

Grantee: Miramar, FL

Grant: B-11-MN-12-0018

January 1, 2019 thru March 31, 2019 Performance Report

Grant Number: B-11-MN-12-0018	Obligation Date:	Award Date:
Grantee Name: Miramar, FL	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,321,804.18	Grant Status: Active	QPR Contact: Marilyn Callwood
LOCCS Authorized Amount: \$2,321,804.18	Estimated PI/RL Funds: \$0.00	
Total Budget: \$2,321,804.18		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

The City of Miramar used NSP1 funds to address 71 units within its NSP1 target area. Among those 71 units, 47 were purchased directly by low-to-middle income households. The remaining 24 were acquired and rehabilitated by the City for resale to low- to-middle income households.

The City mapped its NSP1 assisted properties and used this data as a starting point for identifying potential NSP3 target areas. Since all of the NSP1 assisted units were purchased after July 2009, those REO units are being counted toward addressing 20% of the units within the target area identified for NSP3. The City's NSP3 award, potential NSP1 program income, and average subsidy likely needed, were used to calculate how many units could be addressed and ultimately determined the size of the original NSP3 area.

The neighborhood centered around Fairway Boulevard was the original identified NSP3 target area. Current inventory is significantly less than what was available when the City's NSP3 application was developed in January 2011. The inventory is also much less than the data available on HUDuser.org, which was used to determine neighborhood impact made with NSP funding. Inventory is down throughout the City. Expanding the area will allow access to other properties and may increase the rate of obligation and expenditure of NSP3 funds.

The City's NSP3 target area was amended on January 10, 2012 to include all areas east of Palm Avenue within the City's jurisdictional boundary. This is also the City's original NSP1 area.

November 2011 Market Conditions in the Original MiramarNSP3 Target Area

11 properties in total were for sale

7 of those properties were short sales and 0 were foreclosures. There are 892 residential addresses in this area.

In the NSP 1 target area, there were 21 total REO's listed for sale

There were 210 total properties for sale – 149 SFR and 61 Condo/Townhomes/Villas

9 of the sales were Condo/Townhouse/Villa REO listings.

12 of the current sales were SFR REO listings.

There were 77 current SFR short sales listed.

*Foreclosures sold since 2009 in the NSP1 area, equals 258 properties. NSP1 can account for 71 of those transactions.

The City will use NSP3 funds for financing mechanisms to assist persons with purchasing NSP eligible properties.

How Fund Use Addresses Market Conditions:

The funded activities are designed to address the abundance of vacant foreclosed properties in the City by facilitating the purchase of them by qualified low to middle income buyers with conventional, FHA and other approved loan products with responsible lending guidelines. The purchase assistance and rehabilitation programs will address the market demand for quality affordable housing. The primary purpose of the rehabilitation assistance is to provide repairs necessary to ensure safe and decent housing, and eliminate any instances of substandard housing in the market.

Ensuring Continued Affordability:

The City will maintain affordability of NSP assisted housing by implementing a 15 year affordability period. The City will utilize recapture provisions that require the City receive 100% of the NSP funding invested on an assisted unit or a portion of it should that housing unit cease to be the primary residence of the household receiving the assistance for the duration of the period of affordability.

Definition of Blighted Structure:

The City of Miramar's Municipal Code addresses blighted structures through references to property maintenance in "Chapter 10, Health Sanitation and Nuisances". The finding and declaration of the City's property maintenance policy addresses when a structure may lead to blighting conditions.

Chapter 10 Health, Sanitation and Nuisances
Article VII - Property Maintenance. (Ord. No. 91-33)
ARTICLE VII. PROPERTY MAINTENANCE
Sec. 10-118. Findings and declaration of policy.
It is hereby found and declared that there exist in the city structures used for residential and nonresidential use which are, or may become in the future, substandard with respect to structure, equipment or maintenance, or further, that such conditions, including but not limited to structural deterioration, lack of maintenance and appearance of exterior premises, infestation, lack of essential utilities and facilities, existence of fire hazards, inadequate provisions for light and air, unsanitary conditions and overcrowding, constitute a menace to the health, safety, welfare and reasonable comfort of the citizens and inhabitants of the city. It is further found and declared that, by reason of lack of maintenance and because of progressive deterioration, certain properties have the further effect of creating blighting conditions and initiating slums, and that if the same are not curtailed and moved, these conditions will grow and spread and will necessitate in time the expenditure of large amounts of public funds to correct and eliminate the same, and that by reason of timely regulations and restrictions as herein contained, the growth of slums and blight may be prevented and the neighborhood and property values thereby maintained, the desirability and amenities of residential and nonresidential uses and neighborhoods enhanced, and the public health, safety and welfare protected and fostered.

(Ord. No. 91-33, § 3, 6-5-91)
For the purposes of the NSP, a blighted structure echoes the criteria for slum and blight found in Florida Statutes Chapter 163.340, which outlines the following conditions:

1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible uses
4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

A blighted structure will meet one or more of the aforementioned criteria.

Definition of Affordable Rents:

The City will utilize the HOME affordable rents as published and currently available should it decide to undertake rental unit development.

Housing Rehabilitation/New Construction Standards:

The City of Miramar will use adopted rehabilitation standards to guide all work specifications written for NSP rehabilitated properties. The City's rehabilitation standards to the extent feasible, incorporate "green" rehabilitation techniques to the areas addressed in the City's residential rehabilitation standards document. The areas addressed include:

- A. Exterior Surface
- B. Foundations and Structures
- C. Windows and Doors
- D. Roofing
- E. Insulation/Ventilation
- F. Interior Standards (Including Lead and Asbestos Compliance)
- G. Electrical
- H. Plumbing, HVAC and other major mechanical systems.

The City's residential rehabilitation standards comply with all applicable state and local building codes and Federal regulations that govern the CDBG/NSP program.

Vicinity Hiring:

To the maximum extent possible, the City will utilize Section 3 guidelines to hire residents from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.

The City's Section 3 (Local Jobs Initiative) forms are being incorporated into RFQ processes for NSP3. Contractors will have to submit the required forms regarding Section 3 preference and certification with the RFQ package and will provide current labor needs and proposed labor needs.

Contractors will have to submit an updated report regarding their labor needs as well as the labor needs of their sub contractors (if they are using subs to meet their goals) for the specific job they are being awarded. This information will be collected prior to a Notice to Proceed being issued. The jobs utilized to meet Section 3 compliance, will once again be verified prior to the release of final payment to the contractor.

Numerical goals and a hiring scale have been established for this effort.

Any professional services utilized are also subject to Section 3 compliance for new hires.

The City's Program Administrator will develop resources to provide training and employment opportunities to Section 3 residents by one or all of the following: posting training opportunities, contacting neighborhood organizations, and including section 3 provisions in contracts.

Procedures for Preferences for Affordable Rental Dev.:

The City will not be undertaking rental development.

Grantee Contact Information:

Gus Zambrano, AICP
Director
City of Miramar Economic Development and Revitalization Department
2200 Civic Center Place
Miramar Florida 33025
954-602- 3274
gzambrano@ci.miramar.fl.us

Overall	This Report Period	To Date
---------	--------------------	---------

Total Projected Budget from All Sources	N/A	\$2,321,827.00
Total Budget	\$0.00	\$2,321,827.00
Total Obligated	\$0.00	\$2,321,827.00
Total Funds Drawdown	\$0.00	\$2,321,804.18
Program Funds Drawdown	\$0.00	\$2,321,804.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,321,827.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$348,270.63	\$0.00
Limit on Admin/Planning	\$232,180.42	\$219,182.53
Limit on Admin	\$0.00	\$219,182.53
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$580,451.05	\$733,075.55

Overall Progress Narrative:

As of March 31, 2019, 17 properties have been assisted with NSP3 funding. No additional NSP3 properties are under contract for purchase. The final two units being assisted with NSP3 were invoiced in the April - June 2014 quarter and final drawdown reimbursements have been processed. The City's goal was to assist approximately 15 units with its NSP3 funds. The City has exceeded its NSP3 goals and met the 100% expenditure deadline. The City is working with CRA, Inc. to close out the grant.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	(\$22.82)	\$0.00
Admin-005-3, Planning and Admin	\$0.00	\$219,205.35	\$219,182.53
PA-001, Financing Mechanism (51-120% AMI)	\$0.00	\$428,500.00	\$428,500.00
PA-003, Financing Mechanism (50% AMI or Below)	\$0.00	\$290,229.00	\$290,229.00
Rehab-0004, Rehabilitation (50% AMI or Below)	\$0.00	\$442,846.55	\$442,846.55
Rehab-002, Rehabilitation (51-120% AMI)	\$0.00	\$941,046.10	\$941,046.10

