

Jul 1, 2010 thru Sep 30, 2010 Performance Report

Grant Number:
B-08-MN-12-0014

Obligation Date:

Grantee Name:
Lauderhill, FL

Award Date:

Grant Amount:
\$4,293,288.00

Contract End Date:

Grant Status:
Active

Reviewed By HUD:
Submitted - Await for Review

QPR Contact:
Kennie Hobbs Jr

Disasters: Declaration Number

NSP

Areas of Greatest Need:

The City of Lauderdale spans 12 census tracts and 11 of the tracts meet HUD's LMIMI requirements for individuals and families incomes that do not exceed 120 percent of area median income. The average foreclosure rates of the tracts is at 14 percent and an average of subprime rates are 60 percent. Total Abandonment risk for all census tracts is 10. Foreclosure rates continue to escalate.

Distribution and and Uses of Funds:

The City of Lauderdale will utilize funds for individuals and families earning no greater than 120 percent AMI and also to include 25 percent of the funds to assist individuals and families earning no greater than 50 percent AMI to acquire rehabilitate or redevelop and resale 40 or more housing units to stabilize the foreclosure crisis.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	4,293,288
Total CDBG Program Funds Budgeted	N/A	4,293,288

Program Funds Drawdown	0	2,652,110.28
Obligated CDBG DR Funds	1,641,177.72	4,293,288
Expended CDBG DR Funds	223,848	2,808,959.98
Match Contributed	0	0
Program Income Received	15,150	15,150
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	643,993.2	0
Limit on Admin/Planning	429,328.8	214,664.46
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	1,073,322	1,073,322

Overall Progress Narrative:

The City of Lauderdale has demonstrated its commitment to revitalizing its neighborhoods and expanding affordable housing opportunities for its residents. The Neighborhood Stabilization Program (NSP) has been an instrumental part of this renaissance effort, and the City has continued making significant progress toward meeting its targeted goals this quarter. To date, we have expended \$2,808,959 and drawn down \$2,674,787, and have obligated an additional \$1,484,329 for property acquisition and rehabilitation. Staff has worked to establish relationships with local non-profits to provide housing counseling services and with the Lauderdale Housing Authority to carry out the rehabilitation and resale portion of our selected activities. The City has made great strides this quarter and has met the required obligation deadline by encumbering its entire \$4,293,288 federal award.

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	0	0	0
LAU-1, Planning and Administration	0	429,328	214,664.4
LAU-2, Acquisition/Rehab/Resale	0	3,863,960	2,437,445.88
LAU-3, Demolition of Blighted Structures	0	0	0
LAU-4, Redevelopment	0	0	0

Project/Activity Index:

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Project #	Project Title	Grantee Activity #	Activity Title
LAU-1	Planning and Administration	ADM-2	Administration
9999	Restricted Balance	<i>No activities in this project</i>	
LAU-3	Demolition of Blighted Structures	<i>No activities in this project</i>	
LAU-4	Redevelopment	<i>No activities in this project</i>	
LAU-2	Acquisition/Rehab/Resale	ARS-1	Acquisition/Rehabilitation/Resale
		ARS-2	Acquire/Rehab/Resale 25% Set-Aside

Activities

Grantee Activity Number:
ADM-2

Activity Title:
Administration

Activity Category:
Administration

Activity Status:
Under Way

Project Number:
LAU-1

Project Title:
Planning and Administration

Projected Start Date:
01/30/2009

Projected End Date:
07/30/2010

National Objective:
N/A

Completed Activity Actual End Date:

Responsible Organization:
City of Lauderhill

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	429,328
Total CDBG Program Funds Budgeted	N/A	429,328
Program Funds Drawdown	0	214,664.4
Obligated CDBG DR Funds	214,663.6	429,328
Expended CDBG DR Funds	0	214,664.46
City of Lauderhill	0	214664.46
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

Overall program administration of NSP activities

Location Description:

n/a

Activity Progress Narrative:

The City continues to make significant progress with its purchase/rehabilitation/resale program during the last quarter. Over the past three months staff has continue to work with its selected professionals to carry out administrative functions that include the review of contracts, appraisals, property inspections and the development of scopes for construction renovations at various properties.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
ARS-1

Activity Title:
Acquisition/Rehabilitation/Resale

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
LAU-2

Project Title:
Acquisition/Rehab/Resale

Projected Start Date:
01/30/2009

Projected End Date:
08/30/2012

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
City of Lauderhill

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	2,790,638
Total CDBG Program Funds Budgeted	N/A	2,790,638
Program Funds Drawdown	0	1,604,092.17
Obligated CDBG DR Funds	1,186,545.83	2,790,638
Expended CDBG DR Funds	190,503	1,727,596.81
City of Lauderhill	190503	1727596.81

Match Contributed	0	0
Program Income Received	15,150	15,150
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	27	80/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	27	68/0

Activity Description:

The NSP program will acquire, rehabilitate and resale single-family housing units. The Costs of the rehabilitation can include labor, materials, supplies permits, lead paint assessment, abatement and clearance, barrier removal, and energy efficient measures. Rehabilitation projects with one or more units in a multi-unit building will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. Housing units acquired with NSP funds will require rehabilitation in most cases. The City will provide NSP funds for housing rehabilitation to bring the units up to the City's minimum Housing Code.

Location Description:

The NSP targeted areas are prioritized by census tracts with tracts 603.2, 603.3 and 603.4 located in central Lauderhill having first priority. Other census tracts that may be considered based on response from the initial targeted priority 1 area will be: located in East Lauderhill and is prioritized as 2nd priority, South Lauderhill is 3rd priority and North Lauderhill is 4th in priority.

Activity Progress Narrative:

The primary focus of this activity is to acquire foreclosed and/or abandoned properties for rehabilitation and resale. Staff has partnered with local realtors to identify foreclosed and abandoned properties that qualify for the NSP program based on areas of greatest need and strategic target areas within the community. The City has contracted with the Lauderhill Housing Authority for the management, renovation and resale of these properties. As such, subsequent to acquisition the titles for the properties are transferred to the housing authority. To date, we have closed on 27 properties, of which 3 have been resold to owner occupants. All properties will remain vacant until renovations are completed. Staff is currently working with selected project managers and area experts to establish the scope of work for each property prior to construction, and ensure compliance with all Federal Regulations. In addition, the City has set a priority to promote and utilize green renovation standards wherever possible in its rehabilitation program.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

ARS-2

Activity Title:

Acquire/Rehab/Resale 25% Set-Aside

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

LAU-2

Project Title:

Acquisition/Rehab/Resale

Projected Start Date:

01/30/2009

Projected End Date:

08/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:

City of Lauderhill

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,073,322
Total CDBG Program Funds Budgeted	N/A	1,073,322
Program Funds Drawdown	0	833,353.71
Obligated CDBG DR Funds	239,968.29	1,073,322
Expended CDBG DR Funds	33,345	866,698.71
City of Lauderhill	33345	866698.71
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	40/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

of Housing Units

0

40/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/10	0/0	0/10	0

Activity Description:

The NSP program will acquire, rehabilitate and resale single-family housing units for households whose income is less than 50 percent of the median income. The Costs of the rehabilitation can include labor, materials, supplies permits, lead paint assessment, abatement and clearance, barrier removal, and energy efficient measures. Rehabilitation projects with one or more units in a multi-unit building will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. Housing units acquired with NSP funds will require rehabilitation in most cases. The City will provide NSP funds for housing rehabilitation to bring the units up to the City's minimum Housing Code

Location Description:

The NSP targeted areas are prioritized by census tracts with tracts 603.2, 603.3 and 603.4 located in central Lauderhill having first priority. Other census tracts that may be considered based on response from the initial targeted priority 1 area will be: located in East Lauderhill and is prioritized as 2nd priority, South Lauderhill is 3rd priority and North Lauderhill is 4th in priority.

Activity Progress Narrative:

One of the City's most important goals is to provide decent housing to low income families. Ensuring that these families have equal access to quality housing is especially challenging in today's housing market, which is why the City has earmarked \$1,073,322 of our total NSP allocation to meet the prescribed goal. Assisting the low income population by offering downpayment assistance helps to reduce the loan-to-value ratio, and provides a mechanism for these individuals to secure bank financing. Ultimately, we hope to break down the barriers to homeownership that often makes it elusive to low income buyers. To date, we have identified 23 properties that meet the City's criteria for this strategy, of which we have entered into purchase contracts for 2 of these properties. As we move from our purchase phase to our rehabilitation phase, the acquired properties are being transferred to the Lauderhill Housing Authority (LHA) to oversee rehabilitation and ultimately resale. Housing Authority staff has started the qualification process for potential buyers and currently has 5 additional properties under contract.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found