

Grantee: Lauderhill, FL

Grant: B-08-MN-12-0014

October 1, 2010 thru December 31, 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

Review by HUD:

Reviewed and Approved

QPR Contact:

Kennie Hobbs Jr

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The City of Lauderhill spans 12 census tracts and 11 of the tracts meet HUD's LMMI 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 Lauderhill will utilize funds for individuals and families earning no greater tha 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

\$4,293,288.00

Total CDBG Program Funds Budgeted

N/A

\$4,293,288.00

Program Funds Drawdown

\$0.00

\$2,652,110.28

Program Funds Obligated

\$0.00

\$4,293,288.00

Program Funds Expended	\$904,651.57	\$3,713,611.55
Match Contributed	\$0.00	\$0.00
Program Income Received	\$28,967.41	\$44,117.41
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$643,993.20	\$0.00
Limit on Admin/Planning	\$429,328.80	\$214,664.40
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,073,322.00	\$1,073,323.00

Overall Progress Narrative:

The City of Lauderhill 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 \$3,272,410 and drawn down \$2,674,787, and have obligated an additional \$1,020,878 for property acquisition and rehabilitation. Staff has established relationships with local non-profits to provide housing counseling services and with the Lauderhill Housing Authority to carry out the rehabilitation and resale portion of our selected activities. During this reporting period, the City has become more aggressive in implementing its marketing campaign. As a result, we have seen increased interest in units acquired by the City, thus, resulting in numerous closings and current contracts to purchase.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
LAU-1, Planning and Administration	\$0.00	\$429,328.00	\$214,664.40
LAU-2, Acquisition/Rehab/Resale	\$0.00	\$3,863,960.00	\$2,437,445.88
LAU-3, Demolition of Blighted Structures	\$0.00	\$0.00	\$0.00
LAU-4, Redevelopment	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	ADM-2
Activity Title:	Administration

Activity Category:

Administration

Project Number:

LAU-1

Projected Start Date:

01/30/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

08/30/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Lauderhill

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$429,328.00
Total CDBG Program Funds Budgeted	N/A	\$429,328.00
Program Funds Drawdown	\$0.00	\$214,664.40
Program Funds Obligated	\$0.00	\$429,328.00
Program Funds Expended	\$0.00	\$214,664.46
City of Lauderhill	\$0.00	\$214,664.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Overall program administration of NSP activities

Location Description:

n/a

Activity Progress Narrative:

The City continued to make significant progress with its purchase/rehabilitation/resale program during the last quarter. Over the past three months staff has continued 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.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	ARS-1
Activity Title:	Acquisition/Rehabilitation/Resale

Activity Category:

Acquisition - general

Project Number:

LAU-2

Projected Start Date:

01/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale

Projected End Date:

08/30/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Lauderhill

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,640,637.00
Total CDBG Program Funds Budgeted	N/A	\$1,640,637.00
Program Funds Drawdown	\$0.00	\$1,604,092.17
Program Funds Obligated	\$0.00	\$2,790,638.00
Program Funds Expended	\$311,291.41	\$2,038,888.22
City of Lauderhill	\$311,291.41	\$2,038,888.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$15,150.00
Program Income Drawdown	\$0.00	\$0.00

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 City of Lauderhill has continued to dedicate its mission of providing affordable housing to moderate income families. Accordingly, the City has allocated NSP funds to meet the prescribed goal. Assisting this population by offering down-payment assistance helps to reduce the loan-to value ratio, and provides a mechanism for these individuals to secure bank financing. In addition, all prospective homeowners have access to credit and homeownership counseling through our community partners, so that buyers not only achieve the targeted goal of homeownership but also become financially successful as they manage their new responsibilities. Under this activity, the City has purchased two properties that meet the criteria for this strategy in this quarter. As with our mainstream acquisition/rehabilitation program the acquired properties are being transferred to the Lauderhill Housing Authority (LHA) to oversee rehabilitation and ultimately resale. Currently, administrative staff is qualifying potential buyers and working with its selected realtors to conduct outreach and marketing efforts to assist in educating and attracting additional low income buyers.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		80/30	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	-24	-24	0/0	0/30	0/30	0
# of Persons	0	0	0	0/0	55/0	55/0	100.00

Activity Locations

Address	City	State	Zip
7910 NW 44 Court	Lauderhill	NA	33319
8201 NW 51 Court	Lauderhill	NA	33351

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	ARS-2
Activity Title:	Acquire/Rehab/Resale 25% Set-Aside

Activity Category:

Acquisition - general

Project Number:

LAU-2

Projected Start Date:

01/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale

Projected End Date:

08/30/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Lauderhill

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$833,354.77
Total CDBG Program Funds Budgeted	N/A	\$833,354.77
Program Funds Drawdown	\$0.00	\$833,353.71
Program Funds Obligated	\$0.00	\$1,073,322.00
Program Funds Expended	\$1,241.38	\$867,940.09
City of Lauderhill	\$1,241.38	\$867,940.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

The City of Lauderhill has continued to be dedicated in its mission of providing affordable housing to low income families. Nevertheless, ensuring that these families have equal access to quality housing is especially challenging in today's housing market which often alienates these buyers as they struggle to build funds for their down-payments. Accordingly, the City has earmarked \$1,073,322 of our total NSP allocation to meet the prescribed goal. Assisting this population by offering down-payment 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. In addition, all prospective homeowners have access to credit and homeownership counseling through our community partners, so that buyers not only achieve the targeted goal of homeownership but also become financially successful as they manage their new responsibilities. Under this activity, the City has identified 23 properties that meet the criteria for this strategy, of which we are currently in purchase contracts for 2 of these properties. As with our mainstream acquisition/rehabilitation program the acquired properties are being transferred to the Lauderhill Housing Authority (LHA) to oversee rehabilitation and ultimately resale. Currently, administrative staff has is qualifying potential buyers and working with its selected realtors to

conduct outreach and marketing efforts to assist in educating and attracting additional low income buyers.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		41/10	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		41/10	

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
8720 NW 45 Court	Lauderhill	NA	33351

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	FIN-1
Activity Title:	Financing Mechanisms/Downpayment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

LAU-2

Projected Start Date:

07/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale

Projected End Date:

08/30/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Lauderhill

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,150,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$450,038.78	\$450,038.78
City of Lauderhill	\$450,038.78	\$450,038.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$23,967.41	\$23,967.41
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To provide downpayment and mortgage financing to moderate income individuals and families for homes located within the identified areas of greatest need.

Location Description:

Areas of greatest need located throughout the City of Lauderhill.

Activity Progress Narrative:

The City of Lauderhill is committed to increasing homeownership options for its residents. The Neighborhood Stabilization Program (NSP) has provided a unique opportunity for low and moderate income individuals to purchase foreclosed homes in the areas of greatest need. The City is currently working with its approved realty firms to locate and qualify potential buyers to participate in this program. This quarter we have sold seven properties to moderate income NSP recipients. Ultimately, the City's goal is to reduce the abundant amount of vacant and foreclosed homes and transition new homeowners into these properties.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	6	6	0/0	6/20	6/20	100.00
# Owner Households	0	6	6	0/0	6/20	6/20	100.00

Activity Locations

Address	City	State	Zip
8201 NW 51 Court	Lauderhill	NA	33319
7512 NW 33 Street	Lauderhill	NA	33319
4261 NW 74 Avenue	Lauderhill	NA	33319
8571 NW 50 Street	Lauderhill	NA	33351
4947 NW 82 Avenue	Lauderhill	NA	33351
7408 NW 47 Place	Lauderhill	NA	33319

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	FIN-2
Activity Title:	Downpayment/Mortgage financing

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

LAU-2

Project Title:

Acquisition/Rehab/Resale

Projected Start Date:

07/01/2010

Projected End Date:

08/30/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Lauderhill

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$239,968.23
Total CDBG Program Funds Budgeted	N/A	\$239,968.23
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$142,080.00	\$142,080.00
City of Lauderhill	\$142,080.00	\$142,080.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$5,000.00	\$5,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To provide downpayment assistance and mortgage financing to low income individuals and families in the identified areas of greatest need.

Location Description:

Areas of greatest need located throughout the City of Lauderhill.

Activity Progress Narrative:

The City of Lauderhill is committed to increasing homeownership options for its residents. The Neighborhood Stabilization Program (NSP) has provided a unique opportunity for low and moderate income individuals to purchase foreclosed homes in the areas of greatest need. The City is currently working with its approved realty firms to locate and qualify potential buyers to participate in this program. This quarter we have sold one property to a low income NSP recipient. Ultimately, the City's goal is to reduce the abundant amount of vacant and foreclosed homes and transition new homeowners into these properties and make becoming a homeowner easier by providing assistance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/10
# of Singlefamily Units	1	1/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	2/10	0/0	2/10	100.00
# Owner Households	2	0	2	2/10	0/0	2/10	100.00

Activity Locations

Address	City	State	Zip
8720 NW 45 Court	Lauderhill	NA	33351
4720 NW 18 Street	Lauderhill	NA	33313

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	