

Grantee: Lauderhill, FI

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

Reviewed By HUD:  
Submitted

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 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 Uses of Funds:**

The City of Lauderdale will utilize funds for individuals and families earning no greater the 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
Obligated CDBG DR Funds	0	4,293,288
Expended CDBG DR Funds	463,449	3,272,410
Match Contributes	0	0
Program Income Received	14,936	30,086
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 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	0	0
LAU-1, Planning and Administration	0	429,328	214,664.40
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:

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

## Activities

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**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:**

08/30/2012

**National Objective:**

N/A

**Completed Activity Actual End Date:****Responsible Organization:**

City of Lauderhill

	Oct 1 thru Dec 31, 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	0	429,328
Expended CDBG DR Funds	0	214,664.46
City of Lauderhill	0	214,664.46
Match Contributed	0	
Program Income Received	0	0
Program Income Drawdown	0	0

**Activity Description:**

Overall program administration of NSP activities

**Location Description:****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.

**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

	Oct 1 thru Dec 31, 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
Obligated CDBG DR Funds	0	2,790,638
Expended CDBG DR Funds	380,698	2,108,295
City of Lauderhill	380,698	2,108,295
Match Contributed	0	0
Program Income Received	14,936	30,086
Program Income Drawdown	0	0

#### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	29	82/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	29	70/0

#### 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 current economic climate and the downturn of the housing market has been difficult for the City of Lauderhill as it has dealt with the negative effects of foreclosures and abandoned properties. The Neighborhood Stabilization Program (NSP) has been instrumental in the revitalization of our communities by providing funding assistance to acquire and rehabilitate these properties. Staff continues to work with local realtors to identify foreclosed and abandoned properties that meet the criteria for the NSP program based on the areas of greatest need and strategic target areas within the community. Currently, the City has partnered with the Lauderhill Housing Authority for the management, renovation and resale of these properties. As such, subsequent to property acquisition the titles for the properties are transferred to the Housing Authority. To date, we have closed on 29 properties, of which 10 have been resold to owner occupants. This quarter has been significant as the construction phase of the program was initiated. The administrative staff of the Housing Authority has worked with the City's selected project managers to establish the scope of work for each property and ensure that its contractors will be in compliance with all Federal Regulations. As part of the rehabilitation process, the City has set a priority to promote green renovation standards wherever possible in its program. In addition, the utilization of green techniques and energy efficient appliances has been an attractive selling feature for potential homeowners as many will be able to experience the cost savings from lower utility bills.

### Activity Location:

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

### 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

	Oct 1 thru Dec 31, 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	0	1,073,322
Expended CDBG DR Funds	82,751	949,450
City of Lauderhill	82,751	949,450
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	2	42/10

	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	2	2	4	2/10	2/0	4/10	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:**

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.

**Activity Location:**

Address	City	State	Zip
7512 NW 33 Street	Lauderhill	fl	33319
8720 NW 45 Court	Lauderhill	fl	33351

**Other Funding Sources Budgeted - Detail**

Match Sources Amount

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found