Grantee: Miami Beach, FL

Grant: B-11-MN-12-0039

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:
B-11-MN-12-0039

Obligation Date:

Grantee Name:
Miami Beach, FL

Award Date:

Grant Amount:
$1,475,088.00

Contract End Date:
03/08/2014

Grant Status:
Active

Review by HUD:
Submitted - Await for Review

QPR Contact:
Rocio Soto

Disasters:

Declaration Number
NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

NSP3

1. London House Apts Rehab LMMI $858,807
2. London House Apts Rehab LH 25% $368,772
3. Administration $147,409

Total NSP Funds: $1,475,088

How Fund Use Addresses Market Conditions:

Citywide, extremely low, very low and low-income residents accounted for 21,504 households in 2000. According to the US Census, over half the residents in half of the City&rsquos census tracts earned less than 80 percent of the area median income. These target areas, based on Census 2000 data contain census tract/block groups that have a concentration of low-to-moderate income households. This means more than 50% of the households have incomes at or below 80% of the area median income. The census tracts with low-to-moderate income concentration include 39.07, 42.02, 44.02, 39.01, 39.05, 45.00, and 44.01. Also, in 2000, two-thirds of the census tracts in Miami Beach were minority-majority neighborhoods (Census Tracts 39.05, 39.01, 39.07, 44.02, 42.02, 44.01, 43.00, and 41.01). All with the exception of two of the low income and racially concentrated census tract/block groups overlap.

Ensuring Continued Affordability:

The sub-recipient shall maintain the Premises as a thirty (30) year affordable residential rental apartment building for a term pursuant to an existing Restrictive Covenant. The affordability period shall be incorporated into the sub-recipient NSP3 agreement.

Definition of Blighted Structure:

A structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

Definition of Affordable Rents:

Rents shall be set according to HOME rental requirements and therefore the maximum HOME rents that can be charge are the lesser of: (1) the fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR Part 888.111; or (2) a rent that does not exceed 30 percent of the adjusted income of a family whose annual income equal 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions. The rent must comply with the published HUD income limits per household size.

Housing Rehabilitation/New Construction Standards:

All gut rehabilitation of residential buildings up to three stories shall be designed to meet the standard for Energy Star Qualified Homes. Replacement of obsolete products and appliances shall meet Energy Star labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed. Improvements shall mitigate the impact of disasters. Minimum construction standards shall comply with the Florida Building Code, latest edition. Rehabilitation shall also include compliance with Lead-based paint abatement.

Vicinity Hiring:

The City will work with the sub-recipient to the maximum extent possible to provide for the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Procedures for Preferences for Affordable Rental Dev.:

The sub-recipient shall advertise available affordable housing units. Applications will be required to show total income earned for the household. Beneficiaries will be selected on a lottery basis.

Grantee Contact Information:

City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139
Anna P. Parekh, Director
305-673-7260
annaparekh@miamibeachfl.gov

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$1,752,880.88
Total CDBG Program Funds Budgeted	N/A	$1,474,988.00
Program Funds Drawdown	$0.00	$0.00
Program Funds Obligated	$147,409.00	$147,409.00
Program Funds Expended	$0.00	$0.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
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	$221,263.20	$0.00
Limit on Admin/Planning	$147,508.80	$0.00
Limit on State Admin	$0.00	$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$147,508.80	$147,409.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$368,772.00	$368,772.00

Overall Progress Narrative:

Environmental review has been completed. Project is in the planning and permitting phase. Permit for the roof and windows is underway. Windows have been ordered.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, London House Apartments Rehabilitation Phase 1	$0.00	$1,475,088.00	$0.00
9999, Restricted Balance	$0.00	$0.00	$0.00

Activities

Grantee Activity Number: 3
Activity Title: Administration of NSP3

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
1

Project Title:
London House Apartments Rehabilitation Phase 1

Projected Start Date:
11/01/2010

Projected End Date:
03/22/2014

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Miami Beach RHCD

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	$147,409.00
Total CDBG Program Funds Budgeted	N/A	$147,409.00
Program Funds Drawdown	$0.00	$0.00
Program Funds Obligated	$147,409.00	$147,409.00
Program Funds Expended	$0.00	$0.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

Administration of NSP3 funds for the London House Apartments Rehabiliation Phase 1.

Location Description:

555 17 Street, Miami Beach, FL 33139

Activity Progress Narrative:

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	