

**Grantee: Homestead City, FL**

**Grant: B-08-MN-12-0011**

**January 1, 2010 thru March 31, 2010 Performance Report**

**Grant Number:**

B-08-MN-12-0011

**Obligation Date:****Grantee Name:**

Homestead City, FL

**Award Date:****Grant Amount:**

\$2,887,010.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

Evelin Simpson

**Disasters:****Declaration Number**

NSP

**Plan Description:**

The City of Homestead is experiencing a period of serious distress in the housing market. The primary factors contributing to the disruption are as follows: The median income of the City of Homestead is approximately \$28,973 for a family of one, which will support the purchase of a home valued at \$89,850, assuming little debt, a 28% FHA housing ratio and a 30-year fixed rate of 6%. The median home price in the City of Homestead is approximately \$311,900. Consequently, incomes of potential buyers have not been sufficient to support the purchase of real property. Data supplied by HUD, in combination with available local data suggests that the City of Homestead has a high foreclosure rate of 10% compared to an 8% rate in the State and a national rate of 6.41%. The vacancy rate appears relatively low; however, when looking at comparable jurisdictions, the 3% vacancy rate is significant.

**Recovery Needs:**

The City of Homestead plans to (1) purchase and rehabilitate abandoned or foreclosed rental properties and provide housing for persons at or below 50% of area median income, (2) demolish and clear blighted structures for the benefit of persons at or below 120% of area median income, (3) provide down payment assistance for persons at or below 120% of area median income to purchase and rehabilitate abandoned or foreclosed residential properties, and (4) purchase and rehabilitate abandoned or foreclosed residential properties for resale to persons at or below 120% of area median income. The City of Homestead will provide this assistance in accordance with its analysis of areas of greatest need as required by Section 2301(c)(2) of the Housing and Economic Recovery Act.

**Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,887,010.00

**Total CDBG Program Funds Budgeted**

N/A

\$2,887,010.00

**Program Funds Drawdown**

\$168,323.75

\$168,323.75

**Obligated CDBG DR Funds**

\$1,205,484.04

\$1,494,185.04

**Expended CDBG DR Funds**

\$0.00

\$333,727.64

**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
Minimum Overall Benefit Percentage	99.99%	28.571%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$433,051.50	\$0.00
Limit on Admin/Planning	\$288,701.00	\$155,920.62
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

The City has purchased a total of eleven foreclosed homes as of March 30, 2010. It's anticipated that two of the homes will be demolished and rebuilt. Offers have been submitted for three additional foreclosed homes. Two of the down payment assistance applicants are under contract to purchase homes and we expect the closings to take place in late April or early May 2010. In order to meet the 25% LMI grant requirement, a non-profit has been selected thru an RFP process to manage some of the homes that will be rented to low-income families.

### Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, LMI Special Needs	\$0.00	\$721,752.00	\$0.00
02, Demolition	\$0.00	\$100,000.00	\$0.00
03, Down Payment Assistance	\$0.00	\$888,278.50	\$0.00
04, Purchase/Rehab	\$0.00	\$888,278.50	\$0.00
05, Administration	\$168,323.75	\$288,701.00	\$168,323.75
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 1 - LMI Special Needs

**Activity Title:** 1 - LMI Special Needs

**Activity Category:**

Acquisition - general

**Project Number:**

01

**Projected Start Date:**

03/01/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

LMI Special Needs

**Projected End Date:**

09/30/2010

**Responsible Organization:**

City of Homestead

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$500,000.00	\$500,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

A Request for Proposal from local non-profits will be conducted to create rental housing for special needs and 50% LMI population.

**Location Description:**

ZIP codes 33030, 33033, and 33035 within the City limits of incorporated Homestead.

**Activity Progress Narrative:**

**Performance Measures**

No 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

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**Grantee Activity Number:** 2 - Demolition

**Activity Title:** 2 - Demolition

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Planned

**Project Number:**

02

**Project Title:**

Demolition

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Homestead

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$100,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$100,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Homestead	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Demolition of vacant and blighted residential structures which will include the cost of environmental reviews, lead-based paint, asbestos surveys, title searches, and utility abandonments.

**Location Description:**

Abandoned buildings in ZIP code 33030.

**Activity Progress Narrative:**

Of the properties that have been acquired, the City has identified two properties that will have to be demolished and reconstructed. The work write-up has been forwarded to the City's Procurement Department and a bid is being prepared for the work.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	2	0/0	0/0	2/8
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Households benefitting	2	0	2	2/8	0/0	2/8

## Activity Locations

Address	City	State	Zip
924 NW 11 St	Homestead	NA	33030
438 NW 11 St	Homestead	NA	33030

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number: 3 - Down Payment Assistance**

**Activity Title: 3 - Down Payment Assistance**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Planned

**Project Number:**

03

**Project Title:**

Down Payment Assistance

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Homestead

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$888,278.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$888,278.50
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Homestead	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Bridging the financial gap for eligible applicants by providing down payment assistance towards the purchase of a foreclosed home.

**Location Description:**

ZIP codes 33030, 33033, and 33035 within the City limits of incorporated Homestead.

**Activity Progress Narrative:**

Two of the down payment assistance applicants have put in offers for foreclosed homes. We expect closings to take place in late April or early May 2010.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	2/18
# of Households benefitting	0	2	2	0/0	2/0	2/18

**Activity Locations**

Address	City	State	Zip
3153 NE 3rd Drive	Homestead	NA	33033
378 NE 31 Avenue	Homestead	NA	33033

**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: 4 - Purchase/Rehabilitation****Activity Title: 4 - Purchase/Rehabilitation****Activity Category:**

Acquisition - general

**Activity Status:**

Planned

**Project Number:**

04

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Homestead

**Overall****Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$600,000.00

**Total CDBG Program Funds Budgeted**

N/A

\$600,000.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$600,000.00

\$600,000.00

**Expended CDBG DR Funds**

\$0.00

\$55,080.00

City of Homestead

\$0.00

\$55,080.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

Purchase and rehabilitate eligible properties following existing CDBG housing rehabilitation standards and procedures. Upon completion of the rehabilitation, the homes will be sold to applicants that have met set eligibility requirements.

**Location Description:**

ZIP codes 33030, 33033, and 33035 within the City limits of incorporated Homestead.

**Activity Progress Narrative:**

To date the City has purchased a total of eleven foreclosed homes. Work write-ups have been completed for each home identifying the repairs that must take place before we can sell the homes. The city's Procurement Department is in the process of preparing the bids for advertisement.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	9/8
# of housing units	0	0	5	0/0	0/0	14/8
# of Households benefitting	0	5	5	0/0	14/0	14/8

## Activity Locations

Address	City	State	Zip
2840 NE 41 Road	Homestead	NA	33035
105 NE 17 St	Homestead	NA	33030
1221 SE 17 Avenue	Homestead	NA	33035
1327 N Fieldlark	Homestead	NA	33035
1735 N Goldeneye	Homestead	NA	33035

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:** 4A-Purchase/Rehabilitation

**Activity Title:** 4A-Purchase/Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

04

**Project Title:**

Purchase/Rehab

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Homestead

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$288,278.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$288,278.50
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$105,484.04	\$105,484.04
<b>Expended CDBG DR Funds</b>	\$0.00	\$102,484.04
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Purchase and rehabilitate eligible properties following existing CDBG housing rehabilitation standards and procedures. Upon completion of the rehabilitation, the homes will be sold to applicants that have met set eligibility requirements.

**Location Description:**

Zip codes 33030, 33033, and 33035 within the City limits of incorporated Homestead

**Activity Progress Narrative:**

**Performance Measures**

No 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

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**Grantee Activity Number: 5 - Administration**

**Activity Title: 5 - Administration**

**Activity Category:**

Administration

**Activity Status:**

Planned

**Project Number:**

05

**Project Title:**

Administration

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

N/A

**Responsible Organization:**

City of Homestead

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

Total Projected Budget from All Sources	N/A	\$288,701.00
Total CDBG Program Funds Budgeted	N/A	\$288,701.00
Program Funds Drawdown	\$168,323.75	\$168,323.75
Obligated CDBG DR Funds	\$0.00	\$288,701.00
Expended CDBG DR Funds	\$0.00	\$155,920.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Technical assistance for the successful implementation of all NSP projects.

**Location Description:**

The City of Homestead

**Activity Progress Narrative:**

**Performance Measures**

No 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

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