

Grantee: Tamarac, FL

Grant: B-11-MN-12-0028

April 1, 2015 thru June 30, 2015 Performance Report



Grant Number:

B-11-MN-12-0028

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

Tamarac, FL

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Award Amount:

\$1,427,857.00

Grant Status:

Active

QPR Contact:

Angela Bauldree

LOCCS Authorized Amount:

\$1,427,857.00

Estimated PI/RL Funds:

\$907,403.15

Total Budget:

\$2,335,260.15

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

11-27-13 with the estimation of \$900,000 in Program Income, the project/activity budget were adjusted accordingly. With an estimate NSP3 total including Program funds and Program Income of \$ 2,327,857.00, the project/activities were funded as such: LH25 = \$1,14,072.00, LMMI = \$1,000,000.00 and Admin = \$187,785.00. A. Bauldree

In order to determine the City's "areas of greatest need", staff mapped foreclosures identified by CoreLogic, and layered data from other resources, to find the concentration of potential NSP3 eligible properties. The number of potential eligible properties increased substantially when the definition of "foreclosure" was expanded on by HUD to include properties that are:

- 60 Days delinquent under Mortgage Bankers of America delinquency calculations and owner notified,
- Property owner 90 days or more delinquent on tax payments,
- Foreclosure proceedings initiated or completed,
- Foreclosure proceedings complete, title transferred to intermediary that is NOT an NSP grantee, sub, contractor, developer, or end user.

CoreLogic provided a report that shows all properties within Tamarac that are in some stage of foreclosure, from a Lis Pendis to Real Estate Owned (REO). Staff ran this report as late as December 2010 which resulted in over 3,200 properties. Additionally, data from South Florida Block Shopper and an internal Foreclosure Registration program were mapped and used to identify neighborhoods with a concentration of foreclosures. Under the NSP3 program, only single-family properties will be considered. With these combined factors, staff was able to identify at least six "areas of greatest need" on which to obtain pertinent data in order to narrow down the number of areas of greatest need to three. Data from HUD User (NSP3) Mapping further assisted with the gathering of information such as need scores, vacancy rates, high cost mortgages, and market analysis.

Once the data for the potential six areas of greatest need was obtained, the City was able to narrow the number down to three areas of greatest need. The City chose to identify three potential areas for the following reasons:

- The Neighborhood NSP3 Score for all three areas is 20, the highest possible score.
- All three neighborhoods had over 50% of the population at less than 120% AMI.
- The percentage of delinquencies was high in each area.
- A high number of homeowners had high cost mortgages.
- Excessive deteriorating Code conditions and violations were concentrated in the three areas.

The City's areas of greatest need are as follows:

- 1) Sunflower (Central area)
 - ≈ap;ap;ap;ap;ap;ap;ap;ap; Project Summary with map - Exhibit A
 - NSP3 Planning Data (HUD User) - Exhibit B
- 2) Tamarac Lakes North(South of Prospect Rd/
 - Project Summary with map - Exhibit C
 - NSP3 Planning Data (HUD User) - Exhibits D
- 3) Mainlands Section 7
 - Project Summary with map - Exhibit E



NSP3 Planning Data (HUD User) - Exhibits F

The areas of greatest need listed above were identified based on the following information provided by HUD User:

NSP3 Areas of Greatest Need Data

Area Name
Sunflower-Central Area
Tamarac Lakes North-Section 3
Mainlands Section 7

Need Score
20
20
20

State Minimum
17
17
17

Total Housing Units
28
80
66

of Units to make 20% Impact
6
16
13

Persons Less than 120% AMI
55.1%
70.5%
84.1%

Persons Less than 80% AMI
28.8%
40.1%
66.3%

04-07 HMDA Mtgs
37
34.7
31

Deliq % (90 + days)
21.9%
19.8%
19.3%

USPS Resid. Addresses
29
86
66



USPS 90+ Days Vacant

2
3
3

USPS Resid. Addresses No Stat

0
1
0

Census Tract

204.06
502.02
601.07

A map of each area of greatest need was created in HUD's NSP3 mapping tool and submitted electronically. HUD responded with data pertinent to the specified boundaries and associated census tract information. This data showed the total number of units within the defined area allowing the City to determine how many units were necessary to reach the intended goal of 20% impact per area of greatest need.

Due to the lag time between the submission of this application and the grant funding agreement, the priority to which area will be targeted first will be determined once the grant funding agreement is executed. Between December 2010 when the data was obtained and the date of execution of the grant funding agreement, the number and location of eligible properties will change effecting which area the City begins its acquisition.

Since the activities proposed result in Program Income as a result of the re-sale of the 6-10 initial acquired and rehabilitated properties, the program income will be utilized to continue the same activity creating greater neighborhood stabilization

How Fund Use Addresses Market Conditions:

Although the City utilized several data sources to locate "current" eligible properties to identify the areas of greatest need, the constantly changing influx and sale of foreclosures will alter the data from one month to another. The City will continually run data reports identifying the "current" eligible properties to ensure there is still high volume in the defined areas.

Ensuring Continued Affordability:

Under its NSP3 Program the City will follow HOME Affordability Terms for its soft-second in the form of a Deed Restriction. For any down payment assistance offered utilizing SHIP or HOME funds the City will implement the affordability terms associated with that program. With extensive affordability time frames, recipients are encouraged to remain in their property to keep from repaying the loan. Should the property change ownership during the affordability terms, the City would recapture the balance due allowing the funds to go back into the program and assist another homebuyer.

Should leveraging be utilized for Down Payment Assistance or closing costs, the affordability terms described within that funding sources agreement will be implemented. If HOME funds are utilized, HOME Affordability terms will be applied.

Definition of Blighted Structure:

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

Properties identified for demolition will meet one or more of the following criteria as a blighted structure:

1. Building Deterioration
2. Site Deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible uses
4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

Definition of Affordable Rents:

Those requiring not more than 30 percent of an income cut-off defined in relation to Low-Moderate Area Median Income (AMI).



Housing Rehabilitation/New Construction Standards:

All housing rehabilitation work will follow Broward County Housing Standards, and Florida Building Code as well as City Code.

Home Rehabilitation work specifications include such health and safety items as, roof repair and replacement, repair to exterior walls and stucco, repair or replacement of unsafe electrical, plumbing and mechanical systems, removal of lead and asbestos, and installation of impact resistant windows or storm shutters. All replacement of appliances will incorporate the installation of energy star rated systems where applicable.

Vicinity Hiring:

All contractors and consultants have participated in local contractor training informing them of the City's vicinity hiring preference and Section 3 hiring if possible. In this economy many of the City's contractors have been reducing their crews, however, will implement these programs if applicable. Additionally, proper purchasing procedures have been followed with regard to consultants, general contractors or other professionals required to carry out NSP3 activities.

Procedures for Preferences for Affordable Rental Dev.:

The City is not conducting any rental activities under this grant.

Grantee Contact Information:

NSP3 Program Administrator Contact Information
Name (Last, First)
Bauldree, Angela
Email Address
angelab@tamarac.org
Phone Number
954-597-3539
Mailing Address
7525 NW 88 Avenue, Room 206 , Tamarac, FL 33321

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,335,260.15
Total Budget	\$262,622.63	\$2,335,260.15
Total Obligated	\$262,622.63	\$2,335,260.15
Total Funds Drawdown	\$242,232.58	\$1,898,525.87
Program Funds Drawdown	\$0.00	\$1,312,229.64
Program Income Drawdown	\$242,232.58	\$586,296.23
Program Income Received	\$262,622.62	\$907,403.15
Total Funds Expended	\$254,024.16	\$2,030,072.66
Match Contributed	\$0.00	\$104,978.26



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	\$175,628.26
Limit on Public Services	\$214,178.55	\$0.00
Limit on Admin/Planning	\$142,785.70	\$179,827.68
Limit on State Admin	\$0.00	\$179,827.68

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$142,785.70	\$197,452.01

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$356,964.25	\$993,447.47

Overall Progress Narrative:

Two properties sold during this quarter.

6003 NW 68 Terrace originally obligated LH25, however, due to end buyer Janet Shaw, sold as Moderate on April 15, 2015. All charges drawn for this property under LH25 revised to Moderate Income Category (LMMI).

6109 NW 73 Avenue originally obligated LH25 and sold LH25 to Karen Barton on June 2, 2015

Program Income in the amount of \$262,622.62 received during this quarter on May 8, 2015.

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
AR-LH25, Acquisition and Rehabilitation-LH25	\$0.00	\$993,447.47	\$431,944.21
AR-LMMI, Acquisition and Rehabilitation-LMMI	\$0.00	\$1,144,360.67	\$741,900.43
FM001, Financing Mechanisms	\$0.00	\$0.00	\$0.00
NSP3 Admin, Program Administration	\$0.00	\$197,452.01	\$138,385.00



Activities

Project # / Title: AR-LH25 / Acquisition and Rehabilitation-LH25

Grantee Activity Number: AR-LH25

Activity Title: Acquisition Rehabilitation LH25

Activity Category:

Acquisition - general

Project Number:

AR-LH25

Projected Start Date:

03/09/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

LH25 PI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation-LH25

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

City of Tamarac2

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$993,447.47

Total Budget

(\$121,769.03)

\$993,447.47

Total Obligated

(\$121,769.03)

\$993,447.47

Total Funds Drawdown

\$135,544.01

\$708,772.29

Program Funds Drawdown

\$0.00

\$431,944.21

Program Income Drawdown

\$135,544.01

\$276,828.08

Program Income Received

\$100,000.00

\$440,925.89

Total Funds Expended

\$235,544.01

\$1,322,346.53

City of Tamarac2

\$235,544.01

\$1,322,346.53

Match Contributed

\$0.00

\$72,498.26

Activity Description:

Acquisition / Rehabilitation / Re-Sale of eligible properties to income eligible homebuyers. The City will acquire and rehabilitate eligible properties, bringing them up to current building and code levels as well as address any health and safety violations prior to re-sale to an income eligible household.

Location Description:

Acquisition / Rehabilitation and re-sale of single-family eligible properties will be carried out in the "areas fo greatest need" identified in the City's NSP3 Action Plan. The 3 areas identified are portions of the following sub-divisions: Sunfloer, Mainlands 7 and Tamarac Lakes North.

Activity Progress Narrative:

6109 NW 73 Ave (LH25) sold to Karen Barton



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	7/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	7/3
# of Singlefamily Units	1	7/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	0	1	4/3	0/0	4/3	100.00
# Owner Households	1	0	1	4/3	0/0	4/3	100.00

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	

Project # / Title: AR-LMMI / Acquisition and Rehabilitation-LMMI

Grantee Activity Number: AR-LMMI
Activity Title: Acquisition/Rehabilitation of Eligible Properties

Activity Category:

Acquisition - general

Project Number:

AR-LMMI

Projected Start Date:

03/09/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation-LMMI

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:



Program Income Account:
LMMI PI

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,144,360.67
Total Budget	\$358,135.70	\$1,144,360.67
Total Obligated	\$358,135.70	\$1,144,360.67
Total Funds Drawdown	\$88,208.42	\$1,009,925.90
Program Funds Drawdown	\$0.00	\$741,900.43
Program Income Drawdown	\$88,208.42	\$268,025.47
Program Income Received	\$136,366.66	\$411,810.25
Total Funds Expended	\$0.00	\$527,898.45
City of Tamarac2	\$0.00	\$527,898.45
Match Contributed	\$0.00	\$32,480.00

Activity Description:

Acquisition / Rehabilitation / Re-Sale of eligible properties to income eligible homebuyers. The City will acquire and rehabilitate eligible properties, bringing them up to current building and code levels as well as address any health and safety violations prior to re-sale to an income eligible household.

Location Description:

Acquisition/Rehabilitation and re-sale of eligible properties will take place in the "areas of greatest need" identified by the City's NSP3 Action Plan. The 3 areas listed are portions of the following sub-division: Sunflower, Mainlands 7, and Tamarac Lakes North.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/6
# of Singlefamily Units	0	5/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	3/6	4/6	75.00
# Owner Households	0	0	0	0/0	3/6	4/6	75.00



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

Project # / Title: NSP3 Admin / Program Administration

Grantee Activity Number: NSP3 Admin

Activity Title: Program Administration

Activity Category:

Administration

Project Number:

NSP3 Admin

Projected Start Date:

03/09/2011

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

Program Admin PI

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

City of Tamarac2

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$197,452.01

Total Budget

\$26,255.96

\$197,452.01

Total Obligated

\$26,255.96

\$197,452.01

Total Funds Drawdown

\$18,480.15

\$179,827.68

Program Funds Drawdown

\$0.00

\$138,385.00

Program Income Drawdown

\$18,480.15

\$41,442.68

Program Income Received

\$26,255.96

\$54,667.01

Total Funds Expended

\$18,480.15

\$179,827.68

City of Tamarac2

\$18,480.15

\$179,827.68

Match Contributed

\$0.00

\$0.00

Activity Description:



Program administration of NSP3 Program. Housing staff = 2 fulltime employees.

Location Description:

City Hall-Housing Division

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

