

Grantee: Pompano Beach, FL

Grant: B-08-MN-12-0024

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:
B-08-MN-12-0024

Obligation Date:

Award Date:

Grantee Name:
Pompano Beach, FL

Contract End Date:
03/11/2013

Review by HUD:
Original - In Progress

Grant Amount:
\$4,366,157.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Estimated P/RL Funds:
\$1,025,272.27

Total Budget:
\$5,391,429.27

Disasters:

Declaration Number
NSP

Narratives

Areas of Greatest Need:

Foreclosures have hit the City of Pompano Beach hard. A recent check of RealtyTrac revealed over 1,900 bank-owned properties in the city and 1,600 in pre-foreclosure proceedings. The foreclosure and abandonment risk scores provided by HUD also show the extent of the impact. In the City of Pompano Beach, the target areas for the Neighborhood Stabilization Program were developed pursuant to the Housing and Economic Recovery Act of 2008 as outlined below: • Greatest percentage of home foreclosures; • Highest percentage of homes financed by a subprime mortgage related loan; and • Areas identified as the most likely to face a significant rise in the rate of home foreclosures. The City analyzed the data from HUD and calculated an average foreclosure rate of 8.67%. The City has established that the areas to prioritize have a rate of 12% or higher for Zone 1, Zone 2 have a rate between 9% and 12%, and Zone 3 have a rate of from 5% to 9%. The City utilized Home Mortgage Disclosure Act (HMDA) data provided by U.S. Department of Housing and Urban Development (HUD) to determine areas that contained the highest percentage of homes financed by a subprime mortgage loan. The City analyzed the data and established an average of 32.68%. The City has determined a minimum high cost loan rate of 50% or higher in determining which areas to prioritize in Zone 1, Zone 2 have a rate between 30% and 50%, and Zone 3 have a rate of from 10% to 30%. Zone 1 will be targeted first for the NSP Program. This area is bordered on the East side by Dixie Highway, North to Sample Road, West to Powerline, then South to Martin Luther King Boulevard, West to Florida Turnpike, South to Atlantic Boulevard, East to Andrews Avenue, South to Cypress Creek Canal. Also in this Zone 1 is an area that is bordered on the East side by Federal Highway, North to North East 54th Street, West to Dixie Highway, and then South to Sample Road. This encompasses Tracts Number; 10800, 30301, 30302, 30401, 30402, 30500, 30600, and 30801. Zip Codes 33060, 33064, and 33069. Zone 2 will be targeted next. The area is in two sections. Section one is bordered on the West by the Florida Turnpike, North to Southwest 48th Avenue, South to McNab Road. Section two is bordered on the East by Federal Highway (US1), North to Sample Road, West to Dixie Highway, South to Northeast 6th Street. This encompasses Tracts Number; 30200, and 50204. Zip Codes 33060, 33064, and 33069. Zone 3 will be the last area in the Neighborhood Stabilization Program areas. This encompasses Tract Number; 30802, 30901, 30902, 31000, 31100, 31201, 31202, and 50203. Blocks that have over 51% of its population at 120% AMI will be focused on. Zip Codes 33062, 33062, and 33069. Zone 4 are blocks with less than 51% of its population with 120% AMI.

Distribution and Uses of Funds:

The City of Pompano Beach needs to stabilize neighborhoods in order to stall the decline in home values. The needs are as follows; Acquisition with or without Rehabilitation of Foreclosed Properties Acquisition with or without Rehabilitation of Foreclosed Properties for households <50% AMI Demolition of Acquired Foreclosed Properties Land Banking of Acquired Foreclosed Properties Redevelop Demolished or Vacant Properties Planning and Administration

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	\$4,817,176.70
Total Budget	\$451,019.70	\$4,817,176.70
Total Obligated	\$451,019.70	\$4,817,176.70
Total Funds Drawdown	\$203,207.76	\$4,030,516.68
Program Funds Drawdown	\$45,509.78	\$3,373,197.16
Program Income Drawdown	\$157,697.98	\$657,319.52
Program Income Received	\$424,352.00	\$1,214,472.27
Total Funds Expended	\$0.50	\$3,208,513.38
Match Contributed	\$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	\$654,923.55	\$0.00
Limit on Admin/Planning	\$436,615.70	\$297,873.96
Limit on State Admin	\$0.00	\$297,873.96

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,091,539.25	\$1,091,540.00

Overall Progress Narrative:

Durint his quarter three properties were sold to very low income households.
2417 NE 13 Terr - program income \$61,000
2710 NE 10 Terr - program income \$78,200
251 NE 29 Street - program income \$50,000



Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration-OHU!	\$23,475.28	\$436,615.00	\$262,630.23
1A, Administration-PA	\$0.00	\$0.00	\$0.00
2, Acquisition & Rehabilitation Single Family Homes to LMMI	\$0.00	\$2,439,021.70	\$1,981,428.00
2A, Acquisition & Rehabilitation Single Family Homes to LI	\$22,034.50	\$1,091,540.00	\$956,519.54
3, Demolition	\$0.00	\$50,000.00	\$6,111.39
4, Land Banking	\$0.00	\$0.00	\$0.00
5, Redevelopment of Vacant Properties for Single Family or Multi	\$0.00	\$800,000.00	\$166,508.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number:	1
Activity Title:	Administration - OHUI

Activity Category:

Administration

Activity Status:

Planned

Project Number:

1

Project Title:

Administration-OHUI

Projected Start Date:

03/02/2009

Projected End Date:

03/02/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Pompano Beach - Office of Housing and Urban

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$436,615.00

Total Budget

\$0.00

\$436,615.00

Total Obligated

\$0.00

\$436,615.00

Total Funds Drawdown

\$23,475.28

\$297,873.96

Program Funds Drawdown

\$23,475.28

\$262,630.23

Program Income Drawdown

\$0.00

\$35,243.73

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$239,154.95

City of Pompano Beach - Office of Housing and Urban

\$0.00

\$239,154.95

Match Contributed

\$0.00

\$0.00

Activity Description:

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and direct and indirect charges

Location Description:

City of Pompano Beach, Office of Housing and Urban Improvement

Activity Progress Narrative:

Funds were used to pay reasonable and necessary expenses of implementing activities. Includes staff salaries, overhead and supportive services.

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: 2

Activity Title: Acquisition & Rehabilitation

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2

Project Title:

Acquisition & Rehabilitation Single Family Homes to LMMI

Projected Start Date:

01/15/2009

Projected End Date:

01/15/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Pompano Beach - Office of Housing and Urban

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

Total Budget

N/A

\$2,439,021.70

Total Obligated

\$451,019.70

\$2,439,021.70

Total Funds Drawdown

\$451,019.70

\$2,439,021.70

Program Funds Drawdown

\$140,678.87

\$2,432,447.70

Program Income Drawdown

\$0.00

\$1,981,428.00

Program income Received

\$140,678.87

\$451,019.70

Total Funds Expended

\$164,802.00

\$498,508.78

City of Pompano Beach - Office of Housing and Urban

\$0.50

\$1,981,429.00

Match Contributed

\$0.50

\$1,981,429.00

\$0.00

\$0.00

Activity Description:

The City's Office of Housing and Urban Improvements (OHUI) through its Property Agent will work with lenders to acquire homes that have been foreclosed, vacant for at least 90 days, and are on the lender's or investor's current inventory. The average purchase discount for all properties purchased with NSP funds shall be at least 1% percent off the Appraised Market Value. The City will acquire the properties and do rehabilitation if needed and then sell the properties.

Location Description:

This activity will be carried out in the target areas as referenced in Section A - Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs

Activity Progress Narrative:

The following properties were sold this quarter:

980 NW 23 terr - program income received #30,000

4150 NE 15 Terr - program income received \$51,000

3640 NE 14 Ave - program income received \$75,000

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	42/13



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		7/13	
# of Singlefamily Units	3		7/13	

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	0/6	0/6	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	5/8	6/13	83.33
# Owner Households	0	3	3	0/0	5/8	6/13	83.33

Activity Locations

Address	City	County	State	Zip	Status / Accept
4150 NE 15 TERR	POMPANO BEACH		Florida	33064-	Match / N
980 NW 23 TERR	POMPANO BEACH		Florida	33069-	Match / N
3640 NE 14 AVE	POMPANO BEACH		Florida	33064-	Match / N

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:	2A
Activity Title:	Acquisition & Rehabilitation-LI

Activity Category:

Acquisition - general

Project Number:

2A

Projected Start Date:

03/02/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation Single Family Homes to LI

Projected End Date:

03/02/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pompano Beach & Office of Housing and Urban

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

Total Budget

N/A

\$1,091,540.00

Total Obligated

\$0.00

\$1,091,540.00

Total Funds Drawdown

\$0.00

\$1,091,540.00

Program Funds Drawdown

\$23,961.43

\$1,003,239.44

Program Income Drawdown

\$22,034.50

\$956,519.54

Program Income Received

\$1,926.93

\$46,719.90

Total Funds Expended

\$259,550.00

\$715,963.49

City of Pompano Beach & Office of Housing and Urban

\$0.00

\$934,485.04

Match Contributed

\$0.00

\$934,485.04

\$0.00

\$0.00

Activity Description:

The City's Office of Housing and Urban Improvements (OHUI) through its Property Agent will work with lenders to acquire homes that have been foreclosed, vacant for at least 90 days, and are on the lender's current inventory. The average purchase discount for all properties purchased with NSP funds shall be at least 1 percent off the Appraised Market Value. The City will acquire the properties and do rehabilitation if needed and then sell the properties.

Location Description:

This activity will be carried out in the target areas as referenced in Section A - Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs

Activity Progress Narrative:

During this quarter we sold 3 homes to very low income households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	8/8



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		8/8	
# of Singlefamily Units	3		8/8	

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	0/3	0/0	0/3	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	9/8	0/0	9/8	100.00
# Owner Households	3	0	3	9/8	0/0	9/8	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2417 NE 13 Terr	Pompano Beach		Florida	33064-	Match / N
2710 NE 10 Terr	Pompano Beach		Florida	33064-	Match / N
251 NE 29 Street	Pompano Beach		Florida	33069-	Match / N

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:	3
Activity Title:	Demolition

Activity Category:
Clearance and Demolition

Project Number:
3

Projected Start Date:
03/02/2009

Benefit Type:
Direct Benefit

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Demolition

Projected End Date:
03/02/2013

Completed Activity Actual End Date:

Responsible Organization:
City of Pompano Beach - Office of Housing and Urban

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total Budget	\$0.00	\$50,000.00
Total Obligated	\$0.00	\$50,000.00
Total Funds Drawdown	\$0.00	\$6,111.39
Program Funds Drawdown	\$0.00	\$6,111.39
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$6,111.39
City of Pompano Beach - Office of Housing and Urban	\$0.00	\$6,111.39
Match Contributed	\$0.00	\$0.00

Activity Description:

Housing units acquired through the City's program, which are not economically feasible to rehabilitate, and/or pose a health/safety threat, may be demolished.

Location Description:

This activity will be carried out in the target areas as referenced in Section A - Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs.

Activity Progress Narrative:

No activity occurred during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/10



Beneficiaries Performance Measures

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

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:	4
Activity Title:	Land Banking

Activity Category:
Land Banking - Disposition (NSP Only)

Activity Status:
Under Way

Project Number:
4

Project Title:
Land Banking

Projected Start Date:
03/02/2009

Projected End Date:
03/02/2013

Benefit Type:

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pompano Beach - Office of Housing and Urban

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Pompano Beach - Office of Housing and Urban	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Money has been reallocated to activity number 2.

Location Description:

This activity will be carried out in the target areas as referenced in Section A &dash Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs

Activity Progress Narrative:

No activity occurred during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
Hours Maintaining Banked Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



of Housing Units

0

0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / N

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:	5
Activity Title:	Redevelopment of Vacant Properties SFR/MFR

Activity Category:

Construction of new housing

Project Number:

5

Projected Start Date:

03/02/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment of Vacant Properties for Single Family or

Projected End Date:

03/02/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pompano Beach - Office of Housing and Urban

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total Budget	\$0.00	\$800,000.00
Total Obligated	\$0.00	\$800,000.00
Total Funds Drawdown	\$15,092.18	\$290,844.19
Program Funds Drawdown	\$0.00	\$166,508.00
Program Income Drawdown	\$15,092.18	\$124,336.19
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$47,333.00
City of Pompano Beach - Office of Housing and Urban	\$0.00	\$47,333.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of foreclosed, abandoned, or vacant land for Single Family Residences or Multi Family Residences.

Location Description:

This activity will be carried out in the target areas as referenced in Section A &dash Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs

Activity Progress Narrative:

No activity occurred during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/6

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



of Singlefamily Units

0

0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/3	1/6	100.00
# Owner Households	0	0	0	0/0	0/3	0/6	0

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	

