Grantee: Pompano Beach, FL

Grant: B-11-MN-12-0024

October 1, 2015 thru December 31, 2015 Performance

Grant Number:
B-11-MN-12-0024

Obligation Date:

Award Date:

Grantee Name:
Pompano Beach, FL

Contract End Date:
03/10/2014

Review by HUD:
Reviewed and Approved

Grant Award Amount:
$1,500,572.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$1,500,572.00

Estimated PI/RL Funds:
$1,062,710.00

Total Budget:
$2,563,282.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Response: The determination that Census Tracts 108.00 and 302.00 are the areas of greatest need for the City of Pompano Beach is based on a broad array of data and indicators. Firstly, these tracts are indentified by HUD as having a need score of 19.62 and 20.00. Among 7,370 total residential units, 20.75% are delinquent and with a total of 1,315 delinquent properties, ranking these highest among other Census Tracts in the City. The percentages of housing units with a high cost mortgage from 2004 to 2007 are 37.5% (CT 108.00) and 31.1% (CT 302.0). The percentages of housing units 90 or more days delinquent or in foreclosure are 21.7% (CT 108) and 18.55% (CT 302). Furthermore, in the month of December 2010 alone there were 62 foreclosures. There are 662 vacancies and the average age of the homes is 37 years and there are 457 homes for sale with only 287 being sold in the prior three months. Consequently, sales and values are taking a direct hit with housing sales have declining from 635 in Q3 2005 to 250 in Q3 2010 and housing values plummeting from $225,000 in Q1 to $68,000 currently.

Sources:
http://www.realtytrac.com/
http://www.city-data.com/
http://www.zillow.com/
http://www.coldwellbanker.com/

How Fund Use Addresses Market Conditions:

Response: Although the City's initial target area included Census Tracts 108.00 and 302.00, the area was very large and included the majority of the City limits. However, the actual implementation was more focused with the majority (over 90%) of activity and funding occurring in Census Tract 108.00 and 302.00. The need is still the greatest in these specific Census Tracts. Therefore, the entire NSP 3 Program will be implemented in these two (2) Census Tracts 108.00 and 302.00.

Our goal for NSP 3 is to increase homeownership in Census Tracts 108.00 and 302.00 and leverage opportunities for private lending through first mortgages supported by NSP 3 silent second mortgages.

Ensuring Continued Affordability:

The City of Pompano Beach will ensure long term affordability through the use of a Restrictive Covenant Agreement that will be recorded against the property. If an owner who has been assisted through this program transfers or causes an encumbrance to the title of the property before the affordability period expires, the assistance provided by the City will be subject to recapture. The City will annually monitor all those assisted with NSP funds during the affordability period to ensure that the specified units are affordable and that the property(s) continue to meet minimum housing quality standards.
In addition, some properties receiving NSP funding will be secured by a recorded mortgage on the property, in favor of the City. When the City sells a home to an eligible homebuyer, a portion of the mortgage will be assumed by the applicant as acquisition financing.
The City of Pompano Beach will use an affordability period that meets the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254.

Definition of Blighted Structure:

Any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance.

Definition of Affordable Rents:

"Affordable rents" is defined as the fair market rent for the area or the high HOME rent, whichever is lower. When there are five or more assisted units in the development, at least 20% of the assisted units must be initially occupied by very low income families and the rent may not exceed the low HOME rent or, if the unit receives federal rent subsidy and the family does not pay more than 30% of their income for rent, the rent allowable under the public housing or tenant based voucher program. Families will not pay a rent that does not exceed 30% of the family's adjusted income; whose annual income equal 50% of the median income.

Housing Rehabilitation/New Construction Standards:

All housing that requires rehabilitation must meet local building codes including the Florida Building Code (2004), and ordinances pertaining to providing housing that is decent, safe, sanitary, and fit for habitation. The City of Pompano Beach's Written Rehabilitation Standards will be used to describe in detail the specifications for the rehabilitation work needed to bring substandard housing into compliance with the City's Ordinances, which defines the minimum housing code for the City of Pompano Beach. In addition, we are adopting HUD recommended standard for green energy as follows: -All gut rehabilitation or new construction (i.e., general replacement of the interior of the building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential building up to three stories must be designed meet the standard for Energy Star Qualified New Homes. All gut rehabilitation or new construction of mid –or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily building piloted by the Environmental Protection Agency and the Department of Energy). Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products. Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed. Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Vicinity Hiring:

Pursuant to current policy of the City of Pompano Beach pertaining to the implementation and enforcement of Section 3 Requirements for all our HUD Programs including NSP1 & 3 we perform the following:
-Notify all our sub-recipients and contractors of the requirements of Section 3 and their reporting responsibilities.
-Require all contracts with sub-recipients and contractors to include language specifically addressing the Section 3 Requirements.
-We gather and report all activities pertaining to Section 3 and submit our Annual Report to HUD.
-We conduct regular Workshops on Section 3 Requirements to promote and enhance our activity in this area. A Workshop will be conducted on March 10, 2011 (tomorrow) from 9am until 12 noon, including a section on explaining Section 3 Requirements to prospective CDBG and HOME prospective applicants.
-We strongly encourage the development and expansion of Section 3 Businesses in our target areas.

Procedures for Preferences for Affordable Rental Dev.:

"Affordable rents" is defined as the fair market rent for the area or the high HOME rent, whichever is lower. When there are five or more assisted units in the development, at least 20% of the assisted units must be initially occupied by very low income families and the rent may not exceed the low HOME rent or, if the unit receives federal rent subsidy and the family does not pay more than 30% of their income for rent, the rent allowable under the public housing or tenant based voucher program.

Families will not pay a rent that does not exceed 30% of the family's adjusted income; whose annual income equal 50% of the median income.

Grantee Contact Information:

City of Pompano Beach, Office of Housing and Urban Improvement
100 W. Atlantic Blvd, Suite 220
Pompano Beach, FL 33060
954-786-4659 Phone
www.pompanobeachfl.gov
Miriam Carrillo, Director
Miriam.carrillo@copbfl.com

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$2,563,281.09
Total Budget	$0.00	$2,563,281.09
Total Obligated	$0.00	$2,563,281.09

Total Funds Drawdown	$0.00	$1,834,514.19
Program Funds Drawdown	$0.00	$1,500,572.00
Program Income Drawdown	$0.00	$333,942.19
Program Income Received	$135,664.16	$1,080,309.69
Total Funds Expended	($344,043.34)	$1,834,514.19
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	$225,085.80	$0.00
Limit on Admin/Planning	$150,057.20	$201,416.99
Limit on State Admin	$0.00	$201,416.99

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$150,057.20	$244,521.75

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$375,143.00	$756,042.64

Overall Progress Narrative:

No properties were acquired during the period. The Department continued to work on rehabilitating properties currently in inventory. Two properties were sold during the period: 2720 NE 9 TE and 1570 NE 47 CT.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
003, Administration	$0.00	$244,521.75	$150,057.20
NSP3-RLF, RLF ACQUISITION, REHAB & SALE	$0.00	$0.00	$0.00
NSP3.001, Acquisition, Rehab & Resell	$0.00	$1,327,762.86	$874,341.01
NSP3.002, Acquisition, Rehab, Resell LH25%	$0.00	$756,042.64	$447,900.24
NSP3.003, New Construction-LMMI	$0.00	$234,953.84	$28,273.55
NSP3.004, New Construction-LH25%	$0.00	$0.00	$0.00

Activities

Project # / Title: NSP3-RLF / RLF ACQUISITION, REHAB & SALE

Grantee Activity Number:	**RLF3**
Activity Title:	**NSP3-RLF**

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
NSP3-RLF

Project Title:
RLF ACQUISITION, REHAB & SALE

Projected Start Date:
10/08/2012

Projected End Date:
06/30/2015

Benefit Type:
Direct (HouseHold)

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, 2015	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	($344,043.34)	$0.00
City of Pompano Beach ¿ Office of Housing and Urban	($344,043.34)	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

The City's Office of Housing and Urban Improvement (OHUI) will use NSP revolving loan funds as a vehicle for the additional financing of Activities 125.587.Adm, NSP3.128, 125.587.LH25 and 128.587.NEWCON.LMMI. A single revolving loan fund (with a set of accounts that are independent of other program accounts) will be established so that repayments and sales proceeds from these NSP-eligible activities can be used for that purpose.

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:

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	

Project # / Title: NSP3.001 / Acquisition, Rehab & Resell

Grantee Activity Number:	**NSP3.128**
Activity Title:	**Acquisition, Rehab & Resell (LMMI)**

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
NSP3.001

Project Title:
Acquisition, Rehab & Resell

Projected Start Date:
05/01/2011

Projected End Date:
04/30/2013

Benefit Type:
Direct (HouseHold)

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, 2015	To Date
Total Projected Budget from All Sources	N/A	$1,327,762.86
Total Budget	$0.00	$1,327,762.86
Total Obligated	$0.00	$1,327,762.86

Total Funds Drawdown	$0.00	$1,106,277.65
Program Funds Drawdown	$0.00	$874,341.01
Program Income Drawdown	$0.00	$231,936.64
Program Income Received	$0.00	$845,198.53
Total Funds Expended	$0.00	$1,106,277.65
City of Pompano Beach ¿ Office of Housing and Urban	$0.00	$1,106,277.65
Match Contributed	$0.00	$0.00

Activity Description:

The City will Acquire, Rehab and Resell to income eligible person's nine (9) housing units within these two (2) neighborhoods. Six (6) of these housing units will be sold with substantial subsidies to persons at or below 51%-120%AMI.

The average cost of each housing unit will be $150,000 (based on our experience with NSP 1) for a total activity expense of $900,401. Each housing unit will carry a recorded silent second mortgage with a 0% interest rate for a forgiveness period of over 20 years.

All homebuyers will be provided eight (8) hours of Housing Counseling Services.

Since the NSP 3 funds will be utilized for resale properties, there will be no procurements for rental housing.

All agreements with local contractors for rehab activity will contain a clause strongly encouraging the hiring of employees who reside in the vicinity of the Census Tracts 108.00 and 302.00.

Location Description:

Specifically the NSP 3 funds and services will be delivered in Census Tract 108.00 (Pompano Highlands Neighborhood) and Census Tract 302.00 (Collier-Manor Cresthaven Neighborhood).

Activity Progress Narrative:

No properties were acquired during the period. The Department continued to work on rehabilitating properties currently in inventory. One property was sold during the period: 1570 NE 47 CT.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	9/3
# of Parcels acquired voluntarily	5	9/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	9/3
# of Singlefamily Units	3	9/3

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	2/0	2/0	100.00

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	0/3	7/0	9/3	77.78

# Owner Households	0	1	1	0/3	7/0	9/3	77.78

Activity Locations

Address	City	County	State	Zip	Status / Accept
1570 NE 47TH Court	Pompano Beach		Florida	33064	Match / N

Address Support Information

Address: 1570 NE 47TH Court, Pompano Beach, Florida 33064

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	12/28/2015	12/28/2035

Description of Affordability Strategy:

20 Year Deferred Mortgage, 100% is repayable during the first 15 years of the term, Mortgage amortizes at 20% per year beginning in the 16 year of the term.

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
	12/28/2015	12/28/2015
National Objective for End Use:	**Date National Objective is met:**	**Deadline Date:**
NSP Only - LMMI	12/28/2015	12/28/2015

Description of End Use:

1570 NE 47 CT Owner Occupied Single Family Home

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: NSP3.002 / Acquisition, Rehab, Resell LH25%

Grantee Activity Number: 125.587.LH25

Activity Title: SFR-Acquisition, Rehab, Resell LH25%

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
NSP3.002

Project Title:
Acquisition, Rehab, Resell LH25%

Projected Start Date:
05/01/2011

Projected End Date:
04/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Pompano Beach ¿ Office of Housing and Urban

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	$756,042.64
Total Budget	$0.00	$756,042.64
Total Obligated	$0.00	$756,042.64
Total Funds Drawdown	$0.00	$498,546.00
Program Funds Drawdown	$0.00	$447,900.24
Program Income Drawdown	$0.00	$50,645.76
Program Income Received	$135,664.16	$135,664.16
Total Funds Expended	$0.00	$498,546.00
City of Pompano Beach ¿ Office of Housing and Urban	$0.00	$498,546.00
Match Contributed	$0.00	$0.00

Activity Description:

The City of Pompano Beach, Florida will utilize their Office of Housing and Urban Improvement under the leadership of its Director Miriam Carrillo, along with the services of a seasoned consulting firm for the implementation of its NSP 3 grant funding.

The NSP 3 activities will be focused like a laser on two (2) specific neighborhoods, which border each other in two (2) Census Tracts. The Pompano Highlands Neighborhood is located in the Southern portion of Census Tract 108.00. The Collier-Manor Cresthaven Neighborhood is located on the Northern border of Census Tract 302.00. The two (2) Census Tracts are contiguous.

The City will Acquire, Rehab and Resell to income eligible person's nine (9) housing units within these two (2) neighborhoods. Three (3) of these housing units will be sold with substantial subsidies to persons at or below 50% AMI.

The average cost of each housing unit will be $150,000 (based on our experience with NSP 1) for a total activity expense of $450,171. Each housing unit will carry a recorded silent second mortgage with a 0% interest rate for a forgiveness period of over 20 years.

All homebuyers will be provided eight (8) hours of Housing Counseling Services.

Since the NSP 3 funds will be utilized for resale properties, there will be no procurements for rental housing.

All agreements with local contractors for rehab activity will contain a clause strongly encouraging the hiring of employees who reside in the vicinity of the Census Tracts 108.00 and 302.00.

Location Description:

Specifically the NSP 3 funds and services will be delivered in Census Tract 108.00 (Pompano Highlands Neighborhood) and Census Tract 302.00 (Collier-Manor Cresthaven Neighborhood).

Activity Progress Narrative:

No properties were acquired during the period. The Department continued to work on rehabilitating properties currently in inventory. One property was sold during the period: 2720 NE 9 TE.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Properties	2	3/3
# of Parcels acquired voluntarily	2	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	3/3
# of Singlefamily Units	2	3/3

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	0/1	0/0	0/1	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	2	0	2	3/3	0/0	3/3	100.00
# Owner Households	2	0	2	3/3	0/0	3/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1421 NE 43RD Street	Pompano Beach		Florida	33064	Match / N
2720 NE 9TH Terrace	Pompano Beach		Florida	33064	Match / N

Address Support Information

Address: 1421 NE 43RD Street, Pompano Beach, Florida 33064

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	10/29/2015	10/29/2035

Description of Affordability Strategy:

20 Year Deferred Mortgage, 100% is repayable during the first 15 years of the term, Mortgage amortizes at 20% per year beginning in the 16 year of the term.

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
Rehabilitation/reconstruction of residential	10/29/2015	10/29/2015
National Objective for End Use:	**Date National Objective is met:**	**Deadline Date:**
NSP Only - LH - 25% Set-Aside	10/29/2015	10/29/2015

Description of End Use:

1421 NE 43 ST Owner Occupied Single Family Home

Address: 2720 NE 9TH Terrace, Pompano Beach, Florida 33064

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	12/03/2015	12/03/2035

Description of Affordability Strategy:

20 Year Deferred Mortgage, 100% is repayable during the first 15 years of the term, Mortgage amortizes at 20% per year beginning in the 16 year of the term.

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
Rehabilitation/reconstruction of residential	12/03/2015	12/03/2015
National Objective for End Use:	**Date National Objective is met:**	**Deadline Date:**
NSP Only - LH - 25% Set-Aside	12/03/2015	12/03/2015

Description of End Use:

2720 NE 9 TE Owner Occupied Single Family Home

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: NSP3.003 / New Construction-LMMI

Grantee Activity Number: 128.587.NEWCON.LMMI

Activity Title: New Construction-LMMI

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
NSP3.003

Project Title:
New Construction-LMMI

Projected Start Date:
05/01/2011

Projected End Date:
04/30/2014

Benefit Type:
Direct (HouseHold)

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, 2015	To Date
Total Projected Budget from All Sources	N/A	$234,953.84
Total Budget	$0.00	$234,953.84
Total Obligated	$0.00	$234,953.84

Total Funds Drawdown	$0.00	$28,273.55
Program Funds Drawdown	$0.00	$28,273.55
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$99,447.00
Total Funds Expended	$0.00	$28,273.55
City of Pompano Beach ¿ Office of Housing and Urban	$0.00	$28,273.55
Match Contributed	$0.00	$0.00

Activity Description:

The city will acquire vacant land and build new single family housing to be sold to persons with income at or below 120% AMI.

Location Description:

NSP3 funds and services will be delivered in census tract 108.00 and census tract 302.00.

Activity Progress Narrative:

No properties were acquired during the period. The Department continued to work on rehabilitating properties currently in inventory.

Accomplishments Performance Measures

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

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	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	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	