

Grantee: Miami, FL

Grant: B-11-MN-12-0016

October 1, 2012 thru December 31, 2012 Performance Report



Grant Number:

B-11-MN-12-0016

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

Miami, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$4,558,939.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:**Total Budget:**

\$4,558,939.00

Disasters:**Declaration Number**

No Disasters Found

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

The following illustrates the distribution of funds by activity: Strategy B - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties (\$3,143,045); Strategy E - Redevelopment of demolished or vacant properties (\$960,000); Strategy F - Administration.

How Fund Use Addresses Market Conditions:

The Market conditions of the targeted areas selected are similar in nature to the city as a whole with the exception that these areas have a disproportion amount of vacant and abandoned, rental properties that have been foreclosed and/or abandoned as compared to other areas in the City. As a result the City believes that based on the levels of funding received, the City will be able to make a more substantial impact in these areas as compared to other areas in the City.

By providing opportunities in the targeted Areas of Greatest Need (AGN), the City will be able to allow displaced homeowners (who are now renters) to stay within their communities and continue to stabilize the population of these AGNs. The City identified areas which have the highest foreclosure rate and few vacancies.

Ensuring Continued Affordability:

The City will ensure that NSP-assisted properties remain affordable to households with incomes at or below 120 percent of AMI. The City will adhere to HOME program standards (see table below), but at its discretion may choose to apply a higher affordability period to NSP-assisted properties. The maximum affordability period; however, shall not be longer than 30 years. The City monitors affordability of all its projects and activities on an annual basis and ensures that housing units that were assisted with federal funding remain affordable for the full affordability period.

Amount Provided	Minimum Period of Affordability in Years
>Rehabilitation or acquisition of existing housing per unit of HOME funds:	
>Under \$15,000	5
>\$15,000 to \$40,000	10
>Over \$40,000 or rehab involving refinancing	15
New Construction/acquisition of newly constructed housing	20

Definition of Blighted Structure:

Policy LU-1.2.1 of the City of Miami's Comprehensive Plan defines "blighted neighborhoods" as areas characterized by the prevalence of older structures with major deficiencies and deterioration, high residential vacancies, widespread abandonment of property, litter and poor maintenance of real property.

In addition, Slum is defined by Florida Statutes as an area which there is a predominance of buildings, residential or commercial, that are either deteriorated, dilapidated or by reason of obsolescence, is a detriment to the public health, safety, morals, or welfare. Florida Statutes define "blighted" as an area determined by the local government to have the characteristics of a slum area or one or more of the following characteristics:

1. Predominance of defective or inadequate street layout.
- >2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.



- >3. Unsanitary or unsafe conditions.
 - >4. Deterioration of site or other improvements.
 - >5. Inadequate and outdated building density standards.
 - >6. Tax or special assessment delinquency exceeding the fair value of the land.
 - >7. Inadequate transportation and parking facilities; and
 - >8. Diversity of property ownership or defective or unusual conditions of title.
- The City uses a combination of the two definitions above to define a "blighted structure."

Definition of Affordable Rents:

The City defines "affordable rents" as rental payments that do not place unnecessary burden to households. The City of Miami will use HUD's income and rent limits which are updated on an annual basis to ensure that housing provided through the NSP3 program is affordable. Affordable means that monthly rents do not exceed 30% of the monthly gross income of eligible households as indicated in the table below:

Household Income Level	Affordable Rents
Low Income and below	Equal to 30% of the first FY2010 Income limits for 50% of HUD AMI
>Moderate Income	Equal to 30% of the first FY2010 Income limits for 80% of HUD AMI
>Middle Income	Equal to 30% of the first FY2010 Income limits for 120% of HUD AMI

Housing Rehabilitation/New Construction Standards:

Please refer to NSP Rehab Standards document

Vicinity Hiring:

In order to comply with vicinity hiring, the City will request that developers receiving NSP3 funds and contractors directly hired by the City to work on NSP3 projects make every effort to hire within the proposed target areas.

Developers and contractors will be asked to make every effort to purchase supplies and contract with small businesses that are owned and operated by persons residing in the vicinity of the NSP3 projects. They will also be required to adhere to the City's Section 3 Plan.

In the event that the City was to purchase and rehabilitate properties utilizing NSP3 funding, the City will give extra consideration to firms that are located or that hire individuals who reside in the vicinity where the projects are located.

Procedures for Preferences for Affordable Rental Dev.:

N/A

Grantee Contact Information:

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 >Department of Community Development
 444 SW 2 Avenue, 2nd Floor
 >Miami, FL 33130
 >305-416-2080
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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,802,468.00
Total Budget	\$455,894.00	\$3,366,428.00
Total Obligated	\$0.00	\$3,366,428.00
Total Funds Drawdown	\$60,318.22	\$614,761.29
Program Funds Drawdown	\$60,318.22	\$614,761.29
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
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	\$683,840.85	\$0.00
Limit on Admin/Planning	\$455,893.90	\$141,968.44
Limit on State Admin	\$0.00	\$141,968.44

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$455,893.90	\$455,894.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,139,734.75	\$2,118,255.00

Overall Progress Narrative:

Request for Proposal (RFP) for multi family developers for NSP3 was issued on September 16, 2011. The city received 7 applications, evaluated these applications and selected 3 developers. The recommendation to fund these developers was taken before the Housing and Commercial Loan Committee on December 9, 2011. All three projects have already been approved. One of the contracts was executed already.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-B, Acquisition and Rehabilitation	\$37,690.76	\$2,118,255.00	\$472,792.85
NSP3-E, Residential Redevelopment	\$0.00	\$1,984,790.00	\$0.00
NSP3-F, Planning & Administration	\$22,627.46	\$455,894.00	\$141,968.44



Activities

Grantee Activity Number:	NSP3-B3-LH25%
Activity Title:	RUDG-MDCDC II-Edificio Pineiro

Activity Category:

Acquisition - general

Project Number:

NSP3-B

Projected Start Date:

06/05/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

08/31/2013

Completed Activity Actual End Date:**Responsible Organization:**

RUDG-MBCDC II, LLC

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2012**

N/A

To Date

\$2,340,766.00

Total Budget

\$0.00

\$2,340,766.00

Total Obligated

\$0.00

\$2,118,255.00

Total Funds Drawdown

\$37,690.76

\$472,792.85

Program Funds Drawdown

\$37,690.76

\$472,792.85

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

RUDG-MBCDC II, LLC

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of a three story residential apartment building located in District 4 of the City of Miami. The building is located at 1176 SW 20th Ave. The building will be renovated to thirty four one-bedroom one-bathroom units to be rented to low income households/individuals. The developer will incorporate energy efficient and green features and will use materials and designs that minimize hurricane damage and lower maintenance and utility costs.

Location Description:**Activity Progress Narrative:**

Completed.

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: NSP3-E1-LMMI-0

Activity Title: Varadero Villas

Activity Category:

Construction of new housing

Project Number:

NSP3-E

Projected Start Date:

12/31/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Residential Redevelopment

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Miami - Department of Community Development444

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2012

N/A

To Date

\$792,279.00

Total Budget

\$0.00

\$792,279.00

Total Obligated

\$0.00

\$792,279.00

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 Miami - Department of Community Development444

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

This is a new construction, 11 unit townhome-style villas that will be rented out to low income households.

Location Description:

The property is located at 720 SW 63 AVE.

Activity Progress Narrative:

Project is currently pending environmental clearance and loan documents are being drafted

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
Neighborhood Stabilization Program 3	\$436,040.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	NSP3-F1
Activity Title:	Planning and Administration of NSP3

Activity Category:

Administration

Project Number:

NSP3-F

Projected Start Date:

07/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Planned

Project Title:

Planning & Administration

Projected End Date:

12/31/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Miami - Department of Community Development444

Overall
Total Projected Budget from All Sources
Total Budget
Total Obligated
Total Funds Drawdown
Program Funds Drawdown
Program Income Drawdown
Program Income Received
Total Funds Expended
Oct 1 thru Dec 31, 2012

N/A

\$455,894.00

\$0.00

\$22,627.46

\$22,627.46

\$0.00

\$0.00

\$0.00

To Date

\$455,894.00

\$455,894.00

\$455,894.00

\$141,968.44

\$141,968.44

\$0.00

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Planning and Administration of NSP3 Program.

Location Description:

N/A

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	
