

**Grantee: Miami, FL**

**Grant: B-11-MN-12-0016**

**July 1, 2013 thru September 30, 2013 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:**

alfredo Dura

**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
-----------------	--

&gt;

>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:

Alfredo Duran, Deputy Director  
 >Department of Community Development  
 444 SW 2 Avenue, 2nd Floor  
 >Miami, FL 33130  
 >305-416-2080  
 >aduran@miamigov.com

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,772,468.00
<b>Total Budget</b>	\$0.00	\$4,336,428.00
<b>Total Obligated</b>	\$0.00	\$4,336,428.00
<b>Total Funds Drawdown</b>	\$144,038.99	\$2,504,819.40
<b>Program Funds Drawdown</b>	\$144,038.99	\$2,504,819.40
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$371,289.10	\$2,720,176.57
<b>Match Contributed</b>	\$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	\$344,198.46
Limit on State Admin	\$0.00	\$344,198.46

## 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	\$3,088,255.00

## Overall Progress Narrative:

Request for Proposal (RFP) for multi family developers for NSP3 was issued on September 16, 2011. On November 2012, one project was deobligated due to the developer's inability to proceed. Also, in November 2012, the city funded 2 other projects with NSP3 funds to bring an additional 17 affordable housing units. Currently, the city has 3 projects underway and 1 completed project.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-B, Acquisition and Rehabilitation	\$50,594.37	\$3,088,255.00	\$2,051,787.29
NSP3-E, Residential Redevelopment	\$28,018.57	\$952,279.00	\$108,833.65
NSP3-F, Planning & Administration	\$65,426.05	\$455,894.00	\$344,198.46

## Activities

<b>Grantee Activity Number:</b>	<b>NSP3-B3-LH25%</b>
<b>Activity Title:</b>	<b>RUDG-MDCDC II-Edificio Pineiro</b>

**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**

**Jul 1 thru Sep 30, 2013**

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**

\$0.00

\$2,001,192.92

**Program Funds Drawdown**

\$0.00

\$2,001,192.92

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$2,001,192.92

RUDG-MBCDC II, LLC

\$0.00

\$2,001,192.92

**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:

Property is still under construction. The anticipated date of completion is February 28, 2014.

## 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

---

<b>Grantee Activity Number:</b>	<b>NSP3-B4-LH25%</b>
<b>Activity Title:</b>	<b>Comprehensive Outreach Programs, Inc.</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP3-B

**Projected Start Date:**

06/30/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

12/31/2013

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

Comprehensive Outreach Programs, Inc.

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$970,000.00

**Total Budget**

\$0.00

\$970,000.00

**Total Obligated**

\$0.00

\$970,000.00

**Total Funds Drawdown**

\$50,594.37

\$50,594.37

**Program Funds Drawdown**

\$50,594.37

\$50,594.37

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$236,966.61

\$236,966.61

Comprehensive Outreach Programs, Inc.

\$236,966.61

\$236,966.61

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Multi family development consisting of 2 buildings, with 32 apartments, consisting in 1 bedroom/1 bath configurations, for acquisition and rehabilitation of these foreclosed properties. Tenants served will have income at or below 50% of the area median income, adjusted for family size

**Location Description:**

721 and 741 NW 56th ST. Miami, FL. This is one project of 2 separate addresses and folio numbers.

**Activity Progress Narrative:**

Project is still under construction. The construction stage for the first building has been completed and the second building is projected to be completed by December 2013.

**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**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$792,279.00

**Total Budget**

\$0.00

\$792,279.00

**Total Obligated**

\$0.00

\$792,279.00

**Total Funds Drawdown**

\$28,018.57

\$108,833.65

**Program Funds Drawdown**

\$28,018.57

\$108,833.65

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$48,703.40

\$118,333.65

City of Miami - Department of Community Development444

\$48,703.40

\$118,333.65

**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 under construction.

**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

---

<b>Grantee Activity Number:</b>	<b>NSP3-F1</b>
<b>Activity Title:</b>	<b>Planning and Administration of NSP3</b>

**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**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$455,894.00

**Total Budget**

\$0.00

\$455,894.00

**Total Obligated**

\$0.00

\$455,894.00

**Total Funds Drawdown**

\$65,426.05

\$344,198.46

**Program Funds Drawdown**

\$65,426.05

\$344,198.46

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$85,619.09

\$363,683.39

City of Miami - Department of Community Development444

\$85,619.09

\$363,683.39

**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	

---