

Grantee: Miami, FL

Grant: B-11-MN-12-0016

July 1, 2014 thru September 30, 2014 Performance Report



Grant Number:

B-11-MN-12-0016

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

Miami, FL

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

Submitted - Await for Review

Grant Award Amount:

\$4,558,939.00

Grant Status:

Active

QPR Contact:

alfredo Dura

LOCCS Authorized Amount:

\$4,558,939.00

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

\$4,558,939.00

Disasters:**Declaration Number**

NSP

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 properities (\$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 "blight" 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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 >Miami, FL 33130
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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,994,979.00
Total Budget	\$0.00	\$4,558,939.00
Total Obligated	\$0.00	\$4,558,939.00
Total Funds Drawdown	\$0.00	\$4,558,938.90
Program Funds Drawdown	\$0.00	\$4,558,938.90
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,558,938.90
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	\$455,893.90
Limit on State Admin	\$0.00	\$455,893.90

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	\$3,310,766.00

Overall Progress Narrative:

The City of Miami currently have 2 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
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP3-B, Acquisition and Rehabilitation	\$0.00	\$3,310,766.00	\$3,310,766.00
NSP3-E, Residential Redevelopment	\$0.00	\$792,279.00	\$792,279.00
NSP3-F, Planning & Administration	\$0.00	\$455,894.00	\$455,893.90

Activities

Project # / Title: NSP3-B / Acquisition and Rehabilitation

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 Benefit (Households)

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, 2014

N/A

To Date

\$2,340,766.00

Total Budget

\$0.00

\$2,340,766.00

Total Obligated

\$0.00

\$2,340,766.00

Total Funds Drawdown

\$0.00

\$2,340,766.00

Program Funds Drawdown

\$0.00

\$2,340,766.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$2,340,766.00

RUDG-MBCDC II, LLC

\$0.00

\$2,340,766.00

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:

The construction phase of the project is now completed. All monies have been drawn down. Lease up is underway.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/34
# of Multifamily Units	0	0/34

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	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/34	0/0	0/34	0
# Renter Households	0	0	0	0/34	0/0	0/34	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:	NSP3-B4-LH25%
Activity Title:	Comprehensive Outreach Programs, Inc.

Activity Category:

Acquisition - general

Project Number:

NSP3-B

Projected Start Date:

06/30/2010

Benefit Type:

Direct Benefit (Households)

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	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$970,000.00
Total Budget	\$0.00	\$970,000.00
Total Obligated	\$0.00	\$970,000.00
Total Funds Drawdown	\$0.00	\$970,000.00
Program Funds Drawdown	\$0.00	\$970,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$970,000.00
Comprehensive Outreach Programs, Inc.	\$0.00	\$970,000.00
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 under construction. The construction stage for the first building has been completed and the second building is projected to be completed by November 2014.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of buildings (non-residential)	0	0/0



# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/2
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/32
# of Multifamily Units	0	0/32

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	15/32	0/0	15/32	100.00
# Renter Households	0	0	0	15/32	0/0	15/32	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: NSP3-E / Residential Redevelopment

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 Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

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	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$792,279.00
Total Budget	\$0.00	\$792,279.00
Total Obligated	\$0.00	\$792,279.00
Total Funds Drawdown	\$0.00	\$792,279.00
Program Funds Drawdown	\$0.00	\$792,279.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$792,279.00
City of Miami - Department of Community Development444	\$0.00	\$792,279.00
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:

Construction is currently underway. Project completion is at 85%

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	0/11
#Units exceeding Energy Star	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11
# of Multifamily Units	0	0/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/11	0/0	0/11	0
# Renter Households	0	0	0	0/11	0/0	0/11	0

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

\$436,040.00

