

## Jul 1, 2011 thru Sep 30, 2011 Performance Report

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

**Obligation Date:**

**Grantee Name:**  
Miami, FL

**Award Date:**

**Grant Amount:**  
\$4,558,939.00

**Contract End Date:**  
03/10/2014

**Estimated PI/RL Funds:**

**Reviewed By HUD:**  
Reviewed and Approved

**Total Budget:**  
\$4,558,939.00

**Grant Status:**  
Active

**QPR Contact:**  
102815

**Disasters:**  
**Declaration Number**

### 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 AMI	Equal to 30% of the first FY2010 Income limits for 50% of HUD
Moderate Income AMI	Equal to 30% of the first FY2010 Income limits for 80% of HUD
Middle Income AMI	Equal to 30% of the first FY2010 Income limits for 120% of HUD

### **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

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	4,558,939
Total Budget	0	4,558,939
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
Match Contributed	\$0.00	\$0.00

### Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	683,840.85	0
Limit on Admin/Planning	455,893.9	0
Limit on State Admin	0	0

### Progress Toward Activity Type Targets

Activity Type	Target	Actual
	455,893.9	455,894

### Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	1,139,734.75	1,200,000

### Overall Progress Narrative:

A request for proposal (RFP) for Multi Family Developer applications for NSP 3 was issued on September 16, 2011. The Proposal deadline was October 17, 2011. The City received 7 applications and it is currently in the process of evaluating the proposals and funding recommendations will be presented in front of the Housing and Commercial Loan Committee the second week of December 2011

### Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown

<b>NSP3-B, Acquisition and Rehabilitation</b>	0	3,143,045	0
<b>NSP3-E, Residential Redevelopment</b>	0	960,000	0
<b>NSP3-F, Planning &amp; Administration</b>	0	455,894	0

### Project/Activity Index:

<b>Project #</b>	<b>Project Title</b>	<b>Grantee Activity #</b>	<b>Activity Title</b>
NSP3-B	Acquisition and Rehabilitation	<a href="#"><u>NSP3-B1-LMMI</u></a>	<a href="#"><u>Purchase &amp; Rehabilitation</u></a>
NSP3-B	Acquisition and Rehabilitation	<a href="#"><u>NSP3-B2-LH25%</u></a>	<a href="#"><u>Purchase &amp; Rehabilitation LH25%</u></a>
NSP3-E	Residential Redevelopment	<a href="#"><u>NSP3-E1-LMMI</u></a>	<a href="#"><u>Redevelopment of Demolished/Vacant Properties</u></a>
NSP3-F	Planning & Administration	<a href="#"><u>NSP3-F1</u></a>	<a href="#"><u>Planning and Administration of NSP3</u></a>

## Activities