

Action Plan

Grantee: Miami, FL

Grant: B-11-MN-12-0016

LOCCS Authorized Amount:	\$ 4,558,939.00
Grant Award Amount:	\$ 4,558,939.00
Status:	Modified - Resubmit When Ready
Estimated PI/RL Funds:	\$ 2,208,771.36
Total Budget:	\$ 6,767,710.36

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program 3	Other Federal Funds

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
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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:

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

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3-B	Acquisition and Rehabilitation	NSP3-B3-LH25%	RUDG-MDCDC II-Edificio Pineiro
		NSP3-B4-LH25%	Comprehensive Outreach Programs, Inc.
NSP3-E	Residential Redevelopment	NSP3-E1-LMMI-0	Varadero Villas
NSP3-F	Planning & Administration	NSP3-F1	Planning and Administration of NSP3



Activities

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

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

Activity Type:

Acquisition - general

Project Number:

NSP3-B

Projected Start Date:

06/05/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

08/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 2,340,766.00

Other Funds

\$ 0.00

Total Funds

\$ 2,340,766.00

Proposed Beneficiaries

Renter Households

Total

34

Low

34

Mod

Low/Mod%

100.00

of Households

34

34

100.00

of Permanent Jobs Created

0.0

Proposed Accomplishments

of Multifamily Units

Total

34

of Housing Units

34

Total acquisition compensation to owners

of Parcels acquired voluntarily

1

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

RUDG-MBCDC II, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

RUDG-MBCDC II, LLC

Organization Type

For Profit

Proposed

\$

Location Description:

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.

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

Activity Type:

Acquisition - general

Project Number:

NSP3-B

Projected Start Date:

06/30/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 970,000.00

Other Funds \$ 0.00

Total Funds \$ 970,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	32	32		100.00
# of Households	32	32		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	32
# of Housing Units	32
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	2
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Comprehensive Outreach Programs, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Comprehensive Outreach Programs, Inc.

Organization Type

Non-Profit

Proposed

\$ 0.00

Location Description:

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

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

Project # / Title: NSP3-E / Residential Redevelopment**Grantee Activity Number: NSP3-E1-LMMI-0****Activity Title: Varadero Villas****Activity Type:**

Construction of new housing

Project Number:

NSP3-E

Projected Start Date:

12/31/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Residential Redevelopment

Projected End Date:

12/31/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 1,028,279.00**Other Funds** \$ 436,040.00**Total Funds** \$ 1,464,319.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	11	11		100.00
# of Households	11	11		100.00

Proposed Accomplishments	Total
# of Multifamily Units	11
# of Housing Units	11
#Units exceeding Energy Star	11
#Units with bus/rail access	11

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information:
Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor,	Local Government	\$
Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program 3	No	\$ 436,040.00

Location Description:

The property is located at 720 SW 63 AVE.

Activity Description:

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

Project # / Title: NSP3-F / Planning & Administration

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

Activity Type:

Administration

Activity Status:

Planned



Project Number:

NSP3-F

Projected Start Date:

07/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

UNDERWAY

Benefit Report Type:

NA

Project Title:

Planning & Administration

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:**

\$ 455,894.00

Other Funds

\$ 0.00

Total Funds

\$ 455,894.00

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor,

Organization Type

Local Government

Proposed

\$ 455,894.00

Location Description:

N/A

Activity Description:

Planning and Administration of NSP3 Program.

Action Plan History

Version

Date

B-11-MN-12-0016 AP#1	03/07/2014
B-11-MN-12-0016 AP#2	04/29/2013
B-11-MN-12-0016 AP#3	10/30/2012
B-11-MN-12-0016 AP#4	06/06/2012
B-11-MN-12-0016 AP#5	05/14/2011

