

Action Plan

Grantee: Miami-Dade County, FL

Grant: B-08-UN-12-0004

LOCCS Authorized Amount:	\$ 62,207,200.00
Grant Award Amount:	\$ 62,207,200.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 4,448,856.40
Total Budget:	\$ 66,656,056.40

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

Narratives

Areas of Greatest Need:

A. Areas of Greatest Need Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction. Note: An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction's consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State's own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions' consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity's own plan. HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult this data [LINK – to HUD USER data], in developing this section of the Substantial Amendment. Response: A. AREAS OF GREATEST NEED Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction. Note: An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction's consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State's own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions' consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity's own plan. HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult this data [LINK – to HUD USER data], in developing this section of the Substantial Amendment. Response: Brief Summary of Residential Foreclosure Activity in Miami-Dade County There were approximately 6,600 foreclosed properties throughout Miami-Dade County that were repossessed by the lender (REOs) from November 2007 through August of 2008. Many of those foreclosures were concentrated in the southern part of the County east of Hwy US 1, in the north central part of the County, and in several pockets of concentration along the high residential density corridors in coastal areas. There were nearly 3,400 REO foreclosures over the period from May to August 2008 and these widely distributed across the county. The geographic patterns, however, also continued to manifest areas of concentration similar to those mentioned above. (See Figures A-1 and A-2 for maps showing the locations of each foreclosed upon single family home and condominium.) The data on the market value of REO properties from May through July, as indicated in the County Property Appraiser's records suggest that a significant number of those properties would be affordable to families earning 120percent or less of AMI. Approximately 25 percent of foreclosed residential properties were repossessed by the lender in the four months ending on August 30th within Miami-Dade County's entitlement area were estimated to have a market value on January 1, 2008 of less than \$180,000. The distribution of market values of foreclosed REO properties from November 2007 through July 2008 are shown in Table A-1 by sub-county areas. The geographic areas identified in this table refers to the 13 County



Distribution and Uses of Funds:

B. Distribution and Uses of Funds

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. Note: The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Response:

Miami-Dade County's proposed NSP contains six eligible activities (not including general administration) that will receive funding. The following activities are labeled according to their corresponding eligible use as referenced in the Housing and Economic Recovery Act of 2008.

- Eligible Activity A { Second mortgage assistance for income eligible homebuyers, and associated homebuyer counseling;
- Eligible Activity B-1 { Single family residential acquisition and rehab for resale and associated homebuyer counseling;
- Eligible Activity B-2 { Acquisition and rehab of foreclosed upon multi-family residential for affordable rental housing;
- Eligible Activity D { Demolition of blighted structures; and
- Eligible Activity E-1 { Redevelopment of vacant properties for affordable multi-family rental housing in the Scott Carver HOPE VI site; and
- Eligible Activity E-2 { Redevelopment of vacant properties for affordable multi-family rental housing in the Expanded HOPE VI area.

Eligible Activity A will provide second mortgage financing assistance to purchasers of foreclosed upon single family homes only in areas that have been designated highest priority, high priority, moderate priority and priority as defined in Section A of this substantial amendment to the consolidated plan.

Eligible Activities B-1, B-2, D, E-1 and E-2 will be executed only in areas designated highest priority, and high priority, moderate priority and priority as defined in Section A of this substantial amendment to the consolidated plan.

No NSP funds, however, will be used for NSP activities outside the County's Urban Development Boundaries.

The methodology used to identify the areas of greatest need and the priority rankings described in Section A of this consolidated plan amendment gives explicit priority emphasis to areas with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. The Index of Greatest Need (IGN) defined in Section A provides a significant role for the rate of foreclosures (foreclosures per total number of housing units in the census block group) in determining the priority ranking of any particular block group. The IGN also includes HUD's foreclosure risk score, which is, in part, determined by the Federal Reserve HMDA data on the percentage of high cost mortgages; an accepted indicator of the percentage of subprime related loans. The percentage of subprime related mortgages is, therefore, a component of the IGN and a determining factor in the distribution and uses of NSP funds in Miami-Dade County's proposed plan amendment. The IGN also gives consideration of an area's likelihood of a significant increase in foreclosure activity through use of the number of recently filed lis pendens as a proportion an area's existing housing units, as well as the HUD foreclosure risk score.

Definitions and Descriptions:

C. Definitions and Descriptions (1) Definition of "blighted structure" in context of state or local law. Response: Miami-Dade County adopts the definition of "uninhabitable structures" as defined in Section 17B-15 of the Miami-Dade County Code of Ordinances, as the definition of "blighted structures" for purposes of this NSP Substantial Amendment. A structure shall be deemed "blighted" (see footnote) and subject to demolition when: (a) It is visited by persons for the purpose of unlawfully procuring or using any controlled substance, as defined under Chapter 893 of the Florida Statutes, or any drugs, as defined in Chapter 499 of the Florida Statutes; or (b) It is used for the illegal keeping, selling or delivering of such controlled substances or drugs; and (c) The structure is found to have one (1) or more of the following characteristics: (i) It is vacant, unguarded and open at doors or windows, (ii) There is an unwarranted accumulation of debris or other combustible material therein, (iii) The structure's condition creates hazards with respect to means of egress and fire protection as provided for the particular occupancy, (iv) There is a falling away, hanging loose or loosening of any siding, block, brick, or other building material, (v)

There is deterioration of the structure or structural parts, (vi) The structure is partially destroyed, (vii) There is an unusual sagging or leaning out of plumb of the structure or any parts of the structure and such effect is caused by deterioration or over-stressing, (viii) The electrical or mechanical installations or systems create a hazardous condition, or (ix) An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems. A structure shall be presumed to be utilized for the purpose set forth in (1)(a) or (b) above when there are one (1) or more arrests or police reports of incidents which involve the keeping, consumption, or delivery of controlled substances or drugs on the premises of the subject structure during the period of six (6) months preceding the posting of notice by the Minimum Housing Enforcement Officer. In the administration of the demolition activity outlined in this Plan and when the code above does not meet the required standard for demolition Miami-Dade County will use the code Section 8.5 for "unsafe structures" and it is as follows:

(2) Buildings or structures that are, or hereafter shall become, unsafe, unsanitary or deficient, facilities with inadequate means of egress, or which constitute a fire or windstorm hazard, or are otherwise dangerous to human life or public welfare by reason of illegal or improper use, occupancy or maintenance, or which have been substantially damaged by the elements, acts of God, fire, explosion or otherwise, shall be deemed unsafe structures and a permit shall be obtained to demolish te or wherspecifically allowed by this section, to bring the building into compliance with the applicable codes as provided herein. (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein. (4) Buildings which meet the physical criteria of unsafe structures set forth in this section, and are ordered to be repaired by th



Low Income Targeting:

D. Low Income targeting

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income:

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The County will appropriate or otherwise make available \$23,715,595 (38%) of NSP funds to meet the low income housing requirement for those individuals and families at or below 50% of AMI, exceeding the statutory requirement of 25% of the County's NSP allocation. These funds will be used under acquisition and redevelopment of multi-family rental housing for individuals with incomes at or below 50% of AMI. It is anticipated that a total of 256 housing units will be available for the direct benefit of individuals or families at or below 50% of AMI.

Acquisition and Relocation:

E. Acquisitions & Relocation

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., 80% of area median income).

If so, include:

- The number of low- and moderate-income dwelling units-i.e., 80% of area median income-reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., 120% of area median income-reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

It is estimated that as many as 485 low- and moderate-income dwelling units may be deemed blighted and demolished. Other units are also planned for demolition. It is anticipated that some of these units will be redeveloped for use as dwellings and made available for purchase and rental. The parcels may also be used for enhancing the County's neighborhood stabilization efforts and if possible, the County may convert the parcels into green spaces and where contiguous parcels allow, re-use as public facilities such as government service centers, parks and/or recreation centers. The County does not anticipate any relocation being required. Over 400 units are planned to be built back for low- and moderate-income renters and buyers with as many as 116 set-aside for those at 50% or below the area median income.

Public Comment:

F. Public Comment

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response:

The comment period was from April 22, 2010 to May 7, 2010. A summary of the written public comments is provided and copies of those written comments are also provided in this section.

Amendment to the Substantial Amendment
Neighborhood Stabilization Program (NSP)
Miami-Dade County, FL
Public Comment Summary

Jordani Pluviose Submitted via letter dated May 6, 2010
First Time Homebuyer

Mr. Pluviose suggested that housing staff be more knowledgeable on the program. Furthermore, he recommended to include short sales; more money should be allocated to rehabilitation for single family homes; buyers should be allowed to purchase if the seller is willing to make repairs; and the County should purchase and rehabilitate homes to sell to buyers.

Terry A. Coble Submitted via letter dated May 7, 2010
Miami Coalition of the Homeless, Inc.

Ms. Coble expressed the Homeless Coalition's strong support for the amendment. Additionally, the Coalition recommends that the department allocate funds that are specific for households that are 30 percent area median income and below.



Albert Milo Submitted via Email on May 7, 2010

RUDG, LLC

Mr. Milo stated his appeal to the decisions regarding the NSP multi-family commitments; believes the County violated the currently approved Plan; agreed to the reclassification of funding.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-08-0001	Financing Mechanisms	NSP-A-0001	Spot Loans
		NSP-A-0002	Second Mortgages
NSP-08-0002	Acquisition and Rehabilitation	NSP-B-0001	Acquisition and Rehab of Single Family Homes
		NSP-B-0002	Acquisition and Rehab of Multi-family for Rental
		NSP-B-0002SA	Acquisition and Rehab of Multi-family housing
		NSP-B-0003	Acquisition and Rehab of Multi-family Rental Units
		NSP-B-0003SA	Acquisition and Rehab of Multi-family housing
		NSP-B-0004	Acquisition and Rehab of Multi-family Rental
		NSP-B-0004SA	
		NSP-B-0005	Acquisition and Rehab of Multi-family Rental Units
		NSP-B-0005SA	
		NSP-B-0006	Acquisition and Rehab of multi-family rental units
NSP-B-0006SA	Acquisition and Rehab of Multi-family Rental Units		
NSP-B-0007	Acquisition Rehab Multi-Family Rental		
NSP-08-0003	Demolition	NSP-D-0001	Demolition of Blighted Structures
NSP-08-0004	Redevelopment of Vacant Land	NSP-E-0001	Multi-family HOPE VI new rental units
		NSP-E-0002	
NSP-08-0005	Redevelopment of Vacant Land	NSP-E1-0001	Multi-family Expanded H6 Area new rental
		NSP-E1-0002	
NSP-08-0006	Administration	NSP-Z-0001	Administration and Planning



Activities

Project # / NSP-08-0001 / Financing Mechanisms

Grantee Activity Number: NSP-A-0001
Activity Title: Spot Loans

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 NSP-08-0001

Projected Start Date:
 06/01/2009

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

Activity Status:
 Under Way

Project Title:
 Financing Mechanisms

Projected End Date:
 11/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 784,854.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 784,854.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of Housing and Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of Housing and Community Development	Local Government	\$ 0.00
Office of Community and Economic Development	Unknown	\$ 784,854.00

Location Description:

Throughout Miami-Dade County in the designated Priority Areas.

Activity Description:

Spot Loans that are second mortgages to assist the homebuyer with the purchase of a foreclosed upon home.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NSP-A-0002
Activity Title: Second Mortgages

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 NSP-08-0001

Projected Start Date:
 06/01/2009

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

Activity Status:
 Under Way

Project Title:
 Financing Mechanisms

Projected End Date:
 11/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,146.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,146.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments

of Housing Units

Total

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Office of Community and Economic Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Office of Community and Economic Development

Organization Type	Proposed Budget
Unknown	\$ 5,146.00

Location Description:



Throughout Miami-Dade County in the designated priority areas.

Activity Description:

Second mortgages for the homes that are acquired and rehabbed by the County for re-sale to eligible buyers.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP-08-0002 / Acquisition and Rehabilitation

Grantee Activity Number: NSP-B-0001
Activity Title: Acquisition and Rehab of Single Family Homes

Activity Type: Acquisition - general	Activity Status: Under Way
Project Number: NSP-08-0002	Project Title: Acquisition and Rehabilitation
Projected Start Date: 06/01/2009	Projected End Date: 11/30/2011
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 11,478,777.15
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	Most Impacted and Distressed Budget: \$ 0.00
	Other Funds: \$ 0.00
	Total Funds: \$ 11,478,777.15

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries **Total** **Low** **Mod** **Low/Mod%**



# Owner Households	43	10	23.26
# of Households	43	10	23.26
# of Permanent Jobs Created			0.0

Proposed Accomplishments	Total
# of Singlefamily Units	43
# of Housing Units	43
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	43

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
General Services Administration	Unknown	\$ 11,478,777.15

Location Description:

Throughout Miami-Dade County in the designated priority areas.

Activity Description:

Acquisition of single family homes for re-sale.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP-B-0002
Activity Title: Acquisition and Rehab of Multi-family for Rental

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP-08-0002

Projected Start Date:
 07/22/2010

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

Activity Status:
 Under Way

Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,043,008.45

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,043,008.45

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	222		222	100.00
Proposed Accomplishments	Total			
# of Housing Units	222			
# of Properties	1			

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
General Services Administration	Unknown	\$ 5,043,008.45



Location Description:

12801 NW 27 Avenue
12601 NW 27 Avenue
12501 NW 27 Avenue
12401 NW 27 Avenue

Activity Description:

Acquisition and rehabilitation of multi-family units for affordable rentals.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NSP-B-0002SA
Activity Title: Acquisition and Rehab of Multi-family housing

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP-08-0002

Projected Start Date:
 07/22/2010

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 11,856,287.13
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 11,856,287.13

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	78	78		100.00
# of Households	78	78		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	78
# of Housing Units	78
# ELI Households (0-30% AMI)	
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

12801 NW 27 Avenue
12601 NW 27 Avenue
12501 NW 27 Avenue
12401 NW 27 Avenue

Activity Description:

The acquisition and rehabilitation of multi-family housing for affordable rentals.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: NSP-B-0003
Activity Title: Acquisition and Rehab of Multi-family Rental Units

Activity Type:

Acquisition - general

Project Number:

NSP-08-0002

Projected Start Date:

07/01/2010

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,356,783.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,356,783.58

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
34		34	100.00
34		34	100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

34

of Housing Units

34

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization

General Services Administration

Organization Type

Unknown

Proposed Budget

\$ 2,356,783.58



Location Description:

815 West Lucy Street
Florida City, FL 33034

Activity Description:

Acquisition and reahabilitation of multi-family units for affordable rentals.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP-B-0003SA
Activity Title: Acquisition and Rehab of Multi-family housing

Activity Type: Acquisition - general	Activity Status: Under Way
Project Number: NSP-08-0002	Project Title: Acquisition and Rehabilitation
Projected Start Date: 07/01/2010	Projected End Date: 09/30/2012
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 5,289,450.42
National Objective: LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.	Most Impacted and Distressed Budget: \$ 0.00
	Other Funds: \$ 0.00
	Total Funds: \$ 5,289,450.42

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	88	88		100.00
# of Households	88	88		100.00

Proposed Accomplishments	Total
# of Multifamily Units	88
# of Housing Units	88
# of Properties	1

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
General Services Administration	Unknown	\$ 5,285,587.19

Location Description:

815 West Lucy Street
Florida City, FL 33034

Activity Description:

The acquisition and rehabilitation of multi-family housing for affordable rentals.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP-B-0004
Activity Title: Acquisition and Rehab of Multi-family Rental

Activity Type: Acquisition - general	Activity Status: Under Way
Project Number: NSP-08-0002	Project Title: Acquisition and Rehabilitation
Projected Start Date: 09/30/2010	Projected End Date: 12/31/2011
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 1,969,957.40
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	Most Impacted and Distressed Budget: \$ 0.00
	Other Funds: \$ 0.00
	Total Funds: \$ 1,969,957.40

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	17		17	100.00
# of Households	17		17	100.00

Proposed Accomplishments	Total
# of Multifamily Units	17
# of Housing Units	17
# of Properties	1

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
General Services Administration	Unknown	\$ 2,047,554.00

Location Description:

28701 SW 153rd Avenue
Miami, FL 33033

Activity Description:

The acquisition and rehabilitation of multi-family rental housing.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP-B-0004SA
Activity Title: Acquisition and Rehab of Multi-family Rental

Activity Type: Acquisition - general	Activity Status: Under Way
Project Number: NSP-08-0002	Project Title: Acquisition and Rehabilitation
Projected Start Date: 09/30/2010	Projected End Date: 12/31/2011
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 1,559,640.01
National Objective: LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.	Most Impacted and Distressed Budget: \$ 0.00
	Other Funds: \$ 0.00
	Total Funds: \$ 1,559,640.01

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	13	13		100.00
# of Households	13	13		100.00

Proposed Accomplishments	Total
# of Multifamily Units	13
# of Housing Units	13
# of Properties	1

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
General Services Administration	Unknown	\$ 1,544,646.00

Location Description:

28701 SW 153rd Avenue
Miami, FL 33033

Activity Description:

Acquisition and Rehabilitation of multi-family rental housing.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP-B-0005
Activity Title: Acquisition and Rehab of Multi-family Rental Units

Activity Type:
 Acquisition - general

Project Number:
 NSP-08-0002

Projected Start Date:
 09/30/2010

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 10/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,363,827.11
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,363,827.11

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	24		24	100.00
# of Households	24		24	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	24
# of Housing Units	24
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
General Services Administration	Unknown	\$ 1,260,333.50



Location Description:

2491 NW 135th Street
Opa-locka, FL 33167

Activity Description:

Acquisition and Rehabilitation of a multi-family rental property.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP-B-0005SA
Activity Title: Acquisition and Rehab of Multi-family Rental Units

Activity Type:
 Acquisition - general

Project Number:
 NSP-08-0002

Projected Start Date:
 09/30/2010

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 10/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,260,333.50
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,260,333.50

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	24	24		100.00
# of Households	24	24		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	24
# of Housing Units	24
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
General Services Administration	Unknown	\$ 1,260,333.50

Location Description:

2491 NW 135th Street
Opa-locka, FL 33167

Activity Description:

Acquisition and Rehabilitation of multi-family rental housing.

Environmental Assessment:

Environmental None



Grantee Activity Number: NSP-B-0006
Activity Title: Acquisition and Rehab of multi-family rental units

Activity Type:
 Acquisition - general

Project Number:
 NSP-08-0002

Projected Start Date:
 09/30/2010

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 10/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,164,347.81
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,164,347.81

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	28		28	100.00
# of Households	28		28	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	28
# of Housing Units	28
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
General Services Administration	Unknown	\$ 1,119,541.00



Location Description:

2020 NE 169th Street
North Miami, FL 33162

Activity Description:

Acquisition and Rehabilitation of multi-family rental housing.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NSP-B-0006SA
Activity Title: Acquisition and Rehab of Multi-family Rental Units

Activity Type:
 Acquisition - general

Project Number:
 NSP-08-0002

Projected Start Date:
 09/30/2010

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 10/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,883,771.45
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,883,771.45

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	28	28		100.00
# of Households	28	28		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	28
# of Housing Units	28
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
General Services Administration	Unknown	\$ 1,119,541.00



Location Description:

2020 NE 169th Street
North Miami Beach, FL 33162

Activity Description:

Acquisition and Rehabilitation of multi-family rental housing.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP-B-0007
Activity Title: Acquisition Rehab Multi-Family Rental

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP-08-0002

Projected Start Date:
 05/01/2012

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

Activity Status:
 Under Way

Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,050,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,050,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	100	30	70	100.00
# of Households	100	30	70	100.00

Proposed Accomplishments	Total
# of Multifamily Units	100
# of Housing Units	100

Activity is being carried out by
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 General Services Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
General Services Administration	Unknown	\$ 1,050,000.00

Location Description:

2740 NW 43rd Terrace
Miami, Florida

Activity Description:

Acquisition and rehabilitation of multi-family rental housing in the Brownsville area of Miami-Dade County.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP-08-0003 / Demolition

Grantee Activity Number: NSP-D-0001
Activity Title: Demolition of Blighted Structures

Activity Type:
Clearance and Demolition

Project Number:
NSP-08-0003

Projected Start Date:
06/01/2009

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

Benefit Report Type:
Area Benefit (Census)

Activity Status:
Under Way

Project Title:
Demolition

Projected End Date:
02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 646,113.99

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 646,113.99



Proposed Accomplishments	Total
# of Singlefamily Units	13
# of Multifamily Units	99
# of Housing Units	112
# of Properties	28

LMI%:	
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Activity is being carried out by No **Activity is being carried out through:**

Organization carrying out Activity:
Office of Community and Economic Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Office of Community and Economic Development	Unknown	\$ 646,113.99

Location Description:
Throughout Miami-Dade County in the designated priority areas.

Activity Description:
Demolition of blighted structures.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP-08-0004 / Redevelopment of Vacant Land HOPE VI

Grantee Activity Number: NSP-E-0001
Activity Title: Multi-family HOPE VI new rental units

Activity Type:
Construction of new housing

Project Number:
NSP-08-0004

Projected Start Date:

Activity Status:
Under Way

Project Title:
Redevelopment of Vacant Land HOPE VI

Projected End Date:



03/23/2009

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

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

	Total	Low	Mod	Low/Mod%
# Renter Households	236	59	177	100.00
# of Households	236	59	177	100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

236

236

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Miami-Dade Public Housing Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Miami-Dade Public Housing Agency

Organization Type

Unknown

Proposed Budget

\$ 2,150,000.00

Location Description:

HOPE VI site at the former Scott/Carver public housing site in the Liberty City/Model City area.

Activity Description:

Redevelopment activity that includes the construction of the public infrastructure for the HOPE VI project. These are the 59 set-aside units for families at 50% AMI and below.

Environmental Assessment:

UNDERWAY



Environmental

None



Grantee Activity Number: NSP-E-0002
Activity Title: Multi-family HOPE VI new rental units

Activity Type:
 Construction of new housing

Project Number:
 NSP-08-0004

Projected Start Date:
 03/23/2009

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

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	177		177	100.00
# of Households	177		177	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	177
# of Housing Units	177

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Miami-Dade Public Housing Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Miami-Dade Public Housing Agency	Unknown	\$ 6,450,000.00



Location Description:

HOPE VI site at the former Scott/Carver public housing site in the Liberty City/Model City area.

Activity Description:

Redevelopment activity that includes the construction of public infrastructure for the HOPE VI project for the development and new construction of affordable housing.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP-08-0005 / Redevelopment of Vacant Land Expanded H6

Grantee Activity Number: NSP-E1-0001
Activity Title: Multi-family Expanded H6 Area new rental

Activity Type:
Construction of new housing

Project Number:
NSP-08-0005

Projected Start Date:
07/01/2009

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

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way
Project Title:
Redevelopment of Vacant Land Expanded
Projected End Date:
02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,500,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 2,500,000.00



Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	15	15		100.00
# of Households	15	15		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	15
# of Housing Units	15

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Office of Community and Economic Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Office of Community and Economic Development

Organization Type

Unknown

Proposed Budget

\$ 2,500,000.00

Location Description:

Northwest 62nd Street and 23rd Avenue.

Activity Description:

Redevelopment of vacant land for multi-family rentals.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NSP-E1-0002
Activity Title: Multi-family Expanded H6 Area new rental

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 NSP-08-0005

Project Title:
 Redevelopment of Vacant Land Expanded

Projected Start Date:
 07/01/2009

Projected End Date:
 02/28/2013

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 2,500,000.00

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 2,500,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	15		15	100.00
# of Households	15		15	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	15
# of Housing Units	15

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Office of Community and Economic Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Office of Community and Economic Development	Unknown	\$ 2,500,000.00



Location Description:

Northwest 62nd Street and 23rd Avenue.

Activity Description:

Redevelopment of vacant land for multi-family rentals.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP-08-0006 / Administration

Grantee Activity Number: NSP-Z-0001
Activity Title: Administration and Planning

Activity Type:

Administration

Project Number:

NSP-08-0006

Projected Start Date:

09/29/2008

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/09/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,893,416.80

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,893,416.80



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Office of Community and Economic Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Office of Community and Economic Development

Organization Type

Unknown

Proposed Budget

\$ 4,893,416.80

Location Description:

Miami-Dade County.

Activity Description:

Administration and Planning.

Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:

Reviewer - Action plan submitted by error by grantee.

Reviewer - Action plan was approved- Entries for housing units were made as required. County was instructed to resubmit QPR- L Bustamante 2.4.2011

Reviewer - As indicated by the County, no changes were made to the Action Plan since the last approval- The approval of the action plan is due to a data issue with the QPR submittal. L. Bustamante 3.21.2011.

Reviewer - The County indicated again that no changes were made to the Action Plan since the last approval- The approval of the action plan is due to a data issue with the QPR submittal. L. Bustamante 10.27.2011.



Reviewer - As per Grantee email dated 01-30-2012: The Financing Mechanism Project was reduced from \$9,790,000 to \$790,000, the Demolition Project was reduced from \$1,000,000 to \$600,000. The Program Income estimated was increased from \$1.025 million to over \$2 million. FO noticed that two activities have increased from last action plan. Grantee explained that was due to program income estimations:
 Activity NSP-B-0005: Multi Family Rentals project Opa Lakes Apartments, increased from \$1,300,659.62 to \$1,363,827.11.
 Activity NSP-E-0001: Multi Family New Rentals Hope VI Project Scott Carver Public Housing Liberty City increased from \$2,150,000.00 to \$2,587,648.95.
 Action Plan was reviewed and approved by FO. MMM 01-30-12.

Action Plan History

Version	Date
B-08-UN-12-0004 AP#1	09/14/2010
B-08-UN-12-0004 AP#2	10/27/2011
B-08-UN-12-0004 AP#3	01/30/2012
B-08-UN-12-0004 AP#4	10/11/2012
B-08-UN-12-0004 AP#5	03/23/2013
B-08-UN-12-0004 AP#6	07/29/2013
B-08-UN-12-0004 AP#7	10/29/2013
B-08-UN-12-0004 AP#8	01/30/2014
B-08-UN-12-0004 AP#9	04/29/2014
B-08-UN-12-0004 AP#10	01/30/2015
B-08-UN-12-0004 AP#11	05/03/2016
B-08-UN-12-0004 AP#12	03/05/2019
B-08-UN-12-0004 AP#13	03/26/2020

