

Action Plan

Grantee: Hialeah, FL

Grant: B-08-MN-12-0009

LOCCS Authorized Amount:	\$ 5,385,046.00
Grant Award Amount:	\$ 5,385,046.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 5,385,046.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

N/A to NSP

Distribution and and Uses of Funds:

Area of Greatest Need: The City of Hialeah has analyzed tremendous amounts of data related to defining the areas of greatest need within the City. The information included the number of foreclosures, the number of sub-prime loans, the future risk potential of foreclosures and other related housing trends by census tract. Attached are various maps and charts reflecting the data and justifying the City's position to utilize NSP funds for the construction of affordable rental housing, a majority of which will benefit those individuals and families at or below 50% of median income. This information clearly shows that there is no one specific area of the City, given the above criteria, that is any different than the other. The average foreclosure rate, City-wide, is 10%. The average percentage of conventional mortgage loans by sub-prime lenders is in excess of 40%, City-wide. However, when reviewing the future risk potential of foreclosures, there are several indicators that show lower income areas of the City as well as neighborhoods experiencing higher unemployment rates and lack of affordable rental housing, would be at greater risk. Given these facts, one neighborhood in particular (Census Tract 16.01) is a geographic area that needs to be addressed. The critical affordable rental housing shortages created by the foreclosure crisis and related economic down turn, has placed this neighborhood at risk of further deterioration and decline. This activity will help stabilize the neighborhood by providing much needed affordable rental housing, especially for those who have been displaced due to the foreclosure crisis. The proposed site is in an area that exceeds 65% low-mod-income, an unemployment rate in excess of 7.4%, and a foreclosure rate of approximately 11%. It is also located in a census tract that has one of the highest concentrations of residential properties in the City. Therefore, given all the above information, as well as careful review of the federal regulations governing this program, the City of Hialeah intends to redevelop/construct 33 affordable rental units on City-owned vacant property located at West 5 Street and 2 Avenue, Hialeah, Florida, in Census Tract 16.01, an area meeting the US HUD definition of greatest need.

The City of Hialeah purchased a foreclosed/abandoned property. The property was acquired and demolished for erecting a 9-one bedroom, one-bath units of affordable rental housing and will be occupied by very-low income families and individuals whose income do not exceed 50% of area median income. The other property acquisition and rehabilitation of foreclosed property was for a single family home located at 720 NE 6th Street, Hialeah, FL 33010.

Definitions and Descriptions:



Low Income Targeting:

Acquisition and Relocation:

Public Comment:

33 Units (526 W. 1st Ave. Hialeah): 100-Year Floodplain early notice publication date June 11, 2009 in the Miami Herald and elNuevo Herald. Floodplain final notice and notice of explanation, FONSI and RROF publication date June 26, 2009 in the Miami Herald and elNuevo Herald. No public comments received

9 Units (45 W. 6th St. Hialeah): 100-year Floodplain early notice publication date October 3, 2010 in the Miami Herald and elNuevo Herald. Floodplain final notice and notice of explanation publication date October 17, 2010 in the Miami Herald and elNuevo Herald. FONSI and RROF publication date October 28, 2010 in the Miami Herald and elNuevo Herald.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ADMIN	Administration	NSPADMIN	ADMINISTRATION
NSP-1	Redevelopment of vacant property	NSP1	Construction of Multifamily Rental Housing
NSP2	Acquisition / Rehab	NSP2	Acquisition /Rehab
		NSP3	Acquisition/Rehab Single Family



Activities

Project # / Title: ADMIN / Administration

Grantee Activity Number: NSPADMIN
Activity Title: ADMINISTRATION

Activity Type:

Administration

Project Number:

ADMIN

Projected Start Date:

04/01/2009

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:

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,000.00

Other Funds: \$ 0.00

Total Funds: \$ 100,000.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hialeah1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Hialeah1

Organization Type

Unknown

Proposed Budget

\$ 100,000.00

Location Description:



Activity Description:

Administration

Project # / Title: NSP-1 / Redevelopment of vacant property

Grantee Activity Number: NSP1

Activity Title: Construction of Multifamily Rental Housing

Activity Type:

Construction of new housing

Project Number:

NSP-1

Projected Start Date:

09/01/2009

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:

Completed

Project Title:

Redevelopment of vacant property

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,386,546.68

Other Funds: \$ 0.00

Total Funds: \$ 3,386,546.68

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	33	33		100.00
# of Households	33	33		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	33
# of Housing Units	33
# of Elevated Structures	1
#Low flow toilets	33

Activity is being carried out by Grantee:

No

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

City of Hialeah1

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

City of Hialeah1

Organization Type

Unknown

Proposed Budget

\$ 3,386,546.68

Location Description:

525+West+1st+Avenue,+Hialeah,+FL.,+33010

Activity Description:

Construction+of+Affordable+Multi-family+Rental+Housing+in+an+area+of+greatest+need+as+furthest+defined+in+the+"Recovery+Needs"+Section. This+was+new+construction+on+vacant+property.

Project # / Title: NSP2 / Acquisition / Rehab**Grantee Activity Number:**

NSP2

Activity Title:

Acquisition /Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP2

Project Title:

Acquisition / Rehab

Projected Start Date:

09/14/2009

Projected End Date:

10/01/2011

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

National Objective:

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

Total Budget: \$ 1,748,499.32**Other Funds:** \$ 0.00

Environmental Assessment:
COMPLETED

Total Funds: \$ 1,748,499.32

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	9	9		100.00
# of Households	9	9		100.00

Proposed Accomplishments	Total
# of Multifamily Units	9
# of Housing Units	9
# of Elevated Structures	1
# ELI Households (0-30% AMI)	
#Low flow toilets	9
# of Properties	1

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
City of Hialeah1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Hialeah1	Unknown	\$ 1,748,499.32

Location Description:
Area of greatest need

Activity Description:
Aquisition/rehab

Grantee Activity Number:	NSP3
Activity Title:	Acquisition/Rehab Single Family

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2

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:

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition / Rehab

Projected End Date:

06/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 150,000.00

Other Funds: \$ 0.00

Total Funds: \$ 150,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Low flow toilets	1
#Refrigerators replaced	1
#Replaced hot water heaters	1
#Efficient AC added/replaced	1
#Additional Attic/Roof Insulation	1
# of Properties	1



Activity is being carried out by Grantee:

No

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

City of Hialeah1

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

City of Hialeah1

Organization Type

Unknown

Proposed Budget

\$ 150,000.00

Location Description:

Area of greatest need (720 NE 6 Street)

Activity Description:

Acquisition/Rehabilitation of single family home

Action Plan Comments:

Reviewer - Plan rejected for editing purposes.

Reviewer - Plan rejected for modifications due to amendment to the plan. Need to add new activity that reflects the 25% requirement.

Reviewer - City amended plan due to the twenty five percent requirement of benefitting families at or below 50% AMI was allocated towards a city owned property which is not eligible. City readvertised the plan to include an additional activity which is in compliance with the 25% requirement in areas of greatest needs. City did mention however, that they may consider going out of the current areas of greatest needs and if so they will request approval from HUD along with amending the plan. NEC.

Reviewer - Grantee will be creating a new activity under acquisition and rehab for one Single-Family.(EF)

Reviewer - The City of Hialeah created a new activity for single family home under acquisition and rehabilitation project. The allocated amount is \$150,000 and was obligated by the September 4, 2010 deadline. (EF)

Reviewer - Grantee made modification erroneously rejecting in order for them to submit QPR. NEC 10/30/2012.

Reviewer - Grantee made modification erroneously, rejected plan but still unable to submit QPR therefore, approving plan in order to allow grantee to submit QPR. Grantee will contact specialist with any changes that may have been made. NEC 10/30/2012.

Reviewer - The City of Hialeah has completed the MF-33 unit Rental Housing. The City had additional money left over in the activity budget \$549,000.00 and has submitted an Amendment to transfer those funds to their Acquisition and Rehab Project. Documentation of public posting is sited on the City website. DM 02/13/2013

- Reviewer - Grantee updated action plan as a result of F/O request that the City must submit quarterly reports until NSP is closed. Action Plan being approved in order for the City to submit its QPR timely. NEC 4/20/2016
- Reviewer - Grantee inadvertently submitted Action Plan in DRGR. No changes were made to the Action Plan. Grantee can now submit QPR in a timely basis.

Action Plan History

Version	Date
B-08-MN-12-0009 AP#1	10/27/2016
B-08-MN-12-0009 AP#2	04/20/2016
B-08-MN-12-0009 AP#3	02/13/2013
B-08-MN-12-0009 AP#4	10/30/2012
B-08-MN-12-0009 AP#5	02/11/2011

