

Action Plan

Grantee: Miami, FL

Grant: B-08-MN-12-0016

LOCCS Authorized Amount:	\$ 12,063,702.00
Grant Award Amount:	\$ 12,063,702.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 934,374.22
Total Budget:	\$ 12,998,076.22

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

Narratives

Areas of Greatest Need:

The Neighborhood Stabilization Program (NSP) was created to provide emergency assistance to state and local governments to acquire and redevelop foreclosed upon properties that might otherwise become sources of abandonment and blight within our communities. The NSP provided a grant to the City of Miami (City) to purchase foreclosed upon or abandoned homes and to rehabilitate, redevelop and resell, these properties in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. This program is authorized under Title III of the Housing and Economic Recovery Act (HERA) of 2008. The City was awarded \$12,063,702 in Community Development Block Grant-like (CDBG) dollars to implement this new program.

Distribution and and Uses of Funds:

The following illustrates the distribution of funds by activity, subsequent to the City of Miami's City Commission approving the following changes as of 7/22/2010: Strategy A: Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties. 1. Equity sharing program and Down payment assistance program - \$0 (\$750,000 moved to Strategy E). 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 - \$5,200,000 (\$300,000 moved to Strategy E). Strategy C: Establish land banks for properties that have been foreclosed upon - \$800,000 (\$51,000 moved to Strategy E). Strategy D: Demolish blighted structures or uneconomically feasible rehabs owned by the City - \$700,000 (No Change) Strategy E: Redevelopment of demolished or vacant properties - \$4,157,332 (Added \$1,101,000 from Strategies A, B, and C). F. Administration: \$1,206,370 (No change).

Definitions and Descriptions:

The City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3 was amended on 7/22/2010 to comply with the new HUD definitions of abandoned, foreclosed and vacant. Areas of Greatest need are also defined in that document. The City also changed its definition of properties eligible for demolition to include blighted properties, as well as economically unsound rehab NSP acquired properties. For the City acquired properties under Strategy C, the City may at its sole discretion, demolish a structure if the City determines that the rehabilitation cost exceeds 50 percent of the "as is" appraised value of the property.

Low Income Targeting:

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 is approximately \$ 5,034,557. This amount equals to about 41.7 percent of the total NSP



allocation for the City of Miami. Thus, the City will be meeting the statutory requirement by allocating over 25 percent of NSP funding toward housing individuals and families whose income do not exceed 50 percent of area median income.

Acquisition and Relocation:

The City has acquired 9 single-family, foreclosed properties. The City has assisted in the financing of 7 multi-family, foreclosed, abandoned, or vacant properties in the City's Areas of Greatest Need.

Public Comment:

No new comments on the 7/22/10 of the City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3 were received.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
COM-NSP-A	Financial Assistance	<i>No activities in this project</i>	
COM-NSP-B	Residential Acquisition/ Acquisition	COM-NSP-B1-01	Comprehensive Outreach Programs, Inc.
		COM-NSP-B1-02	Camacho
		COM-NSP-B1-03	St. John Village
		COM-NSP-B1-04	M&M Maison I Apartments
		COM-NSP-B2	SF Purchase & Rehab LMMI - (not new construction)
		COM-NSP-B4	Rehab of Land banked properties
COM-NSP-C	Land Banking	COM-NSP-C1	Land Banking
COM-NSP-D	Clearance and Demolition	COM-NSP-D1	Demolition
COM-NSP-E	Residential Redevelopment	COM-NSP-E2-01	Vista Mar Apartments
		COM-NSP-E2-02	Notre Dame
		COM-NSP-E2-03	SF Residential Redevelopment - LMMI
		COM-NSP-E2-04	Single-family new construction on City-owned lots
		COM-NSP-E2-05	Redevelopment of Land banked properties
		COM-NSP-E2-06	Parkview Apartments
COM-NSP-F	Planning and Administration	COM-NSP-F1	Planning and Administration



Activities

Project # / Title: COM-NSP-B / Residential Acquisition/ Acquisition and

Grantee Activity Number: COM-NSP-B1-01
Activity Title: Comprehensive Outreach Programs, Inc.

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

COM-NSP-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.

Activity Status:

Under Way

Project Title:

Residential Acquisition/ Acquisition and

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,895,893.02

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,895,893.02

Benefit Report Type:

Direct (Households)

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
# 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 Budget

\$ 1,895,893.02

Location Description:

721 and 741 N.W. 56 Street Miami, Florida

This is one project with 2 separate addresses and folio numbers.

Activity Description:

25% Low-income set aside for a multi-family development consisting of 2 buildings, with 32 apartments, consisting of 1 bedroom/1 bath configurations, for acquisition and rehabilitation of these foreclosed properties. Tenants served will have income at or below 50 percent of the area median income, adjusted for family size.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: COM-NSP-B1-02
Activity Title: Camacho

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

COM-NSP-B

Projected Start Date:

08/01/2010

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.

Activity Status:

Under Way

Project Title:

Residential Acquisition/ Acquisition and

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 960,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 960,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

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

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

24

24

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

RUDG-MBCDC I, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

RUDG-MBCDC I, LLC

Organization Type

Unknown

Proposed Budget

\$ 960,000.00



Location Description:

124 & 134 SW 8th Avenue, Miami. Florida

Activity Description:

24 units of low-income housing, for tenants earning 50 percent or less of the area's median income. The type of units will be 12-1 bedroom/1 1/2baths and 12 1 bedroom/2 baths. This joint venture will ultimately be owned and run by Miami Beach Community Development Corporation, a non-profit. This was a foreclosed, half-build condominium, which will be converted to a rental development.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: COM-NSP-B1-03
Activity Title: St. John Village

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

COM-NSP-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.

Activity Status:

Under Way

Project Title:

Residential Acquisition/ Acquisition and

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,040,303.45

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,040,303.45

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	18	18		100.00
# of Households	18	18		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

18

18

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. John Village 1410, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

St. John Village 1410, LLC

Organization Type

Unknown

Proposed Budget

\$ 1,050,140.00



Location Description:

1410 N.W. 1st Avenue Miami, Florida

Activity Description:

18 units of housing for low-income families, making 50 percent or less of the area median income, adjusted for family size. All units are 1 bedroom/1 bath.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: COM-NSP-B1-04
Activity Title: M&M Maison I Apartments

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

COM-NSP-B

Projected Start Date:

08/25/2010

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.

Activity Status:

Completed

Project Title:

Residential Acquisition/ Acquisition and

Projected End Date:

07/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,200,000.01

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,200,000.01

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	30	30		100.00
# of Households	30	30		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

30

30

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

1521 LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

1521 LLC

Organization Type

Unknown

Proposed Budget

\$ 1,210,140.00



Location Description:

1521 N.W. 61 Street, Miami, Florida 33142

Activity Description:

The Urban league of Greater Miami, Inc. will be buying this foreclosed property. This is a townhouse project, which is being acquired, rehabbed, and turned back into a rental apartment complex for low-income families, making 50 percent or less of the area median income. The 30 units are comprised of 24- 2 bedroom/1 1/2 baths, and 6 units of 1-bedroom/1 bath configurations.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: COM-NSP-B2
Activity Title: SF Purchase & Rehab LMMI - (not new construction)

Activity Type:
 Construction of new housing

Project Number:
 COM-NSP-B

Projected Start Date:
 02/01/2009

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:
 Residential Acquisition/ Acquisition and

Projected End Date:
 01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 50,404.26
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 50,404.26

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
#Units with bus/rail access	1
#Low flow toilets	2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Prodesa Development LLC/Burgos Lanza & Associates, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Prodesa Development LLC/Burgos Lanza & Associates, Inc.	Unknown	\$ 50,404.26

Funding Source Name**Matching Funds****Funding Amount**

Neighborhood Stabilization Program

No

\$ 0.00

Location Description:

3634 NW. 13 Street, Miami, Florida 33126

Activity Description:

Purchase and Rehabilitation Program of Single Family Units. This program allows for a City vetted Developer to purchase or provide assistance fully or in part for the purchase of abandoned and/or foreclosed upon single-family structures and rehabilitate them, if necessary, to meet the requirements of the South Florida Building Code, and to sell them fully rehabilitated to a pre-qualified family. One individual has been approved by the City for this activity. The developer will receive a \$50,000 construction loan, to acquire and rehabilitate the pre-selected home, which when rehabbed, will be resold to a pre-qualified buyer. The \$50,000 will stay in the property, to be used as a buy-down for the new homebuyer.

Environmental Assessment: COMPLETED**Environmental Reviews:** None

Grantee Activity Number: COM-NSP-B4
Activity Title: Rehab of Land banked properties

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

COM-NSP-B

Projected Start Date:

09/15/2010

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:

Residential Acquisition/ Acquisition and

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 76,506.24

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 76,506.24

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
#Units with bus/rail access	1
#Low flow showerheads	2
#Low flow toilets	2
#Clothes washers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	4
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	
#Energy Star Replacement Windows	6
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor, Miami, FL 33130 Contact Information: Alfredo Duran, Deputy Director Phone #: 305-416-2080; email: aduran@miamigov.com

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor,	Local Government	\$ 76,506.24

Location Description:

2525 NW 34 ST - This foreclosed home is in need of rehabilitation to make it livable. This home is in a residential neighborhood, where most of the other houses are in good condition, and this rehab will improve the neighborhood.

Activity Description:

Rehabilitation to provide rental opportunities for income qualified families. Green features, including xerioscape landscaping, will be installed and will reduce carrying costs. These houses will be brought up to the South Florida building code.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: COM-NSP-C / Land Banking

Grantee Activity Number: COM-NSP-C1
Activity Title: Land Banking

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

COM-NSP-C

Projected Start Date:

12/15/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 798,123.35**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:** \$ 798,123.35**Benefit Report Type:**

Area Benefit (Census)

Proposed Accomplishments

	Total
# of Singlefamily Units	12
# of Housing Units	12
# of Properties	12

LMI%:	
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Activity is being carried out by Grantee:

No

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

City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor, Miami, FL 33130
 Contact Information: Alfredo Duran, Deputy Director
 Phone #: 305-416-2080; email: aduran@miamigov.com

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor,	Local Government	\$ 798,123.35

Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program	No	\$ 0.00

Location Description:

Areas of Greatest Needs within City limits as determined by the City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3*** Eligible Use "C" ***
 3235 NW 10 AVE; 2525 NW 34 ST; 4911 NW 6 AVE; 1126 NW 27 ST; 2336 NW 3 ST; 3371 WILLIAMS AVE; 51 NW 46 ST; 2525 NW 34 ST; 1924 NW 26 ST; 800 NW 58 ST; 5313 NE 1 AVE; 1924 NW 26

Activity Description:

The city will purchase properties that have been foreclosed upon and will provide the proper maintenance to such property/ land in an effort to protect the surrounding property values from devaluating. Properties could be sold/demolished/or rehabbed-sold.Land Banking

Environmental Assessment: COMPLETED**Environmental Reviews:** None

Project # / Title: COM-NSP-D / Clearance and Demolition

Grantee Activity Number: COM-NSP-D1
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

COM-NSP-D

Projected Start Date:

12/28/2009

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:

Clearance and Demolition

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 699,999.60

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 699,999.60

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Singlefamily Units

Total

22

of Multifamily Units

2

of Housing Units

24

of Properties

24

LMI%:



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor, Miami, FL 33130 Contact Information: Alfredo Duran, Deputy Director Phone #: 305-416-2080; email: aduran@miamigov.com

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor,	Local Government	\$ 700,000.00

Location Description:

Areas of Greatest Needs within City limits as determined by the City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3

Activity Description:

Demolition of unsafe structures-blights to the neighborhood or land banked homes, which the rehab costs more than 50% of the "as is" appraised value.

*** Estimated funding of \$700,000 ***

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: COM-NSP-E / Residential Redevelopment

Grantee Activity Number: COM-NSP-E2-01
Activity Title: Vista Mar Apartments

Activity Type:

Construction of new housing

Project Number:

COM-NSP-E

Projected Start Date:

05/31/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Activity Status:

Completed

Project Title:

Residential Redevelopment

Projected End Date:

05/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Not Blocked

National Objective:

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

Total Budget: \$ 697,718.03

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 697,718.03

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	110			0.00
# of Households	110			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	110
# of Housing Units	110
#Low flow showerheads	110
#Low flow toilets	110

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Vista Mar Apartments, Ltd.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Vista Mar Apartments, Ltd.	Unknown	\$ 733,333.00

Location Description:

501 NW 36 Street, Miami, Florida

Activity Description:

110 units in a Low-income tax-credit housing, comprised of 11-1 bedroom/1bath units, 64-2 bedroom/2bath units, and 35-3bedroom/2bath units.

Environmental Assessment: COMPLETED

Environmental Reviews: None





Grantee Activity Number: COM-NSP-E2-02
Activity Title: Notre Dame

Activity Type:

Construction of new housing

Project Number:

COM-NSP-E

Projected Start Date:

05/31/2010

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:

Completed

Project Title:

Residential Redevelopment

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 366,667.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 366,667.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	55			0.00
# of Households	55			0.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units \geq other green

#Low flow showerheads

#Low flow toilets

Total

55

55

55

55

55

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Notre Dame Apartments, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Notre Dame Apartments, LLC

Organization Type

Unknown

Proposed Budget

\$ 366,667.00



Location Description:

5725 N.W. 2nd Avenue, Miami, Florida

Activity Description:

Notre Dame is a 64 housing unit, multi-family, rental, Low-income tax credit development. The City's NSP funding will fund 55 of the units, which will be 21-1 bedroom/1bath units, and 34 - 2bedroom/2bath units.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: COM-NSP-E2-03
Activity Title: SF Residential Redevelopment - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

COM-NSP-E

Projected Start Date:

01/31/2010

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:

Residential Redevelopment

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,350,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,350,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Multifamily Units	48
# of Housing Units	48
#Units \geq other green	48
#Sites re-used	48
#Low flow showerheads	48
#Low flow toilets	48
#Dishwashers replaced	48
#Refrigerators replaced	48
#Light fixtures (outdoors) replaced	48
#Light Fixtures (indoors) replaced	48
#Replaced hot water heaters	48
#Replaced thermostats	48
#Energy Star Replacement Windows	48
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

UDG II, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

UDG II, LLC

Organization Type

Unknown

Proposed Budget

\$ 1,350,000.00

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

Areas of Greatest Needs within City limits as determined by the Department of Community Development's substantial amendment #2008.2. The address for this property is 820 N.W. 7th Avenue, Miami, Florida

*** Eligible Use "E" ***

Activity Description:

This property, known as Atrium of Spring garden, was a vacant property. The 48 unit condominium, half-built has been vacant for the last 2 years due to the collapse of the condominium market. This property, when completed, will be a rental property, consisting of 44 - 1 bedroom/1 bath and 4 - 2 bedrooms/2 baths.

Environmental Assessment:

COMPLETED

Environmental Reviews:

None



Grantee Activity Number: COM-NSP-E2-04
Activity Title: Single-family new construction on City-owned lots

Activity Type:

Construction of new housing

Project Number:

COM-NSP-E

Projected Start Date:

08/01/2010

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

Activity Status:

Under Way

Project Title:

Residential Redevelopment

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,351,271.16

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,351,271.16

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	8		8	100.00
# of Households	8		8	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
#Units \geq other green	8
#Sites re-used	8
#Units with bus/rail access	8
#Low flow showerheads	16
#Low flow toilets	16



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor, Miami, FL 33130
Contact Information: Alfredo Duran, Deputy Director Phone #: 305-416-2080; email: aduran@miamigov.com

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor,	Local Government	\$ 1,351,271.16

Location Description:

These 8 City-owned lots are located in the Liberty City area and are within a 2/3 block radius. This area has been targeted to be redeveloped, and the City has put substantial resources into single-family home-ownership/new construction and NSP multi-family foreclosures for rentals.

Activity Description:

These 8 new single-family homes will be built in conjunction with funding from a Neighborhood Initiatives Grant overseen by the Liberty City Community Revitalization Trust. The homes will have green features, and will be larger to accommodate the larger family need in the market.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: COM-NSP-E2-05
Activity Title: Redevelopment of Land banked properties

Activity Type:

Construction of new housing

Project Number:

COM-NSP-E

Projected Start Date:

08/15/2010

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:

Residential Redevelopment

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 915,462.39

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 915,462.39

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7			0.00
# of Households	7			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
#Units & other green	7
#Sites re-used	7
#Low flow showerheads	7
#Low flow toilets	14

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor, Miami, FL 33130 Contact Information: Alfredo Duran, Deputy Director Phone #: 305-416-2080; email: aduran@miamigov.com

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

These properties will be in the areas of greatest need.

Activity Description:

The redevelopment of land banked properties, and one city owned property, with new single family homes, with green features.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: COM-NSP-E2-06
Activity Title: Parkview Apartments

Activity Type:

Construction of new housing

Project Number:

COM-NSP-E

Projected Start Date:

02/22/2013

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:

Residential Redevelopment

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 160,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 160,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
6	1	5	100.00
6	1	5	100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units exceeding Energy Star

Total

6

6

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

O.M. Corporation,

Proposed budgets for organizations carrying out Activity:

Responsible Organization

O.M. Corporation,

Organization Type

For Profit

Proposed Budget

\$ 160,000.00



Location Description:

1610-12 NW 18th Street

Activity Description:

Construction of 6 affordable rental housing units

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: COM-NSP-F / Planning and Administration

Grantee Activity Number: COM-NSP-F1
Activity Title: Planning and Administration

Activity Type:

Administration

Project Number:

COM-NSP-F

Projected Start Date:

02/01/2009

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,256,504.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,256,504.00



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor, Miami, FL 33130 Contact Information:
Alfredo Duran, Deputy Director Phone #: 305-416-2080; email: aduran@miamigov.com

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor,	Local Government	\$ 1,256,504.00
Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program	No	\$ 0.00

Location Description:

Activity Description:

Program Administration for the NSP Program

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

Reviewer - Submitted in error-

Reviewer - Rejected-Sent back to grantee for further in put information. EF

Reviewer - The city complied with all public participation requirements by placing a public notice on the Miami Herald on November 17,2009 to December 16,2009, advertising the availability of the substantial amendment and provided with a 30-day comment period. The plan was approved by city commission on December 17,2009.



- Reviewer - The City of Miami submitted a 2nd Substantial Amendment to the City Commission and was approved on Thursday, April 8, 2010. The City complied with all Public Participation requirements by placing an advertisement on the Miami Herald on Tuesday, March 9, 2010 to Wednesday, April 7, 2010. The proposed amendment will reflect a transfer of \$1,350,000 allocated funds from Strategy A: Financing Mechanism to Strategy E: Redevelopment of Demolished or Vacant Properties. Action Plan has been reviewed by HUD and Approved. April 28, 2010. (EF)
- Reviewer - As per grantee no changes were made to Action Plan submitted by error. FO reviewed and approved. (EF)
- Reviewer - As per grantee no changes were made to Action Plan submitted by error. FO reviewed and approved. (EF)
- Reviewer - As per grantee the City has committed the remaining funds to their budget under E2-04 (\$533,000) and E2-05 (\$1,174,332) in the Action Plan. FO reviewed and approved. (EF)
- Reviewer - As per grantee relocation of funds were made to the activities. One activity increased \$169,164.50 from \$533,000 to \$702,164.50 The other activity decreased the same amount of \$169,164.50 from \$1,174,332 to \$1,005,176.50 . Total amount: unchanged at \$1,707,332. These changes did not trigger a substantial amendment. (EF)
- Reviewer - Grantee revised activity to reflect corrections necessary as per HUD requirement to modify activities. All activities appear corrected. Grantee added activity COM-NSP-B3 SF land banked home occupant and COM-NSP-B3-01 land bank homeownership.(EF)
- Reviewer - As per grantee submitted by error. FO reviewed and approved. (EF)
- Reviewer - As per grantee submitted by error. FO reviewed and approved. (EF)
- Reviewer - As per grantee updated action plan to report accomplishments. (EF)
- Reviewer - The County submitted an amendment of 2.22.2013 to update their action plan. The City stated it would not trigger a substantial amendment because the amount is below the \$200,000 threshold and the purpose for which the dollars were utilized will not change. The city updated its strategy E and added a new activity NSP-COM-E5-06 - Parkview apartments for \$160k. Defunded NSP-COM-E5-05 (\$160,000). (EF)February 26, 2013.
- Reviewer - The City submitted an amendment to reprogram \$10,595.74 from SF Purchase & Rehab LMMI activity. The original budget was \$ 61,000.00 and is now \$50,404.26. The City made changes to reprogram \$76,506.24 from Rehab of Land bank properties. The original budget was \$65,910.50 and is now \$76,506.24. The City submitted an amendment to reprogram \$23,,047.51 from Single-family new construction on City-owned lots. The original budget was \$702,164.50 and is now \$679,116.99. Additional changes were made to the Redevelopment of Land banked properties activity to reprogram \$23,047,.51. The original budget was \$845,167.50 and is currently \$868,215.01.(EF)
- Reviewer - The City made an amendment to its action plan. As per City staff no activity is being eliminated nor is there a new activity, and the change in the allocations do not exceed 2.5% of the total allocation of \$12 million (2.5% = \$301,593).
Non-substantial amendments are done administratively and do not require a public notice for comment. For activity COM-NSP-C1 \$798,123.35 there is no change here since PI was received from this activity, but it was used to pay an expenditure in activity E2-05. For activity COM-NSP-B1-04 there is no actual change since the PI \$451.88 was applied here and the same amount was removed to fund E2-05. For activity COM-NSP-E2-04 the starting balance was \$724,180.99 and the ending balance is \$719,924.52 after the amendment. The net change is a minus \$4,256.47. For activity COM-NSP-E2-05 the starting balance is \$900,168.36 and the ending balance is \$904,876.71. The net change is a plus of \$4,708.35. (EF)
- Reviewer - The City amended its Action Plan with the following:

Activity # COM-NSP-B4 (Rehab of Land Banked Properties)
1) Modified the activity from Home Ownership to Rental

2) Added a location - 1924 NW 26 ST under "Location Description"

Activity # COM-NSP-E2-04 (Single Family New Construction)

1) Added Program Income \$150,751.12. New total \$1,170,675.64

Activity # COM-NSP-F (Planning and Administration)

1) Added Program Income \$50,134.00. New total \$1,256,504.00

Information was reviewed and approved by LBB 10/29/2014

Reviewer - The City indicated that there was no change from the last time that the Action Plan was submitted. However, the system required the City to submit again once the City reviewed its program income information.

Reviewed and approved by La Vora Bussey 04/03/2017.

Reviewer - The City submitted the following are the changes:

Updated Activity Type on the following Activities from "Acquisition-general" to "Rehabilitation/Reconstruction of Residential Structures." 1)COM-NSP-B1-01 Comprehensive Outreach Programs, Inc. 2)COM-NSP-B1-02 Camacho 3)COM-NSP-B1-03 St. John Village 4)COM-NSP-B1-04 M&M Maison I Apartments Updated Environmental Review field to "Completed" from "Underway" to all activities. Note that all Environmental Reviews were completed prior to disbursing any funding; however, the information was not updated in the NSP Action Plan. Updated Activity Addresses Deleted the following activities 1)COM-NSP-B3 - SF land banked home occupant 2)COM-NSP-B3-01 - SF Land Banked Home Occupant

Reviewed and approved by La Vora Bussey 10/17/2017

Reviewer - The City made the following revisions to its Action Plan for activities listed below:

I)Increased the total amount of Program Income received as of 2-15-2018 from \$698,263.09 to \$934,374.22

II)Increased the following Project (Strategy) Budgets:

Strategy B - Residential Acquisition from \$5,160,474.67 to \$5,223,106.98 Strategy E - Residential Redevelopment from \$4,649,937.38 to \$4,841,118.58

III)Increased the funding for the following activities:

COM-NSP-B1-01 - Comprehensive Outreach Programs from \$1,833,260.71 to \$1,895,893.02;
COM-NSP-E2-04 - Single-family new construction on City-owned lots from \$1,170,675.64 to \$1,351,271.16;
COM-NSP-E2-05 - Redevelopment of Land banked properties from \$904,876.71 to \$915,462.39

Ap

Reviewer - The grantee updated some addresses under activity # NSP-COM-C1 (Land Banking) to leave the grant ready for Close out. All data and information was verified by the T/A provider.

Reviewed and approved by La Vora Bussey 11/13/2018.

Action Plan History

Version	Date
B-08-MN-12-0016 AP#1	08/27/2010
B-08-MN-12-0016 AP#2	04/29/2011
B-08-MN-12-0016 AP#3	01/24/2012
B-08-MN-12-0016 AP#4	02/26/2013
B-08-MN-12-0016 AP#5	03/07/2013
B-08-MN-12-0016 AP#6	06/12/2013



B-08-MN-12-0016 AP#7	04/22/2014
B-08-MN-12-0016 AP#8	10/29/2014
B-08-MN-12-0016 AP#9	04/27/2015
B-08-MN-12-0016 AP#10	05/03/2017
B-08-MN-12-0016 AP#11	10/17/2017
B-08-MN-12-0016 AP#12	02/22/2018
B-08-MN-12-0016 AP#13	11/13/2018

