

# Action Plan

**Grantee:** Miami Gardens City, FL

**Grant:** B-08-MN-12-0017

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<b>LOCCS Authorized Amount:</b>	\$ 6,866,119.00
<b>Grant Award Amount:</b>	\$ 6,866,119.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 6,069,896.00
<b>Total Budget:</b>	\$ 12,936,015.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

The Title III of the Housing and Economic Recovery Act of 2008 states NSP funds shall be used with respect to individuals and families whose income does not exceed 120% AML. The notice also indicates that grantees should give priority emphasis to areas of greatest need," including those: 1) with the greatest percentage of homes in foreclosures; 2) with the highest percentage of homes financed by subprime mortgage related loans; and 3) identified by the City as likely to face a significant rise in the rate of home foreclosures. The City of Miami Gardens had over 3,654 foreclosures during an 18-month period ending June 2008 according to data provided by HUD ([www.huduser.org/publications/commdevl/nsp.html](http://www.huduser.org/publications/commdevl/nsp.html)). The foreclosure rate for the City during this period was 12.4%. The green shaded area on the map[1] below shows the overall effect of foreclosures in the City. City of Miami Gardens Foreclosed Properties Repossessed by Lender Nov 2007 to July 2008 In researching and analyzing foreclosures in Miami Gardens, City staff found that areas of greatest need are consistent with low and moderate areas identified in the City's consolidated plan. In the context of this substantial amendment, specific emphasis of highest priority will be directed to areas with the greatest percentage of home foreclosures, areas with the highest percentage of homes financed by a subprime mortgage related loan, and areas that have been identified as likely to face a significant rise in the rate of foreclosures. Additional data from HUD(\*\*) on the chart below indicates that census tracts in Miami Gardens that have been identified as areas of greatest need include the following: Census Tracts \* Estimated Number of Foreclosures \* Estimated Number of Mortgages \* Estimated. Foreclosure Rate \* Est Hi/Cost (sub-prime) Loan Rates 009902 540 4,333 12.5% 58.6% 009802 429 4,552 9.4% 42.1% 010002 426 3,394 12.6% 59.0% 009502 340 2,803 12.1% 56.9% 000502 299 2,467 12.1% 54.1% 010009 287 2,437 11.8% 54.9% 010006 286 2,401 11.9% 55.5% 009400 263 1,942 13.5% 64.5% 010001 240 1,852 13.0% 61.3% 000401 234 1,983 11.8% 55.1% 010010 228 1,654 13.8% 65.7% 000403 212 1,540 13.8% 65.6% 009901 183 1,583 11.6% 53.8% 000501 181 1,396 13.0% 61.3% 009903 176 1,498 11.7% 54.8% 009501 132 1,042 12.7% 59.9% 000402 121 909 13.3% 63.4% 009600 119 1,080 11.0% 50.9% 009904 105 747 14.1% 67.1% The HUD data shows that the highest estimated number of foreclosures (540) was found to be in tract 009902, with an estimated foreclosure rate of 12.5%. However, the census tract with the highest foreclosure rate (14.1%) was tract 009904. This census tract was also found to have the highest rate (67.1%) of estimated high cost or subprime loans. The data shows that this census tract is at a higher risk of foreclosures in the future. Currently, the estimated foreclosures for this area are 105, compared to other census tracts, such as indicated above in tract 009902. In analyzing the data, census tract 009802 had an estimated 429 foreclosures, yet the rate of high cost or sub-prime loans in the same tract is 42.1%. This shows that there are extreme variables as it relates to areas in Miami Gardens that are affected by the housing crisis. The NSP grant funds will be distributed to the areas of greatest need shown on the chart above. Given the City's proposed activities (acquisition of properties that are abandoned for purposes o



## Distribution and Uses of Funds:

The City of Miami Gardens proposes to utilize the NSP Funds allocated to it by carrying out the activities represented in the following chart. Activity details are provided below.

Activity	Amount
Purchase and rehab of foreclosed properties for rental to HH earning up to 50% of AMI	\$1,716,529.70
Demolition of abandoned housing units	\$130,000.00
Purchase of foreclosed properties for resale	\$2,715,000.00
Rehab of units for resale	\$1,596,521.98
Subsidy assistance for buyers of purchased properties	\$21,455.42
Program Administration	\$686,611.90
<b>Total NSP Funds Allocated</b>	<b>\$6,866,119.02</b>

1. 25% of Funds to be provided to households earning less than 50% of A.M.I. (\$1,716,529.70): In a January 2008 presentation to Governor Crist, by the Department of Children & Families' Committee on Health Families, it was reported that as of December 21, 2007 there were 3,941 youth, ages 18 to 23 that would be potentially eligible for the Road to Independence program that provides assistance to youths that are transitioning out of the Foster Care program. The City proposes an activity that will be targeted at providing permanent housing for individuals that are aging out of the state's Foster Care Program. This target population has been identified as meeting the NSP eligibility criteria of 51% or below AMI. The proposed activity, using NSP funds, will include the purchase of single family homes that have been foreclosed upon and abandoned. The methodology used to identify the areas where this activity is proposed will be within the NSP guidelines as having the greatest percentage of homes foreclosures, the highest percentage of home financed by a subprime mortgage related loan, and identified as likely to face a significant rise in the rate of home foreclosures. These homes will then be rehabilitated and used as rental units for the target population. The City anticipates utilizing an experienced developer to carry out this activity on the City's behalf. The developer will be selected through a formal solicitation process and will hold title to the properties purchased. The properties will contain a restrictive covenant to ensure that their use is in accordance with the sub-recipient agreement that will be executed with the selected developer.

2. As part of the NSP, the City proposes demolition of abandoned and boarded up housing units (\$130,000). We believe demolition of these units will serve to eliminate eyesores to the neighborhoods and should serve to stimulate new home purchases. Through the City's Code Enforcement Department, approximately 30 single family units have been identified as blighted structures that are in violation of Florida Building Codes. These units (none of which are homesteaded properties) have gone thru the Special Masters process and deemed eligible for demolition. They also have amassed a large number of code enforcement liens that in many instances exceed the property value. The emphasis for the demolition of units will be to target those that exist within the areas of greatest need.

3. Purchase of foreclosed properties (\$2,500,000): The City proposes to purchase a number of single family housing units in the target neighborhoods identified previously. The criteria for purchasing these units will include (but not be limited to) purchase price below appraised value, location of housing unit, condition of the housing unit, size/amenity desirable to interested buyers. The City anticipates carrying out this activity in one of two ways.

1) City will utilize the services of licensed realtors to

## Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law. Response: Blighted structure: A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. For the purposes of the NSP, a blighted structure echoes the criteria for slum and blight found in Florida Statutes Chapter 163.340, which outlines the following conditions:

1. Building deterioration	2. Site deterioration or site deficiencies	3. Unsanitary and unsafe conditions and incompatible uses
4. Six or more ownership parcels per block	5. Buildings greater than 40 years of age	6. Presence of closed/vacant buildings
7. Presence of vacant lots	8. Buildings in violation of property maintenance code violations	9. Presence of buildings scheduled for demolition

A blighted structure will meet one or more of the aforementioned criteria. Abandoned: A home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been vacant for at least 90 days.

(2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program—specific requirements such as continued affordability. Response: The City will apply the maximum rent levels as published by the HUD annually and will ensure that any housing provided through this initiative is affordable. Affordable in this category is defined as monthly rents or mortgage payments including taxes and insurance that do not exceed 30 percent (30%) of the maximum monthly income allowed for the applicant's income category as indicated in Sections 420.9071 (19), (20) and (28), F.S. However, the City will not limit an individual household's ability to devote more than 30% of its income for housing, if the first mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing. Response: As it relates to homeownership, a subsidy program will be developed to provide up to \$55,000 in subsidy, depending on the affordability needs of the buyers. Terms of this subsidy program will include, but are not limited to a 15-year secured mortgage. These mortgages will carry zero (0) interest, no repayment would be required unless the property is sold, rented or transferred prior to the completion of the affordability period. To ensure affordability, the buyer will be required to execute a Promissory Note, which will be secured by a recorded Mortgage and Security Agreement, for the amount of assistance being provided. The terms stipulated on the documents require that the buyer continue to own and occupy the property throughout the affordability period.

## Low Income Targeting:

The City of Miami Gardens will allocate \$1,716,529.70 (25% of the total funds) for the purchase and rehabilitation of ten (10) to fifteen (15) foreclosed upon properties for the purpose of providing rental homes for households and individuals earning less than 50% of area median income. The City intends to convey the properties to an eligible developer with a restrictive covenant placed on the land to ensure the desired use. The City proposes an activity that will be targeted at providing permanent housing for individuals that are aging out of the state's Foster Care Program.

## Acquisition and Relocation:

The City has identified approximately (30) properties that are currently abandoned and/or boarded-up with extensive code liens that will be included in the NSP program. \$130,000 will be allocated for the demolition of these properties. Other considerations for demolition activities include structures that are deemed blighted as well as non-Homestead properties.



The City intends to purchase and rehabilitate twenty (20) to twenty-five (25) single-family units for resale to eligible buyer with income of no more than 120% of area median income. The resale of these will be sold to owner/occupants only. The City also proposes to provide a subsidy program that would provide a maximum of \$55,000, depending on the affordability needs of the buyer. Other terms of the subsidy program include, but are not limited to a 15-year secured mortgage. No repayment would be required unless property is sold, rented or transferred prior to completion of affordability period, zero (0) interest, no monthly repayment. Eligible buyers would also be required to attend an 8-hour Homebuyer Course.

Ten (10) to fifteen (15) foreclosed upon properties will be converted for the purpose of providing rental homes for households and individuals earning less than 50% of area median income. The target population for this activity will be individuals that are aging out of the state's Foster Care Program with the purpose of providing permanent housing. The City intends to convey the properties to an eligible developer with a restrictive covenant placed on the land to ensure the desired use.

Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with the provisions of Section 2301 of the Housing and Economic Recovery Act of 2008.

#### Public Comment:

No written comments were received during the 15-day comment period. The proposed uses of funds were advertised on the City's website as well as in the newspaper of population circulation. Additionally, the Department of Community Development hosted a City Council workshop/public hearing on October 30, 2008, at which time public comments were received.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP01-#1	Rehabilitation and Reconstruction	#1	permanent housing for households earning <50% AMI
NSP01-#2	Demolition	#2	Demolition of blighted and abandoned housing units
NSP01-#3	Property Acquisition, Rehabilitation,	#3	Acquisition
		#4	Housing Rehabilitation-Single Family
		#5	Homeownership Assistance (Financial Mechanisms)
NSP01-#4	Program Administration	#6	Program Administration
NSP01-#7	Re-development of vacant land	NSP01-#7	Re-development of housing units

## Activities

**Project # / Title:** NSP01-#1 / Rehabilitation and Reconstruction of multifamily

**Grantee Activity Number:** #1  
**Activity Title:** permanent housing for households earning <50% AMI

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP01-#1

**Projected Start Date:**

03/04/2009

**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.

**Activity Status:**

Under Way

**Project Title:**

Rehabilitation and Reconstruction of

**Projected End Date:**

03/04/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,701,330.94

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,701,330.94

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# Owner Households	21	21		100.00
# of Households	23	23		100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	23
# of Housing Units	23
# ELI Households (0-30% AMI)	
#Low flow showerheads	23
#Low flow toilets	23
#Refrigerators replaced	23
#Light fixtures (outdoors) replaced	23
#Light Fixtures (indoors) replaced	69
#Replaced hot water heaters	23



#Replaced thermostats	23
#Efficient AC added/replaced	23
#Additional Attic/Roof Insulation	23
# of Properties	23

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Miami Gardens and sub-grantee

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

Responsible Organization	Organization Type	Proposed Budget
City of Miami Gardens and sub-grantee	Unknown	\$ 3,701,330.94

**Location Description:**

Various Single Family Homes within the following Census Tracts:

0099.02, 0098.02, 0100.02, 0095.02, 0005.02, 0100.09, 0100.06, 0094.00, 0100.01, 0004.01, 0100.10, 0004.03, 0099.01, 0005.01, 0099.03, 0095.01, 0004.02, 0096.00, 0099.04.

**Activity Description:**

This activity will include the purchase and rehabilitation of program eligible properties for further sale or conveyance. The City has several eligible homebuyers that meet this set-aside income requirement. As the homes purchased under this activity become ready, these buyers will be given an opportunity to purchase these homes. The homes that are not purchased will be conveyed to an eligible non-profit organization to be managed as a rental property for income eligible tenants. The agencies will be selected by way of Request For Qualifications Process (RFQ) and will be approved by City Council. We expect to convey approximately ten properties to eligible first time homebuyers.

2/2013 - This activity is being updated to more accurately reflect the number of properties the City anticipates selling and/or renting to LH25 households.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title:** NSP01-#2 / Demolition

**Grantee Activity Number:**

**#2**

**Activity Title:**

**Demolition of blighted and abandoned housing units**

**Activity Type:**

Clearance and Demolition

**Project Number:**

NSP01-#2

**Projected Start Date:**

03/04/2009

**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:**

Demolition

**Projected End Date:**

03/04/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 387,671.77**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 387,671.77**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

11

11

11

LMI%:

**Activity is being carried out by Grantee:**

No

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

City of Miami Gardens

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

City of Miami Gardens

**Organization Type**

Unknown

**Proposed Budget**

\$ 387,671.77

**Location Description:**

City Wide in designated census tracts



**Activity Description:**

This activity involves the demolition of abandoned and blighted single family properties. Once demolished, the City will look to redevelop said vacant lots into new residential housing units to be occupied by income eligible first-time homebuyers.  
2/2013 - There was a minor error made when this activity was originally set up. Therefore, this modification corrects the performance measure from Direct Benefit to Area Benefit.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title: NSP01-#3 / Property Acquisition, Rehabilitation, and Financial**

**Grantee Activity Number:** #3  
**Activity Title:** Acquisition

**Activity Type:**

Acquisition - general

**Project Number:**

NSP01-#3

**Projected Start Date:**

03/04/2009

**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:**

Property Acquisition, Rehabilitation, and

**Projected End Date:**

03/04/2013

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

**Total Budget:** \$ 3,617,818.89

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,617,818.89

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

**Total**

**Low**

**Mod**

**Low/Mod%**

0.0



# of Households

0.0

**Proposed Accomplishments**

**Total**

# of Properties

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Miami Gardens

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

**Responsible Organization**

City of Miami Gardens

**Organization Type**

Unknown

**Proposed Budget**

\$ 3,617,818.89

**Location Description:**

City Wide in designated priority census tracts

**Activity Description:**

Acquisition of abandoned and foreclosed single family housing units. The budgeted amount for acquisition is being increased by \$500,000.

2/2013 - When the NSP activities were originally set up, the City anticipated accomplishments of 36 LMMI housing units under Property Acquisition, Rehabilitation and Homeownership Assistance. Unfortunately, when entered into DRGR, the projected accomplishments were triplicated for a total of 108 housing units. Therefore this activity modification reflects a minor change in order to correct this triplicate error by deleting the accomplishments in the Acquisition and Homeownership Assistance activities, and places all accomplishments in the Rehabilitation Activity. The modification also more accurately reflects the number of LMMI housing units the City projects to accomplish by close out.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** #4  
**Activity Title:** Housing Rehabilitation-Single Family

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP01-#3

**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

**Activity Status:**

Under Way

**Project Title:**

Property Acquisition, Rehabilitation, and

**Projected End Date:**

03/04/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,945,839.88

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,945,839.88

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
51		51	100.00
# of Households	51	51	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

#Low flow showerheads

#Low flow toilets

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#Additional Attic/Roof Insulation

# of Properties

**Total**

51

51

77

77

51

102

102

51

51

51

51

51



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Miami Gardens

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

**Responsible Organization**

City of Miami Gardens

**Organization Type**

Unknown

**Proposed Budget**

\$ 3,945,839.88

**Location Description:**

City Wide in priority census tracts

**Activity Description:**

This activity will involve the rehabilitation of residential properties acquired by the City.

2/2013 - When the NSP activities were originally set up, the City anticipated accomplishments of 36 LMMI housing units under Property Acquisition, Rehabilitation and Homeownership Assistance. Unfortunately, when entered into DRGR, the projected accomplishments were triplicated for a total of 108 housing units. Therefore this activity modification reflects a minor change in order to correct this triplicate error by deleting the accomplishments in the Acquisition and Homeownership Assistance activities, and places all accomplishments in the Rehabilitation Activity. The modification also more accurately reflects the number of LMMI housing units the City projects to accomplish by close out.

**Environmental Assessment:**

COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** #5  
**Activity Title:** Homeownership Assistance (Financial Mechanisms)

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP01-#3

**Projected Start Date:**

10/01/2009

**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:**

Property Acquisition, Rehabilitation, and

**Projected End Date:**

09/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 21,455.42

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 21,455.42

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

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

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Miami Gardens

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

**Responsible Organization**

City of Miami Gardens

**Organization Type**

Unknown

**Proposed Budget**

\$ 21,455.42

**Location Description:**

City Wide in priority census tracts

**Activity Description:**

This activity involves the provision of homeownership assistance (subsidy) to facilitate homeownership for income eligible first time homebuyers. It has been determined that the true amount of down payment assistance needed will not exceed the new budgeted amount.

2/2013 - When the NSP activities were originally set up, the City anticipated accomplishments of 36 LMMI housing units under Property Acquisition, Rehabilitation and Homeownership Assistance. Unfortunately, when entered into DRGR, the projected accomplishments were triplicated for a total of 108 housing units. Therefore this activity modification reflects a minor change in order to correct this triplicate error by deleting the accomplishments in the Acquisition and Homeownership Assistance activities, and places all accomplishments in the Rehabilitation Activity. The modification also more accurately reflects the number of LMMI housing units the City projects to accomplish by close out.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title: NSP01-#4 / Program Administration**

**Grantee Activity Number:** #6  
**Activity Title:** Program Administration

**Activity Type:**

Administration

**Project Number:**

NSP01-#4

**Projected Start Date:**

03/04/2009

**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)

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/31/2013

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

**Total Budget:** \$ 1,261,898.10

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,261,898.10

**Benefit Report Type:**

NA



**Activity is being carried out by Grantee:**

No

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

City of Miami Gardens

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

City of Miami Gardens

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,216,636.82

**Location Description:**

city Wide

**Activity Description:**

Administration of entire NSP (round 1).

**Environmental Assessment:**

**Environmental Reviews:** None

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**Project # / Title: NSP01-#7 / Re-development of vacant land****Grantee Activity Number:****NSP01-#7****Activity Title:****Re-development of housing units****Activity Type:**

Construction of new housing

**Project Number:**

NSP01-#7

**Projected Start Date:**

12/31/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:****Activity Status:**

Planned

**Project Title:**

Re-development of vacant land

**Projected End Date:**

12/31/2013

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

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

**Total**

**Low**

**Mod**

**Low/Mod%**

0.0

**Proposed Accomplishments**

# of Housing Units

**Total**

10

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Miami Gardens-Community Development

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

**Responsible Organization**

City of Miami Gardens-Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**Location Description:**

Citywide in designated census tracts

**Activity Description:**

This activity will consist of new housing construction on vacant parcels.

**Environmental Assessment:**

**Environmental Reviews:** None

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## Action Plan Comments:

- Reviewer - Per grantee; activity NSP01 #7 has been created for future use of program income.DMM
- Reviewer - Grantee needs to identify funding source, narratives, targeting areas, public comment etc.. in the above areas of action plan. DM
- Reviewer - The City of Miami Gardens attempted to input information into the QPR but recieved error message that would not allow the grantee to complete the process. Information on Action Plan was missing due to system glitch. Grantee was informed to re-enter narratives, target areas, funds distribution uses, definitions etc in to system. This update is not an Substanital Amendment to the Action Plan, prior action plans was submitted on 08/18/2010. DM 01/24/2011
- Reviewer - Grantees were advised to update the performance measurements within the Action Plans, due to to system upgrades in DRGR. This activity was reviewed. DM 02/04/2011.
- Reviewer - The City of Miami Gardens made adjustment to the Action Plan to reflect updates to the new DRGR version, which includes but not limited to applying PI to the various activites and incresing the budget of EST PI and balancing the overall activites to the new budget. The city recieved guidance from DRGR HELP Desk to which the system will now allow them to draw downn PI. Current Action Plan is only being rejected so that the city can detail instructions received in the Distribution of use section of the action Plan. The City was provided TA on 03/28/2012 on all DRGR matters. DM
- Reviewer - Grantee attempted to make adjustments to the Action Plan to reflect the estimate program income for NSP1. Grantee forgot to adjust the proposed budget line. The Action Plan is rejected to allow the grantee to make corrections. These corrections does not require an Substanital Amendment. DM 06/19/2012
- Reviewer - The City of Miami Gardens made adjustments to to the estimate program income by increasing the budget amount for each activity. The city forgot to make chages to the proposed budget figures to balance with the budget amount. Therefore corrections were required. Changes to the current Action Plan do not trigger a Substanital Amendment. DM 06/22/2012
- Reviewer - Grantee attended a DRGR Training in July 2012 and was informed on Program Income. Grantee has modified Action Plan only to reflect the estimated Program Income. Changes made reflect updating the activities only, not the overall project budget. DM 08/28/2012
- Reviewer - The City of Miami Gardens has indicated they made changes to their Action Plan performance measurements due to duplicated efforts in the address field on various activities. The city was told by DRGR IT to correct the areas of duplication. The Action Plan proposed budget does not currently reflect the overall budget....the city now has to correct this matter. DM 02/21/2013
- Reviewer - As per communication from the City on 2/10/16 they did not transfer funds between NSP1 activities. They did a projection of what they estimate to receive in Program income from the remaining (at that time 6) now 5 properties that we will sell. As a result they increased our overall total budget by \$452,612.80 to \$12,618,981.00. And increased the following activities as follows:

Activity	Increased by	New Total Budget
NSP1-#1 (LH25)	\$257,351.52	\$3,701,330.94
NSP1-#4 (LMMI)	\$150,000.00	\$3,944,839.88
NSP1-#6 (Admin)	\$45,261.28	\$1,261,898.10 (10% cap)

## Action Plan History

### Version

### Date

B-08-MN-12-0017 AP#1	05/27/2010
B-08-MN-12-0017 AP#2	02/04/2011
B-08-MN-12-0017 AP#3	03/29/2012
B-08-MN-12-0017 AP#4	06/11/2012
B-08-MN-12-0017 AP#5	06/22/2012
B-08-MN-12-0017 AP#6	08/28/2012
B-08-MN-12-0017 AP#7	02/25/2013
B-08-MN-12-0017 AP#8	01/23/2014
B-08-MN-12-0017 AP#9	04/02/2014
B-08-MN-12-0017 AP#10	02/18/2016
B-08-MN-12-0017 AP#11	06/24/2016
B-08-MN-12-0017 AP#12	07/31/2018

