

Action Plan

Grantee: Hialeah, FL

Grant: B-11-MN-12-0009

LOCCS Authorized Amount:	\$ 2,198,194.00
Grant Award Amount:	\$ 2,198,194.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 2,198,194.00

Funding Sources

Funding Source	Funding Type
NSP3	Other Federal Funds
HOME	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP 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 data 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 NSP3 funds for the construction of affordable rental housing, all of which will benefit those individuals and families at or below 50% of area median income (AMI).

This information clearly shows that the entire city of Hialeah has the highest possible foreclosure risk score of 20, which is greater than the minimum need score of 17 for the state of Florida. Therefore, 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 11.1%. The average percentage of conventional mortgage loans by sub-prime lenders is in excess of 46%, City-wide. The unemployment rate is 7.4%, 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 6.06) is a geographic area that has the greatest potential of revitalizing the community thru enhancing and preserving affordability housing. The selected neighborhood noted above reflects that the housing units currently are moderately dense as compared to the city as a whole. In addition, concentrations of low/moderate income residents, estimated as persons earning below 120% area median income (AMI) equates to 84-89% of residents. 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. Therefore, given all the above information, as well as careful review of the federal regulations governing this program, the City of Hialeah intends to construct 35 affordable multifamily rental units on a proposed non-residential site that will be acquired and demolished by the City leveraging HOME funds, tentatively located at 355 East 32nd Street Hialeah, Florida, in Census Tract 6.06, an area meeting the US HUD definition of greatest need. In addition, the 25 percent low-income set-aside requirement will be satisfied with this rental activity.

How Fund Use Addresses Market Conditions:

A market analysis was used to help identify and refine our target area for inclusion in this NSP3 application which included maps of the market indicators for the specified area selected. These maps allow us to spatially visualize market data including foreclosure risk score, residential vacancy, and rate of serious mortgage delinquency, rate of high cost mortgages, foreclosure starts, and unemployment rate by CDBG low/moderate income summary level. In addition, we utilized "NSP3 Mapping Tool" for the areas of greatest need by drawing the exact location of our targeted neighborhood. Lastly, various data was also obtained from the Neighborhood Stabilization Program website identifying the foreclosure risk score, LMMI area benefit, address vacancy, and other pertinent information specific to the neighborhoods by census tracts for the City of Hialeah.



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, a foreclosure rate of approximately 26.5% and the average percentage of conventional mortgage loans by sub-prime lenders is in excess of 41%. It is also located in a census tract that has the potential for the greatest impact to not only the neighborhood but the city as a whole.

Ensuring Continued Affordability:

Long-Term Affordability: The project will be owned and managed by the City of Hialeah, it will be maintained as all other City facilities, including municipal buildings, parks and recreation centers, with zero financing, and debt free, ensuring that the facility will continue to serve our low-income population at an affordable rent for the life of the project. City staff will continue to monitor and enforce all applicable HUD requirements.

This concept was first put into action in 1984, when a 32-Unit Housing Project was built that has been self-sufficient and has generated seed funding over the years. These funds, less maintenance costs, insurance, and reserves, have been utilized for the construction of five other City developed housing projects, namely: the 8-Unit Affordable Housing Project (Martin Luther King, Jr.), the 29-Unit Affordable Housing Project, "Villa Aida" and Villa Aida Annex" (Phases I and II with 89-Units of Affordable Housing combined) the 18-Unit Elderly Housing Project and the most recently completed project, the 300 Unit Elderly Affordable housing Project, for a total of 476-Units of affordable housing to date. Currently we are developing 42 units under NSP1. The City has extensive experience in developing and maintaining affordable rental units and will continue with this same initiative. The expected affordability period for this project is over 20 years. We currently have projects that have maintained this affordability standard for over 25 years. The City of Hialeah will continue implementing an established Section 3 Plan for its programs as delineated in the FY 2010-2011 approved Consolidated Plan, which will ultimately incorporate NSP3. This plan describes the steps the City will undertake to seek participation by minorities, women and entities owned by minorities and women in its program. The city of Hialeah has an extensive local bidders list comprised over 80% minority businesses. Every project utilizes public advertising and competitive bidding and all companies on the list are additionally notified of these projects at the time of bid. Additionally, all contracts require minority women business participation. Historically, the City utilizes over 90% minority and women participation.

Definition of Blighted Structure:

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. Locally defined by the South Florida Building Code.

PUBLIC COMMENT: 35 Units (355 E. 32 St. Hialeah): 100-year Floodplain early notice publication date June 5, 2011 in the Miami Herald and elNuevo Herald. Floodplain final notice and notice of explanation publication date June 23, 2011 in the Miami Herald and elNuevo Herald. FONSI and RROF publication date August 4, 2011 in the Miami Herald and elNuevo Herald.

Definition of Affordable Rents:

Affordable Rents: The City of Hialeah will utilize the current City HOME Program definition of affordable rents (\$300.00 a month) for the life of the project.

Housing Rehabilitation/New Construction Standards:

Housing Rehabilitation Standards: The city of Hialeah will to the maximum extent feasible will incorporate thoughtful, achievable consideration and implementation of energy efficient and environmentally-friendly Green elements when constructing its multifamily affordable rental housing units. For example, Green Building Standards that exceeds the Energy Star for New Homes standard by purchasing Energy Star products and appliances. Renewable Energy, Sustainable Site Design, Water Conservation and Energy Efficient Materials as described in the NSP3 Energy Efficient and Environmentally-Friendly Green Elements.

Vicinity Hiring:

The City of Hialeah will continue to adhere to local, State, and Federal requirements as mandated under US HUD 24 CFR Part 570. We will follow, to the extent that is feasible, the prescribed procurement procedures in its hiring process and meeting Section 3 vicinity hiring requirements under the NSP3 Program in the same manner as any and all other US HUD City administered programs as delineated under the Housing and Urban development Act of 1968 (12U.S.C.1701u); 24 CFR Part 135. We will continue implementing a Section 3 Plan as delineated in the FY 2010-2011 approved Consolidated Plan, which will ultimately mirror the NSP3 Program. Since the City's job training program is under the Department of Grants and Human Services, coordination and linkages are established between low-income job seekers and proposed construction projects administered by the same department. Additionally and historically, approximately 80-90% or more of our contractors are Section 3 businesses.

Section 3 recruitment and participation is an integral part of the City's day-to-day operation. The City advertises every year in newspapers of general circulation in both English and Spanish, seeking general contractors to participate. Information is also sent to organizations that deal with contractors and fliers are distributed at the City libraries and recreational facilities. The City's Purchasing Department includes in their vendor application information for recruitment of Section 3 Businesses. In fact, Section 3 compliance is incorporated as part of the contract development process, as applicable. The City provides technical assistance and monitors its progress. The City works and provides copies of its advertisement for goods and services to organizations that deal with minorities in an effort to seek participation from those businesses in its programs as well as a potential source for goods and services. In addition, preference is given to local businesses as well as those who hire local area residents.



Procedures for Preferences for Affordable Rental Dev.:

All Tenants will be selected from The Public Housing Authority waiting list that meet the NSP3 program guidelines (i.e. at or below 50% AMI).

Grantee Contact Information:

Ms. Annette Quintana, Director
501 Palm Ave, 1st FL, Hialeah, FL 33010
O# 305-883-8040, F# 305-883-5817
Email: Aquintana@hialeahfl.gov

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ADMIN	Administration	NSP3ADMIN	ADMINISTRATION
NSP3	Redevelopment of vacant property	NSP3	Construction of Multifamily Rental Housing



Activities

Project # / Title: ADMIN / Administration

Grantee Activity Number: NSP3ADMIN
Activity Title: ADMINISTRATION

Activity Type:

Administration

Project Number:

ADMIN

Projected Start Date:

06/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

UNDERWAY

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 65,945.00

Other Funds \$ 0.00

Total Funds \$ 65,945.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hialeah2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Hialeah2

Organization Type

Local Government

Proposed

\$ 65,945.00

Location Description:



Activity Description:

Administration

Project # / Title: NSP3 / Redevelopment of vacant property

Grantee Activity Number: NSP3
Activity Title: Construction of Multifamily Rental Housing

Activity Type:
Construction of new housing

Project Number:
NSP3

Projected Start Date:
06/01/2011

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:
03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,132,249.00
Other Funds: \$ 0.00
Total Funds: \$ 2,132,249.00

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	35
# of Housing Units	35
# of Elevated Structures	1
#Low flow toilets	35



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hialeah2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Hialeah2	Local Government	\$

Location Description:

Proposed Location: 355 East 32nd Street, Hialeah, Florida 33010

Activity Description:

Construction of Affordable Multi-family Rental Housing in an area of greatest need as further defined in the "Recovery Needs"Section.

Action Plan Comments:

- Reviewer - NSP3 Action Plan has been rejected. Grantee has been advised that narratives and activities break down needs to be set up in DRGR. (EF)
- Reviewer - NSP3 Action Plan has been reviewed and approved. DRGR Action Plan check list was completed and recommendation to unblock grant was provided to headquarters by FO. (EF)
- Reviewer - As per grantee updated the action plan after thorough evaluation, since it was determined that the project to be developed is adequate in size, exposure and contour to accommodate 36 units. Grantee made changes under # of households to 36 units. In addition, grantee updated the environmental review status to reflect "completed".
- Reviewer - Grantee indicates Action Plan was opened by mistake. No changes were made. DM 07/19/2013
- Reviewer - Grantee changed NSP 3 activity to reflect that it was LH25 in lieu of LMMI as previously reported. All units will benefit LH25 beneficiaries. Action plan approved in order for QPR to be submitted. 3/3/2014/ NEC
- Reviewer - Grantee changed number of beneficiaries which was duplicating numbers and therefore providing incorrect number of beneficiaries. Plan approved in order for QPR to be resubmitted again with correct numbers. 05/06/2014 NEC
- Reviewer - Grantee updated action plan to reflect correct racial and income beneficiary performance measures. Action Plan being approved in order for the City to submit its QPR timely. NEC 4/20/2016



Action Plan History

Version	Date
B-11-MN-12-0009 AP#1	04/20/2016
B-11-MN-12-0009 AP#2	05/06/2014
B-11-MN-12-0009 AP#3	03/03/2014
B-11-MN-12-0009 AP#4	07/19/2013
B-11-MN-12-0009 AP#5	10/26/2011

