

Action Plan

Grantee: Miami Beach, FL

Grant: B-11-MN-12-0039

LOCCS Authorized Amount:	\$ 1,475,088.00
Grant Award Amount:	\$ 1,475,088.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 1,475,088.00

Funding Sources

Funding Source	Funding Type
CDBG MD County FY 09	Other Federal Funds
US HUD EDI	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

NSP3

- ,
- ,
- 1. London House Apts Rehab LMMI \$663,789.50
- ,
- 2. London House Apts Rehab LH 25% \$663,789.50
- ,
- 3. Administration \$147,509
- ,
- ,
- Total NSP Funds: \$1,475,088

How Fund Use Addresses Market Conditions:

Citywide, extremely-low, very -low and low-income residents accounted for 21,504 households in 2000. According to the US Census, more than half the residents in half of the City's census tracts earned less than 80 percent of the Area Median Income. The Census Tracts with greatest low-to-moderate income concentration include 39.07, 42.02, 44.02, 39.01, 39.05, 45.00, and 44.01. Also, in 2000, two-thirds of the census tracts in Miami Beach were minority-majority neighborhoods (Census Tracts 39.05, 39.01, 39.07, 44.02, 42.02, 44.01, 43.00, and 41.01). All with the exception of two of the low income and racially concentrated census tract/block groups overlap.

Ensuring Continued Affordability:

The City shall maintain the Premises as a thirty (30) year affordable residential rental apartment building for a term pursuant to an existing Restrictive Covenant. The affordability period shall be incorporated into the sub-recipient NSP3 agreement.

Definition of Blighted Structure:

A structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.



Definition of Affordable Rents:

Rents shall be set according to HOME rental requirements and therefore the maximum HOME rents that can be charge are the lesser of: (1) the fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR Part 888.111; or (2) a rent that does not exceed 30 percent of the adjusted income of a family whose annual income equal 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions. The rent must comply with the published HUD income limits per household size.

Housing Rehabilitation/New Construction Standards:

All gut rehabilitation of residential buildings up to three stories shall be designed to meet the standard for Energy Star Qualified Homes. Replacement of obsolete products and appliances shall meet Energy Star labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed. Improvements shall mitigate the impact of disasters. Minimum construction standards shall comply with the Florida Building Code, latest edition. Rehabilitation shall also include compliance with Lead-based paint abatement.

Vicinity Hiring:

The City will work to the maximum extent possible to provide for the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Procedures for Preferences for Affordable Rental Dev.:

The sub-recipient shall advertise available affordable housing units. Applications will be required to show total income earned for the household. Beneficiaries will be selected on a lottery basis.

Grantee Contact Information:

City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139
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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	London House Apartments	1	London House Apts Rehab LMMI
		2	London House Apts Rehab LH 25%
		3	Administration of NSP3
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1 / London House Apartments Rehabilitation Phase 1

Grantee Activity Number: 1
Activity Title: London House Apts Rehab LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 05/01/2011

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 London House Apartments Rehabilitation

Projected End Date:
 05/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 986,949.67

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 208,419.66

Total Funds: \$ 1,195,369.33

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments	Total
# of Multifamily Units	4
# of Housing Units	4
Activity funds eligible for DREF (Ike Only)	
#Units \checkmark other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Units with solar panels	



#Dishwashers replaced	
#Clothes washers replaced	1
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	12
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Miami Beach RHCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Miami Beach RHCD	Local Government	\$ 958,807.00
Funding Source Name	Matching Funds	Funding Amount
US HUD EDI	No	\$ 76,944.66
CDBG MD County FY 09	No	\$ 131,475.00

Location Description:

1965 Washington Avenue, Miami Beach, FI 33139

Activity Description:

Rehabilitation of a vacant building for multi-family rental housing. Renters will be selected on a lottery basis to benefit low-and moderate-income residents who work in the community. The building will provide four three-bedroom units and two studio units. The City shall maintain the rents affordable for the duration of the affordability period. The City will work to the maximum extent possible will hire employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.



Grantee Activity Number: 2
Activity Title: London House Apts Rehab LH 25%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

05/01/2011

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:

Under Way

Project Title:

London House Apartments Rehabilitation

Projected End Date:

05/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 368,772.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 69,473.22

Total Funds: \$ 438,245.22

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	6



#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Miami Beach RHCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Miami Beach RHCD	Local Government	\$ 368,772.00
Funding Source Name	Matching Funds	Funding Amount
US HUD EDI	No	\$ 25,648.22
CDBG MD County FY 09	No	\$ 43,825.00

Location Description:

1965 Washington Avenue, Miami Beach, FL 33139

Activity Description:

Rehabilitation of a vacant building for multi-family rental housing. Renters will be selected on a lottery basis to benefit low-and moderate-income residents who work in the community. The building will provide four three-bedroom units and two studios. The City shall maintain the rents affordable for the duration of the affordability period. The City will to the maximum extent possible to hire of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.



Grantee Activity Number: 3
Activity Title: Administration of NSP3

Activity Type:

Administration

Project Number:

1

Projected Start Date:

11/01/2010

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:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

London House Apartments Rehabilitation

Projected End Date:

05/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 119,366.33

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 119,366.33

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Miami Beach RHCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Miami Beach RHCD

Organization Type

Local Government

Proposed Budget

\$ 147,509.00

Location Description:

555 17 Street, Miami Beach, FL 33139

Activity Description:

Administration of NSP3 funds for the London House Apartments Rehabilitation Phase 1.



Action Plan Comments:

- Reviewer - Grantee did not make any changes to their Action Plan. MW 01/27/12
- Reviewer - AP rejected so Grantee can make a correction. MW 09/20/12
- Reviewer - AP rejected so Grantee can make a correction. MW 09/28/12
- Reviewer - AP rejected so Grantee can make a correction. MW 10/1/12
- Reviewer - Grantee made a correction to Activity # 3. MW 10/1/12
- Reviewer - Grantee did not make any changes to their Action Plan. MW 07/30/13
- Reviewer - Grantee made minor change reflecting change in staff approver, therefore AP approved in order for them to submit QPR. 10/30/29 nec
- Reviewer - Grantee indicated no changes made to AP. However, did note that correct amount appears to be reflected for both activities 1 - London House (LMMI) and 2 - London House (LH25). Previous budgets were for Act. 1 LMMI \$663,789.50, and Act. 2 - LH 25% \$663,789.50 which would not allowed grantee to meet the 25% requirement. Action plan approved in order for grantee to submit QPR. 4.16.2014 NEC
- Reviewer - Grantee indicated only changes made to correct syntax errors. Action plan being approved in order for grantee to submit QPR. 5/6/2014 NEC
- Reviewer - Grantee indicated no changes made to AP. Plan being approved and sent back in order for grantee to submit QPR. 10.21.2014 NEC
- Reviewer - Grantee changed "Responsible Organization" to reflect Miami Beach RHCD. Plan being approved in order for grantee to submit QPR timely. 7.29.2015 NEC
- Reviewer - Grantee made some grammatical corrections to the NSP Action Plan. Action plan is being approved in order for grantee to submit QPR. 7/16/17. NEC

Action Plan History

Version	Date
B-11-MN-12-0039 AP#1	05/03/2011
B-11-MN-12-0039 AP#2	01/27/2012
B-11-MN-12-0039 AP#3	10/01/2012
B-11-MN-12-0039 AP#4	07/30/2013
B-11-MN-12-0039 AP#5	10/30/2013
B-11-MN-12-0039 AP#6	04/16/2014
B-11-MN-12-0039 AP#7	05/06/2014
B-11-MN-12-0039 AP#8	10/21/2014
B-11-MN-12-0039 AP#9	07/29/2015



