

Action Plan

Grantee: Miami, FL

Grant: B-11-MN-12-0016

LOCCS Authorized Amount:	\$ 4,558,938.90
Grant Award Amount:	\$ 4,558,938.90
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,208,771.36
Total Budget:	\$ 6,767,710.26

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program 3	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

The following illustrates the distribution of funds by activity: 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 (\$3,143,045); Strategy E - Redevelopment of demolished or vacant properties (\$960,000); Strategy F - Administration.

How Fund Use Addresses Market Conditions:

The Market conditions of the targeted areas selected are similar in nature to the city as a whole with the exception that these areas have a disproportion amount of vacant and abandoned, rental properties that have been foreclosed and/or abandoned as compared to other areas in the City. As a result the City believes that based on the levels of funding received, the City will be able to make a more substantial impact in these areas as compared to other areas in the City. By providing opportunities in the targeted Areas of Greatest Need (AGN), the City will be able to allow displaced homeowners (who are now renters) to stay within their communities and continue to stabilize the population of these AGNs. The City identified areas which have the highest foreclosure rate and few vacancies.

Ensuring Continued Affordability:

The City will ensure that NSP-assisted properties remain affordable to households with incomes at or below 120 percent of AMI. The City will adhere to HOME program standards (see table below), but at its discretion may choose to apply a higher affordability period to NSP-assisted properties. The maximum affordability period; however, shall not be longer than 30 years. The City monitors affordability of all its projects and activities on an annual basis and ensures that housing units that were assisted with federal funding remain affordable for the full affordability period.

Amount Provided	Minimum Period of Affordability in Years
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Rehabilitation or acquisition of existing housing per unit of HOME funds:	
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000 or rehab involving refinancing	15
New Construction/acquisition of newly constructed housing	20



Definition of Blighted Structure:

Policy LU-1.2.1 of the City of Miami's Comprehensive Plan defines "blighted neighborhoods" as areas characterized by the prevalence of older structures with major deficiencies and deterioration, high residential vacancies, widespread abandonment of property, litter and poor maintenance of real property.

In addition, Slum is defined by Florida Statutes as an area which there is a predominance of buildings, residential or commercial, that are either deteriorated, dilapidated or by reason of obsolescence, is a detriment to the public health, safety, morals, or welfare. Florida Statutes define "blight" as an area determined by the local government to have the characteristics of a slum area or one or more of the following characteristics:

1. Predominance of defective or inadequate street layout.
2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
3. Unsanitary or unsafe conditions.
4. Deterioration of site or other improvements.
5. Inadequate and outdated building density standards.
6. Tax or special assessment delinquency exceeding the fair value of the land.
7. Inadequate transportation and parking facilities; and
8. Diversity of property ownership or defective or unusual conditions of title.

The City uses a combination of the two definitions above to define a "blighted structure."

Definition of Affordable Rents:

The City defines "affordable rents" as rental payments that do not place unnecessary burden to households. The City of Miami will use HUD's income and rent limits which are updated on an annual basis to ensure that housing provided through the NSP3 program is affordable. Affordable means that monthly rents do not exceed 30% of the monthly gross income of eligible households as indicated in the table below:

Household Income Level	Affordable Rents
Low Income and below	Equal to 30% of the first FY2010 Income limits for 50% of HUD AMI
Moderate Income	Equal to 30% of the first FY2010 Income limits for 80% of HUD AMI
Middle Income	Equal to 30% of the first FY2010 Income limits for 120% of HUD AMI

Housing Rehabilitation/New Construction Standards:

Please refer to NSP Rehab Standards document

Vicinity Hiring:

In order to comply with vicinity hiring, the City will request that developers receiving NSP3 funds and contractors directly hired by the City to work on NSP3 projects make every effort to hire within the proposed target areas. Developers and contractors will be asked to make every effort to purchase supplies and contract with small businesses that are owned and operated by persons residing in the vicinity of the NSP3 projects. They will also be required to adhere to the City's Section 3 Plan.

In the event that the City was to purchase and rehabilitate properties utilizing NSP3 funding, the City will give extra consideration to firms that are located or that hire individuals who reside in the vicinity where the projects are located.

Procedures for Preferences for Affordable Rental Dev.:

N/A

Grantee Contact Information:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
NSP3-B	Acquisition and Rehabilitation	NSP3-B2-LMMI	RUDG-MDCDC II-Edificio Pineiro LMMI	
		NSP3-B3-LH25%	RUDG-MDCDC II-Edificio Pineiro	
		NSP3-B4-LH25%	Comprehensive Outreach Programs, Inc.	
NSP3-E	Residential Redevelopment	NSP3-E1-LMMI-0	Varadero Villas	



NSP3-F	Planning & Administration	NSP3-E1-LMMI-1	RF Construction Group
		NSP3-E1-LMMI-2	RJ Spence Construction Group, LLC
		NSP3-F1	Planning and Administration of NSP3



Activities

Project # / NSP3-B / Acquisition and Rehabilitation

Grantee Activity Number: NSP3-B2-LMMI

Activity Title: RUDG-MDCDC II-Edificio Pineiro LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-B

Projected Start Date:

06/05/2012

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:

Acquisition and Rehabilitation

Projected End Date:

12/12/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 137,692.12

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 137,692.12

Benefit Report Type:

Direct (Households)

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
# of Elevated Structures	1
# of Substantially Rehabilitated Units	2
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Refrigerators replaced	2
#Light Fixtures (indoors) replaced	8
#Replaced hot water heaters	2



#Replaced thermostats	2
#Efficient AC added/replaced	2
#Energy Star Replacement Windows	2
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Miami - Department of Community Development444 SW 2 Avenue, 2	Local Government	\$ 0.00
RUDG-MBCDC II, LLC	For Profit	\$ 137,692.12

Location Description:

Activity Description:

Acquisition and rehabilitation of a 3-story residential apartment building located at 1176 SW 20th Ave. The building will be renovated to 34 1-BD 1-BATH units. 32 units will be rented to low income households/individuals and 2 to Moderate income households/individuals. the developer will incorporate energy efficient and green features and will use materials and designs that minimize hurricane damage and lower maintenance and utility costs.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP3-B3-LH25%

Activity Title: RUDG-MDCDC II-Edificio Pineiro

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-B

Projected Start Date:

06/05/2012

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:

Acquisition and Rehabilitation

Projected End Date:

12/12/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,203,073.88

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,203,073.88

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 Elevated Structures	1
# of Substantially Rehabilitated Units	32
# ELI Households (0-30% AMI)	32
#Units exceeding Energy Star	32
#Units with bus/rail access	32
#Low flow showerheads	32
#Low flow toilets	32
#Clothes washers replaced	6
#Refrigerators replaced	32
#Light fixtures (outdoors) replaced	6
#Light Fixtures (indoors) replaced	138
#Replaced hot water heaters	32
#Replaced thermostats	32



#Efficient AC added/replaced	32
#Energy Star Replacement Windows	32
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
RUDG-MBCDC II, LLC	For Profit	\$ 2,203,073.88

Location Description:

Activity Description:

Acquisition and rehabilitation of a three story residential apartment building located in District 4 of the City of Miami. The building is located at 1176 SW 20th Ave. The building will be renovated to thirty four one-bedroom one-bathroom units to be rented to low income households/individuals. The developer will incorporate energy efficient and green features and will use materials and designs that minimize hurricane damage and lower maintenance and utility costs.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP3-B4-LH25%

Activity Title: Comprehensive Outreach Programs, Inc.

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-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:

Acquisition and Rehabilitation

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 970,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 970,000.00

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 Substantially Rehabilitated Units	32
#Low flow showerheads	32
#Low flow toilets	32
#Refrigerators replaced	32
#Light fixtures (outdoors) replaced	32
#Light Fixtures (indoors) replaced	32
#Replaced hot water heaters	32
#Additional Attic/Roof Insulation	1
# of Properties	1



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

Comprehensive Outreach Programs, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 970,000.00

Location Description:

721 and 741 NW 56th ST. Miami, FL. This is one project of 2 separate addresses and folio numbers.

Activity Description:

Multi family development consisting of 2 buildings, with 32 apartments, consisting in 1 bedroom/1 bath configurations, for acquisition and rehabilitation of these foreclosed properties. Tenants served will have income at or below 50% of the area median income, adjusted for family size

Environmental Assessment: COMPLETED**Environmental Reviews:** None**Activity Attributes:** None**Activity Supporting Documents:** None

Project # / NSP3-E / Residential Redevelopment

Grantee Activity Number: NSP3-E1-LMMI-0

Activity Title: Varadero Villas

Activity Type:

Construction of new housing

Project Number:

NSP3-E

Projected Start Date:

12/31/2012

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:

12/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 792,279.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 792,279.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
11	9		81.82
11	9		81.82

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

11

11

11

11

11

22

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Miami - Department of Community Development444 SW 2 Avenue, 2

OM #2 Corporation

Organization Type

Local Government

For Profit

Proposed Budget

\$ 0.00

\$ 792,279.00

Funding Source Name

Neighborhood Stabilization Program 3

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

The property is located at 720 SW 63 AVE.

Activity Description:

This is a new construction, 9 unit townhome-style villas that will be rented out to low income households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP3-E1-LMMI-1

Activity Title: RF Construction Group

Activity Type:

Construction of new housing

Project Number:

NSP3-E

Projected Start Date:

01/01/2022

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:

12/02/2024

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 985,341.47

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 1.00

Total Funds: \$ 985,342.47

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Miami - Department of Community Development444 SW 2 Avenue, 2

Organization Type

Local Government

Proposed Budget

\$ 985,341.47

Funding Source Name

Neighborhood Stabilization Program 3

Matching Funds

No

Funding Amount

\$ 1.00

Location Description:

Activity Description:

Construction of Single Family and/or Twin Homes on certain city owned parcels of land

Property Address

Amount Allocated

1461 NW 60th ST

\$330,837.92

5435 NW 1st CT

\$330,837.92

779 NW 57th ST

\$161,832.82



169 NW 35th ST
\$161,832.81
TOTAL:
\$985,341.47

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP3-E1-LMMI-2

Activity Title: RJ Spence Construction Group, LLC

Activity Type:

Construction of new housing

Project Number:

NSP3-E

Projected Start Date:

01/01/2022

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:

01/31/2024

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,002,552.79

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 1.00

Total Funds: \$ 1,002,553.79

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Miami - Department of Community Development444 SW 2 Avenue, 2

Organization Type

Local Government

Proposed Budget

\$ 1,002,552.79

Funding Source Name

Neighborhood Stabilization Program 3

Matching Funds

No

Funding Amount

\$ 1.00

Location Description:

Activity Description:

Construction of Single Family and/or Twin Homes on certain city owned parcels of land

Total allocated by Reso 21-0281 is \$1,184,658.53. However, there is not enough funding in PI available as of 2-1-22 to be able to fully obligate this activity. Currently only \$1,002,552.79 is available.

Property Address

Amount Allocated

5515 NW 1 CT

\$296,164.63

276 NW 53 ST

\$296,164.63



2115 NW 18 ST
\$296,164.63
1924 NW 26 ST
\$296,164.64
TOTAL:
\$1,184,658.53

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-F / Planning & Administration



Grantee Activity Number: NSP3-F1

Activity Title: Planning and Administration of NSP3

Activity Type:

Administration

Project Number:

NSP3-F

Projected Start Date:

07/01/2011

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Planning & Administration

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 676,771.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 676,771.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Miami - Department of Community Development444 SW 2 Avenue, 2

Organization Type

Local Government

Proposed Budget

\$ 676,771.00

Location Description:

N/A

Activity Description:

Planning and Administration of NSP3 Program. Added \$220,877 from PI

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Action Plan Comments:

Reviewer - The Action Plan submitted in DRGR is consistent with the application for NSP funding. NSP3 DRGR Action Plan Checklist has been completed and NSP rep recommend unblocking for this NSP grantee. (EF)

Bussey, La The grantee made the following changes Strategy B and E.
Revisions are noted under activity comments for each strategy and listed below.

Strategy B:

- Deleted Activity NSP3-B1-LMMI- Purchase and Rehabilitation
- Deleted Activity NSP3-B2-LH25%- Purchase and Rehabilitation 25%

-Grantee adjusted Strategy B budget (decrease) from \$3,143,045.00 to \$2,118,255.00 for LH25%.

-Grantee created activity NSP3-B3-LH25%-RUDG-MBCDC II-Edificio Pineiro budgeted for \$2,118,255.00 (34 low-income rental units).

Strategy E:

-Grantee adjusted Strategy E budget (increase) from \$960,000.00 to \$1,984,790.00.

Reviewed and approved by LBussey, CPD Rep; June 6, 2012

Reviewer - Grantee modified activity NSP3-E1-LMMI to read now NSP3-E1-LMMI-O, This is for residential new construction) of Valdero Villas. Grantee adjusted budget (decrease) to \$792,279 from its NSP funds. Grantee also added activity NSP3-E1-LMMI-1, this is for residential new construction of Silver Cove. The total budget is \$1,192,511 of its NSP funds. This project consists of 18 low income rental units. Revisions are noted under activity comments for each strategy. Action plan has been reviewed and approved however, still pending on citizen comment period compliance for the NSP amendment to the plan)(October 30, 2012- EF)

Reviewer - The City submitted to our office a substantial amendment for its NSP3 program. The City made the following changes:

- 1) Deobligate \$1,192,511 from Strategy E (Silver Cove)
- 2) Fund ¿Comprehensive Outreach Programs, Inc.¿ for \$970,000 for 32 affordable rental units (LH-25%)
- 3) Fund ¿OM Corporation ¿ Park View Apartments II¿ for \$160,000 for 6 affordable rental units (LH-25%)
- 4) There is a balance of \$62,511 left. To be determined at a later time.

The City is in compliance with the citizen participation comment period. Action Plan has been reviewed and approved. (EF)April 29, 2013.

Bussey, La The City indicated the following:

- 1)NSP3-E ¿ Residential Development - DELETED Parkview Apartments (Less \$160,000)
- 2)NSP3-B ¿ ACQUISITION AND REHABILITATION ¿ ADDED Funding to RUDG MDCDC II ¿ PINEIRO (Added \$222,511) ¿ New Total \$2,340,766

Reviewed and approved by La Vora Bussey 03/07/2014

Bussey, La The City modified its Action Plan to include program income in the amount of \$2,208,771.36.

Reviewed and approved by La Vora Bussey on 04/27/2016

Bussey, La The City indicated following for submittal of the NSP3 amendment for your review and approval. The following changes were made to the action plan following the guidance of the NSP consultant.

- 1) Added under project NSP3-B Acquisition and Rehabilitation, activity # NSP3-B2-LMMI (RUDG-MDCDC II-Edificio Pineiro LMMI). This was done to separate the LMMI units from the original activity NSP3-B3-LH25% (RDG-MDCDC II-Edificio Pineiro) into two different activities. This activity was funded for \$137,692.12 and the original activity for LH25% was adjusted to reflect \$2,203,073.88.

- 2) The Activity Type for all NSP3-B Acquisition and Rehabilitation activities was modified to ¿Rehabilitation/reconstruction of residential structures¿ from ¿Acquisition ¿ General¿
- 3) For Project # NSP3-E under activity # NSP-E1-LMMI-0, the responsible organization was modified from City of Miami to OM#2 Corporation.
- 4) Green Environmental Measures have been added to all NSP3 rehab/construction projects

Reviewed and approved LaVora Bussey 07/21/2016

Bussey, La Grantee indicated that while reviewing the NSP3 Action Plan that there were no changes made. However, the grantee indicated that the wrong button was pressed, which caused the system to lock until the Action Plan is approved.

Reviewed and approved by La Vora Bussey on October 13, 2016

Bussey, La The City indicated that the only change was an allocation of \$75,000 from program income to Comprehensive Outreach Programs, Inc.(i.e. activity - NSP3-B4-LH25%),which went from \$970,000 to \$1,045,000.

Reviewed and approved by La Vora Bussey 03/23/2017

Action Plan History

Version	Date
B-11-MN-12-0016 AP#11	02/03/2022
B-11-MN-12-0016 AP#10	04/02/2018
B-11-MN-12-0016 AP#9	03/23/2017
B-11-MN-12-0016 AP#8	10/13/2016
B-11-MN-12-0016 AP#7	07/21/2016
B-11-MN-12-0016 AP#6	04/29/2016
B-11-MN-12-0016 AP#5	03/07/2014
B-11-MN-12-0016 AP#4	04/29/2013
B-11-MN-12-0016 AP#3	10/30/2012
B-11-MN-12-0016 AP#2	06/06/2012
B-11-MN-12-0016 AP#1	05/14/2011

