

# Action Plan

**Grantee: Miami Gardens City, FL**

**Grant: B-11-MN-12-0017**

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|                                 |                       |
|---------------------------------|-----------------------|
| <b>LOCCS Authorized Amount:</b> | \$ 1,940,337.00       |
| <b>Grant Award Amount:</b>      | \$ 1,940,337.00       |
| <b>Status:</b>                  | Reviewed and Approved |
| <b>Estimated PI/RL Funds:</b>   | \$ 33,459.97          |
| <b>Total Budget:</b>            | \$ 1,973,796.97       |

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

| Activity  | Budget          | Amended Budget  |
|---|-----------------|-----------------|
| Single Family Acquisition, Rehabilitation and Resale-LMMH | \$ 1,211,220.00 | \$ 546,304.00   |
| Single Family Acquisition, Rehabilitation and Resale-LH25 | \$ 485,084.00   | \$ 0.00         |
| Demolition of Blighted Properties                         | \$ 50,000.00    | \$ 50,000.00    |
| Redevelopment - The Commons LH-25                         | \$ 0.00         | \$ 1,150,000.00 |
| Program Administration                                    | \$ 194,033.00   | \$ 194,033.00   |
| Total NSP 3 Grant   | \$ 1,940,337.00 | \$ 1,940,337.00 |

### How Fund Use Addresses Market Conditions:

To address the current market conditions, the City of Miami Gardens intends to target the areas of greatest need by reducing the number of foreclosed and/or abandoned homes, improving the quality of the housing stock, providing homeownership opportunities and eliminating blighted and illegal structures. These neighborhoods have suffered from large numbers of foreclosures of single family homes and steep declines in home prices. The market conditions, combined with high rates of unemployment, deters potential buyers and reduces the value of the existing housing stock.

Miami Gardens' NSP1 program experience to date has shown that the rehabilitation needs of REO properties in the target areas are significant. In particular, older homes built in the 1950s have significant needs, including deteriorated roofs, inadequate plumbing and outdated/non code compliant electrical systems, and no hurricane protection. In addition, a great number of properties have illegal construction or conversions, or have been illegally transformed to multiple dwelling units.

As a result, Miami Gardens will continue its current efforts to rehabilitate these homes and return them to their original configurations. The City's NSP3 efforts will produce an improved housing stock of energy-efficient homes that meet current building code standards, reduce energy costs for low and moderate income homeowners and stabilize the area's home prices.

### Ensuring Continued Affordability:

To ensure long-term affordability as it relates to homeownership, buyers will receive subsidy assistance of up to \$55,000. This assistance will be provided as a "soft second" mortgage for which buyers will execute a Promissory Note which will be secured by a recorded Mortgage and Security Agreement. The terms of the subsidy assistance will stipulate that the buyer must continue to occupy the property throughout the 15 year affordability period. If the buyer ceases to own or occupy the property, repayment will be required. The amount of repayment will depend on the date of this occurrence, and will be based on a scale which could include some shared appreciation.

In the case of rental housing, the City will ensure long-term affordability by executing a sub-recipient agreement with the entities managing the properties and record a restricted covenant on the property that will uphold the affordability



requirements.

**Definition of Blighted Structure:**

Blighted structure is a building that is not being maintained to the City's minimum housing standards and exhibits common housing violations such as broken windows, missing doors, severely damaged electrical and plumbing systems, roof in disrepair, and other violations that are typically indicative of poor maintenance or neglect, unsanitary or unsafe conditions.

**Definition of Affordable Rents:**

The City of Miami Gardens will abide by the HOME guidelines for maintaining affordable rents for homeownership as stipulated in Section 92.254. Should the City carry out any rental activity, it will follow and ensure affordability as per HOME guidelines, Section 92.252. At the present time, the City does not intend to carry out a rental activity. However, if the City were to decide to carry out a rental activity at a future date, it would submit the appropriate addendums to the NSP3 plan for review and approval.

**Housing Rehabilitation/New Construction Standards:**

The housing rehabilitation standards for the NSP3 activities will be consistent with the City's existing Housing Policy which includes Housing Quality Standards and compliance with current building codes. In addition, the gut rehabilitations or new construction will be designed to meet or exceed the standards for Energy Star Qualified New Homes while other rehabilitation projects will include replacement of lighting, windows, AC units and any other older obsolete products and appliances with Energy Star qualified products.

**Vicinity Hiring:**

The City of Miami Gardens will include in all solicitations associated with the NSP3 activities the requirement that all contractors demonstrate their effort in hiring from within the target area. This will be done in collaboration with Section 3 efforts. In addition, signs regarding hiring opportunities will be posted in businesses and social gathering places frequented by residents near or within the target area. The City will also contact individuals in public housing and Section 8 residents that could be targeted for employment opportunities once the rehabilitation projects are underway. Staff will also send notices to local employment offices and labor organizations such as Miami-Dade Job Corp. to inform them of the of job opportunities. The City will maintain records of the residents hired within the project areas and provide this information upon quarterly reporting to HUD.

**Procedures for Preferences for Affordable Rental Dev.:**

**Grantee Contact Information:**

Laurin Yoder, Community Development Director

City of Miami Gardens  
18605 NW 27 Avenue, Suite 151  
Miami Gardens, FL 33056  
Tel: (305) 622-8041  
Fax: (305) 622-8046

**Project Summary**

| Project # | Project Title      | Grantee Activity #                   | Activity Title                       |
|-----------|--------------------|--------------------------------------|--------------------------------------|
| 9999      | Restricted Balance | <i>No activities in this project</i> |                                      |
| NSP3-2011 | NSP3               | NSP3-01                              | LMMI -Acquisition, Rehab & Re-Sale   |
|           |                    | NSP3-02                              | LH-25 Acquisition, Rehab and Re-Sale |
|           |                    | NSP3-03                              | Demolition of Blighted Structures    |
|           |                    | NSP3-04                              | Program Administration               |
|           |                    | NSP3-05                              | Redevelop -The Commons-LH25          |



# Activities

**Project # / Title:** NSP3-2011 / NSP3

**Grantee Activity Number:** NSP3-01  
**Activity Title:** LMMI -Acquistion, Rehab & Re-Sale

**Activity Type:**

Acquisition - general

**Project Number:**

NSP3-2011

**Projected Start Date:**

03/10/2011

**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

**Activity Status:**

Completed

**Project Title:**

NSP3

**Projected End Date:**

03/10/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 534,935.37

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 534,935.37

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
|       |     |     | 0.0      |
| 17    |     |     | 0.00     |
| 17    |     |     | 0.00     |

# Owner Households

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

17

# of Housing Units

17

# of Parcels acquired voluntarily

17

# of Properties

17



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Miami Gardens-Community Development

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

| Responsible Organization                    | Organization Type | Proposed Budget |
|---|-------------------|-----------------|
| City of Miami Gardens-Community Development | Local Government  | \$ 534,935.37   |

**Location Description:**

Riverdale and Rainbow Park (Census Blocks 10001.1, 00403.1, 00403.5, 00403.6)

**Activity Description:**

This activity entails the City and/or a Developer solicited through an RFQ process to acquire abandoned and or foreclosed single family properties, rehabilitate the homes to meet all codes, be energy efficient and hardened against storms. The properties will be sold to income eligible buyers for which the City will provide assistance in an amount of up to \$55,000 in the form of a soft second mortgage. Program income derived from the sales of these properties will be used to acquire, rehabilitate and resell additional housing units.

The City will, to the maximum extent feasible, make every effort to encourage the hiring of residents from the target areas by all vendors, contractors, and/or developers participating in the program. They will also be encouraged to use local vendors and material suppliers.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP3-02  
**Activity Title:** LH-25 Acquisition, Rehab and Re-Sale

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 NSP3-2011

**Projected Start Date:**  
 03/10/2011

**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.

**Activity Status:**  
 Cancelled

**Project Title:**  
 NSP3

**Projected End Date:**  
 03/10/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**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 | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    |       |     |     | 0.0      |
| # Owner Households     |       |     |     | 0.0      |
| # of Households        |       |     |     | 0.0      |

| Proposed Accomplishments          | Total |
|-----------------------------------|-------|
| # of Singlefamily Units           |       |
| # of Housing Units                |       |
| # of Parcels acquired voluntarily |       |
| # of Properties                   |       |

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Miami Gardens-Community Development

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

| Responsible Organization                    | Organization Type | Proposed Budget |
|---|-------------------|-----------------|
| City of Miami Gardens-Community Development | Local Government  | \$ 0.00         |

**Location Description:**

Riverdale and Rainbow Park (Census Blocks 10001.1, 00403.1, 00403.5, 00403.6)

**Activity Description:**

\*\*\*This activity is cancelled due to the creation of a new redevelopment activity for LH25.

This activity entails the City or a Developer solicited through an RFQ process to acquire abandoned and or foreclosed single family properties, rehabilitate the homes to meet all codes, be energy efficient and hardened against storms. The properties will either be sold to eligible buyers or conveyed to non-profit organizations to be managed as a rental property. Buyers will receive assistance in an amount of up to \$55,000 in the form of a soft second mortgage. Program income derived from the sales of these properties will be used to acquire, rehabilitate and resell additional housing units.

The City will, to the maximum extent feasible, make every effort to encourage the hiring of residents from the target areas by all vendors, contractors, and/or developers participating in the program. They will also be encouraged to use local vendors and material suppliers.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number: NSP3-03**  
**Activity Title: Demolition of Blighted Structures**

**Activity Type:**

Clearance and Demolition

**Project Number:**

NSP3-2011

**Projected Start Date:**

03/10/2011

**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

**Activity Status:**

Under Way

**Project Title:**

NSP3

**Projected End Date:**

03/10/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 72,161.60

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 72,161.60

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

5

5

5

|              |  |
|--------------|--|
| <b>LMI%:</b> |  |
|--------------|--|

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

No

**Activity is being carried out through:**

**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**

\$ 72,161.60

**Location Description:**

Riverdale and Rainbow Park (Census Blocks 10001.1, 00403.1, 00403.5, 00403.6)



**Activity Description:**

This activity involves the elimination of approximately 5 blighted structures that are beyond repair, and pose a health and/or safety hazard in eligible neighborhoods.

The City will, to the maximum extent feasible, make every effort to encourage the hiring of residents from the target areas by all vendors, contractors, and/or developers participating in the program. They will also be encouraged to use local vendors and material suppliers.

**Environmental Assessment:**

**Environmental Reviews:** None





**Grantee Activity Number:** NSP3-04  
**Activity Title:** Program Administration

**Activity Type:**

Administration

**Project Number:**

NSP3-2011

**Projected Start Date:**

03/10/2011

**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)

**Activity Status:**

Planned

**Project Title:**

NSP3

**Projected End Date:**

03/10/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 194,033.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 194,033.00

**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-Community Development

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

| Responsible Organization                    | Organization Type | Proposed Budget |
|---|-------------------|-----------------|
| City of Miami Gardens-Community Development | Local Government  | \$ 194,033.00   |

**Location Description:**

**Activity Description:**

Program Administration: Administrative duties relative to the overall grant program and fair housing activities. This activity is assumed to benefit low and moderate income persons and is eligible under 24 CFR section 570.206. NSP3 regulations allows grantees a maximum of 10% of their NSP allocation to be utilized for planning and



administrative costs overseeing the program, reporting and other general administrative activities.

**Environmental Assessment:**

**Environmental Reviews:** None



**Grantee Activity Number: NSP3-05**  
**Activity Title: Redevelop -The Commons-LH25**

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 NSP3-2011

**Projected Start Date:**  
 12/01/2011

**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.

**Activity Status:**  
 Planned

**Project Title:**  
 NSP3

**Projected End Date:**  
 03/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,150,000.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,150,000.00

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 189   | 189 |     | 100.00   |
| # of Households        | 189   | 189 |     | 100.00   |

| Proposed Accomplishments    | Total |
|-----------------------------|-------|
| # of Multifamily Units      | 189   |
| # of Housing Units          | 189   |
| #Units with bus/rail access | 189   |
| #Low flow showerheads       | 189   |
| #Low flow toilets           | 189   |

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Miami Gardens-Community Development

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

| Responsible Organization                    | Organization Type | Proposed Budget |
|---|-------------------|-----------------|
| City of Miami Gardens-Community Development | Local Government  | \$ 1,150,000.00 |



**Location Description:**

Census Block: 10001.1, Riverdale Neighborhood  
 20000 N.W. 27 Avenue, Miami Gardens, FL 33056

**Activity Description:**

On September 14, 2011, the Miami Gardens City Council approved an allocation of \$1,150,000 to RUDG-The Commons, LLC for the acquisition of approximately 6.83 acres of vacant land for the development of an elderly multi-family project. The project will consist of 165 one bedroom units and 24 two bedroom units.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

**Action Plan Comments:**

Reviewer - The City of Miami Gardens Action Plan is consistent with the NSP3 program design as proposed. All information indicates benefit type, performance measurements, funding amount, organization carrying out and accomplishments.  
 DM

Reviewer - Action Plan approved and reviewed. DM 11/28/2011

**Action Plan History**

| Version              | Date       |
|----------------------|------------|
| B-11-MN-12-0017 AP#1 | 11/28/2011 |
| B-11-MN-12-0017 AP#2 | 06/09/2014 |
| B-11-MN-12-0017 AP#3 | 04/29/2016 |
| B-11-MN-12-0017 AP#4 | 07/31/2018 |

