

Action Plan

Grantee: North Miami, FL

Grant: B-11-MN-12-0019

LOCCS Authorized Amount:	\$ 1,173,374.00
Grant Award Amount:	\$ 1,173,374.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 313,295.12
Total Budget:	\$ 1,486,669.12

Funding Sources

Funding Source	Funding Type
NSP3	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

Eligible Use B: Acquisition and Rehabilitation
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.

24 CFR 570.201(a) Acquisition (b) Disposition, (i) Relocation, and (n) Direct homeownership assistance (as modified below);

• 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties.

Eligible Use B: Acquisition and Rehabilitation 25 set aside
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 for families whose income does not exceed 50% of the median.

24 CFR 570.201(a) Acquisition (b) Disposition, (i) Relocation
24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties.

How Fund Use Addresses Market Conditions:

The City of North Miami used the NSP 3 mapping tool provided by HUD to determine the target areas to be used under the NSP 3 program. The City also reviewed the list of foreclosure sales in the target area, types of foreclosed or abandoned properties in the target area and the density of eligible property in the target area. Age of housing, property types and the level of homeownership versus rental properties in the target area was examined. Accessibility to public transportation, employment, schools and employment centers in the target area were examined. The areas selected meet the minimum needs score of 17, and have a neighborhood NSP score of 20. There are a high percentage of subprime related loans and the area is likely to face a significant rise in the rate of foreclosures. Neighborhood attributes such as area benefit eligibility, vacancy rates, foreclosure estimates, unemployment, and home values were reviewed and compared to other potential neighborhoods. The use of NSP funds in this neighborhood will reduce the vacancy rate, increase the availability of affordable rental housing for eligible families, improve property values and reduce the foreclosure rates and the rate of abandonment. Several potential target areas were reviewed weighing in several factors. To select the area of greatest need the City of North Miami included the following factors:

Minimum needs score
Neighborhood attributes
Greatest number of units for sales in the various target areas
Accessibility to public transportation in the target areas



A larger share of multifamily vs. single family units in the target area
 Age of housing in the area to determine potential rehabilitation cost
 Factors related to marketability and lease up such as schools, retail stores and parks
 Percentage of very low, low and middle income households in the target area
 Recent property sales in the target area

Based on the above factors the area of greatest need is identified in Attachment A.

The City will try to assist the estimated numbers of properties needed to provide a significant impact in the areas of greatest need. However, due to the limited amount of funds available, the age and deterioration of structures that have been abandoned or foreclosed, the need to bring units into compliance with specific housing standard and energy efficiency requirements, as well the need to protect the homes against potential disasters, it is anticipated that there will not be sufficient funds to purchase, rehabilitate and rent 20% of the REO in the past year, however it is anticipated that 87% of the 20% (14 out of 16) recommended will be accomplished in this target neighborhood.

NSP3 Action Plan Amendment-Target Area 4 (November 2012)

The City of North Miami proposes to amend its NSP 3 action plan to expand the target area thereby allowing the City the ability to timely expend its funds to areas of greatest need. The proposed Target Area 4 is expansive and includes Target Areas 1, 2 and 3 and further meets all the requirements of HUD's NSP3 Mapping Tool in that it is an area of "greatest need" with an Index Score of 19.94. The proposed Target Area (4) is bordered by NW 17th Avenue on the west, to NE 16th Avenue on the East, up to the City's Northern limits at NE 149th Street on the North, to NW 119th Street on the South. The proposed Target Area 4 includes all previously approved Target Areas.

Ensuring Continued Affordability:

The City of North Miami will adopt the affordability standards at 24 CFR 92.254 as described below.

Per unit investment minimum affordability period	
Under \$15,000.....	5
\$15,000 to \$40,000.....	10
Over \$40,000.....	15

Definition of Blighted Structure:

A blighted structure is defined as one that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health and safety.

Definition of Affordable Rents:

In establishing affordable rents the City of North Miami will adopt the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f).

Housing Rehabilitation/New Construction Standards:

All units assisted including new construction with NSP3 funds will meet applicable laws, codes relating to housing safety, quality, and habitability. The City of North Miami will comply with the Florida building code, local code and the City's land development regulations. All properties assisted must meet the City's Minimum Housing Quality Code, Section 8 Housing Quality Standards and the City's Green Housing Guidelines. Where applicable, the City will comply with Section 504 of the Rehabilitation Act of 1973 and the Fair Housing Act, including their respective provisions related to physical accessibility standards for persons with disabilities. The rehabilitation and new construction standards that will apply for NSP-assisted projects must be included in the Action Plan. Specifically, HUD requires that:

All gut rehabilitation or new construction (of residential buildings) up to three stories will be designed to meet the standard for Energy Star Qualified New Homes.

All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

Other rehabilitation will meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed. Where relevant, the housing unit will be improved to mitigate the impact of disasters.

Vicinity Hiring:

In order to encourage vicinity hiring the City will reach out to contractors who plan to hire as a result of rehabilitation activities, and request that they hire within the proposed target areas. Contractors will also be encouraged to purchase materials and contract with small businesses that are owned and operated by persons residing in the vicinity of the NSP projects.

Procedures for Preferences for Affordable Rental Dev.:

In order to increase the availability of affordable rental housing for LMMI household the City will use funds to acquire, rehabilitate and rent single family and or multifamily structures to eligible households. The City will retain ownership of the units and will hire a management agent to manage the inventory of projects. The minimum affordability period will be based on the HOME program affordability guidelines. Tenant income eligibility will be determined prior to occupancy. Limiting the use of funds to rental units will ensure that rental housing preferences under the program are met.

Grantee Contact Information:

NSP3 Program Administrator Contact Information
Name (Last, First) Jean-Pharuns, Marie-Frantz
Email Address mjean-pharuns@northmiamifl.gov
Phone Number 305-895-9824
Mailing Address 12400 NE 8th Ave, North Miami, FI 33161

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Rental Acquisition/Rehabilitation	1 - LMMI	Rental Acquisition/Rehabilitation LMMI
		2 - 25% set aside	Rental Acquisition/Rehabilitation 25% set aside
2	Administration	3 - Administration	Administration
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1 / Rental Acquisition/Rehabilitation

Grantee Activity Number: 1 - LMMI
Activity Title: Rental Acquisition/Rehabilitation LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 1
Projected Start Date:
 03/11/2011
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked

Activity Status:
 Under Way
Project Title:
 Rental Acquisition/Rehabilitation
Projected End Date:
 03/11/2015
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

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

Total Budget: \$ 500,799.62
Other Funds: \$ 0.00
Total Funds: \$ 500,799.62

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	10			0.00
# of Households	10			0.00

Proposed Accomplishments	Total
# of Multifamily Units	10
# of Housing Units	10
#Low flow showerheads	10
#Low flow toilets	10
#Clothes washers replaced	10
#Refrigerators replaced	10
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	10
#Efficient AC added/replaced	10



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of North Miami

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of North Miami	Local Government	\$ 500,799.62

Location Description:

This activity will be undertaken in the target area bordered by Northeast 12th Avenue on the East, Northeast 6th Avenue on the West, Northeast 135th Street on the South and Northeast 143th Street on the North.

In the fall of 2011, the Target Area was considered limited. The approved Target Area restricted the City's ability to expend the funds in the areas of greatest need in a timely way. An additional Target Area (Area 2) was identified and submitted to the NSP3 Mapping Tool. The proposed Target Area 2 location was in an area of "greatest need" with an Index Score of twenty (20). The proposed area is located west of Dixie Highway to the west, NE 123rd Street to the north, NE 121st Street to the south and 6th Avenue to the east.

The City published a Substantial Amendment and the Target Area 2 Map in the City's designated newspaper for a comment period of fifteen (15) days January 13 and ending January 27, 2012.

The City Council approved the Substantial Amendment to the 2010 Action Plan and the additional Target Area on January 24, 2012.

Activity Description:

In order to increase the availability of affordable rental housing for LMMI household the City will use funds to acquire, rehabilitate and rent single family and or multifamily structures to eligible households. The City will retain ownership of the units and will hire a management agent to manage the inventory of projects. The minimum affordability period will be based on the HOME program affordability guidelines. Tenant income eligibility will be determined prior to occupancy. Limiting the use of funds to rental units will ensure that rental housing preferences under the program are met. In order to encourage vicinity hiring the City will reach out to contractors who plan to hire as a result of rehabilitation activities, and request that they hire within the proposed target areas. Contractors will also be encouraged to purchase materials and contract with small businesses that are owned and operated by persons residing in the vicinity of the NSP projects.



Grantee Activity Number: 2 - 25% set aside
Activity Title: Rental Acquisition/Rehabilitation 25% set aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 03/11/2011

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:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Rental Acquisition/Rehabilitation

Projected End Date:
 03/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 681,632.17

Other Funds: \$ 0.00

Total Funds: \$ 681,632.17

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Multifamily Units	1
# of Housing Units	3
# ELI Households (0-30% AMI)	
#Low flow showerheads	4
#Low flow toilets	4
#Dishwashers replaced	4
#Clothes washers replaced	4
#Refrigerators replaced	4
#Light Fixtures (indoors) replaced	4
#Efficient AC added/replaced	4



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of North Miami

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of North Miami	Local Government	\$ 681,632.17

Location Description:

This activity will be undertaken in the target area bordered by Northeast 12th Avenue on the East, Northeast 6th Avenue on the West, Northeast 135th Street on the South and Northeast 143th Street on the North.

Activity Description:

In order to increase the availability of affordable rental housing for VLI household the City will use funds to acquire, rehabilitate and rent single family and or multifamily structures to eligible households. The City will retain ownership of the units and will hire a management agent to manage the inventory of projects. The minimum affordability period will be based on the HOME program affordability guidelines. Tenant income eligibility will be determined prior to occupancy. Limiting the use of funds to rental units will ensure that rental housing preferences under the program are met.

Project # / Title: 2 / Administration

Grantee Activity Number:	3 - Administration
Activity Title:	Administration

Activity Type:

Administration

Project Number:

2

Projected Start Date:

03/11/2011

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:

Under Way

Project Title:

Administration

Projected End Date:

03/11/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 148,666.91

Other Funds: \$ 0.00



Environmental Assessment:

EXEMPT

Total Funds: \$ 148,666.91

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of North Miami

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of North Miami	Local Government	\$ 148,666.91

Location Description:

City of North Miami

Activity Description:

General management, oversight and coordination. Reasonable costs of overall program management, coordination, monitoring, and evaluation.

Action Plan Comments:

Reviewer - The grantee changed name of person on Action Plan, which triggered a review.

Reviewed and approved by La Vora Bussey on 10/26/2016.

Reviewer - The City indicated that they have made the final reconciliation between Finance, and they have modified the budget in the Action Plan and the budget for the projects and activities.

Reviewed and approved by La Vora Bussey 12/01/2016



Action Plan History

Version	Date
B-11-MN-12-0019 AP#1	12/01/2016
B-11-MN-12-0019 AP#2	10/26/2016
B-11-MN-12-0019 AP#3	04/30/2014
B-11-MN-12-0019 AP#4	04/30/2014
B-11-MN-12-0019 AP#5	01/29/2013
B-11-MN-12-0019 AP#6	11/26/2012
B-11-MN-12-0019 AP#7	02/22/2012
B-11-MN-12-0019 AP#8	04/19/2011

