

Grantee: Dade County, FL

Grant: B-08-UN-12-0004

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-UN-12-0004

Obligation Date:**Grantee Name:**

Dade County, FL

Award Date:**Grant Amount:**

\$62,207,200.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

Excessive amount of foreclosures have negatively impacted the County. These vacancies are impacting neighborhoods and affect the County tax base.

Recovery Needs:

Funds to provide subsidy to purchase foreclosed properties and rehabilitate them for sale and rentals, redevelop vacany land, demolish blighted structures.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$40,635,720.00

Total CDBG Program Funds Budgeted

N/A

\$40,635,720.00

Program Funds Drawdown

\$122,075.00

\$122,075.00

Obligated CDBG DR Funds

\$6,220,720.00

\$6,220,720.00

Expended CDBG DR Funds

\$130,000.00

\$237,817.37

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|------------------------------------|----------------|--------------|
| Minimum Overall Benefit Percentage | \$99.99 | \$50.00 |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$9,331,080.00 | \$0.00 |
| Limit on Admin/Planning | \$6,220,720.00 | \$107,817.37 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

NSP activities are moving forward and processes are being adjusted to improve success. The County has moved the acquisition and rehabilitation process to the point of having 100 prospective purchases in the pipeline. We have closed on our first six acquisitions and our first two homeownership loans. Our demolition activity is moving along with our efforts to work with three of the municipalities here in the County. Negotiations are under way for our redevelopment project and the HOPE VI agreements are nearly complete. The County will continue to review and assess projects that are presented including four multi-family developments that may be assisted with NSP funds.

Project Summary

| Project #, Project Title | This Report Period | | To Date | |
|--|------------------------|------------------------|------------------------|------------------------|
| | Project Funds Budgeted | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| NSP-08-0001, Financing Mechanisms | \$0.00 | \$0.00 | \$9,790,000.00 | \$0.00 |
| NSP-08-0002, Acquisition and Rehabilitation | \$0.00 | \$0.00 | \$31,596,480.00 | \$0.00 |
| NSP-08-0003, Demolition | \$0.00 | \$0.00 | \$1,000,000.00 | \$0.00 |
| NSP-08-0004, Redevelopment of Vacant Land HOPE VI Project | \$0.00 | \$0.00 | \$8,600,000.00 | \$0.00 |
| NSP-08-0005, Redevelopment of Vacant Land Expanded H6 Area | \$0.00 | \$0.00 | \$5,000,000.00 | \$0.00 |
| NSP-08-0006, Administration | \$0.00 | \$122,075.00 | \$6,220,720.00 | \$122,075.00 |

Activities

Grantee Activity Number: NSP-A-0001

Activity Title: Spot Loans

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP-08-0001

Projected Start Date:

06/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms

Projected End Date:

11/30/2012

Responsible Organization:

Office of Community and Economic Development

| Overall | Jul 1 thru Sep 30, 2009 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$6,040,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$6,040,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$130,000.00 | \$130,000.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Spot Loans that are second mortgages to assist the homebuyer with the purchase of a foreclosed upon home.

Location Description:

Throughout Miami-Dade County in the designated Priority Areas.

Activity Progress Narrative:

The County is in the process of expanding its outreach efforts to attract eligible ready buyers and to pair those buyers with realtors to expedite property sales. Although the County has experienced some delay in loan originations, the new targeted strategy of intensifying outreach efforts coupled with the expansion of the universe of eligible buyers is now proving to be effective. One of the County's greatest obstacles so far with NSP has been finding eligible properties suitable for lending. Many of the foreclosed homes in the local market require repairs beyond the scope of the second mortgage program as it is currently structured. As a result, the County is exploring the option of realigning its program to allow minor rehabilitation of properties — which would remove one process barrier and allow greater flexibility in property choice. Additionally, the County is facilitating a myriad of informational venues that will provide for greater interaction between the County, realtors, lenders and homebuyers. These efforts are expected to yield greater results in the next quarter.

As of September 30, 2009, the County has closed two loans under this program totaling \$130,000 in NSP funding. Additionally, as of September 30th, the County had fifteen (15) buyers that are in the contracting phase totaling approximately \$930,000. Many of those contracts fell through resulting in three remaining. These loans are expected to be closed in the next several days. With the anticipation of increasing its universe of qualified borrowers, the County has interviewed 20 lottery alternates to determine eligibility. This effort was necessary due to initial lottery winners not being able to qualify and others not closing within the specified timeframes.

Over the next quarter ending December 31, 2009, the County will continue to evaluate its process and monitor the progress of this activity to determine if process reengineering should occur to expedite expenditure of the funds allocated to this project activity. With project activity allowing rehabilitation funding as a part of the soft second mortgage allowance coupled with more frequent interaction with community stakeholders, the County expects to see greater production in the coming months. Those buyers that are not successful in locating a home will still have an opportunity to purchase a home that the County acquires.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|------|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 2 | 0/0 | 0/0 | 2/80 |
| # of Households benefitting | 0 | 2 | 2 | 0/0 | 2/80 | 2/80 |

Activity Locations

| Address | City | State | Zip |
|-----------------------|-------|-------|-------|
| 11045 SW 217th Street | Miami | NA | 33170 |
| 13172 SW 10th Terrace | Miami | NA | 33184 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

Grantee Activity Number: NSP-A-0002

Activity Title: Second Mortgages

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NSP-08-0001

Project Title:

Financing Mechanisms

Projected Start Date:

06/01/2009

Projected End Date:

11/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

Office of Community and Economic Development

Overall

Jul 1 thru Sep 30, 2009

To Date

| | | |
|--|--------|----------------|
| Total Projected Budget from All Sources | N/A | \$3,750,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$3,750,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Second mortgages for the homes that are acquired and rehabbed by the County for re-sale to eligible buyers.

Location Description:

Throughout Miami-Dade County in the designated highest and high priority areas.

Activity Progress Narrative:

This activity is part of the second mortgages that will be associated with the homes that the County is purchasing and rehabilitating. The County recently closed on six homes that will be reported in the next quarterly report. marketing has begun on the homes.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|------|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/50 |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/50 | 0/50 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

| | |
|---------------------------------|---|
| Grantee Activity Number: | NSP-B-0001 |
| Activity Title: | Acquisition and Rehab of Single Family Homes |

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-08-0002

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

06/01/2009

Projected End Date:

11/30/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

General Services Administration

| Overall | Jul 1 thru Sep 30, 2009 | To Date |
|--|--------------------------------|-----------------|
| Total Projected Budget from All Sources | N/A | \$10,025,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$10,025,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Acquisition of single family homes for re-sale.

Location Description:

Throughout Miami-Dade County in the highest and high priority areas.

Activity Progress Narrative:

Miami-Dade County has fostered a relationship with FannieMae, Chase and Bank of America that allows the County a "first-look" at foreclosed properties prior to those properties being introduced to the public. Since governmental municipalities typically have limited flexibility in executing documents and transactions prior to undergoing extensive processes, having the advantage of a "first look" at foreclosed properties gives the County additional lead time to consummate real estate transactions. This partnership has proven to be extremely productive. Due to this "first-look", the County is assessing many more properties and conducting other due diligence activities to determine eligibility and suitability of properties to be purchased under the NSP.

The County has closed on six homes that will be reported in the next quarterly report and has executed contracts scheduled for closings for other foreclosed acquisitions. Over 100 units have been recommended for purchase and although some will fall out, many are expected to continue to close.

To expedite expenditure of funds under this NSP activity, the County has solicited through the standard procurement process the participation of nineteen (19) contractors that comprise the "Contractor Pool" with primary responsibilities of acquiring, rehabilitating and selling the foreclosed single family properties to eligible NSP recipients. This same contractor pool will also have the opportunity to leverage private sector financing with NSP funds for the rehabilitation of multifamily affordable rental projects. These contractors have been deemed the most qualified to undertake activities germane to this NSP project activity

component.

Selected contractors attended an orientation on September 14, 2009 provided by the County's NSP Consultant, which detailed the requirements and implementation logistics for carrying out their responsibilities under the program. Contractors have begun to identify foreclosed properties eligible for rehabilitation for approval by the County's Acquisition Evaluation Committee.

Upon approval of the properties, the County will issue Work Orders to the contractors to commence work on the selected properties.

The County anticipates continued momentum during the quarter ending December 31, 2009. Of the 50 single family properties proposed to be assisted under this NSP activity, the County projects 42 properties will be under contract and in the rehabilitation stage of the process. These units have been approved for purchase and await execution of the contracts. Properties are expected to be marketed and sold to qualified buyers applying through the County's Homebuyer Assistance Program.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------------|--------------------|-----|-------|------------------------------------|------|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 0 | 0/0 | 0/0 | 0/50 |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/50 |
| # of buildings (non-residential) | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/50 | 0/50 |
| # of Permanent Jobs Created | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired by | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired by admin | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired voluntarily | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-B-0002

Activity Title: Acquisition and Rehab of Multi-family for Rental

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

NSP-08-0002

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

06/01/2009

Projected End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

General Services Administration

Overall

Jul 1 thru Sep 30, 2009

To Date

| | | |
|--|--------|--------|
| Total Projected Budget from All Sources | N/A | \$0.00 |
| Total CDBG Program Funds Budgeted | N/A | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Acquisition and rehabilitation of multi-family units for affordable rentals.

Location Description:

Throughout Miami-Dade County in the highest and high priority areas.

Activity Progress Narrative:

The County is taking a dichotomous approach in securing multifamily properties to be funded with NSP funds. The County has eyed potential properties that it may directly purchase, rehabilitate and provide for the rental management of the property. Also, the County is looking to its pool of contractors/developers to bring viable multifamily properties to them with leveraged financing. The County is proposing to use NSP funds to provide gap financing to ensure rental affordability.

Since the contractor pool has recently been solidified during the later part of August, properties are in the process of being identified and are anticipated to be submitted to the County for underwriting and approval during the quarter ending in December 2009. The County projects that it will receive at least two (2) multifamily properties for consideration during the quarter ending December 2009. These properties total 360 units.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|--|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/122 |
| # of buildings (non-residential) | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Households benefitting | 0 | 0 | 0 | 0/122 | 0/0 | 0/122 |
| # of Parcels acquired by | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired by admin | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |
| # of Parcels acquired voluntarily | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

| | |
|---------------------------------|---|
| Grantee Activity Number: | NSP-B-0003 |
| Activity Title: | Acquisition and Rehab of Multi-family Rental Units |

Activity Category:

Acquisition - general

Project Number:

NSP-08-0002

Projected Start Date:

06/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

09/30/2012

Responsible Organization:

General Services Administration

| Overall | Jul 1 thru Sep 30, 2009 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$0.00 |
| Total CDBG Program Funds Budgeted | N/A | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Acquisition and reahabilitation of multi-family units for affordable rentals.

Location Description:

Throughout Miami-Dade County in the highest and high priority areas.

Activity Progress Narrative:

This activity will track with the overall multi-family efforts. A small number of units will be available for the mod-, and middle-income clientele.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------------------|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Properties | 0 | 0 | 0 | 0/0 | 0/0 | 0/50 |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/50 | 0/50 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

| | |
|---------------------------------|--|
| Grantee Activity Number: | NSP-D-0001 |
| Activity Title: | Demolition of Blighted Structures |

Activity Category:

Clearance and Demolition

Project Number:

NSP-08-0003

Projected Start Date:

06/01/2009

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

02/28/2013

Responsible Organization:

Office of Neighborhood Compliance

Overall

Jul 1 thru Sep 30, 2009

To Date

| | | |
|--|--------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,000,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,000,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Demolition of blighted structures.

Location Description:

Throughout Miami-Dade County in the highest and high priority areas.

Activity Progress Narrative:

The County has submitted Interlocal Agreements to the cities of Opa-Locka, South Miami and Florida City for execution. The Interlocal Agreement will allow the County to undertake demolition activities within the municipalities' jurisdictions if they agree to accept the County's ordinances relative to Section 8-5 (unsafe structures) and Chapter 17B (uninhabitable structure) in connection with demolition activities. Both Florida City and Opa-locka have fully executed agreements and the County is currently awaiting a response from the City of South Miami relative to provisions of the Interlocal Agreement that need to be discussed. Aggregately, the municipalities have already identified 39 housing units to be demolished under this NSP strategy. In an effort to monitor compliance with the approved definition of "blighted structures" and the County's demolition process, the County has worked with its Consultant to develop a checklist to be used by the municipalities as a compliance mechanism to determine property eligibility. This checklist is inclusive of information from the applicable County Codes and federal NSP provisions such as "national objective" for which properties must comply.

The County expects that the per unit demolition cost will range from \$10,000 - \$15,000. Over the next quarter, the County expects to be ready to move on at least 39 of the 80 targeted units represented in the County's Plan. There is also discussion within the County on another 47 units. This equates to 86 proposed units totaling conservatively \$860,000 of the \$1,000,000 allocated for this project activity.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/80 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-E-0001

Activity Title: Multi-family HOPE VI new rental units

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

NSP-08-0004

Project Title:

Redevelopment of Vacant Land HOPE VI Project

Projected Start Date:

03/23/2009

Projected End Date:

02/28/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Miami-Dade Public Housing Agency

Overall

Jul 1 thru Sep 30, 2009

To Date

| | | |
|--|--------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,150,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$2,150,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Redevelopment activity that includes the construction of the public infrastructure for the HOPE VI project. These are the 59 set-aside for families at 50% AMI and below.

Location Description:

HOPE VI site at the former Scott/Carver public housing site in the Liberty City/Model City area.

Activity Progress Narrative:

The County is continuing to work with the PHA and developer to ensure that this project moves forward within the prescribed timelines. The Department of Housing and Community Development is currently in the process of executing an Interdepartmental Agreement with the PHA to carry out functions under the NSP, the Housing Agency has signed. This Agreement outlines each party's responsibilities under the program. It has been signed by the PHA. The developer has also signed the Additional Services Agreement.

The Department of Housing and Community Development staff met with PHA staff and the Master Developer to discuss timelines and other ancillary programmatic processes. It is anticipated that the Additional Services Agreement, which will detail requirements for the Master Developer under the NSP, will be executed within the next quarter ending in December 2009. Upon execution of the Additional Services Agreement, \$8,600,000 will be committed to support the Scott/Carver HOPE VI area at which time funding can be drawn upon environmental clearance of the subject property. The Department is working diligently with the PHA to ensure complete compliance with the NSP requirements and expeditious expenditure of program funds.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/59 |
| # of Households benefitting | 0 | 0 | 0 | 0/59 | 0/0 | 0/59 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-E-0002

Activity Title: Multi-family HOPE VI new rental units

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

NSP-08-0004

Project Title:

Redevelopment of Vacant Land HOPE VI Project

Projected Start Date:

03/23/2009

Projected End Date:

02/28/2013

National Objective:

Low/Mod

Responsible Organization:

Miami-Dade Public Housing Agency

Overall

Jul 1 thru Sep 30, 2009

To Date

| | | |
|--|--------|----------------|
| Total Projected Budget from All Sources | N/A | \$6,450,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$6,450,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Redevelopment activity that includes the construction of public infrastructure for the HOPE VI project for the development and new construction of affordable housing.

Location Description:

HOPE VI site at the former Scott/Carver public housing site in the Liberty City/Model City area.

Activity Progress Narrative:

The County is continuing to work with the PHA and developer to ensure that this project moves forward within the prescribed timelines. The Department of Housing and Community Development is currently in the process of executing an Interdepartmental Agreement with the PHA to carry out functions under the NSP, the PHA has signed. This Agreement outlines each party's responsibilities under the program. The developer has signed the Additional Services Agreement for the public infrastructure.

The Department of Housing and Community Development staff met with PHA staff and the Master Developer to discuss timelines and other ancillary programmatic processes. It is anticipated that the Additional Services Agreement, which will detail requirements for the Master Developer under the NSP, will be executed within the next quarter ending in December 2009. Upon execution of the Additional Services Agreement, \$8,600,000 will be committed to support the Scott/Carver HOPE VI area at which time funding can be drawn upon environmental clearance of the subject property. The Department is working diligently with the PHA to ensure complete compliance with the NSP requirements and expeditious expenditure of program funds.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------------------|--------------------|-----|-------|------------------------------------|-------|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/177 |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/177 | 0/177 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-E1-0001

Activity Title: Multi-family Expanded H6 Area new rental

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

NSP-08-0005

Project Title:

Redevelopment of Vacant Land Expanded H6 Area

Projected Start Date:

07/01/2009

Projected End Date:

02/28/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Office of Community and Economic Development

Overall

Jul 1 thru Sep 30, 2009

To Date

| | | |
|--|--------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,500,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$2,500,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Redevelopment of vacant land for multi-family rentals.

Location Description:

Northwest 62nd Street and 23rd Avenue.

Activity Progress Narrative:

The County has selected the developer to assist with the construction of a new development in the Expanded HOPE VI Area. As of September 30, 2009, the Cone of Silence was still in effect. Once the Cone of Silence has been lifted, the selected developer will be announced for public consumption. Next steps will include negotiating the contract with the selected developer to construct at least 40 new units not exceeding \$125,000 per unit that will serve incomes of 120% AMI or less. Once the contract has been executed, the \$5,000,000 allocated for this project activity will be considered committed. This process is expected to transpire within the quarter ending in December 2009.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/20 |
| # of Households benefitting | 0 | 0 | 0 | 0/20 | 0/0 | 0/20 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

| | |
|---------------------------------|---|
| Grantee Activity Number: | NSP-E1-0002 |
| Activity Title: | Multi-family Expanded H6 Area new rental |

Activity Category:

Construction of new housing

Project Number:

NSP-08-0005

Projected Start Date:

07/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment of Vacant Land Expanded H6 Area

Projected End Date:

02/28/2013

Responsible Organization:

Office of Community and Economic Development

Overall

Jul 1 thru Sep 30, 2009

To Date

| | | |
|--|--------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,500,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$2,500,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Redevelopment of vacant land for multi-family rentals.

Location Description:

Northwest 62nd Street and 23rd Avenue.

Activity Progress Narrative:

The County has selected the developer to assist with the construction of a new development in the Expanded HOPE VI Area. As of September 30, 2009, the Cone of Silence was still in effect. Once the Cone of Silence has been lifted, the selected developer will be announced for public consumption. Next steps will include negotiating the contract with the selected developer to construct at least 40 new units not exceeding \$125,000 per unit that will serve incomes of 120% AMI or less. Once the contract has been executed, the \$5,000,000 allocated for this project activity will be considered committed. This process is expected to transpire within the quarter ending in December 2009.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|------|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/20 |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/20 | 0/20 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-Z-0001

Activity Title: Administration and Planning

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-08-0006

Project Title:

Administration

Projected Start Date:

09/29/2008

Projected End Date:

03/05/2013

National Objective:

N/A

Responsible Organization:

Office of Community and Economic Development

Overall

Jul 1 thru Sep 30, 2009

To Date

| | | |
|--|----------------|----------------|
| Total Projected Budget from All Sources | N/A | \$6,220,720.00 |
| Total CDBG Program Funds Budgeted | N/A | \$6,220,720.00 |
| Program Funds Drawdown | \$122,075.00 | \$122,075.00 |
| Obligated CDBG DR Funds | \$6,220,720.00 | \$6,220,720.00 |
| Expended CDBG DR Funds | \$0.00 | \$107,817.37 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Administration and Planning.

Location Description:

Miami-Dade County.

Activity Progress Narrative:

Administration and Planning continues with the assistance of our consultant. The County continues to address compliance and monitoring of activities and outcomes. The management team, fiscal unit and compliance are some of the areas that are directly associated with the administration of the program as opposed to those that are program specific. The department conducted an NSP training facilitated by ICF. We were able to train department staff as well as County staff that is working on the NSP program. The training was a success and will be followed by additional training as the program continues.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
