



**Proposed Amendment to the FY 2007  
through FY 2009 Action Plans, Including the  
Refinancing Guidelines for the HOME  
Investment Partnerships Program (HOME)  
and the Community Development Block  
Grant (CDBG) Program**

Revised

DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT

***“Delivering Excellence Every Day”***



**Exhibit A  
PROPOSED AMENDMENT TO THE  
FY 2007 AND 2009 ACTION PLANS**

SOURCES OF REALLOCATED CDBG FUNDS						RECOMMENDED REDISTRIBUTION OF CDBG FUNDS					
Agency	Activity Name	Commission District	IDIS #	Source	Amount	Agency	Activity Name	Commission District	IDIS #	Source	Amount
Commission District Fund	Commission District Fund 02, Reserve	District 2	N/A	CDBG 2009	-\$150,000	City of Opa Locka	Sherbondy Park Pool/ Gymnasium Expansion & Renovation	District 1	3062	CDBG 2009	\$25,000
						Contractor's Resource Center	ED Technical Assistance (CCRC)	Countywide	4756	CDBG 2009	\$75,000
						Dynamic Community Development Corp.	Economic Development Technical Assistance	District 2	4777	CDBG 2009	\$50,000
					<b>-\$150,000</b>						<b>\$150,000</b>
Commission District Fund	Commission District Fund 07, Reserve	District 7	N/A	CDBG 2009	-\$160,000	City of South Miami	Murray Park Aquatic Center (to include swimming pool)	District 7	3245	CDBG 2009	\$160,000
					<b>-\$160,000</b>						<b>\$160,000</b>
Commission District Fund	Commission District Fund 13, Reserve	District 13	N/A	CDBG 2009	-\$200,000	Hialeah-Dade Development, Inc.	Economic Development Technical Assistance	Multi-District 6,12,13	N/A	CDBG 2009	\$200,000
					<b>-\$200,000</b>						<b>\$200,000</b>
Commission District Fund	Commission District Fund 08, Reserve	District 8	N/A	CDBG 2007	-\$40,000	Accion USA, Inc.	Micro Loan Program	Countywide	N/A	CDBG 2009	\$15,000
						Partners for Self Employment, Inc./dba Micro-Business, USA	Matched Savings Fund	Multi-District 1,2,3,4,5,6,7,8,9,10,11	4778	CDBG 2009	\$25,000
					<b>-\$40,000</b>						<b>\$40,000</b>
Commission District Fund	Commission District Fund 13, Reserve	District 13	N/A	CDBG 2007	-\$5,000.00	Hialeah-Dade Development, Inc.	Economic Development Technical Assistance	Multi-District 6,12,13	N/A	CDBG 2009	\$5,000
					<b>-\$5,000</b>						<b>\$5,000</b>
<b>TOTAL CDBG FUNDS RECAPTURED</b>					<b>-\$555,000</b>	<b>TOTAL CDBG FUNDS TO BE REALLOCATED</b>					<b>\$555,000</b>

## **Exhibit B: Proposed Refinancing Guidelines to Include in the FY 2007 to FY 2009 Action Plans**

### **Miami-Dade County Proposed HOME Refinancing Guidelines**

Multifamily projects developed by locally based organizations that receive HOME funds for rehabilitation may utilize HOME funds to refinance existing debt, consistent with Section 24 Code of Federal Regulations (CFR) Part 92.206(b)(2) and 24 CFR 91.220(l)(2)(iii), if they demonstrate the following:

- Rehabilitation is the primary eligible activity for refinancing. A minimum of \$7,500 of rehabilitation per unit is required. **In any event the maximum refinance amount cannot be more than 50% of the HOME allocation (unless other county funds are being used for the rehabilitation).**
- Management capacity and practices are in place to ensure that: 1) disinvestment in property has not occurred; 2) long-term needs of project can be met; and 3) targeted population can be served over an extended affordability period.
- The new investment is being made to maintain current affordable units, to create greater affordability in current affordable units, or to create additional affordable units. The applicant must demonstrate that refinancing is necessary to permit or continue affordability under 24 CDR 92.252.
- The minimum HOME affordability period shall be 15 years.
- All HOME loans will continue to be secured by a mortgage on the property.
- HOME funds may be used countywide for refinancing.
- HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG. Refinancing for any Miami-Dade County or municipal loan program is also not permitted.
- Refinancing shall be limited to projects that have previously received local or State public funds.

### **Miami-Dade County Proposed CDBG Refinancing Guidelines**

Pursuant to 24 CFR 570.202(b)(3) and 24 CFR 570.200(e), Miami-Dade County may make loans to refinance existing indebtedness secured by a residential property (single-family and multi-family) being rehabilitated with CDBG funds if the following is demonstrated:

- Refinancing is necessary or appropriate to achieve the locality's community development objectives

- Refinancing is necessary to permit or continue affordability under 24 CDR 92.252.
- The minimum CDBG affordability period for refinancing shall be 15 years for multifamily and 10 years for single-family units.
- All CDBG refinance loans will be secured by a mortgage on the property.
- CDBG funds may be used countywide for refinancing.
- CDBG funds can be used only to refinance existing secured loans, such as mortgages. CDBG funding cannot be used to pay-off or refinance existing liens and judgments,<sup>1</sup> including personal debts, tax liens, delinquent utility bills, homeowner association fees, or any other related unsecured debts.
- CDBG funds cannot be used to refinance loans made or insured by any CDBG, HOME, Miami-Dade County or municipal loan program. Only State and private loans shall be eligible for refinancing.

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<sup>1</sup> 1992 memo from the Deputy Assistant Secretary for Grants Programs