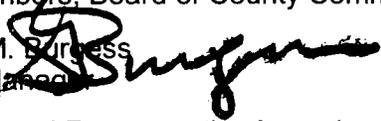


Date: May 18, 2010
To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

Supplement to
Agenda Item No. 14(A)2

From: George M. Burgess
County Manager 

Subject: Supplemental Report on the Amendment to Miami-Dade County's Neighborhood Stabilization Program

This report provides supplemental information on item 14A2, the Resolution approving amendments to the previously approved Neighborhood Stabilization Program (NSP) Plan. The federal program guidelines for the NSP require a 15-day comment period.

During 15 calendar days the public has an opportunity to comment on the planned activities for NSP. The public comment commenced on April 22, 2010 and terminated on May 7, 2010. The County received three comments and they are attached in their entirety as Exhibit 1.

The three comments and a summary, as required by US HUD, will be incorporated into the NSP Plan upon approval of the NSP Plan Amendment by the Board. The County is required to attach the comments to the application prior to its submission to the U.S. Department of Housing and Urban Development (US HUD).

Attachment


Irene Taylor-Wooten
Special Assistant to the County Manager

EXHIBIT 1

**Amendment to the Substantial Amendment
Neighborhood Stabilization Program (NSP)
Miami-Dade County, FL
Public Comment Summary**

Jordani Pluviose Submitted via letter dated May 6, 2010

First Time Homebuyer

Mr. Pluviose suggested that housing staff be more knowledgeable on the program. Furthermore, he recommended to include short sales; more money should be allocated to rehabilitation for single family homes; buyers should be allowed to purchase if the seller is willing to make repairs; and the County should purchase and rehabilitate homes to sell to buyers.

Terry A. Coble Submitted via letter dated May 7, 2010

Miami Coalition of the Homeless, Inc.

Ms. Coble expressed the Homeless Coalition's strong support for the amendment. Additionally, the Coalition recommends that the department allocate funds that are specific for households that are 30% area median income and below.

Albert Milo

RUDG, LLC Submitted via Email on May 7, 2010

Mr. Milo stated his appeal to the decisions regarding the NSP multi-family commitments; believes the County violated the currently approved Plan; agreed to the reclassification of funding.

Jordani Pluviose
851 NE 207th Terrace Apt 103
Miami Florida 33179
305-984-7446

Attention: NSP Department

May 6, 2010

Shalley Jones Horn , Director
701 NW 1st Court, 14th floor Miami, FL 33136
786-469-2100

Dear Mrs. Horn

My name is Jordani Pluviose and I am a first time homebuyer. I am also approved for the **Neighborhood Stabilization Program (NSP)** with Miami Dade County that gives up to \$70,000.00 for down payment assistant. **The program funds available to me will expire on May 31, 2010 and will be my last extension.** Since the beginning of the program, I have eagerly been searching for a house that would be suited for my family. However, it appears that I might run out of luck and time. I hope my recommendation is within your power to do something.

Proposal to amend NSP: My first recommendation is that, the financial advisors need to be more knowledgeable of the program so that they can advise properly. I have been giving wrong and misguided information which cost me a lot of money and time. Beside Mrs. Lydia Glasgow whom I just started talking to, I had not been giving straight forward yes or no answers. Even the inspector who inspected the last property told my wife and realtor that it would pass inspection for the program which led the bank to request another inspection by a private inspector and appraisal paid by me.

Second, Short sales are to be included because it's the best chance of getting a property with fewer repairs. Third, allow more money for repairs because it's difficult to find a foreclosed property that needs less than \$5000 for repairs. Fourth, allow the buyer to buy the property if the seller is willing to pay for repairs. Lastly the county should buy the prospect property and repairs it, and sells it to the buyer.

It's been couple of years since I've been diligently looking for a house. At this point I feel like that I might end up with no home at all. I am hoping that it would be a change in the program that would allow family like mine the opportunity to accomplish something that might otherwise prove near impossible, own a home.

Thank you Sincerely,

Jordani Pluviose

Jordani Pluviose

First Time Home Buyer

OFFICE OF THE CLERK
ECONOMIC DEVELOPMENT

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RECEIVED

Affordable Housing PROJECT

A project of



May 7, 2010

Shalley Jones Horn, Director
Miami-Dade Department of Housing & Community Development
701 NW 1st Court, 14th Floor
Miami, FL 33136

Dear Ms. Jones Horn:

The Miami Coalition for the Homeless strongly supports the Department's proposed transfer of \$11.315 Million in Neighborhood Stabilization Program (NSP) funds from other spending categories to the category of Acquisition and Rehabilitation of Multi-Family Residential Rental Properties. The Coalition has consistently urged prioritization of this activity in comments to the county regarding the expenditure of federal NSP funds because it is a more efficient use of scarce resources and will benefit more of the low-income Miami-Dade County residents who are burdened by housing costs.

The Miami Coalition also supports the Department's proposal to increase both the percentage and the number of rental units that will be targeted to very-low income households – those living on incomes at or below 50% of Area Median Income.

However, we also urge the Department to specifically allocate some of these rental units for **extremely-low income** households, i.e., households subsisting on incomes at or below **30% of Area Median Income** or below. The latest data from the U.S. Census show that there are 138,000 households in Miami-Dade County living on incomes of \$15,000 per year or less. All of these households are extremely-low income. As you know, households at this income level are the most likely to become homeless due to the extreme nature of their cost burden.

Thank you for your attention to this important issue.

Respectfully,

Terry A. Coble, Esq.
Affordable Housing Advocate
Miami Coalition for the Homeless

Submitted via Email on May 7, 2010 at 3:25 pm.

Good afternoon Shalley, I hope you are doing well. As you know, we filed an appeal on April 23, 2010 to your office regarding the NSP multifamily commitments that Miami-Dade County has issued to date for Westview Terrace and for South Point Crossing.

To date we have not received a response from anyone at the County. We just read the proposed substantial amendment to the 2008 Action Plan which is open for public comment until today. The modifications that are being proposed actually confirm some of the concerns outlined in our appeal letter, such as the fact that the County committed funding to Westview Terrace which is in a moderate priority prior to amending its HUD plan. In addition redevelopment was for a specific area under the original plan and is now being amended to accommodate funds that have already been committed. This is a clear violation of the County's currently approved NSP Plan.

Once again we are filing a written objection to the funding commitments issued to date by HCD for the NSP multifamily program. We do not object to the reclassification of funding between the eligible activities; however, we are specifically objecting to the plan modification on handwritten Page 59 of the proposed amended plan (5) Location Description including Westview Terrace and South Point Crossing in this plan amendment.

We would like the opportunity to discuss the matter with your staff once again prior to the HCD Committee meeting scheduled for May 12, 2010. We will definitely be present at the meeting to express our concerns with the process to date and the proposed plan amendment.

Sincerely,

Alberto Milo, Jr.
Vice President
RUDG, LLC