Grantee: Miami-Dade County, FL

Grant: B-08-UN-12-0004

January 1, 2014 thru March 31, 2014 Performance Report

Grant Number:
B-08-UN-12-0004

Obligation Date:
03/06/2009

Award Date:

Grantee Name:
Miami-Dade County, FL

Contract End Date:
03/07/2013

Review by HUD:
Reviewed and Approved

Grant Award Amount:
$62,207,200.00

Grant Status:
Active

QPR Contact:
Clarence Brown

LOCCS Authorized Amount:
$62,207,200.00

Estimated PI/RL Funds:
$3,774,807.44

Total Budget:
$65,982,007.44

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

A. Areas of Greatest Need

Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction.

Note: An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction's consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State's own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions' consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity's own plan.

HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult this data [LINK – to HUD USER data], in developing this section of the Substantial Amendment.

Response:

A. AREAS OF GREATEST NEED
Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction.
Note: An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction's consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State's own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions' consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity's own plan.
HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult this data [LINK – to HUD USER data], in developing this section of the Substantial Amendment.

Response:
Brief Summary of Residential Foreclosure Activity in Miami-Dade County
There were approximately 6,600 foreclosed properties throughout Miami-Dade County that were repossessed by the lender (REOs) from November 2007 through August of 2008. Many of those foreclosures where concentrated in the southern part of the County east of Hwy US 1, in the north central part of the County, and in several pockets of concentration along the high residential density corridors in coastal areas. There were nearly 3,400 REO foreclosures over the period from May to August 2008 and these widely distributed across the county. The geographic patter

Areas of Greatest Need:

res, however, also continued to manifest areas of concentration similar to those mentioned above. (See Figures A-1 and A-2 for maps showing the locations of each foreclosed upon single family home and condominium.)

The data on the market value of REO properties from May through July, as indicated in the County Property Appraiser's records suggest that a significant number of those properties would be affordable to families earning 120 percent or less of AMI. Approximately 25 percent of foreclosed residential properties were repossessed by the lender in the four months ending on August 30th within Miami-Dade County's entitlement area were estimated to have a market value on January 1, 2008 of less than $180,000.
The distribution of market values of foreclosed REO properties from November 2007 through July 2008 are shown in Table A-1 by sub-county areas. The geographic areas identified in this table refers to the 13 County Commission Districts shown in Figures A-1 and A-2. The data in Table A-1 indicates that a large pool of the foreclosed REO properties is likely to be in a price range that is affordable to families that meet the NSP income eligibility threshold.
There were 5,050 lis pendens filed between May and July 2008 in the entire county, of which 3,314 were filed in areas within the County's CDBG jurisdiction. An additional 951 lis pendens were filed in August. The locations of the properties entering the foreclosure process during the May through August period are shown in Figure A-3. While there continue to be significant levels of new foreclosures filed on properties within areas of high REO concentrations, the recent lis pendens appear to be disproportionately increasing in the central-western part of the County. Table A-2 summarizes this data by broad geographic areas (county commission district) and provides the average and median loan default values for these potential future foreclosures and the range of variation in default values around the median default value.

Figure A-1

Figure A-2

Figure A-3

Identifying Areas of Greatest Need
Title III of the Housing and Economic Recovery Act of 2008 directs NSP grantees to give "priority emphasis and consideration" to low and moderate income areas (as defined in the Notice) and "other areas with the greatest need", including those: 1) with the greatest percentage of homes in foreclosures; 2) with the highest percentage of homes financed by subprime mortgage related loans; and 3) identified by the County as likely to face a significant rise in the rate of home foreclosures. County staff has been analyzing foreclosure data with this directive in mind, and has identified the areas with high concentrations of residents that meet the income eligibility threshold, and mapped the incidence of foreclosed homes during the nine months from November 2007 to August 2008 as well as the incidence of homes for which a foreclosure action has been initiated between May and August 2008.
County staff has utilized foreclosure data from Realtytrac Inc. (Irvine, CA), as well as the income daandfoelosure risk indicepoiebH

Areas of Greatest Need:

D, to determine the areas of greatest need within the County's entitlement jurisdiction. HUD data provides the percent of persons that meet the NSP income eligibility thresholds and a foreclosure risk score by census tract block groups. The foreclosure data from Realtytrac was used to identify the number of REO foreclosures that occurred over the 10-month period ending August 2008, and the properties with lis pendens filings in the three months from May through August by census tract block group.
The map in Figure A-4 shows the distribution of census tract block groups ("block groups") within Miami-Dade County's CDBG jurisdiction where at least 51 percent of the residents meet the NSP income eligibility threshold of 120 percent of AMI or below. Some block groups, of course, have a higher proportion of residents with incomes at or below the NSP income eligibility threshold. County staff separated all the block groups that meet the NSP income eligible threshold into four equal groups or "quartiles." Figure A-4 shows that the block groups with the highest concentration of population that meet the income eligibility threshold are generally found in the north-central and the southeastern areas of the County.
Figure A-5 indicates the incidence of REO foreclosures that occurred between November 2007 and August 2008 within those block groups in the County's CDBG jurisdiction and where at least 51 percent of the residents are within the NSP income eligibility threshold. Figure A-6 shows the location of REO foreclosures that occurred between May 2008 and August 2008 within those same block groups. The analysis of REO foreclosures over this period reveals the geographic concentration of properties that were the subject of an initiation of a foreclosure action in the block groups that are identified as low-moderate-and-middle-income and located in the County's CDBG jurisdiction.

Figure A-4

Figure A-5

Figure A-6

Figure A-7

The data on percent of residents within each block group that met the NSP income threshold, the incidence and intensity of

recent REO foreclosures, the number of properties receiving a notice of foreclosure as a ratio of the number of housing units in the block group, and the value of HUD's foreclosure risk score were combined to determine an index of greatest need (IGN) for each block group. (See formula below.)
The IGN was used to rank the block groups from highest to lowest area of need. The block groups ranked according to their IGN values were then separated into quartiles. The first set of block groups with the highest IGN values was designated as areas to receive "highest priority" emphasis. The block groups in the second quartile of IGN index values were identified as "high priority". The block groups in the third quartile were classified as "moderate priority." The block groups in the fourth quartile were considered "priority" areas. Block groups with less than 51 percent of persons in households with incomes at or below 120 percent of AMI were considered to be low priority areas.
The IGN Formula

M = percent of persons with incomes at 120% of AMI or below
REON = number of REOs during the fourmonths from May to August 2008
REO

Definitions and Descriptions:

Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Response:

Miami-Dade County will adopt the maximum rents allowed as determined by market comparison. The County will set rents at thirty (30) percent of monthly gross income, not to exceed the maximum market rent. Alternatively, maximum rents may be based on HUD-approved rent limits for tax credit projects.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

Homeownership Units
All home purchases assisted with NSP-funded soft-second loans shall be subject to affordability controls that currently govern other affordable housing programs administered by Miami-Dade County.
In addition to the second mortgage, a declaration of restrictive covenants running with the land will be recorded in the public records of Miami-Dade County. The declaration of restrictive covenants will specify that:
(1) The restrictions shall run with the land for the entire control period; and
(2) The covenants will bind the homebuyer, any assignee, mortgagee, and all other parties that receive title to or interest in the property. These covenants will be senior to all instruments securing permanent financing; and
(3) The covenants shall control for a minimum of twenty (20) years and shall automatically reset every 20 years for a maximum of 60 years, except that in the event an eligible home is owned for an entire 20-year control period by the same individual(s), said individual(s) shall automatically be released from the Declaration of Restrictive Covenants; and
(4) Re-sale of the property during the affordability control period is limited to NSP income-qualified individuals or families for use as their primary residence. The assisted home may not be leased to another party; and
(5) Prior to the re-sale of the NSP-assisted home during the control period, the current homeowner shall obtain the County's written approval; and
(6) The maximum sales price permitted on resale of an eligible home shall be based on a formula established by County ordinance. The maximum sales price is currently based on:
(i) a formula that takes into account the price paid by the current owner and any increases tied to an index of area incomes during the period in which the current owner owned the home; and
(ii) documented costs for property improvements that are permanent in nature and not for decoration or maintenance purposes; and
(7) The County reserves a right of first refusal to purchase the eligible home prior to or at the end of control period, if it becomes available for purchase and there are no eligible persons to purchase the NSP-assisted home.
Multi-Family Rental Properties:
Multi-family rental housing properties will be purchased by the County and added to the County's existing afordabe rental housing invetory.&;The

Areas of Greatest Need:

R10 = REO foreclosure rate (as a percent of residential units in 2007) from November 2007 to August 2008
REOR4 = REO foreclosure rate from May to August 2008
R = HUD foreclosure risk score (includes percent of subprime mortgage loans)
LIS = Lis pendens from May to August 2008 as a proportion of residential units as of January 2008
All the variables in the IGN formula were scaled according to their standard deviation, and the index of greatest need represents a weighed average of the area income indicator, the indicators of area foreclosure activity, and the foreclosure risk indicators identified above.
The Location of Areas of Greatest Need and Priority Emphasis
Figure A-8 is the map showing the location of designated as areas of greatest need under the County's proposed NSP program. Those areas designated with higher priority generally have a higher percentage of individuals that meet the NSP income eligibility threshold, have higher numbers of foreclosures, have higher rates of foreclosure, and have a higher likelihood of a significant increase of foreclosures in the near future than those areas that are designated with lower priority. Table A-3 provides the IGN index values for each of the block groups shown in Figure A-8 and the data that went into their IGN score.

Figure A

ALL MAPS AND TABLES ARE AVAILABLE ONLINE AT WWW.MIAMIDADE.GOV/CED/

Distribution and and Uses of Funds:

B. Distribution and Uses of Funds

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. Note: The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Response:

Miami-Dade County's proposed NSP contains six eligible activities (not including general administration) that will receive funding. The following activities are labeled according to their corresponding eligible use as referenced in the Housing and Economic Recovery Act of 2008.
• Eligible Activity A ¿{ Second mortgage assistance for income eligible homebuyers, and associated homebuyer counseling;
• Eligible Activity B-1 ¿{ Single family residential acquisition and rehab for resale and associated homebuyer counseling;
• Eligible Activity B-2 ¿{ Acquisition and rehab of foreclosed upon multi-family residential for affordable rental housing;
• Eligible Activity D ¿{ Demolition of blighted structures; and
• Eligible Activity E-1 ¿{ Redevelopment of vacant properties for affordable multi-family rental housing in the Scott Carver HOPE VI site; and
• Eligible Activity E-2 ¿{ Redevelopment of vacant properties for affordable multi-family rental housing in the Expanded HOPE VI area.
Eligible Activity A will provide second mortgage financing assistance to purchasers of foreclosed upon single family homes only in areas that have been designated highest priority, high priority, moderate priority and priority as defined in Section A of this substantial amendment to the consolidated plan.
Eligible Activities B-1, B-2, D, E-1 and E-2 will be executed only in areas designated highest priority, and high priority, moderate priority and priority as defined in Section A of this substantial amendment to the consolidated plan.
No NSP funds, however, will be used for NSP activities outside the County's Urban Development Boundaries.
The methodology used to identify the areas of greatest need and the priority rankings described in Section A of this consolidated plan amendment gives explicit priority emphasis to areas with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. The Index of Greatest Need (IGN) defined in Section A provides a significant role for the rate of foreclosures (foreclosures per total number of housing units in the census block group) in determining the priority ranking of any particular block group. The IGN also includes HUD's foreclosure risk score, which is, in part, determined by the Federal Reserve HMDA data on the percentage of high cost mortga

Distribution and and Uses of Funds:

ges; an accepted indicator of the percentage of subprime related loans. The percentage of subprime related mortgages is, therefore, a component of the IGN and a determining factor in the distribution and uses of NSP funds in Miami-Dade County's proposed plan amendment. The IGN also gives consideration of an area's likelihood of a significant increase in foreclosure activity through use of the number of recently filed lis pendens as a proportion an area's existing housing units, as well as the HUD foreclosure risk score.

Definitions and Descriptions:

C. Definitions and Descriptions

(1) Definition of "blighted structure" in context of state or local law.

Response:

Miami-Dade County adopts the definition of "uninhabitable structures" as defined in Section 17B-15 of the Miami-Dade County Code of Ordinances, as the definition of "blighted structures" for purposes of this NSP Substantial Amendment. A structure shall be deemed "blighted" (see footnote) and subject to demolition when:
(a) It is visited by persons for the purpose of unlawfully procuring or using any controlled substance, as defined under Chapter 893 of the Florida Statutes, or any drugs, as defined in Chapter 499 of the Florida Statutes; or
(b) It is used for the illegal keeping, selling or delivering of such controlled substances or drugs; and
(c) The structure is found to have one (1) or more of the following characteristics:
(i) It is vacant, unguarded and open at doors or windows,
(ii) There is an unwarranted accumulation of debris or other combustible material therein,
(iii) The structure's condition creates hazards with respect to means of egress and fire protection as provided for the particular occupancy,
(iv) There is a falling away, hanging loose or loosening of any siding, block, brick, or other building material,
(v) There is deterioration of the structure or structural parts,

(vi) The structure is partially destroyed,
(vii) There is an unusual sagging or leaning out of plumb of the structure or any parts of the structure and such effect is caused by deterioration or over-stressing,
(viii) The electrical or mechanical installations or systems create a hazardous condition, or
(ix) An unsanitary condition exists by reason of inadequate or malfunctioning
sanitary facilities or waste disposal systems.
A structure shall be presumed to be utilized for the purpose set forth in (1)(a) or (b) above when there are one (1) or more arrests or police reports of incidents which involve the keeping, consumption, or delivery of controlled substances or drugs on the premises of the subject structure during the period of six (6) months preceding the posting of notice by the Minimum Housing Enforcement Officer.
In the administration of the demolition activity outlined in this Plan and when the code above does not meet the required standard for demolition Miami-Dade County will use the code Section 8.5 for “unsafe structures” and it is as follows:
(2) Buildings or structures that are, or hereafter shall become, unsafe, unsanitary or deficient, facilities with inadequate means of egress, or which constitute a fire or windstorm hazard, or are otherwise dangerous to human life or public welfare by reason of illegal or improper use, occupancy or maintenance, or which have been substantially damaged by the elements, acts of God, fire, explosion or otherwise, shall be deemed unsafe structures and a permit shall be obtained to demolish t

Definitions and Descriptions:

e or wherspecifically allowed by this section, to bring the building into compliance with the applicable codes as provided herein.
(3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
(4) Buildings which meet the physical criteria of unsafe structures set forth in this section, and are ordered to be repaired by the Building Official, an Unsafe Structures Appeal Panel or the Unsafe Structures Board, in the manner more particularly set forth below, which are not completed or repaired and brought into full compliance with the Building Code within the reasonable time allowed by the Building Official or the Unsafe Structures Board, will be demolished.
(5) Swimming pools that contain stagnant water are deemed unsanitary and dangerous to human life and public welfare. If the stagnant water is not removed and all repairs made and brought into full compliance with the Building Code within the reasonable time allowed by the Building Official, then these swimming pools will be demolished.
(6) Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.
(b) Physical criteria.
(1) A building shall be deemed a fire hazard and/or unsafe when:
(i) It is vacant, unguarded and open at doors or windows.
(ii) There is an accumulation of debris or other material therein representing a hazard of combustion.
(iii) The building condition creates hazards with respect to means of egress and fire protection as provided herein for the particular Occupancy.
(2) A building, or part thereof, shall be presumed to be unsafe if:
(i) There is a falling away, hanging loose or loosening of any siding, block, brick, or other building material.
(ii) There is a deterioration of the structure or structural parts.
(iii) The building is partially destroyed.
(iv) There is an unusual sagging or leaning out of plumb of the building or any parts of the building and such effect is caused by deterioration or over-stressing.
(v) The electrical or mechanical installations or systems create a hazardous condition contrary to the standards of the Building Code.
(vi) An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.
(vii) By reasons of use or occupancy the area, height, type of construction, fire-resistivity, means of egress, electrical equipment, plumbing, air conditioning or other features regulated by this Code do not comply with tiCoefrteua

Definitions and Descriptions:

d group of occupancy.
(3) A building, or part thereof, shall be presumed to be unsafe if:
(i) The construction, installation of electrical, plumbing or other equipment therein or thereon, or the partial construction or installation of electrical, plumbing or other equipment has been commenced or completed without a permit therefore having been obtained or where the permit has expired prior to completion and the issuance of a Certificate of Occupancy or Certificate of Completion.
(ii) The construction, installation of electrical, plumbing or other equipment therein or thereon, or the partial construction or installation of electrical, plumbing or other equipment has not been completed.
(iii) The building or structure is vacant and abandoned, and covered at doors or windows with materials not previously approved by the Building Official, or for a period exceeding the maximum limitations set forth in this Section.
(iv) By reason of illegal or improper use, occupancy or maintenance does not comply with the Building Code, or the code in effect at the time of construction.
(v) The building or part thereof meets the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the Building Code following the expiration of the reasonable periods allowed by the Building Official, an Unsafe Structures Appeal Panel or the Unsafe Structures Board for such repairs.
For the purposes of the NSP, a blighted structure echoes the criteria for slum and blight found in Florida Statutes Chapter 163.340, which outlines the following conditions:
1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible uses

4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition
A blighted structure will meet one or more of the aforementioned criteria.
Footnote: The term “blighted structure” does not appear in Section 17B-15 of the Miami-Dade County Code of Ordinances. However, Chapter 17B (METROPOLITAN MIAMI-DADE COUNTY DEMOLITION OF UNINHABITABLE STRUCTURES ORDINANCE) was adopted on the basis of the Board of County Commissioners’ legislative findings that “in recent years and at present an increased number of uninhabitable structures exist, the maintenance of which is often neglected by the owners thereof. It is furthermore found and declared by this Board that said structures often become open, unsecured, vandalized, or used for illicit purposes by trespassers, resulting in conditions that are unhealthy, unsafe, unsightly, and a blight upon the neighborhood and community at large, and that the demolition of uninhabitable structures will improve the security and quality of life in general of persons living nearby, will prevent blight and decay, and will safeguard the public health, safety, morals and welfare.”

(2) Definition of “affordable rents.” Noe: &np;/e>

Definitions and Descriptions:

o-output efficiency; an appropriate correction factor will be applied when the proposed heating unit exceeds an input-to-output efficiency rating of seventy (70) percent. Heating units supplied on the basis of this calculation will otherwise comply with the standards described elsewhere in this subsection.
(c) Permanent heating equipment is defined as heating equipment properly connected to a flue or vent or, if electric, properly installed and permanently connected to an adequately wired and sized branch circuit.
(d) Habitable room shall mean a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, shower rooms, water closet compartments, laundries, pantries, foyers, connecting corridors, closets and storage spaces.
(e) Heating equipment shall be installed and maintained in accordance with the provisions of the South Florida Building Code.
(f) Any calculations necessary for the installation of permanent heating equipment to assure adequate heating capacity as defined in this subsection, shall be made in accordance with the standards established in the current edition of the "Heating Ventilating Air-Conditioning Guide," published by the American Society of Refrigeration, Heating and Air-Conditioning Engineers, Inc. (ASHRAE).
(g) Oil heaters, gas heaters, and wood-stoves must be connected to a properly installed vent, said vent conforming to the provisions of the South Florida Building Code.
(h) Electric heaters will be of a type readily fixed into position and must be properly installed and permanently connected to an adequately wired and sized branch-circuit.
(i) Any portable heating devices approved by the Underwriters' Laboratories, Inc., or a properly installed fireplace may be used as an accessory heating unit.
(j) Accessory heating units will be deemed to be supplementary to the permanent-heating equipment and shall not be considered when calculating the adequacy of the permanently installed heating equipment except as specified in subsection (9)(m).
(k) Only those accessory heating units which are acceptable under the provisions of the City of Miami and Miami-Dade County Fire Code, the Florida State Hotel and Restaurant Commission regulations, and other regularly adopted regulations will be used.
(l) The use of unsafe heaters or cooking stoves and the use of cooking stoves, including ovens, for heating purposes is hereby prohibited.
(m) The requirements of subsection (9) shall not apply to dwelling units in existence on March 17, 1969, provided that either a gas pipe outlet or an electrical outlet and circuit are present for the use of gas space heaters or portable electrical space heaters.
Minimum standards for light and ventilation.
(1) (a) Every habitable room shall have at least one (1) window or skylight facing directly to the outdoors. The minimum total window area which provides light to each habitable room shall be not less than ten (10) percent of the floor area of such room. Whenever exerior wals or other light-obstructing strucures are located less than thre (3) fet from the wndow and extend aove the ceilingf the roomsuch a window s

Definitions and Descriptions:

ounty has the ability to access existing contracts to place the management and maintenance of the properties under the care of property management companies providing the same services for other County-owned rental property. The County may also select for-profit and not-for-profit housing developers to acquire, rehabilitate and manage multi-family rental housing.
All rental properties acquired with NSP funds will be subject to the restrictions set forth below to maintain continued affordability:
(a) units may only be occupied by individuals and households at 120% of median income or less;
(b) the number of units that are to be set-aside for certain income groups (i.e. those at or below 50%) must be specified;
(c) rents must remain affordable as defined under Part C(2) of this Application; and
(d) the term of the affordability shall not be less than thirty years. If acquired by private developers, the properties will be subject to recorded restrictive covenants and rent regulatory agreements that will include the above restrictions to ensure continued affordability.
Multi-family properties developed with the assistance of NSP will be subjected to the affordability standards of the majority funding source. In cases where the NSP is the sole or majority of the funding, there will be a thirty year affordable period required.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

Miami-Dade County will apply housing standards set forth in Chapter 17, Article II of the Miami-Dade County Code of Ordinances. No dwelling may be occupied for the purpose of living, sleeping, cooking, or eating therein which does not comply with the following requirements:
Minimum standards for dwelling's basic equipment and facilities
(1) Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and water closet, all in good working condition, and installed in accordance with the South Florida Building Code. Sink, lavatory, tub or shower shall be supplied with adequate hot and cold water.
(2) Every dwelling unit shall contain a room which affords privacy to a person within said room, and which is equipped with a flush water closet and a lavatory basin in good working condition; properly connected to an approved water system and sewer system, or an approved septic tank installation including an approved absorption bed. No privy shall be constructed or continued in operation after the effective date* of this article.
(3) Every dwelling unit shall contain a room which affords privacy to a person within said room and which is equipped with a bathtub or shower in good working condition; and properly connected to an approved water system and sewer system or an approved septic tank installation, including an approved absorption bed.
(4) Every kitchen sink, lavatory basin, and bathtub or shower required under the provisions of this section shall be properly connected with both hot and cold water lines.
(5) Every dwelling shall have water heating facilities which are poperlynstalled, maintained insafe andoworngond

Definitions and Descriptions:

tion, and properly connected with the hot water lines required under the provisions of subsection (4) of this section; and which are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower.
(6) Every occupied dwelling unit shall be provided with an installed nonportable cooking facility which shall not be capable of being carried easily by one (1) person, and shall have at least two (2) top burners. Vacant dwelling units shall be provided with utility connections for such facility.
(7) Every dwelling unit shall have adequate garbage disposal facilities or garbage storage containers.
(8) Every dwelling structure and dwelling unit of types of Construction I, II, III, IV and V as defined by Chapters 17, 18, 19, 20, 21 and 22 respectively of the South Florida Building Code shall have means of egress which conform to the standards of Chapter 31 of the South Florida Building Code, and any applicable fire codes, fire regulations or ordinances now in existence or adopted subsequent hereto. Every dwelling structure of type of Construction V, built before December 31, 1957, where the structural and other elements of the building consist primarily of wood, having one (1) or two (2) dwelling units above the ground floor, shall have a minimum of two (2) separate means of egress which are remote from each other; or at least one (1) means of egress with stairs that are constructed of either noncombustible materials; or made safe by approved fire resistive modifications as may be required. Each such means of egress shall be easily accessible from every dwelling unit on the specified floor without passing through any other dwelling unit. Every dwelling structure of type of Construction V, where the structural and other elements consist primarily of wood having three (3) or more dwelling units, shall have means of egress which conform with the provisions of the South Florida Building Code and any applicable fire codes, fire regulations or ordinances now in existence, or adopted subsequent hereto.
(9) In every owner-occupied dwelling unit not intended to be let for occupancy containing space heating facilities, such facilities shall be properly installed and maintained in safe and good working condition, as provided in the South Florida Building Code and any applicable fire regulations or ordinances now in existence or adopted subsequent hereto.
Every dwelling and dwelling unit which is let or intended to be let for occupancy shall have adequate space heating facilities which are properly installed and maintained in safe and good working condition, as provided in the South Florida Building Code and any applicable fire regulations or ordinances now in existence or adopted subsequent hereto. Adequate heating facilities are hereby defined as follows:
(a) Permanent space heating equipment capable of heating two-thirds of the habitable rooms to a minimum air temperature of seventy (70) degrees Fahrenheit to be measured three (3) feet above floor when outside temperature is forty-five (45) degrees Fahrenheit, or permanent space heating equipment with capacity of five (5) Btu's per hour of input per cubic foot of habitable room space within two-thirds (2/3) of the habitablerooms.
(b) Theiv(5) Bu'spr hou

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input standard is based on a heating unit with seventy (70) percent rating of input-to-output efficiency; an appropriate correction factor will be applied when the proposed heating unit exceeds an input-to-output efficiency rating of seventy (70) percent. Heating units supplied on the basis of this calculation will otherwise comply with the standards described elsewhere in this subsection.
(c) Permanent heating equipment is defined as heating equipment properly connected to a flue or vent or, if electric, properly installed and permanently connected to an adequately wired and sized branch circuit.
(d) Habitable room shall mean a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, shower rooms, water closet compartments, laundries, pantries, foyers, connecting corridors, closets and storage spaces.
(e) Heating equipment shall be installed and maintained in accordance with the provisions of the South Florida Building Code.
(f) Any calculations necessary for the installation of permanent heating equipment to assure adequate heating capacity as defined in this subsection, shall be made in accordance with the standards established in the current edition of the "Heating Ventilating Air-Conditioning Guide," published by the American Society of Refrigeration, Heating and Air-Conditioning Engineers, Inc. (ASHRAE).
(g) Oil heaters, gas heaters, and wood-stoves must be connected to a properly installed vent, said vent conforming to the provisions of the South Florida Building Code.
(h) Electric heaters will be of a type readily fixed into position and must be properly installed and permanently connected to an adequately wired and sized branch-circuit.
(i) Any portable heating devices approved by the Underwriters' Laboratories, Inc., or a properly installed fireplace may be used as an accessory heating unit.

(j) Accessory heating units will be deemed to be supplementary to the permanent-heating equipment and shall not be considered when calculating the adequacy of the permanently installed heating equipment except as specified in subsection (9)(m).
(k) Only those accessory heating units which are acceptable under the provisions of the City of Miami and Miami-Dade County Fire Code, the Florida State Hotel and Restaurant Commission regulations, and other regularly adopted regulations will be used.
(l) The use of unsafe heaters or cooking stoves and the use of cooking stoves, including ovens, for heating purposes is hereby prohibited.
(m) The requirements of subsection (9) shall not apply to dwelling units in existence on March 17, 1969, provided that either a gas pipe outlet or an electrical outlet and circuit are present for the use of gas space heaters or portable electrical space heaters.
Minimum standards for light and ventilation.
(1) (a) Every habitable room shall have at least one (1) window or skylight facing directly to the outdoors. The minimum total window area which provides light to each habitable room shall be not less than ten (10) percent of the floor area of such room. Whenever exerior wals or other light-obstructingstrutresare locted ls than

Definitions and Descriptions:

hree (3) feet from the window and extend above the ceiling of the room, such a window shall not be deemed to face directly to the outdoors and shall not be included in the required minimum total window area. Whenever the only window in a room is a skylight-type window located in the top of such room, the minimum total window area of such skylight shall not be less than fifteen (15) percent of the total floor area of the room. Skylights shall not be a substitute for the window requirements in sleeping rooms.
(b) Kitchens and dining rooms will be exempt from the requirements of subsection (1)(a) of this section, providing they meet the requirements in subsections (2) and (6) of this section.
(c) If any two (2) habitable rooms, excluding sleeping rooms, are separated by a common wall and either room lacks the required window area, but meets all three (3) exceptions listed below, such rooms shall be considered in compliance with this subsection:
(i) The common wall separating the two (2) rooms must provide an opening equal to twenty-five (25) percent of the total wall area.
(ii) If the opening so provided is a doorway, it must be unobstructed and have a minimum width of thirty (30) inches.
(iii) One (1) of the two (2) rooms must provide the required light and ventilation for the total combined floor area of the two (2) rooms.
(2) Every habitable room shall be ventilated by openable areas equal to fifty (50) percent of the required minimum window area, as set forth in subsection (1) of this section or by equivalent mechanical ventilation as approved by the inspecting officer.
(3) Every bathroom, shower room and water closet compartment shall comply with the light and ventilation requirements for habitable rooms contained in subsections (1) and (2) of this section, except that no window or skylight shall be required in adequately ventilated bathrooms, shower rooms and water closet compartments equipped with an approved mechanical ventilating system which automatically becomes operational when the bathroom switch is turned on.
(4) Every door, window or other device opening to outdoor space and used or intended to be used for ventilation shall be provided with an approved type of screen for protection against mosquitoes, flies and other insects.
(5) Every opening beneath a dwelling, including basement or cellar windows and crawl space, shall be equipped with an approved type of screening or lattice work to keep out large animals.
(6) Every habitable room of a dwelling shall contain at least two (2) separate floor or wall-type electrical convenience outlets, or one (1) such convenience outlet and one (1) ceiling-type electric light fixture. Every bathroom, shower room, water closet, compartment and laundry room shall contain at least one (1) properly installed ceiling or wall-type electric light fixture. The switches shall be so located and installed as to avoid the danger of electrical shock.
(7) Every hall and stairway located in a structure used for human habitation shall be provided with not less than one (1) foot-candle of natural light throughout or with properly installed electric lighting facilities which prvide not lss than one (1) foot-candle oillumnaionhroughoutand whiare cont

Definitions and Descriptions:

olled by the occupants of the structure and available at all times.
Requirements relating to the safe and sanitary maintenance of dwellings and dwelling units.

(1) All foundation walls shall be structurally sound, reasonably rodent proof, and maintained in good repair. Foundation walls shall be considered to be sound if they are capable of bearing imposed loads and are not deteriorated.
(2) Every dwelling unit shall be reasonably weather tight, watertight and rodent proof. Floors, walls, ceilings and roofs shall be capable of affording adequate shelter and privacy and shall be kept in good repair. Windows and exterior doors shall be reasonably weather tight, watertight, and rodent proof, and shall be maintained in good working condition. All parts of the structure that show evidence of rot or other deterioration shall be repaired or replaced.
(3) Every inside and outside stairway, porch, and every appurtenance thereto, shall be maintained in a safe condition and be capable of supporting loads which normal use may impose.
(4) Every chimney and smoke pipe, and all flue and vent attachments thereto, shall be maintained in such condition that there will be no leakage or backing up of smoke and noxious gases into the dwelling.
(5) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating applied in a workmanlike fashion.
(6) Every plumbing fixture, water pipe, waste pipe and drain shall be maintained in good sanitary working condition, free from defects, leaks and obstructions.
(7) The floor surface of every water closet compartment, bathroom and shower room shall be maintained so as to be reasonably impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.
(8) Every supplied facility, piece of equipment, or utility required in this code shall be maintained in a safe and satisfactory working condition. No owner or occupant shall cause any service, facility, equipment, or utility required in this code to be removed from or discontinued for any occupied dwelling or dwelling unit except for such temporary interruption as may be necessary while actual repairs, replacement, or alterations are in process.
(9) For these purposes, every owner of a building containing three (3), or more, dwelling units, shall provide the continuing

services of a person or persons solely to assure that the minimum requirements of maintenance and sanitation, as provided by this article, are maintained on the premises at all times. The landlord shall provide the tenant with the name, address, and phone number of the person or persons providing the continuing services. Said notice shall be given to the tenant by either posting the notice in a conspicuous place at the building site or by supplying the tenant with the information at the inception of the lease. The landlord is further charged with informing the tenant of any change of name, address, or phone number of the person or persons providing the continuing service.
Minimum space, use and location requirements.
(1) Every dwelling unit shll containminimum gross floor area of ateast onehunred ffty (150)quare feefr the firs

Definitions and Descriptions:

occupant, one hundred (100) square feet for each of the next two (2) occupants, and at least seventy-five (75) square feet for each occupant thereafter. Floor space shall be calculated on the basis of total habitable room area.
(2) In every dwelling unit of two (2) or more habitable rooms, every room occupied for sleeping purposes by one (1) occupant shall have a minimum gross floor area of at least eighty (80) square feet. Every room occupied for sleeping purposes by more than one (1) occupant shall have a minimum gross floor area of fifty (50) square feet per occupant. Every room used for sleeping purposes shall have a minimum width of eight (8) feet. Kitchens shall not be used for sleeping purposes. Porches shall not be used as permanent sleeping quarters.
(3) At least one-half of the floor area of every habitable room shall have a ceiling height of at least seven (7) feet. Any portion of a room having a ceiling height of less than five (5) feet shall not be considered in computing the total floor area of such room.
(4) No dwelling or dwelling unit containing two (2) or more sleeping rooms shall be so arranged that access to a bathroom, shower room, or water closet compartment intended for use by occupants of more than one (1) sleeping room can be had only by going through another sleeping room or outside the structure, nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room, bathroom, shower room, or water closet compartment.
(5) No cellar or basement space shall be used as a habitable room or dwelling unit.
Energy Efficiency/Green Building and Marketing
Miami-Dade County encourages energy efficiency, green building and sustainability. The County is encouraging energy efficient and environmentally friendly green elements and will make every effort to incorporate these features and products into new construction and rehabilitation projects. In line with the County Mayor's priority and emphasis on energy efficiency and green building, the County is participating in constructive dialogue regarding strategies that will be used to support this effort. This includes coordination with existing community development programs operated by the County that support energy efficiency and lead to long-term sustainability of communities. Some of these initiatives include providing incentives to developers of affordable housing to incorporate green features into home designs, supplying those homes with Energy Star appliances – ultimately reducing future energy costs to the homebuyers, as well as providing additional subsidy for construction and Green grants.
The County is also planning to fund the purchase of a distressed property to deconstruct and reconstruct a fully green home that will be LEED certified (or equivalent) under the single family acquisition and rehabilitation activity. The County anticipates undertaking more expansive demonstration initiatives such as this in an effort to create energy savings and to preserve the climate. These types of initiatives also conform to the standards adopted and encouraged throughout the State of Florida.
The County also plans to incorporate features that will assist in making the homesmore marketable including aenities sch adishwahers, washes, dryers,intrnet access

Definitions and Descriptions:

cable ready entertainment wired, alarm systems and features to address hurricane safety such as impact windows or shutters.

Response:

Miami-Dade County will adopt the maximum rents allowed as determined by market comparison. The County will set rents at thirty (30) percent of monthly gross income, not to exceed the maximum market rent. Alternatively, maximum rents may be based on HUD-approved rent limits for tax credit projects.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

Homeownership Units
All home purchases assisted with NSP-funded soft-second loans shall be subject to affordability controls that currently govern other affordable housing programs administered by Miami-Dade County.
In addition to the second mortgage, a declaration of restrictive covenants running with the land will be recorded in the public records of Miami-Dade County. The declaration of restrictive covenants will specify that:
(1) The restrictions shall run with the land for the entire control period; and
(2) The covenants will bind the homebuyer, any assignee, mortgagee, and all other parties that receive title to or interest in the property. These covenants will be senior to all instruments securing permanent financing; and
(3) The covenants shall control for a minimum of twenty (20) years and shall automatically reset every 20 years for a maximum of 60 years, except that in the event an eligible home is owned for an entire 20-year control period by the same individual(s), said individual(s) shall automatically be released from the Declaration of Restrictive Covenants; and
(4) Re-sale of the property during the affordability control period is limited to NSP income-qualified individuals or families for use as their primary residence. The assisted home may not be leased to another party; and
(5) Prior to the re-sale of the NSP-assisted home during the control period, the current homeowner shall obtain the County's written approval; and
(6) The maximum sales price permitted on resale of an eligible home shall be based on a formula established by County ordinance. The maximum sales price is currently based on:

(i) a formula that takes into account the price paid by the current owner and any increases tied to an index of area incomes during the period in which the current owner owned the home; and
(ii) documented costs for property improvements that are permanent in nature and not for decoration or maintenance purposes; and
(7) The County reserves a right of first refusal to purchase the eligible home prior to or at the end of control period, if it becomes available for purchase and there are no eligible persons to purchase the NSP-assisted home.
Multi-Family Rental Properties:
Multi-family rental housing properties will be purchased by the County and added to the County's existing afordale rental housing inventory. The County has the abilityto acess exising contractto place thmanaement and ma

Definitions and Descriptions:

ntenance of the properties under the care of property management companies providing the same services for other County-owned rental property. The County may also select for-profit and not-for-profit housing developers to acquire, rehabilitate and manage multi-family rental housing.
All rental properties acquired with NSP funds will be subject to the restrictions set forth below to maintain continued affordability:
(a) units may only be occupied by individuals and households at 120% of median income or less;
(b) the number of units that are to be set-aside for certain income groups (i.e. those at or below 50%) must be specified;
(c) rents must remain affordable as defined under Part C(2) of this Application; and
(d) the term of the affordability shall not be less than thirty years. If acquired by private developers, the properties will be subject to recorded restrictive covenants and rent regulatory agreements that will include the above restrictions to ensure continued affordability.
Multi-family properties developed with the assistance of NSP will be subjected to the affordability standards of the majority funding source. In cases where the NSP is the sole or majority of the funding, there will be a thirty year affordable period required.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

Miami-Dade County will apply housing standards set forth in Chapter 17, Article II of the Miami-Dade County Code of Ordinances. No dwelling may be occupied for the purpose of living, sleeping, cooking, or eating therein which does not comply with the following requirements:
Minimum standards for dwelling's basic equipment and facilities
(1) Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and water closet, all in good working condition, and installed in accordance with the South Florida Building Code. Sink, lavatory, tub or shower shall be supplied with adequate hot and cold water.
(2) Every dwelling unit shall contain a room which affords privacy to a person within said room, and which is equipped with a flush water closet and a lavatory basin in good working condition; properly connected to an approved water system and sewer system, or an approved septic tank installation including an approved absorption bed. No privy shall be constructed or continued in operation after the effective date* of this article.
(3) Every dwelling unit shall contain a room which affords privacy to a person within said room and which is equipped with a bathtub or shower in good working condition; and properly connected to an approved water system and sewer system or an approved septic tank installation, including an approved absorption bed.
(4) Every kitchen sink, lavatory basin, and bathtub or shower required under the provisions of this section shall be properly connected with both hot and cold water lines.
(5) Every dwelling shall have water heating facilities which are poperlyinstalled, maintained in safe and god working condition, and poperlyconnectedwith the hotater lines reqired uder the provi

Definitions and Descriptions:

ions of subsection (4) of this section; and which are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower.
(6) Every occupied dwelling unit shall be provided with an installed nonportable cooking facility which shall not be capable of being carried easily by one (1) person, and shall have at least two (2) top burners. Vacant dwelling units shall be provided with utility connections for such facility.
(7) Every dwelling unit shall have adequate garbage disposal facilities or garbage storage containers.
(8) Every dwelling structure and dwelling unit of types of Construction I, II, III, IV and V as defined by Chapters 17, 18, 19, 20, 21 and 22 respectively of the South Florida Building Code shall have means of egress which conform to the standards of Chapter 31 of the South Florida Building Code, and any applicable fire codes, fire regulations or ordinances now in existence or adopted subsequent hereto. Every dwelling structure of type of Construction V, built before December 31, 1957, where the structural and other elements of the building consist primarily of wood, having one (1) or two (2) dwelling units above the ground floor, shall have a minimum of two (2) separate means of egress which are remote from each other; or at least one (1) means of egress with stairs that are constructed of either noncombustible materials; or made safe by approved fire resistive modifications as may be required. Each such means of egress shall be easily accessible from every dwelling unit on the specified floor without passing through any other dwelling unit. Every dwelling structure of type of Construction V, where the structural and other elements consist primarily of wood having three (3) or more dwelling units, shall have means of egress which conform with the provisions of the South Florida Building Code and any applicable fire codes, fire regulations or ordinances now in existence, or adopted subsequent hereto.
(9) In every owner-occupied dwelling unit not intended to be let for occupancy containing space heating facilities, such facilities shall be properly installed and maintained in safe and good working condition, as provided in the South Florida Building Code and any applicable fire regulations or ordinances now in existence or adopted subsequent hereto.
Every dwelling and dwelling unit which is let or intended to be let for occupancy shall have adequate space heating facilities which are properly installed and maintained in safe and good working condition, as provided in the South Florida Building Code

and any applicable fire regulations or ordinances now in existence or adopted subsequent hereto. Adequate heating facilities are hereby defined as follows:
(a) Permanent space heating equipment capable of heating two-thirds of the habitable rooms to a minimum air temperature of seventy (70) degrees Fahrenheit to be measured three (3) feet above floor when outside temperature is forty-five (45) degrees Fahrenheit, or permanent space heating equipment with capacity of five (5) Btu's per hour of input per cubic foot of habitable room space within two-thirds (2/3) of the habitablerooms.
(b) The fve (5) Btu's per hour input sandards based onheating unit wih seventy (70)ercent rting of input-

Acquisition and Relocation:

E. Acquisitions & Relocation

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., 80% of area median income).

If so, include:
· The number of low- and moderate-income dwelling units-i.e., 80% of area median income-reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
· The number of NSP affordable housing units made available to low- , moderate-, and middle-income households—i.e., 120% of area median income-reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
· The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

It is estimated that as many as 485 low- and moderate-income dwelling units may be deemed blighted and demolished. Other units are also planned for demolition.
It is anticipated that some of these units will be redeveloped for use as dwellings and made available for purchase and rental. The parcels may also be used for enhancing the County's neighborhood stabilization efforts and if possible, the County may convert the parcels into green spaces and where contiguous parcels allow, re-use as public facilities such as government service centers, parks and/or recreation centers. The County does not anticipate any relocation being required. Over 400 units are planned to be built back for low- and moderate-income renters and buyers with as many as 116 set-aside for those at 50% or below the area median income.

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all not be deemed to face directly to the outdoors and shall not be included in the required minimum total window area. Whenever the only window in a room is a skylight-type window located in the top of such room, the minimum total window area of such skylight shall not be less than fifteen (15) percent of the total floor area of the room. Skylights shall not be a substitute for the window requirements in sleeping rooms.
(b) Kitchens and dining rooms will be exempt from the requirements of subsection (1)(a) of this section, providing they meet the requirements in subsections (2) and (6) of this section.
(c) If any two (2) habitable rooms, excluding sleeping rooms, are separated by a common wall and either room lacks the required window area, but meets all three (3) exceptions listed below, such rooms shall be considered in compliance with this subsection:
(i) The common wall separating the two (2) rooms must provide an opening equal to twenty-five (25) percent of the total wall area.
(ii) If the opening so provided is a doorway, it must be unobstructed and have a minimum width of thirty (30) inches.
(iii) One (1) of the two (2) rooms must provide the required light and ventilation for the total combined floor area of the two (2) rooms.
(2) Every habitable room shall be ventilated by openable areas equal to fifty (50) percent of the required minimum window area, as set forth in subsection (1) of this section or by equivalent mechanical ventilation as approved by the inspecting officer.
(3) Every bathroom, shower room and water closet compartment shall comply with the light and ventilation requirements for habitable rooms contained in subsections (1) and (2) of this section, except that no window or skylight shall be required in adequately ventilated bathrooms, shower rooms and water closet compartments equipped with an approved mechanical ventilating system which automatically becomes operational when the bathroom switch is turned on.
(4) Every door, window or other device opening to outdoor space and used or intended to be used for ventilation shall be provided with an approved type of screen for protection against mosquitoes, flies and other insects.
(5) Every opening beneath a dwelling, including basement or cellar windows and crawl space, shall be equipped with an approved type of screening or lattice work to keep out large animals.
(6) Every habitable room of a dwelling shall contain at least two (2) separate floor or wall-type electrical convenience outlets, or one (1) such convenience outlet and one (1) ceiling-type electric light fixture. Every bathroom, shower room, water closet, compartment and laundry room shall contain at least one (1) properly installed ceiling or wall-type electric light fixture. The switches shall be so located and installed as to avoid the danger of electrical shock.
(7) Every hall and stairway located in a structure used for human habitation shall be provided with not less than one (1) foot-candle of natural light throughout or with properly installed electric lighting facilities which prvide notess than one (1) foot-candle of illumnation throughout and which arecontrolleby the occupats of the structurand available atll times.Requirements relatin

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to the safe and sanitary maintenance of dwellings and dwelling units.

(1) All foundation walls shall be structurally sound, reasonably rodent proof, and maintained in good repair. Foundation walls

shall be considered to be sound if they are capable of bearing imposed loads and are not deteriorated.
(2) Every dwelling unit shall be reasonably weather tight, watertight and rodent proof. Floors, walls, ceilings and roofs shall be capable of affording adequate shelter and privacy and shall be kept in good repair. Windows and exterior doors shall be reasonably weather tight, watertight, and rodent proof, and shall be maintained in good working condition. All parts of the structure that show evidence of rot or other deterioration shall be repaired or replaced.
(3) Every inside and outside stairway, porch, and every appurtenance thereto, shall be maintained in a safe condition and be capable of supporting loads which normal use may impose.
(4) Every chimney and smoke pipe, and all flue and vent attachments thereto, shall be maintained in such condition that there will be no leakage or backing up of smoke and noxious gases into the dwelling.
(5) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating applied in a workmanlike fashion.
(6) Every plumbing fixture, water pipe, waste pipe and drain shall be maintained in good sanitary working condition, free from defects, leaks and obstructions.
(7) The floor surface of every water closet compartment, bathroom and shower room shall be maintained so as to be reasonably impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.
(8) Every supplied facility, piece of equipment, or utility required in this code shall be maintained in a safe and satisfactory working condition. No owner or occupant shall cause any service, facility, equipment, or utility required in this code to be removed from or discontinued for any occupied dwelling or dwelling unit except for such temporary interruption as may be necessary while actual repairs, replacement, or alterations are in process.
(9) For these purposes, every owner of a building containing three (3), or more, dwelling units, shall provide the continuing services of a person or persons solely to assure that the minimum requirements of maintenance and sanitation, as provided by this article, are maintained on the premises at all times. The landlord shall provide the tenant with the name, address, and phone number of the person or persons providing the continuing services. Said notice shall be given to the tenant by either posting the notice in a conspicuous place at the building site or by supplying the tenant with the information at the inception of the lease. The landlord is further charged with informing the tenant of any change of name, address, or phone number of the person or persons providing the continuing service.
Minimum space, use and location requirements.
(1) Every dwelling unit shll containa minimum gross floor area of at leastone hundred fifty (150) square fet for thefirst occupant,one hundred (100) suare feet for eachf the next two(2) occupants, and at leas

Definitions and Descriptions:

seventy-five (75) square feet for each occupant thereafter. Floor space shall be calculated on the basis of total habitable room area.
(2) In every dwelling unit of two (2) or more habitable rooms, every room occupied for sleeping purposes by one (1) occupant shall have a minimum gross floor area of at least eighty (80) square feet. Every room occupied for sleeping purposes by more than one (1) occupant shall have a minimum gross floor area of fifty (50) square feet per occupant. Every room used for sleeping purposes shall have a minimum width of eight (8) feet. Kitchens shall not be used for sleeping purposes. Porches shall not be used as permanent sleeping quarters.
(3) At least one-half of the floor area of every habitable room shall have a ceiling height of at least seven (7) feet. Any portion of a room having a ceiling height of less than five (5) feet shall not be considered in computing the total floor area of such room.
(4) No dwelling or dwelling unit containing two (2) or more sleeping rooms shall be so arranged that access to a bathroom, shower room, or water closet compartment intended for use by occupants of more than one (1) sleeping room can be had only by going through another sleeping room or outside the structure, nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room, bathroom, shower room, or water closet compartment.
(5) No cellar or basement space shall be used as a habitable room or dwelling unit.
Energy Efficiency/Green Building and Marketing
Miami-Dade County encourages energy efficiency, green building and sustainability. The County is encouraging energy efficient and environmentally friendly green elements and will make every effort to incorporate these features and products into new construction and rehabilitation projects. In line with the County Mayor's priority and emphasis on energy efficiency and green building, the County is participating in constructive dialogue regarding strategies that will be used to support this effort. This includes coordination with existing community development programs operated by the County that support energy efficiency and lead to long-term sustainability of communities. Some of these initiatives include providing incentives to developers of affordable housing to incorporate green features into home designs, supplying those homes with Energy Star appliances – ultimately reducing future energy costs to the homebuyers, as well as providing additional subsidy for construction and Green grants.
The County is also planning to fund the purchase of a distressed property to deconstruct and reconstruct a fully green home that will be LEED certified (or equivalent) under the single family acquisition and rehabilitation activity. The County anticipates undertaking more expansive demonstration initiatives such as this in an effort to create energy savings and to preserve the climate. These types of initiatives also conform to the standards adopted and encouraged throughout the State of Florida.
The County also plans to incorporate features that will assist in making the homes more marketable including amenities such as dishwashers, washers, dryers, internet access,cable ready entertainment wired, alarm systems and features to address hurricane sa

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fety such as impact windows or shutters.

Low Income Targeting:

D. Low Income targeting

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and

redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income:

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The County will appropriate or otherwise make available $23,715,595 (38%) of NSP funds to meet the low income housing requirement for those individuals and families at or below 50% of AMI, exceeding the statutory requirement of 25% of the County's NSP allocation. These funds will be used under acquisition and redevelopment of multi-family rental housing for individuals with incomes at or below 50% of AMI. It is anticipated that a total of 256 housing units will be available for the direct benefit of individuals or families at or below 50% of AMI.

Public Comment:

F. Public Comment

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response:

The comment period was from April 22, 2010 to May 7, 2010. A summary of the written public comments is provided and copies of those written comments are also provided in this section.

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 percent area median income and below.

Albert Milo Submitted via Email on May 7, 2010
RUDG, LLC
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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$65,477,089.76
Total Budget	$10,000.00	$65,477,089.76
Total Obligated	$10,000.00	$65,467,089.76
Total Funds Drawdown	$96,130.61	$64,595,011.16
Program Funds Drawdown	$0.00	$61,722,457.67
Program Income Drawdown	$96,130.61	$2,872,553.49
Program Income Received	$62,015.32	$3,078,146.70
Total Funds Expended	$0.00	$64,370,221.69
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
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	$4,522,425.93
Limit on State Admin	$0.00	$4,522,425.93

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$15,551,800.00	$21,849,482.51

Overall Progress Narrative:

The County continues to work towards closing the NSP1 funded activities, which encompass six strategies: (1) second mortgages, (2) acquisition of single-family homes and rehabilitation, (3) acquisition of multi-family properties and rehabilitation, (4) demolition, (5) redevelopment activity on the HOPE VI project, and (6) redevelopment in the expanded HOPE VI area. The funds associated with these NSP1 activities were spent by March 2013. The County fully expended the $62.207 million grant. The County is using program income to complete and close-out activities. The County expenditures for NSP1 grant award are highlighted in this quarterly report. As of March 31, 2014, the County expended $64,445,323 or approximately 104 percent of the total grant. The additional dollars spent are attributable to program income.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-08-0001, Financing Mechanisms	$0.00	$790,000.00	$786,255.50
NSP-08-0002, Acquisition and Rehabilitation	$0.00	$45,801,638.49	$43,390,971.68
NSP-08-0003, Demolition	$0.00	$600,000.00	$599,503.99
NSP-08-0004, Redevelopment of Vacant Land HOPE VI	$0.00	$9,037,648.95	$7,875,804.24
NSP-08-0005, Redevelopment of Vacant Land Expanded H6	$0.00	$5,000,000.00	$5,000,000.00
NSP-08-0006, Administration	$0.00	$4,530,720.00	$4,069,922.26

Activities

Project # / Title: NSP-08-0001 / Financing Mechanisms

Grantee Activity Number: NSP-A-0001
Activity Title: Spot Loans

Activitiy 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

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Department of Housing and Community Development

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$784,854.00
Total Budget	$0.00	$784,854.00
Total Obligated	$0.00	$784,854.00
Total Funds Drawdown	$0.00	$784,854.00
Program Funds Drawdown	$0.00	$781,109.50
Program Income Drawdown	$0.00	$3,744.50
Program Income Received	$0.00	$20,063.99
Total Funds Expended	$0.00	$784,854.00
Department of Housing and Community Development	$0.00	$401,499.75
Office of Community and Economic Development	$0.00	$383,354.25
Match Contributed	$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 soft-second mortgage activity concluded and the remaining balance has been expended. Five loans were closed with this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/10
# of Singlefamily Units	0	5/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	5/10	10/10	70.00
# Owner Households	0	0	0	2/0	5/10	10/10	70.00

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-A-0002
Activity Title:	Second Mortgages

Activitiy 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

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Office of Community and Economic Development

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$5,146.00
Total Budget	$0.00	$5,146.00
Total Obligated	$0.00	$5,146.00
Total Funds Drawdown	$0.00	$5,146.00
Program Funds Drawdown	$0.00	$5,146.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$5,146.00
Office of Community and Economic Development	$0.00	$5,146.00
Match Contributed	$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 priority areas.

Activity Progress Narrative:

The soft-second mortgage allocation associated with this activity was reallocated.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	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	

Project # / Title: NSP-08-0002 / Acquisition and Rehabilitation

Grantee Activity Number: NSP-B-0001

Activity Title: Acquisition and Rehab of Single Family Homes

Activitiy 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

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$10,685,500.00
Total Budget	$0.00	$10,685,500.00
Total Obligated	$0.00	$10,685,500.00
Total Funds Drawdown	$26,001.37	$10,462,573.98
Program Funds Drawdown	$0.00	$9,513,438.98
Program Income Drawdown	$26,001.37	$949,135.00
Program Income Received	$62,015.32	$3,058,057.71

Total Funds Expended	$0.00	$10,307,913.75
General Services Administration	$0.00	$10,307,913.75
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition of single family homes for re-sale.

Location Description:

Throughout Miami-Dade County in the designated priority areas.

Activity Progress Narrative:

As of November 30, 2010, the County had acquired 50 single-family homes. The County has sold 41 homes as of March 31, 2014. A total of two have fully executed sales contracts pending closing, and two homes are reserved for demolition and reconstruction. The remaining five homes are available on a first-come-first-served basis to any eligible buyer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	52/43
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	15/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	52/43
# of Singlefamily Units	1	52/43

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	29/0	21/10	52/43	96.15
# Owner Households	0	1	1	29/0	21/10	52/43	96.15

Activity Locations

Address	City	County	State	Zip	Status / Accept

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**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
07/22/2010

Projected End Date:
09/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:
03/31/2014

National Objective:
NSP Only - LMMI

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$5,068,129.20
Total Budget	$0.00	$5,068,129.20
Total Obligated	$0.00	$5,068,129.20
Total Funds Drawdown	$0.00	$5,043,008.45
Program Funds Drawdown	$0.00	$4,858,113.30
Program Income Drawdown	$0.00	$184,895.15
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$5,043,008.45
General Services Administration	$0.00	$5,043,008.45
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

12801 NW 27 Avenue
12601 NW 27 Avenue
12501 NW 27 Avenue
12401 NW 27 Avenue

Activity Progress Narrative:

Kings Terrace (reconstruction) –$17,000,000: Construction is 100 percent completed with a Certificate of Occupancy and all 300 units are occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	222/222

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	222/222	222/222	100.00

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-0002SA
Activity Title:	Acquisition and Rehab of Multi-family housing

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
07/22/2010

Projected End Date:
09/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:
03/31/2014

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$11,856,287.13
Total Budget	$0.00	$11,856,287.13
Total Obligated	$0.00	$11,856,287.13
Total Funds Drawdown	$0.00	$11,856,287.13
Program Funds Drawdown	$0.00	$11,483,716.20
Program Income Drawdown	$0.00	$372,570.93
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$11,856,287.13
General Services Administration	$0.00	$11,856,287.13
Match Contributed	$0.00	$0.00

Activity Description:

The acqusition and rehabilitation of multi-family housing for affordable rentals.

Location Description:

12801 NW 27 Avenue
12601 NW 27 Avenue
12501 NW 27 Avenue
12401 NW 27 Avenue

Activity Progress Narrative:

Kings Terrace (reconstruction) –$17,000,000: Construction is 100 percent completed with a Certificate of Occupancy and all 300 units are occupied. This activity represents the set-aside units for those at 50 percent area median income or below.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	78/78
# of Multifamily Units	0	78/78

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	78/78	0/0	78/78	100.00
# Renter Households	0	0	0	78/78	0/0	78/78	100.00

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

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
07/01/2010

Projected End Date:
09/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:
03/31/2014

National Objective:
NSP Only - LMMI

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$2,357,476.78
Total Budget	$0.00	$2,357,476.78
Total Obligated	$0.00	$2,357,476.78
Total Funds Drawdown	$0.00	$2,356,783.58
Program Funds Drawdown	$0.00	$2,356,047.99
Program Income Drawdown	$0.00	$735.59
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$2,356,783.58
General Services Administration	$0.00	$2,356,783.58
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

815 West Lucy Street
Florida City, FL 33034

Activity Progress Narrative:

South Point Crossings (renovation)- $7,444,489: Construction is 100 percent completed with a Certificate of Occupancy. All one hundred and twenty two (122) assisted units are occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	122/34
# of Multifamily Units	0	122/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-64	0	-64	4/0	54/34	58/34	100.00
# Renter Households	-64	0	-64	4/0	54/34	58/34	100.00

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-0003SA
Activity Title:	Acquisition and Rehab of Multi-family housing

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
07/01/2010

Projected End Date:
09/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$5,289,450.42
Total Budget	$0.00	$5,289,450.42
Total Obligated	$0.00	$5,289,450.42
Total Funds Drawdown	$0.00	$5,289,450.42
Program Funds Drawdown	$0.00	$5,288,624.84
Program Income Drawdown	$0.00	$825.58
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$5,289,450.42
General Services Administration	$0.00	$5,289,450.42
Match Contributed	$0.00	$0.00

Activity Description:

The acquisition and rehabilitation of multi-family housing for affordable rentals.

Location Description:

815 West Lucy Street
Florida City, FL 33034

Activity Progress Narrative:

South Point Crossings (renovation)- $7,444,489: Construction is 100 percent completed with a Certificate of Occupancy. All one hundred and twenty two (122) assisted units are occupied. This activity represents the set-aside units for those at 50 percent area median income or below.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/88

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	64/88	0/0	64/88	100.00
# Renter Households	0	0	0	64/88	0/0	64/88	100.00

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-0004
Activity Title:	Acquisition and Rehab of Multi-family Rental

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
09/30/2010

Projected End Date:
12/31/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$1,969,957.40
Total Budget	$0.00	$1,969,957.40
Total Obligated	$0.00	$1,969,957.40
Total Funds Drawdown	$0.00	$1,969,957.40
Program Funds Drawdown	$0.00	$1,969,957.40
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,969,957.40
General Services Administration	$0.00	$1,969,957.40
Match Contributed	$0.00	$0.00

Activity Description:

The acquisition and rehabilitation of multi-family rental housing.

Location Description:

28701 SW 153rd Avenue
Miami, FL 33033

Activity Progress Narrative:

Leisure Villas (renovation) - $3,592,200: Construction is 100 percent completed with a Certificate of Occupancy. As many as twenty-eight (28) units have been occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Replaced thermostats	0	0/0
#Low flow toilets	0	0/0

#Low flow showerheads	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/17
# of Multifamily Units	0	16/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	16/17	16/17	100.00
# Renter Households	0	0	0	0/0	16/17	16/17	100.00

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-0004SA
Activity Title:	Acquisition and Rehab of Multi-family Rental

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
09/30/2010

Projected End Date:
12/31/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$1,559,640.01
Total Budget	$0.00	$1,559,640.01
Total Obligated	$0.00	$1,559,640.01
Total Funds Drawdown	$0.00	$1,559,640.01
Program Funds Drawdown	$0.00	$1,559,640.01
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,559,640.01
General Services Administration	$0.00	$1,559,640.01
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and Rehabilitation of multi-family rental housing.

Location Description:

28701 SW 153rd Avenue
Miami, FL 33033

Activity Progress Narrative:

Leisure Villas (renovation) - $3,592,200: Construction is 100 percent completed with a Certificate of Occupancy. As many as twenty-eight (28) units have been occupied. This activity represents the set-aside units for those at 50 percent area median income or below.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Replaced thermostats	0	0/0

#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/13
# of Multifamily Units	0	0/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	12/13	0/0	12/13	100.00
# Renter Households	0	0	0	12/13	0/0	12/13	100.00

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-0005
Activity Title:	Acquisition and Rehab of Multi-family Rental Units

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
09/30/2010

Projected End Date:
10/01/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$1,363,827.11
Total Budget	$0.00	$1,363,827.11
Total Obligated	$0.00	$1,363,827.11
Total Funds Drawdown	$0.00	$1,300,659.62
Program Funds Drawdown	$0.00	$1,237,492.13
Program Income Drawdown	$0.00	$63,167.49
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,300,659.62
General Services Administration	$0.00	$1,300,659.62
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and Rehabiltation of a multi-family rental property.

Location Description:

2491 NW 135th Street
Opa-locka, FL 33167

Activity Progress Narrative:

Opa Lakes Apartments (renovation) - $2,520,667: Construction is 71 percent completed.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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	

Grantee Activity Number:	NSP-B-0005SA
Activity Title:	Acquisition and Rehab of Multi-family Rental Units

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
09/30/2010

Projected End Date:
10/01/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$1,260,333.50
Total Budget	$0.00	$1,260,333.50
Total Obligated	$0.00	$1,260,333.50
Total Funds Drawdown	$0.00	$1,146,601.39
Program Funds Drawdown	$0.00	$1,113,353.57
Program Income Drawdown	$0.00	$33,247.82
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,146,601.39
General Services Administration	$0.00	$1,146,601.39
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and Rehabilitation of multi-family rental housing.

Location Description:

2491 NW 135th Street
Opa-locka, FL 33167

Activity Progress Narrative:

Opa Lakes Apartments (renovation) - $2,520,667: Construction is 71 percent completed. This activity represents the set-aside units for those at 50 percent area median income or below.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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	

Grantee Activity Number:	NSP-B-0006
Activity Title:	Acquisition and Rehab of multi-family rental units

Activitiy Category:
Acquisition - general

Activity Status:
Planned

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
09/30/2010

Projected End Date:
10/01/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:
03/31/2014

National Objective:
NSP Only - LMMI

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$1,164,347.81
Total Budget	$0.00	$1,164,347.81
Total Obligated	$0.00	$1,164,347.81
Total Funds Drawdown	$0.00	$1,164,347.81
Program Funds Drawdown	$0.00	$1,163,902.81
Program Income Drawdown	$0.00	$445.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,164,347.81
General Services Administration	$0.00	$1,164,347.81
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and Rehabilitation of multi-family rental housing.

Location Description:

2020 NE 169th Street
North Miami, FL 33162

Activity Progress Narrative:

Harvard House/Tiffany Square (renovation) - $2,239,082 ($750,000 NSP1 Supplement): Construction is 100 percent completed with a Certificate of Occupancy. Occupancy rate is 100 percent.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	23/28	23/28	100.00
# Renter Households	0	0	0	0/0	23/28	23/28	100.00

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-0006SA**
Activity Title:	**Acquisition and Rehab of Multi-family Rental Units**

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
09/30/2010

Projected End Date:
10/01/2010

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:
03/31/2014

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$1,883,771.45
Total Budget	$0.00	$1,883,771.45
Total Obligated	$0.00	$1,883,771.45
Total Funds Drawdown	$0.00	$1,883,771.45
Program Funds Drawdown	$0.00	$1,796,684.45
Program Income Drawdown	$0.00	$87,087.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,883,771.45
General Services Administration	$0.00	$1,883,771.45
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and Rehabilitation of multi-family rental housing.

Location Description:

2020 NE 169th Street
North Miami Beach, FL 33162

Activity Progress Narrative:

Harvard House/Tiffany Square (renovation) - $2,239,082 ($750,000 NSP1 Supplement): Construction is 100 percent completed with a Certificate of Occupancy. This activity represents the set-aside units for those at 50 percent area median income or below.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	32/28
# of Multifamily Units	0	32/28

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	0	1	33/28	0/0	33/28	100.00
# of Persons	0	0	0	56/0	0/0	56/0	100.00
# Renter Households	1	0	1	33/28	0/0	33/28	100.00

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-0007
Activity Title:	Acquisition Rehab Multi-Family Rental

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-08-0002

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
05/01/2012

Projected End Date:
05/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
General Services Administration

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$1,050,000.00
Total Budget	$0.00	$1,050,000.00
Total Obligated	$0.00	$1,050,000.00
Total Funds Drawdown	$0.00	$1,050,000.00
Program Funds Drawdown	$0.00	$1,050,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,050,000.00
General Services Administration	$0.00	$1,050,000.00
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and rehabilitation of multi-family rental housing in the Brownsville area of Miami-Dade County.

Location Description:

2740 NW 43rd Terrace
Miami, Florida

Activity Progress Narrative:

Hampton Village (reconstruction) - $1,050,000: Construction is 100 percent completed. Tenty-two units are occupied.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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	

Project # / Title: NSP-08-0003 / Demolition

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

Activitiy Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
NSP-08-0003

Project Title:
Demolition

Projected Start Date:
06/01/2009

Projected End Date:
02/28/2013

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Office of Community and Economic Development

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$600,000.00
Total Budget	$0.00	$600,000.00
Total Obligated	$0.00	$600,000.00
Total Funds Drawdown	$0.00	$599,503.99
Program Funds Drawdown	$0.00	$599,503.99
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$599,503.99
Office of Community and Economic Development	$0.00	$599,503.99

Match Contributed	$0.00	$0.00

Activity Description:

Demolition of blighted structures.

Location Description:

Throughout Miami-Dade County in the designated priority areas.

Activity Progress Narrative:

Project Name	Address	Unit Count	Status
Opa-locka	Various	19	Completed
Brownsville	Various	4	Completed
Lincoln Gardens	4771 NW 24 Court, Miami, FL	47	Completed
Westview Terrace	12401-12801 NW 27 Ave., Miami, FL	421	Completed

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/28

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/112
# of Multifamily Units	0	0/99
# of Singlefamily Units	0	0/13

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NSP-08-0004 / Redevelopment of Vacant Land HOPE VI

Grantee Activity Number:	NSP-E-0001
Activity Title:	Multi-family HOPE VI new rental units

Activitiy 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

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:
03/31/2014

National Objective:
NSP Only - LMMI

Responsible Organization:
Miami-Dade Public Housing Agency

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$2,587,648.95
Total Budget	$0.00	$2,587,648.95
Total Obligated	$0.00	$2,587,648.95
Total Funds Drawdown	$0.00	$2,150,000.00
Program Funds Drawdown	$0.00	$1,712,351.05
Program Income Drawdown	$0.00	$437,648.95
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$2,150,000.00
Miami-Dade Public Housing Agency	$0.00	$2,150,000.00
Match Contributed	$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 units 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:

Public Improvements construction is 100 percent completed. Sector III/IIIA (West) construction is 100 percent completed. All 134 apartment units are occupied (67 PHA, 41 Tax Credit and 26 Market rate). Carver/Sector IV construction is 100 percent completed. All 220 apartment units are occupied (67 Tax Credit, 110 PHA and 43 Market rate). The pool and community center construction is complete, with a certificate of occupancy.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/236

# of Multifamily Units	0	0/236

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	285/59	0/177	285/236	100.00
# Renter Households	0	0	0	285/59	0/177	285/236	100.00

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

Activitiy 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

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:
03/31/2014

National Objective:
NSP Only - LMMI

Responsible Organization:
Miami-Dade Public Housing Agency

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$6,450,000.00
Total Budget	$0.00	$6,450,000.00
Total Obligated	$0.00	$6,450,000.00
Total Funds Drawdown	$0.00	$6,450,000.00
Program Funds Drawdown	$0.00	$6,163,453.19
Program Income Drawdown	$0.00	$286,546.81
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$6,450,000.00
Miami-Dade Public Housing Agency	$0.00	$6,450,000.00
Match Contributed	$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:

Public Improvements construction is 100 percent completed. Sector III/IIIA (West) construction is 100 percent completed. All 134 apartment units are occupied (67 PHA, 41 Tax Credit and 26 Market rate). Carver/Sector IV construction is 100 percent completed. All 220 apartment units are occupied (67 Tax Credit, 110 PHA and 43 Market rate). The pool and community center construction is complete, with a certificate of occupancy.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/177

# of Multifamily Units	0	0/177

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/177	0/177	0
# Renter Households	0	0	0	0/0	0/177	0/177	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	

Project # / Title: NSP-08-0005 / Redevelopment of Vacant Land Expanded H6

Grantee Activity Number: NSP-E1-0001
Activity Title: Multi-family Expanded H6 Area new rental

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

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

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Office of Community and Economic Development

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$2,500,000.00
Total Budget	$0.00	$2,500,000.00
Total Obligated	$0.00	$2,500,000.00
Total Funds Drawdown	$0.00	$2,500,000.00
Program Funds Drawdown	$0.00	$2,500,000.00

Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$2,500,000.00
Office of Community and Economic Development	$0.00	$2,500,000.00
Match Contributed	$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:

Construction is 100 percent completed with a Certificate of Occupancy. All 22 units are occupied (including nine units by former foster-care youth).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/15
# of Multifamily Units	0	11/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-274	0	-274	11/15	0/0	11/15	100.00
# Renter Households	-274	0	-274	11/15	0/0	11/15	100.00

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

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

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

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:
03/31/2014

National Objective:
NSP Only - LMMI

Responsible Organization:
Office of Community and Economic Development

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$2,500,000.00
Total Budget	$0.00	$2,500,000.00
Total Obligated	$0.00	$2,500,000.00
Total Funds Drawdown	$0.00	$2,500,000.00
Program Funds Drawdown	$0.00	$2,500,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$2,500,000.00
Office of Community and Economic Development	$0.00	$2,500,000.00
Match Contributed	$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:

Construction is 100 percent completed with a Certificate of Occupancy. All 22 units are occupied (including nine units by former foster-care youth).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/15
# of Multifamily Units	0	11/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	11/15	11/15	100.00
# Renter Households	0	0	0	0/0	11/15	11/15	100.00

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	

Project # / Title: NSP-08-0006 / Administration

Grantee Activity Number: NSP-Z-0001
Activity Title: Administration and Planning

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
NSP-08-0006

Project Title:
Administration

Projected Start Date:
09/29/2008

Projected End Date:
03/09/2013

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Office of Community and Economic Development

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$4,540,720.00
Total Budget	$10,000.00	$4,540,720.00
Total Obligated	$10,000.00	$4,530,720.00
Total Funds Drawdown	$70,129.24	$4,522,425.93
Program Funds Drawdown	$0.00	$4,069,922.26
Program Income Drawdown	$70,129.24	$452,503.67
Program Income Received	$0.00	$25.00

Total Funds Expended	$0.00	$4,452,296.69
Office of Community and Economic Development	$0.00	$4,452,296.69
Match Contributed	$0.00	$0.00

Activity Description:

Administration and Planning.

Location Description:

Miami-Dade County.

Activity Progress Narrative:

The original amount of $6.22 million approved for administration was reduced to $4,420,720. Those funds have been expended. Those expenditures included staff, consultants, and training for working on the NSP program.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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	