Grantee: Miami-Dade County, FL

Grant: B-11-UN-12-0004

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:
B-11-UN-12-0004

Obligation Date:

Award Date:
03/08/2011

Grantee Name:
Miami-Dade County, FL

Contract End Date:
03/08/2014

Review by HUD:
Reviewed and Approved

Grant Amount:
$20,036,303.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Estimated PI/RL Funds:
$0.00

Total Budget:
$20,036,303.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Miami-Dade County has one of the highest foreclosure rates in the nation &ndash which resulted in the County receiving the single largest allocation by a local entity under NSP1. Due to the continuing spike in foreclosures over the past couple of years, Miami-Dade continues to be ranked among the highest in the nation, therefore receiving subsequent funding allocations with the latest being $20,036,303 under NSP3. Miami-Dade County has many pockets within the County that have high concentrations of foreclosures. HUD has indicated its preference to narrow the areas of focus in an effort to actually stabilize communities as opposed to undertaking a scattered approach that may not necessarily maximize the benefit of the program. To that goal, the County assessed the entire County. Various areas were evaluated based on income levels, previous NSP investment, leveraging opportunities as well as other marketing factors. The County utilized the Target Area Mapping Widget provided by HUD to identify areas of greatest need. HUD&rsquos mapping tool calculates an NSP3 Score that encapsulates information relative to vacancy, foreclosure rates and other market data. The data sources used include Federal Housing Finance Agency Home Price Index, Bureau of Labor Statistics, HMDA Census Tract data, Mortgage Bankers Association and RealtyTrac from 2004 &ndash 2007.
The County defined smaller target areas with high concentrations of foreclosed properties. The chosen areas are Liberty City, Florida City, Brownsville, Opa-Locka and South Miami. All areas, with the exception of South Miami, have NSP3 Scores of 20, with a score of 20 being the maximum. A score of 20 indicates that the areas were greatly stricken by the economic downturn with impacting factors such as high foreclosures, high cost loans, high unemployment rates and other contributing socio-economic factors. These are prime areas to be assisted with NSP funding because these areas have the greatest probability of being stabilized once investment is injected in the areas.
The areas are more specifically defined in the subsequent narrative section.

How Fund Use Addresses Market Conditions:

Miami-Dade County has a myriad of areas that have been determined to be blighted and deteriorating due to a number of factors associated with escalating foreclosures, abandonment, unemployment and other market driven conditions. The County chose its areas based on need as supported by the NSP3 Scores using the US HUD Widget tool. The areas of Liberty City, Brownsville, Florida City, Opa-Locka and South Miami all have several common and comparable characteristics &ndash economically and demographically. These areas have been epicenters of slum and blight, crime, high unemployment and in dire need of redevelopment and commercial investment. These areas have high populations of African Americans and Hispanics which are typically underserved communities nationwide.
The median income in Florida is steadily declining due to high unemployment and the lack of job creation. The downturn in the state&rsquos economy has disproportionately impacted these areas which has exacerbated the already existing negative forces that challenge these areas. Incomes are lower as compared to the County&rsquos median income, which is $52,200. Although home prices have been suppressed due to foreclosure prices, a household earning the median income in the area still cannot support the purchase of the average priced home. Therefore, families have no alternative but to rent. These areas have more rental properties than others which is another contributing factor for consistent deterioration and decline in these areas. High unemployment, vacancies and foreclosures are a great recipe for neighborhood decline. NSP3 funding will be used to arrest the decline in these concentrated areas to invoke stabilization, redevelopment and investment.
Miami-Dade County has been severely impacted by foreclosures and sub-prime lending. The HUD Need/Risk scores throughout the County were 20 or near 20. With the assistance of our Planning and Zoning department we surveyed the entire County and came up with 18 of the most impacted areas. In an attempt to further narrow our target areas, we looked at the HUD scores and drilled down deeper looking at income. The differences in income levels caused the list to be reduced. We looked at foreclosures and opportunities for multi-family projects. The County considered its experience with Neighborhood Stabilization Program (NSP) round one funds when determining the activities it would undertake with NSP3. Since millions of dollars ($10 million) were reprogrammed from single family to multi-family that fact became part of the rationale to only consider multi-family projects.

The available land and existing zoning was reviewed for the various areas and provided as part of the analysis. The County then reviewed the existing funded projects, including NSP1 and NSP2 investments. This exercise also allowed the County to survey projects that were ready to go and could create synergy and help with establishing impact. We looked at our Surtax projects as well as our General Obligation Bonds (GOB) projects. Finally, the number of units that would be needed to create an impact was considered. All of the data was compared and the highest ranked areas that supported the strategy the County was proposing were selected.
South Miami, one of the County&rsquos Neighborho

How Fund Use Addresses Market Conditions:

od Strategy Areas (NRSA) was selected for a limited amount of demolition (seven homes), where the County would demolish the homes and the Community Redevelopment Agency would do the reconstruction. This stems from a process we created with NSP1.

Ensuring Continued Affordability:

Multi-family rental housing properties will be purchased by the County and added to the County&rsquos existing affordable rental housing inventory. The County 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.

Definition of Blighted Structure:

Miami-Dade County adopts the definition of &ldquouninhabitable structures&rdquo as defined in Section 17B-15 of the Miami-Dade County Code of Ordinances, as the definition of &ldquoblighted structures&rdquo for purposes of this NSP Substantial Amendment. A structure shall be deemed "blighted&rdquo 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 &ldquounsafe structures&rdquo 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 the structure or where specifically 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 comp

Definition of Blighted Structure:

ion 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 this Code for the use and 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

Definition of Blighted Structure:

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 NSP3, 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.
The term &ldquoblighted structure&rdquo 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&rsquo legislative findings that &ldquoin 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.&rdquo

Definition of Affordable Rents:

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 fair market rent. Alternatively, maximum rents may be based on HUD-approved rent limits for tax credit projects.

Housing Rehabilitation/New Construction Standards:

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&rsquos 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 properly installed, maintained in safe and good working condition, 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.

Housing Rehabilitation/New Construction Standards:

ach 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 habitable rooms.
(b) The five (5) Btu's per hour 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 thS

Housing Rehabilitation/New Construction Standards:

uth 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 exterior walls or other light-obstructing structures are located less than three (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 sectin o

Housing Rehabilitation/New Construction Standards:

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 provide not less than one (1) foot-candle of illumination throughout and which are controlled 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 draishal

Housing Rehabilitation/New Construction Standards:

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 shall contain a minimum gross floor area of at least one hundred fifty (150) square feet for the first 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 spac

Housing Rehabilitation/New Construction Standards:

e 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&rsquos 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 &ndash ultimately reducing future energy costs to the homebuyers, as well as providing additional subsidy for construction and Green grants.
The County anticipates undertaking more expansive demonstration initiatives 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. New construction and gut rehabilitation will conform to green standards.
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 safety such as impact windows or shutters.

Vicinity Hiring:

The County has reached out to stakeholders to address vicinity hiring. Outreach and educational efforts will be part of the process when soliciting for and considering projects. All contracts will be updated to include the language for vicinity hiring. Contractors will be required to demonstrate that they have surveyed the target area for potential hiring as well as use any resources provided by the County to assist in their efforts. Contractors will be required to report on their efforts and the outcomes.

Procedures for Preferences for Affordable Rental Dev.:

The County will engage in Multi-family activities, providing housing for the low and very-low clientele with the use of NSP3 funds to meet the low income housing requirement. A portion of these housing units will be available for the direct benefit of individuals or families at or below 50% of AMI. In providing for a preference for multi-family affordable rental housing, the County has opted for a program that includes multi-family acquisition and rehabilitation for affordable rental housing units. The County will also allow for the redevelopment of vacant or demolished property for multi-family affordable rental housing units. The County is not proposing to develop any single family housing in this Plan. Thus, all activities outside of demolition are targeted towards multi-family rentals. This represents over $17 million of the $20 million available.

Grantee Contact Information:

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>786-469-2221
>701 NW 1st Court, 14th Floor, Miami, FL 33136

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$2,203,630.00
Total Budget	$0.00	$2,203,630.00
Total Obligated	$2,003,630.00	$2,003,630.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
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	$3,005,445.45	$0.00
Limit on Admin/Planning	$2,003,630.30	$0.00
Limit on State Admin	$0.00	$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$2,003,630.30	$2,003,630.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$5,009,075.75	$0.00

Overall Progress Narrative:

The County was awarded $20.036 million under Round 3 of the NSP (NSP3). Under NSP 3, the County set aside $2.593 million for the acquisition and rehabilitation of existing multi-family properties to preserve affordable housing and $15.24 million to develop vacant land into affordable multi-family rental housing. In order to identify eligible projects for these two categories, the County issued a solicitation that closed on July 8, 2011. The review, scoring and ranking should be concluded soon. The remaining funds under NSP 3 were set aside for demolition ($200,000) and administration ($2.004 million). No NSP 3 funded demolition activities have occurred.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-11-003, Demolition	$0.00	$200,000.00	$0.00
NSP3-11-006, Administration	$0.00	$2,003,630.00	$0.00

Activities

Grantee Activity Number:	**NSP3-D-003**
Activity Title:	**Demolition**

Activitiy Category:
Clearance and Demolition

Activity Status:
Planned

Project Number:
NSP3-11-003

Project Title:
Demolition

Projected Start Date:
06/01/2011

Projected End Date:
03/07/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Department of Housing and Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	$200,000.00
Total Budget	$0.00	$200,000.00
Total Obligated	$0.00	$0.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Department of Housing and Community Development	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Demolition of blighted structures in thge targeted areas listed.

Location Description:

South Miami
Florida City
Opa-locka

Activity Progress Narrative:

No demolition Activities have ocurred at this time.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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:	NSP3-Z-001
Activity Title:	Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
NSP3-11-006

Project Title:
Administration

Projected Start Date:
10/19/2011

Projected End Date:
03/07/2014

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Department of Housing and Community Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	$2,003,630.00
Total Budget	$0.00	$2,003,630.00
Total Obligated	$2,003,630.00	$2,003,630.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Department of Housing and Community Development	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Administration and planning activities for the NSP3.

Location Description:

701 NW 1st Court 14th Floor
Miami, FL 33136

Activity Progress Narrative:

Planning activities are underway.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	