Memorandum

MIAMI-DADE COUNTY

Date: August 1, 2012

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Neighborhood Stabilization Program (NSP1) – May 2012 Report

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The following monthly progress report on Miami-Dade County's Neighborhood Stabilization Program Round 1 (NSP1) reflects data through the end of May 2012. Monthly reports on the program are required as stipulated in Implementing Order (IO) 2-11.

The County continues to make steady progress on 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 must be spent by March 2013.

The County has obligated 100 percent of the $62.207 million NSP1 grant award, which is highlighted in the NSP Round 1 Funds By Activity chart (Attachment 1). As of May 31, 2012, the County had expended $41,405,634 or approximately 67 percent of the total grant, an increase of just under $900,000 since April 30, 2012. Below summarizes each strategic category:

Soft-second Mortgage Assistance
The soft-second mortgage activity concluded prior to the end of 2010 and the remaining balance has been expended. [Note: The status of this activity has not changed since July 2011.]

Acquisition and Rehabilitation of Single-Family Homes
As of November 30, 2010, the County had acquired 50 single-family homes. The County did not sell any homes during the month of May 2012, leaving the total sold to date at 27 homes. A total of 17 have fully executed sales contracts pending closing, and two homes are scheduled for demolition and reconstruction. The remaining four homes are available on a first-come-first-served basis to any eligible buyer.

Acquisition and Rehabilitation of Multi-Family Residential Properties
The November 2010 report indicated that Miami-Dade County completely committed its $32,886,480 allocation for the acquisition and rehabilitation of multi-family properties among five housing projects. The Multi-family Residential Projects table (Attachment 2), highlights the status of those five developments as of the end of May 2012.

Redevelopment Project: Scott/Carver HOPE VI Phase II Project
As of May 2012, the Public Improvements construction is 99 percent complete and is scheduled to be completed by June 30, 2012, pending installation of water meters by Miami-Dade Water and Sewer Department. Sector III/IIIA (West) construction is 100 percent complete. Out of the total 134 completed apartment units, 77 apartment units are now occupied (28 PHA, 28 Tax Credit and 21 Market rate). Carver/Sector IV construction is 90 percent complete and estimated to be substantially completed by August 12, 2012, with a final completion date of October 1, 2012.

Redevelopment Project: HOPE VI Expanded Area Project (Anchorage)
Construction is approximately 20 percent complete. Revised plans for a three story, 30-unit apartment building (to be completed in two phases) were submitted to the Miami-Dade Building Department, which are pending approval. The developer is compiling all items required to complete the NSP loan closing by the end of July 2012. Credit underwriting review by First Housing is underway.

Demolition
The table below describes the status of the four demolition projects funded under NSP1:

Project Name	Address	Commission District	Unit Count	Status
Opa-locka	Various	1	19	Completed
Brownsville	Various	3	4	Completed
Lincoln Gardens	4771 NW 24 Court, Miami, FL	3	47	Completed
Westview Terrace	12401-12801 NW 27 Ave., Miami, FL	2	421	Completed

As the Board is aware, the County was awarded $20.036 million under Round 3 of the NSP (NSP3). The County has issued commitment letters on the following three projects:

Project Name	Address	Commission District	Unit Count	Status
Northside Transit Village I	N.W. 31st Avenue and NW 79th Street Unincorporated Miami-Dade County, Florida	2	100	$7,500,000 ▪ Pending Closing ▪ Credit underwriting review is underway.
Town Center Apartments	551 Fisherman Street Opa-locka, Florida	1	124	$7,739,688 ▪ Pending Closing ▪ Credit underwriting review is underway.
Hampton Village Apartments	2740 NW 43rd Terrace Unincorporated Miami-Dade County, Florida	3	100	$2,592,985 ▪ Pending Closing ▪ Project Architect was selected and design of construction plans started. ▪ Tentative Plat was approved by the Public Works and Waste Management (PWWM). ▪ Plans were submitted to Miami-Dade Water and Sewer Department (WASD). ▪ Agreement was executed by WASD.

Project Name	Address	Commission District	Unit Count	Status
Hampton Village Apartments cont'd.				▪ Paving and Drainage plans were submitted to PWWD. ▪ Relocation process is underway. ▪ Developer submitted Special Taxing District application. ▪ Demolition of existing buildings is scheduled to start by September 2012. ▪ Credit underwriting report is underway.

In addition, funding agreements have been executed for the three NSP3 projects listed above and have been reviewed for a pending financial closing. The developers are all working on underwriting issues such as third party reports and funding commitments.

Staff will continue to update the BCC on a monthly basis on the progress of NSP.

Attachment

c: Russell Benford, Deputy Mayor
Robert A. Cuevas, Jr., County Attorney
Jennifer Moon, Director, Office of Management and Budget
Gregg Fortner, Director, Public Housing and Community Development
Charles Anderson, Commission Auditor
Christopher Mazzella, Inspector General

Multi-Family Residential Projects

Project Name	Address	Commission District	Unit Count	Construction Status
Kings Terrace	12401-12801 NW 27 Avenue, Miami	District 2	300	**Kings Terrace** (reconstruction) - $17,000,000: The bridge work is 99 percent complete. Phase II construction is 66 percent complete and scheduled to be 100 percent completed by March 9, 2013. Buildings 9 and 11 are 100 percent completed, pending completion of punch list items. Clubhouse and Buildings 8 and 13 are 90 percent complete. Buildings 1, 2, 3, & 4 are 40 percent complete and Buildings 5, 6, 7, 10 & 12 are 60 percent complete.
South Point Crossings	815 W Lucy Street, Florida City	District 9	122	**South Point Crossings** (renovation) - $7,444,489: Phase II construction is 75 percent complete with a scheduled completion date of September 2012. Construction of Stage 4 of 4 stages started on April 30, 2012 and it is scheduled to be completed by July 9, 2012. The permit process for the construction of the community center has been delayed due to DERM and Fire Department reviews. Final engineering comments were incorporated into the plans and submitted to Florida City. Permit approval by Florida City for the community center is expected to be completed by June 15, 2012; construction is scheduled to start by the end of June 2012 and be completed by the end of September 2012.
Harvard House/Tiffany Square	2020 NE 169 Street, North Miami Beach	District 4	56	**Harvard House/Tiffany Square** (renovation) - $2,239,082: Phase I Construction is 25 percent complete and scheduled to be completed by the end of July 2012. Phase II Construction is scheduled to start by August 2012 and be completed by December 2012. The developer is expecting to close on a development bridge loan by the end of June 2012. Credit underwriting review is underway and pending receipt of GAP financing information (loan commitment) and revised Sources and Uses.
Opa Lakes	2491 NW 135 Street, Opa-locka	District 1	48	**Opa Lakes Apartments** (renovation) - $2,520,667: Start of construction is pending the submittal of the Performance and Payment bond to PHCD. The plans were revised to include the Uniform Federal Accessibility Standards (UFAS) requirements. The lead paint report has been completed. Credit underwriting report by First Housing is underway and pending submittal of additional documents by developer.
Leisure Villas	28701 SW 153 Avenue, Miami	District 9	30	**Leisure Villas** (renovation) - $3,592,200: Construction plans were approved by the Miami-Dade Building Department. Selection of general contractor was completed. All tenants will be relocated to the Southpoint Crossings Apartments by the beginning of July 2012. Construction is scheduled to start by the end of July 2012 and be completed by February 2013. Credit underwriting review is underway, awaiting receipt of Physical Needs Assessment from GLE Associates, Inc.

Neighborhood Stabilization Program Round 1 Funds By Activity

Attachment 1

APPLICATION GOALS							STATUS OF GOALS (ACTUALS)						
	UNITS						UNITS				FUNDS		
Task	50% or less AMI	51% - 80% AMI	80% or higher AMI	TOTAL	Amount Obligated	Due Date	50% or less AMI	51% - 80% AMI	80% or higher AMI	TOTAL UNITS	Amount Expended	Amount Unexpended	Comments/Update
Soft-second mortgage assistance and closings costs ($80,000) maximum to purchasers of foreclosed-uipon homes in areas of greatest need(s). **Responsible Department: PHCD**	0	3	7	10	$750,000	11/30/2012	0	2	3	5	$744,854	$0	This activity has concluded. The funds have been expended on actual mortgages and project delivery costs for our second mortgage activities that continues through the sale of the County acquired homes. The budgeted amount has been reconciled.
Soft-second mortgage assistance and closings costs. $80,000 maximum to purchasers of foreclosed-uipon homes purchased through NSP Acquisition/Rehabilitation Program. **Responsible Department: PHCD**	0	0	0	0	$0	11/30/2012	n/a	n/a	n/a	n/a	$5,146	$0	This line item is zero based on an opinion by HUD that requires no additional funds be added to homes that are acquired by the County. Instead, the County will reduce the price of the home to make it affordable. The reduction in sales price will be recorded as a second mortgage.
Acquisition and Rehabilitation of foreclosed-upon single family homes (up to $200,000 per unit). **Responsible Department: Internal Services**	0	9	34	43	$8,085,000	11/30/2011	0	21	6	27	$8,838,849	$0	Internal Services purchased 50 homes. The County has sold 27 homes to date. This line item has exceeded the budget but is reflective of program income received.
Acquisition and rehabilitation of foreclosed-upon multi-family residential properties to provide affordable rental housing ($125,000 per unit). **Responsible Department: Internal Services**	256	366	0	622	$32,886,480	09/30/2012	0	0	0	0	$19,408,582	$13,477,898	The County has committed all funds in this activity. A total of five projects have been slated for acquisition and rehabilitation as shown on Attachment 2.
Minimum 8 hour homebuyer counseling for income-qualified persons provided soft-second mortgage assistance to purchase foreclosed-upon homes ($500 per participant). **Responsible Department: PHCD**	0	104	26	130	$65,000	see above	n/a	n/a	n/a	n/a	$65,000	$0	This line item is the funding for the homebuyer education that is required for all homebuyers. Not-for-profit agencies have exhausted these funds.
Demolition of blighted structures to address public health and safety problems in negatively impacted neighborhoods. **Responsible Department: PHCD**	n/a	n/a	n/a	122	$600,000	03/31/2013	n/a	n/a	n/a	n/a	$599,503	$496	Opa-locka demolitions are completed. The County has demolished the 47 units at Lincoln Gardens (public housing). The County has completed the demolition of the Brownsville tornado affected homes. Westview Terrace demolition is complete. A small balance remains. This line item is slightly under budget.
Neighborhood redevelopment of affordable multi-family rental housing on vacant property ($36,411 per unit). *This activity will be directed toward the Scott Carver HOPE VI affordable housing project for public infrastructure cost.* **Responsible Department: PHCD**	59	225	70	354	$8,600,000	09/30/2011	0	0	0	0	$8,600,000	$0	Public Housing and Community Development Department (PHCD) through its developer continues the site work. Vertical construction continues on schedule. The NSP funds have been expended.
Neighborhood redevelopment through multi-family rental housing development in the Expanded HOPE VI Area ($125,000 per unit). **Responsible Department: PHCD**	20	10	10	40	$5,000,000	03/31/2013	0	0	0	0	$7,136	$4,992,864	The expenditures in this activity reflect the environmental work that has been completed. The funding agreement has been signed. The developer has been given access to the site to begin due diligence. Construction has begun. The developer has signed the lease agreement in order to access additional funds.
Administration and Planning **Responsible Department: PHCD**	n/a	n/a	n/a	n/a	$6,220,720	03/31/2013	n/a	n/a	n/a		$3,136,564	$3,084,156	This is the entire amount of $6.22 million approved for administration. All funds would be expended by the end of the grant life; therefore, funds not expended to date are reflected as obligated. These expenditures include staff, consultants, and training for working on the NSP program.
TOTAL NSP ROUND 1					$62,207,200		0	23	9	32	$41,405,634	$21,555,414	