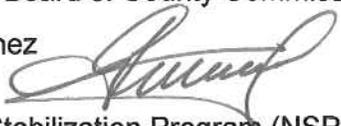


# Memorandum



**Date:** October 18, 2012

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

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Neighborhood Stabilization Program (NSP1) – August 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 August 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 August 31, 2012, the County expended \$45,350,581 or approximately 73 percent of the total grant, an increase of close to \$2 million since July 31, 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 sold no homes during the month of August 2012, leaving the total sold to date at 29 homes. A total of 18 have fully executed sales contracts pending closing, and two homes are scheduled for demolition and reconstruction. The remaining home is 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 August 2012.

#### Redevelopment Project: Scott/Carver HOPE VI Phase II Project

The Public Improvements construction will be 100 percent completed by September 20, 2012. Delays were due to the pending installation of water meters by WASD. Sector III/IIIA (West) construction is 100 percent completed. Out of the total 134 apartment units, 122 apartment units are now occupied (60 PHA, 37 Tax Credit and 25 Market rate). Carver/Sector IV construction is 96 percent completed and estimated to have a final completion date of December 30, 2012.

#### Redevelopment Project: HOPE VI Expanded Area Project (Anchorage Apartments)

Construction is 63 percent completed. NSP and Bond loan closing will be completed by the end of September 2012. The Final Credit underwriting report was completed on August 14, 2012. The developer has submitted all required items. The loan closing is scheduled for September 19, 2012.

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. 31 <sup>st</sup> Avenue and NW 79 <sup>th</sup> Street Unincorporated Miami-Dade County, Florida	2	100	\$7,500,000 <ul style="list-style-type: none"> <li>▪ Pending Closing</li> <li>▪ Construction plans are scheduled to be submitted to the Building Department by October 1, 2012</li> <li>▪ ISD is working with the County Attorney's Office to approve the change of the original proposed design to a design similar to the Brownsville Transit Village project</li> <li>▪ Credit underwriting report is underway, pending completion of HFA bond underwriting report.</li> </ul>
Town Center Apartments	551 Fisherman Street Opa-locka, Florida	1	124	\$7,739,688 <ul style="list-style-type: none"> <li>▪ Pending Closing</li> <li>▪ Site plan is approved. Design of construction plans is scheduled to be completed by the end of October 2012</li> <li>▪ Credit underwriting review is underway</li> </ul>

<b>Project Name</b>	<b>Address</b>	<b>Commission District</b>	<b>Unit Count</b>	<b>Status</b>
Hampton Village Apartments	2740 NW 43 <sup>rd</sup> Terrace Unincorporated Miami-Dade County, Florida	3	100	\$2,592,985 <ul style="list-style-type: none"><li>▪ Pending Closing</li><li>▪ Obtained approval of civil construction plans</li><li>▪ All residents have been relocated</li><li>▪ Selection of demolition contractor is underway</li><li>▪ Credit underwriting report is underway, pending completion of HFA bond underwriting report.</li></ul>

Staff will continue to provide a monthly update to the BCC regarding the progress of NSP.

Attachment

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

Neighborhood Stabilization Program Round 1 Funds By Activity

Attachment 1

APPLICATION GOALS

STATUS OF GOALS (ACTUALS)

Task	UNITS			Amount Obligated	Due Date	UNITS			FUNDS		Comments/Update		
	50% or less AMI	51% - 80% AMI	80% or higher AMI			TOTAL	50% or less AMI	80% or higher AMI	TOTAL UNITS	Amount Expended		Amount Unexpended	
Soft-second mortgage assistance and closings costs (\$80,000) maximum to purchasers of foreclosed-upon homes in areas of greatest need(s). <b>Responsible Department: PHCD</b>	0	3	7	10	\$730,000	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-upon homes purchased through NSP Acquisition/Rehabilitation Program. <b>Responsible Department: PHCD</b>	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). <b>Responsible Department: Internal Services</b>	0	9	34	43	\$8,085,000	11/30/2011	0	23	6	29	\$9,047,690	\$0	Internal Services purchased 50 homes. The County has sold 29 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). <b>Responsible Department: Internal Services</b>	255	366	0	622	\$32,666,480	09/30/2012	32	64	0	96	\$22,953,903	\$9,932,577	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). <b>Responsible Department: PHCD</b>	0	104	20	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. <b>Responsible Department: PHCD</b>	n/a	n/a	n/a	122	\$600,000	03/31/2013	n/a	n/a	n/a	n/a	\$599,504	\$466	Ops-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. <b>Responsible Department: PHCD</b>	59	225	70	354	\$8,600,000	09/30/2011	16	68	0	84	\$8,600,000	\$0	Public Housing and Community Development Department (PHCD) through its developer has completed 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 (\$25,000 per unit). <b>Responsible Department: PHCD</b>	20	10	10	40	\$5,000,000	03/31/2013	0	0	0	0	\$8,182	\$4,991,818	The expenditures in this activity reflect the environmental work that has been completed. Construction is 63 percent complete. NSP loan closing was completed by the end of September 2012.
Administration and Planning <b>Responsible Department: PHCD</b>	n/a	n/a	n/a	n/a	\$6,220,720	03/31/2013	n/a	n/a	n/a	n/a	\$3,326,302	\$2,894,418	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.
<b>TOTAL NSP ROUND 1</b>	<b>48</b>	<b>157</b>	<b>9</b>	<b>214</b>	<b>\$45,350,581</b>		<b>48</b>	<b>157</b>	<b>9</b>	<b>214</b>	<b>\$45,350,581</b>	<b>\$17,819,309</b>	

## Multi-Family Residential Projects

Project Name	Address	Commission District	Unit Count	Construction Status
Kings Terrace (Formerly known as the Westview Terrace property)	12401-12801 NW 27 Avenue, Miami	District 2	300	Kings Terrace (reconstruction) - \$17,000,000: The bridge work is 99 percent completed. The Phase II construction is 85 percent completed and scheduled to be 100 percent completed by March 9, 2013. Buildings 8, 9, 11 and the Clubhouse received the Certificate of Occupancy. Buildings 7, 12 and 13 are 95 percent completed. Buildings 6 and 10 are 80 percent completed. Buildings 4 and 5 are 65 percent completed. Buildings 1, 2, 3, and the Recreation Center are 55 percent completed.
Southpoint Crossings	815 W Lucy Street, Florida City	District 9	122	South Point Crossings (renovation) - \$7,444,489: Tenants have moved into the eight renovated multi-family buildings. Phase III construction of the new community Clubhouse is 50 percent completed with a scheduled completion date of November 30, 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 90 percent complete with a scheduled completion date of September 28, 2012. Phase I residents will move back into the building by the beginning of October 2012. Phase II construction is scheduled to start by the beginning of October 2012 and be completed by February 2013. The Final Credit underwriting report is pending information on approved additional scope of work.
Opa Lakes	2491 NW 135 Street, Opa-locka	District 1	48	Opa Lakes Apartments (renovation) - \$2,520,667: Construction is 50 percent completed with a scheduled completion date of December 30, 2012. Final Credit underwriting was completed on August 6, 2012.
Leisure Villas	28701 SW 153 Avenue, Miami	District 9	30	Leisure Villas (renovation) - \$3,592,200: Construction is 10 percent completed with a scheduled completion date of February 28, 2013. The Final Credit underwriting report is pending information on approved additional scope of work.