

Memorandum



Date: February 6, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Neighborhood Stabilization Program (NSP) – December 2012 Report

The following monthly progress report on Miami-Dade County's Neighborhood Stabilization Program Round 1 (NSP1) and Round 3 (NSP3) reflects data through the end of December 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 December 31, 2012, the County expended \$55,345,633 or approximately 89 percent of the total grant, an increase of approximately \$2.7 million since November 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 sold two homes during the month of December 2012, making the total sold to date 34 homes. A total of 10 have fully executed sales contracts pending closing, and two homes are reserved 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 December 2012. An additional \$1.8 million was added to this activity from excess administrative dollars.

Redevelopment Project: Scott/Carver HOPE VI Phase II Project

Public Improvements construction is 100 percent completed. Sector III/IIIA (West) construction is 100 percent completed. Out of the total 134 apartment units, 133 apartment units are occupied (67 PHA, 41 Tax Credit and 25 Market Rate). Carver/Sector IV construction is 99 percent completed and estimated to have a final completion of February 28, 2013. Out of the total 220 apartment units, 135 apartment units are occupied (31 Tax Credits, 75 PHA and 29 Market Rate).

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

Construction is 94 percent complete with a scheduled completion date of February 28, 2013.

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 st Avenue and NW 79 th Street Unincorporated Miami-Dade County, Florida	2	100	\$7,500,000 <ul style="list-style-type: none"> ▪ Pending Closing ▪ Construction plans are being reviewed by the Miami-Dade Regulatory and Economic Resources Department ▪ Credit underwriting report is underway
Town Center Apartments	551 Fisherman Street Opa-locka, Florida	1	124	\$7,739,688 <ul style="list-style-type: none"> ▪ Construction plans are pending approval by the City of Opa-locka for permitting ▪ Drafted credit underwriting report pending review and approval by PHCD ▪ Due to pending items from the other finance partners, the NSP loan closing has been rescheduled to close by February 31, 2013.
Hampton Village Apartments	2740 NW 43 rd Terrace Unincorporated Miami-Dade County, Florida	3	100	\$2,592,985 (\$1,050,000 NSP1) <ul style="list-style-type: none"> • Construction started at the end of December 2012

Staff will continue to update the BCC on a monthly basis on 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

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: Phase I (new bridge) is 100 percent completed. The Phase II (new buildings) construction is 99 percent completed with a scheduled completion date of February 14, 2013. Buildings 1-13, Clubhouse and the Recreation Center are completed with a Certificate of Occupancy. Grand Opening scheduled for February 14, 2013.
Southpoint Crossings	815 W Lucy Street, Florida City	District 9	122	South Point Crossings (renovation) - \$7,444,489: Phase I (renovation of all residential units) is completed and all 122 units are occupied. Phase III (construction of the new community Clubhouse) is completed with an expected Certificate of Occupancy by the end of January 2013. Phase IV (parking lot improvements) is underway and is scheduled to be completed by the end of February 2013.
Harvard House/Tiffany Square	2020 NE 169 Street, North Miami Beach	District 4	56	Harvard House/Tiffany Square (renovation) - \$2,239,082 (\$750,000 NSP1 Supplement): Phase I construction is completed with a Temporary Certificate of Occupancy. Phase II construction is 95 percent completed with a scheduled completion date of February 28, 2013.
Opa Lakes	2491 NW 135 Street, Opa-locka	District 1	48	Opa Lakes Apartments (renovation) - \$2,520,667: Construction is 61 percent completed and it has been on hold since the end of October 2012
Leisure Villas	28701 SW 153 Avenue, Miami	District 9	30	Leisure Villas (renovation) - \$3,592,200: Construction is 60 percent completed with a scheduled completion date of February 28, 2013.

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	51% - 80% AMI	80% or higher AMI	TOTAL	Amount Expended	Amount Unexpended	
Soft-second mortgage assistance and closings costs (\$90,000 maximum to purchasers of foreclosed-upon 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. \$90,000 maximum to purchasers of foreclosed-upon 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	3/7/2013	0	28	6	34	\$9,347,302	\$0	Internal Services purchased 50 homes. The County has sold 34 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	\$34,686,460	3/7/2013	94	110	0	204	\$29,333,783	\$5,352,697	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	3/7/2013	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	3/31/2013	n/a	n/a	n/a	n/a	\$399,504	\$496	Opa-looka 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 Carter HOPE VI affordable housing project for public infrastructure cost. Responsible Department: PHCD	69	225	70	364	\$9,600,000	3/7/2013	141	72	54	214	\$9,600,000	\$0	Public improvements construction is 100 percent complete. Sector II/III/A (West) construction is 100 percent complete. Out of the total 134 apartment units, 133 apartment units are occupied (67 PHA, 41 Tax Credit and 25 Market rate). Carver/Sector IV construction is 99 percent complete and estimated to have a final completion of February 28, 2013. Out of the total 220 apartment units, 135 apartment units are occupied (31 Tax Credit, 75 PHA and 29 Market rate).
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	3/7/2013	0	0	0	0	\$2,698,085	\$2,101,915	Construction is 94 percent complete with a scheduled completion date of February 28, 2013.
Administration and Planning Responsible Department: PHCD	n/a	n/a	n/a	n/a	\$4,420,720	3/7/2013	n/a	n/a	n/a	n/a	\$3,751,959	\$668,761	The original amount of \$6.22 million approved for administration was reduced to \$4,420,720. 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	235	212	63	457	\$8,123,869		235	212	63	457	\$55,345,633	\$8,123,869	

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