

# Memorandum



**Date:** June 4, 2013

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

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over the "From:" field.

**Subject:** Neighborhood Stabilization Program (NSP) – April 2013 Report

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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 April 2013. 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 were required to be 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 the NSP1 grant award are highlighted in the NSP Round 1 Activity Chart (Attachment 1). As of April 30, 2013, the County expended \$62,986,898 or approximately 101 percent of the total grant, an increase of approximately \$186,000 since March 31, 2013. The additional dollars spent are attributable to program income. 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 acquired 50 single-family homes. The County sold no homes during the month of March 2013, leaving the total sold to date at 35 homes. A total of 8 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-serve 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 April 2013. 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. All of the 134 apartment units are occupied (67 PHA, 41 Tax Credit and 26 Market rate). Carver/Sector IV construction is 100 percent completed and estimated to have a final completion date of May 31, 2013. All of the 220 apartment units are occupied (67 Tax Credit, 110 PHA and 43 Market rate). The remaining issues with the pool and the community building are 99.5 percent completed.

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

Construction is 100 percent completed with move-ins slated to end by May 31, 2013. Eight units are currently occupied. A grand opening is scheduled for June 5, 2013 at 10:00 AM.

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 awarded these funds to the following three multi-family rental 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>▪ The GOB Grant Agreement is scheduled to go to the BCC June 4, 2013</li> <li>▪ Ground breaking ceremony scheduled for May 30, 2013</li> <li>▪ Some construction activities have begun, such as temporary sidewalks and fencing</li> <li>▪ Pre-Construction meeting was conducted April 18, 2013</li> </ul>
Town Center Apartments	551 Fisherman Street Opa-locka, Florida	1	127	\$7,739,688 <ul style="list-style-type: none"> <li>▪ Construction is 25 percent completed</li> </ul>
Hampton Village Apartments	2740 NW 43 <sup>rd</sup> Terrace Unincorporated Miami-Dade County, Florida	3	100	\$2,592,985 (\$1,050,000 NSP1) <ul style="list-style-type: none"> <li>• Construction is 54 percent completed</li> </ul>

The County expenditures for the NSP3 grant award are highlighted in the NSP Round 3 Activity Chart (Attachment 3). As of April 30, 2013, the County expended \$11,875,562 or approximately 59 percent

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of the total grant. The U.S. Department of Housing and Urban Development required that fifty percent (50%) of the NSP3 funds be spent by March 2013. The County expended fifty-nine percent (59%) of the NSP3 grant by March 2013.

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

Neighborhood Stabilization Program Round 1 Funds By Activity

Attachment 1

APPLICATION GOALS

STATUS OF GOALS (ACTUALS)

Task	UNITS			Amount Obligated	Due Date	FUNDS				Comments/Update		
	50% or less AMI	51% - 80% AMI	80% or higher AMI			TOTAL	Amount Expended	Amount Unexpended	TOTAL UNITS			
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	\$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 recircled.
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	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	\$8,085,000	03/07/2013	0	28	7	35	\$10,033,963	\$0	Internal Services purchased 50 homes. The County has sold 35 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>	256	366	0	\$34,686,480	03/07/2013	187	241	0	428	\$33,980,670	\$705,810	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	26	\$65,000	03/07/2013	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. <b>Responsible Department: PHCD</b>	n/a	n/a	n/a	\$600,000	03/07/2013	n/a	n/a	n/a	n/a	\$599,504	\$496	One-locke 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. <b>Responsible Department: PHCD</b>	59	225	70	\$8,600,000	03/07/2013	177	108	69	354	\$8,600,000	\$0	Public improvements construction is 100 percent complete. Sector III/IIIA (West) construction is 100 percent complete. All of the 134 apartment units are occupied (67 PHA, 41 Tax Credit, and 26 Market rate). Career/Sector IV construction is 100 percent complete. All of the 220 apartment units are occupied (67 Tax Credit, 110 PHA and 43 Market rate).
Neighborhood redevelopment through multi-family rental housing development in the Expanded HOPE VI Area (\$125,000 per unit). <b>Responsible Department: PHCD</b>	20	10	10	\$5,000,000	03/07/2013	0	0	0	0	\$5,000,000	\$0	Construction is 100 percent completed.
Administration and Planning <b>Responsible Department: PHCD</b>	n/a	n/a	n/a	\$4,420,720	03/07/2013	n/a	n/a	n/a	n/a	\$3,957,761	\$462,959	The original amount of \$5.22 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.
<b>TOTAL NSP ROUND 1</b>	<b>364</b>	<b>379</b>	<b>79</b>	<b>\$62,207,200</b>		<b>364</b>	<b>379</b>	<b>79</b>	<b>822</b>	<b>\$62,986,898</b>	<b>\$1,169,265</b>	

## 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. Phase II (new buildings) construction is 100 percent completed. Units are fully occupied.
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 now occupied. Phase III (construction of the new community Clubhouse) is 100 percent completed with Certificate of Occupancy. Phase IV (parking lot improvements) is 100 percent completed. Occupancy is at 87 percent and leased rate is 96 percent.
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 and Phase II are completed with a Temporary Certificate of Occupancy. Occupancy rate is at 97 percent.
Opa Lakes	2491 NW 135 Street, Opa-locka	District 1	48	Opa Lakes Apartments (renovation) - \$2,520,667: Construction is 65 percent completed.
Leisure Villas	28701 SW 153 Avenue, Miami	District 9	30	Leisure Villas (renovation) - \$3,592,200: Construction is 100 percent completed. Ninety-seven percent of the units have been leased with 73 percent of units being occupied.

Neighborhood Stabilization Program Round 3 Funds By Activity

Attachment 3

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 UNITS	Amount Expended	Amount Unexpended	
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	n/a	\$200,000	03/08/2014	n/a	n/a	0	0	\$0	\$200,000	No activity has occurred for this line item.
Acquisition and redevelopment of the Hampton Village Apartments <b>Responsible Department: PHCD</b>	31	69	0	100	\$2,592,985	03/08/2014			0	0	\$2,333,687	\$259,298	Construction is 54 percent completed.
Redevelopment of affordable multi-family rental housing on vacant or demolished property (Northside Transit Village I and Town Center Apartments) <b>Responsible Department: PHCD</b>	149	75	0	224	\$15,239,688	03/08/2014			0	0	\$9,379,452	\$5,860,236	The County has committed all funds in this activity. A total of two projects have been slated for redevelopment, Northside Transit Village I and Town Center Apartments. Northside Transit Village I construction is 5 percent completed and the Town Center Apartments construction is 25 percent completed.
Administration and Planning <b>Responsible Department: PHCD</b>	n/a	n/a	n/a	n/a	\$2,003,630	03/08/2014			n/a	n/a	\$162,423	\$1,841,207	This is the entire amount of \$2,003,630 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 NSP3 program.
<b>TOTAL NSP ROUND 3</b>					<b>\$20,036,303</b>				<b>0</b>	<b>0</b>	<b>\$11,875,562</b>	<b>\$8,160,741</b>	