Memorandum

MIAMI-DADE COUNTY

Date: March 27, 2014

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

From: Carlos A. Gimenez
Mayor

Subject: Neighborhood Stabilization Program (NSP) –February 2014 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 February 28, 2014. 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 February 28, 2014, the County expended $64,432,950 or approximately 104 percent of the total grant, an increase of $42,370 since January 30, 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 had acquired 50 single-family homes. The County sold one house during the month of February 2014, making the total sold to date at 41 homes. Three homes are under contract pending closing. 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 January 30, 2014. 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 134 apartment units are occupied (67 PHA, 41 Tax Credit and 26 Market rate). Carver/Sector IV construction is 100 percent completed. All 220 apartment units are occupied (67 Tax Credit, 110 PHA and 43 Market rate).

Redevelopment Project: HOPE VI Expanded Area Project (Anchorage Apartments)
Construction is 100 percent completed with a Certificate of Occupancy. All 22 units are occupied (including nine units by former foster-care youth).

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 projects:

Project Name	Address	Commission District	Unit Count	Status
Northside Transit Village I	NW 31st Avenue and NW 79th Street Unincorporated Miami-Dade County, Florida	2	100	$7,500,000 Construction is 53 percent completed. The project is moving as scheduled.
Town Center Apartments	551 Fisherman Street Opa-locka, Florida	1	127	$7,739,688 Construction is 100 percent completed with a Certificate of Occupancy. Tenants will start to occupy the units in March 2014.
Hampton Village Apartments	2740 NW 43rdTerrace Unincorporated Miami-Dade County, Florida	3	100	$2,592,985 ($1,050,000 NSP1) Construction is 100 percent completed with a Certificate of Occupancy. Nine (9) units are occupied. Remaining units will be occupied by the end of May 2014.
Quail Roost Transit Oriented Development	SW 186th Street (Quail Roost Drive) and Homestead Avenue, Unincorporated Miami-Dade County, Florida	9	Planning	$1,599,528 Acquisition of the Quail Roost Transit Oriented Development site will be completed by March 2014.
Demolition of Unsafe Structures	City of Florida City, Florida	9	9	$41,107 Nine (9) unsafe structures were demolished.

The County expenditures for the NSP3 grant award are highlighted in the NSP Round 3 Activity Chart (Attachment 3). As of February 28, 2014,the County expended $16,151,882 or 100 percent 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. All NSP3 funds are expected to be expended prior to the deadline of March 8, 2014.

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

Attachments

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

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	03/07/2013	0	30	11	40	$10,313,531	$0	Internal Services purchased 50 homes. One home was sold during February 2014. The County has sold 41 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: PHCD**	256	300	0	556	$34,686,480	03/07/2013	187	316	0	498	$34,592,319	$94,161	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	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. **Responsible Department: PHCD**	n/a	n/a	n/a	122	$600,000	03/07/2013	n/a	n/a	n/a	n/a	$599,504	$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	03/07/2013	59	216	69	354	$8,600,000	$0	Public Improvements construction is 100 percent complete. Sector III/IIIA (West) construction is 100 percent complete. All 134 apartment units are occupied (67 PHA, 41 Tax Credit and 26 Market rate). Carver/Sector IV construction is 100 percent complete. All 220 apartment units are occupied (67 Tax Credit, 100 PHA and 43 Market rate).
Neighborhood redevelopment through multi-family rental housing development in the Expanded HOPE VI Area ($125,000 per unit). **Responsible Department: PHCD**	22	8	0	30	$5,000,000	03/07/2013	11	11	0	22	$5,000,000	$0	Construction is 100 percent complete with a Certificate of Occupancy. All twenty two (22) units are occupied (including nine units by former foster-care youth).
Administration and Planning **Responsible Department: PHCD**	n/a	n/a	n/a	n/a	$4,420,720	03/07/2013	n/a	n/a	n/a	n/a	$4,512,596	$0	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					**$62,207,200**		**257**	**575**	**83**	**919**	**$64,432,950**	**$94,657**	

Attachment 2

Multi-Family Residential Projects

Project Name	Address	Commission District	Unit Count	Construction Status
Kings Terrace	12401-12801 NW 27 Avenue, Miami	2	300	Kings Terrace (reconstruction) – $17,000,000: Construction is 100 percent completed with a Certificate of Occupancy and all 300 units are occupied.
Southpoint Crossings	815 W Lucy Street, Florida City	9	122	South Point Crossings (renovation)- $7,444,489:Construction is 100 percent completed with a Certificate of Occupancy. All 122 units are occupied.
Harvard House/Tiffany Square	2020 NE 169 Street, North Miami Beach	4	56	Harvard House/Tiffany Square (renovation) - $2,239,082 ($750,000 NSP1 Supplement): Construction is 100 percent completed with a Certificate of Occupancy. All fifty- six (56) units are occupied.
Opa Lakes Apartments	2491 NW 135 Street, Opa-locka	2	48	Opa Lakes Apartments (renovation) - $2,520,667: Construction is 71 percent completed. Construction has been on hold since November 14, 2013 due to developer inactivity.
Leisure Villas	28701 SW 153 Avenue, Miami	9	30	Leisure Villas (renovation) - $3,592,200: Construction is 100 percent completed with a Certificate of Occupancy. Occupancy rate is 93 percent. Out of the total thirty (30) units, twenty-eight (28) units are occupied.

Neighborhood Stabilization Program Round 3 Funds By Activity

Attachment 3

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
Demolition of blighted structures to address public health and safety problems in negatively impacted neighborhoods. **Responsible Department: PHCD**	n/a	n/a	n/a	9	$41,107	03/08/2014	n/a	n/a	n/a	9	$0	$41,107	Nine unsafe structures have been identified for demolition in the City of Florida City.
Acquisition and redevelopment of the Hampton Village Apartments **Responsible Department: PHCD**	31	69	0	100	$2,592,985	03/08/2014	0	0	0	0	$2,592,985	$0	Construction is 100 percent complete with a Certificate of Occupancy. Nine (9) units are occuppied ou of the one hundred (100) units. All units to be occupied by the end of May 2014.
Redevelopment of affordable multi-family rental housing on vacant or demolished property (Northside Transit Village I and Town Center Apartments) **Responsible Department: PHCD**	149	78	0	227	$16,839,216	03/08/2014	0	0	0	0	$13,094,582	$3,744,634	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 53 percent complete and the Town Center Apartments construction is 100 percent complete with a Certificate of Occupancy. Tenants will begin occupying the units in March 2014. Acquisition of the Quail Roost Transit Oriented Development is projected for March 5, 2014 .
Administration and Planning **Responsible Department: PHCD**	n/a	n/a	n/a	n/a	$562,995	03/08/2014	n/a	n/a	n/a	n/a	$464,315	$98,680	The original amount of $2,003,630 approved for administration was reduced to $562,995. These expenditures include staff, consultants, and training for working on the NSP3 program. The balance of funds will be used to pay accrued expenses for rent, salaries and pending invoice from ISD for Real Estate services.
TOTAL NSP ROUND 3					**$20,036,303**		**0**	**0**	**0**	**9**	**$16,151,882**	**$3,884,421**	