Memorandum

MIAMI-DADE COUNTY

Date: November 2, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Neighborhood Stabilization Program – September 2015 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 September 30, 2015. 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 and the County fully expended the grant for $62.207 million. The County is currently using program income to complete and close-out activities.

The County expenditures for NSP1 grant award are highlighted in the NSP Round 1 Activity Chart (Attachment 1). As of September 30, 2015, the County expended $64,940,228 or approximately 104 percent of the total grant, an increase of $52,538 since August 31, 2015. 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
The County has acquired 50 single-family homes. The County has sold a total of 45 homes. One (1) home is under contract pending closing, no later than October 2015. Two (2) homes were demolished and will be redeveloped. Buyers who attended the June Open Houses were asked to bring their First Lender's pre-approval letter and 8-hour Homebuyer Education & Counseling Certificate as a pre-requisite to make an offer on a first-come-first-served basis. The Homeownership unit is in the process of determining the second potential buyer's eligibility for the two (2) remaining homes.

Acquisition and Rehabilitation of Multi-Family Residential Properties
The November 2010 report indicated that Miami-Dade County completely committed its $32,886,480.00 allocation for the acquisition and rehabilitation of multi-family properties among five (5) housing projects. The four completed projects were Kings Terrace, Southpoint Crossings, Harvard House/Tiffany Square, and Leisure Villas. The remaining project, Opa Lakes Apartments in Opa-locka has been on hold since November 2013 due to developer inactivity and the continued foreclosure process. An additional $1.8 million was added to this activity from administrative cost savings.

Redevelopment Project: Scott/Carver HOPE VI Phase II Project
This project is completed and occupied by eligible residents.

Redevelopment Project: HOPE VI Expanded Area Project (Anchorage Apartments)
This project is completed and occupied by eligible residents.

Demolition

The original four (4) demolition projects funded under NSP1 have been completed. However, the County has engaged a contractor for the demolition of nine structures in the City of Opa-Locka, consisting of six (6) single family homes and three (3) non-residential structures. The six (6) single family homes and two (2) non-residential structures were demolished. The demolition of the remaining non-residential structure is on hold by the City of Opa-Locka.

NSP3 Grant Projects

The County expenditures for the NSP3 grant award are highlighted in the NSP3 Activity Chart (Attachment 2). The County was awarded $20.036 million under NSP3 and the County has awarded these funds to five projects. The four completed projects are Town Center Apartments, Hampton Village Apartments, Northside Transit Village I, and the demolition of nine (9) unsafe structures in Florida City. The remaining project is noted below:

Project name	Quail Roost Transit Oriented Development
Address	SW 186th Street (Quail Roost Drive) and Homestead Avenue, Unincorporated Miami-Dade County, Florida
District	9
Unit Count	Planning
Status	$1,599,528.00. The County acquired the deed to the property on March 5, 2014 and this acquisition activity is 100 percent completed. Department began working on a Request For Proposal draft for the selection of the project development team. Department is planning to work with the Florida International University Architectural Department to develop the conceptual development plans.

Staff will continue to update the Board of County Commissioners on a monthly basis on the progress of the Neighborhood Stabilization Program.

If additional information is required, please contact PHCD Director Michael Liu at 786-469-4106.

Attachments

c: Abigail Price-Williams, County Attorney
Russell Benford, Deputy Mayor
Jennifer Moon, Budget Director, Office of Management and Budget
Michael Liu, Director, Public Housing and Community Development
Charles Anderson, Commission Auditor
Mary T. Cagle, 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-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. $80,000 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	31	10	41	$10,511,468	$0	Internal Services purchased 50 homes. The County has sold 45 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	3/7/2013	189	319	0	508	$34,592,544	$93,936	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	3/7/2013	n/a	n/a	n/a	n/a	$628,547	$0	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.
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	3/7/2013	167	118	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, 110 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	3/7/2013	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	3/7/2013	n/a	n/a	n/a	n/a	$4,792,669	$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**		**367**	**481**	**82**	**930**	**$64,940,228**	**$93,936**	

Neighborhood Stabilization Program Round 3 Funds By Activity

Attachment 2

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	n/a	$41,107	3/8/2014	n/a	n/a	n/a	n/a	$41,107	$0	Nine unsafe structures were demolished in the City of Florida City.
Acquisition and redevelopment of the Hampton Village Apartments **Responsible Department: PHCD**	31	69	0	100	$2,592,985	3/8/2014	62	38	0	100	$2,592,985	$0	Construction is 100 percent complete with a Certificate of Occupancy. All one hundred (100) units are occupied.
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	3/8/2014	149	78	0	227	$16,839,216	$0	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 100 percent complete with a Certificate of Occupancy. All one hundred (100) units are occupied. Town Center Apartments construction is 100 percent complete with a Certificate of Occupancy. All one hundred and twenty seven (127) units are occupied. Acquisition of the Quail Roost Transit Oriented Development was completed on March 5, 2014 .
Administration and Planning **Responsible Department: PHCD**	n/a	n/a	n/a	n/a	$562,995	3/8/2014	n/a	n/a	n/a	n/a	$562,995	$0	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.
TOTAL NSP ROUND 3					**$20,036,303**		**211**	**116**	**0**	**327**	**$20,036,303**	**$0**	