

# Memorandum



**Date:** August 24, 2021

**To:** Honorable Chairman Jose “Pepe” Diaz  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava  
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

**Subject:** Neighborhood Stabilization Program – June 2021 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 June 30, 2021. Monthly reports on the program are required to the Miami-Dade Board of County Commissioners (Board) as stipulated in Implementing Order (IO) 2-11.

The County is nearly complete with the 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 one remaining open activity is the Opa Lakes Apartments project. 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 June 30, 2021, the County expended \$66,023,544 or 106 percent of the total grant, an increase of \$2,139 since May 31, 2021. 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**

This project is completed and occupied by eligible residents. This activity was completed in September 2019.

### **Acquisition and Rehabilitation of Multi-Family Residential Properties**

The November 2010 report indicated that the County completely committed its \$32,886,480 allocation for the acquisition and rehabilitation of multi-family properties among five housing projects. An additional \$1.8 million was added to this activity from administrative cost savings. The four completed projects were Kings Terrace, Southpoint Crossings, Harvard House/Tiffany Square, and Leisure Villas. Opa Lakes Apartments loan documents are subject to amendment, modification and/or creation of new loan documents relating to the NSP1 Loan for the development of Opa Lakes Apartments. Opa Lakes Apartments project is still pending project close-out.

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

This project is completed and occupied by eligible residents. This activity was completed in June 2013.

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

This project is completed and occupied by eligible residents. This activity was completed in June 2013.

**Demolition**

This project is completed with all structures having been demolished. This activity was completed in October 2013.

**NSP3 Grant Projects**

The County expenditures for the NSP3 grant award are highlighted in the NSP Round 3 Activity Chart (Attachment 2). The County was awarded \$20.036 million under Round 3 of the NSP (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 unsafe structures in Florida City. The remaining project is noted below:

<b>Project Name</b>	Quail Roost Transit-Oriented Development
<b>Address</b>	SW 186 <sup>th</sup> Street (Quail Roost Drive) and Homestead Avenue, Unincorporated Miami-Dade County, Florida
<b>District</b>	9
<b>Unit Count</b>	Phase I - 200 unit multifamily low-and-moderate income rental housing development
<b>Status</b>	<p>\$1,599,528 (NSP3 acquisition funds) \$6,000,000 (SURTAX Phase I Construction)</p> <ul style="list-style-type: none"> <li>• March 5, 2014: The County acquired the deed to the property. This acquisition activity is 100 percent completed.</li> <li>• February 21, 2018: The Board approved Resolution No. R-169-18, awarding the ground lease to Atlantic Pacific Communities, LLC for the construction of a mixed-use and transit-oriented development at Quail Roost and authorizing execution of a ground lease to provide site control.</li> <li>• March 2019: PHCD prepared an agenda item to seek approval of a draft proposed Ground Lease Agreement and Partial Assignment, Assumption and Bifurcation of Lease Agreement for Quail Roost Transit Village. This item will be scheduled for HSSSED committee and BCC after receiving approval by the Federal Transit Administration (FTA).</li> <li>• April 2019: DTPW submitted the proposed lease and related agreements to FTA for approval.</li> <li>• May-October 2019: FTA requested an updated appraisal. It was submitted to FTA in September 2019.</li> </ul>

	<ul style="list-style-type: none"><li>• November 2019 - April 2020: DTPW received approval from FTA.</li><li>• May 2020: PHCD and DTPW prepared an item to recommend approval of a 90-year lease for the development and operations of a mixed-use residential and commercial development at Quail Roost Transit Village.</li><li>• June-July 2020: The 90-year lease agreement for the development and operations of a mixed-use residential and commercial development at Quail Roost Transit Village was reviewed and edited by PHCD and DTPW staff and County Attorney Office.</li><li>• August 2020: PHCD and DTPW Directors approved a draft agenda item for the 90-year lease agreement at Quail Roost Transit Village. Negotiations are ongoing, the successful proposer/developer has not yet accepted the terms.</li><li>• September 2020: PHCD and DTPW Directors approved a draft agenda item for the 90-year lease agreement at Quail Roost Transit Village.</li><li>• October 2020: The Board of County Commissioners approved a 90-year lease for the development and operations of a mixed-use residential and commercial development at Quail Roost Transit Village. Developer to apply to Florida Housing Finance Corp for funding to construct housing units at the site.</li><li>• November 2020: The 90-year memorandum of lease and ground lease were signed by the County and by the developer on November 16, 2020. Developer to apply to Florida Housing Finance Corporation for funding to construct housing units at the site.</li><li>• December 2020 – May 2021: Developer to identify funding to construct housing units and transit components at the site.</li><li>• June 2021 – Additional \$4,000,000 SURTAX funds to be approved by the BCC at its October 19, 2021 meeting. Construction plans to be completed and approved by May 2022. Construction estimated to start by June 2022 and to be completed by December 2023.</li></ul>
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If additional information is required, please contact PHCD Director Michael Liu at 786-469-4106.

Attachments

- c: Geri Bonzon-Keenan, County Attorney
- Gerald Sanchez, First Assistant County Attorney
- Jess McCarty, Executive Assistant County Attorney
- Office of the Mayor Senior Staff
- Michael Liu, Director, Public Housing and Community Development Department
- Felix Jimenez, Inspector General

Neighborhood Stabilization Program Round 1 Funds By Activity (June 2021)

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 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	\$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. <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: PHCD</b>	0	9	34	43	\$8,085,000	03/07/2013	0	31	10	41	\$11,371,053	\$0	Internal Services purchased 50 homes. The County has sold 50 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: PHCD</b>	256	300	0	556	\$34,686,480	03/07/2013	189	319	0	508	\$34,592,544	\$93,936	The County has committed all funds in this activity. A total of five projects were acquired and rehabilitated.
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	130	\$65,000	03/07/2013	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	03/07/2013	n/a	n/a	n/a	n/a	\$646,064	\$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). <i>This activity will be directed toward the Scott Carver HOPE VI affordable housing project for public infrastructure cost.</i> <b>Responsible Department: PHCD</b>	59	225	70	354	\$8,600,000	03/07/2013	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). <b>Responsible Department: PHCD</b>	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 <b>Responsible Department: PHCD</b>	n/a	n/a	n/a	n/a	\$4,420,720	03/07/2013	n/a	n/a	n/a	n/a	\$4,998,883	\$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.
<b>TOTAL NSP ROUND 1</b>					<b>\$62,207,200</b>		<b>367</b>	<b>481</b>	<b>82</b>	<b>930</b>	<b>\$66,023,544</b>	<b>\$93,936</b>	

Neighborhood Stabilization Program Round 3 Funds By Activity (June 2021)

APPLICATION GOALS

Task	UNITS				Amount Obligated	Due Date
	50% or less AMI	51% - 80% AMI	80% or higher AMI	TOTAL		
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	\$41,107	03/08/2014
Acquisition and redevelopment of the Hampton Village Apartments <b>Responsible Department: PHCD</b>	31	69	0	100	\$2,592,985	03/08/2014
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	78	0	227	\$16,839,216	03/08/2014
Administration and Planning <b>Responsible Department: PHCD</b>	n/a	n/a	n/a	n/a	\$562,995	03/08/2014
<b>TOTAL NSP ROUND 3</b>					<b>\$20,036,303</b>	

STATUS OF GOALS (ACTUALS)

UNITS				FUNDS		Comments/Update
50% or less AMI	51% - 80% AMI	80% or higher AMI	TOTAL UNITS		Amount Unexpended	
n/a	n/a	n/a	n/a	\$41,107	\$0	Nine unsafe structures were demolished in the City of Florida City.
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.
149	78	0		\$16,839,216	\$0	
n/a	n/a	n/a	n/a	\$562,995	\$0	
<b>211</b>	<b>116</b>	<b>0</b>	<b>100</b>	<b>\$20,036,303</b>	<b>\$0</b>	