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Homeward Bound

City of Miami Department of Community Development Newsletter

CITY OF MIAMI

Department of
Community
Development



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About the Economic Stimulus Package



On February 17, 2009, President Barack Obama signed the American Recovery and Reinvestment Act (ARRA). Its primary objective is to provide federal funds and tax breaks, in order to stimulate spending and help create and save jobs, jump-start the nation's economy, and build the foundation for long-term economic growth. Along with other municipalities throughout the country, the City of Miami is seeking ARRA funding for many much needed, important efforts within City boundaries including street improvements, transit improvements, and energy conservation efforts. For detailed information on the City's plan for ARRA funds, please visit www.recoverymiami.com, a dedicated web site set up as a tool to keep the public informed about how much ARRA funding the City has received, where the funding has been allocated, and what projects are being implemented.

The Department of Community Development will be administering \$3.6 million in ARRA funds specifically earmarked to carry out the Homeless Prevention and Rapid Rehousing Program (HPRP) during the course of three years. Details on this program will be made available to the public as soon as they are finalized and approved by the City Commission. The Department will also be administering the disbursement of an additional \$2.2 million in Community Development Block Grant (CDBG) funding that has been designated towards street improvements and/or facades throughout the City's five districts. These recovery CDBG dollars must be implemented within an 180-day time period. For additional information on the ARRA and its projected goals and impact nationwide, please visit www.recovery.gov.

State of Florida Launches Florida Homebuyer Opportunity Program



The Florida legislature created the Florida Homebuyer Opportunity Program (FLHOP) in the regular 2009 legislative session. The program allows eligible applicants to receive up to \$8,000 in assistance towards the purchase of a home, which must then be repaid by the applicant within 18 months upon receipt of his/her federal tax refund. In order to qualify, the applicant(s) must not have purchased a home in the past three years, and their income should be \$75,000 or less for single taxpayer households and \$150,000 or less for joint filing taxpayer households. The \$8,000 amount is considered an interest-free loan and the home must be purchased prior to December 1st. The Florida legislature funded the home buyer program with a total of \$30 million, which will then be distributed to municipalities across the state. The City of Miami will be administering \$188,561 in FLHOP funds. In order to qualify for the City's program, the income-eligible homeowner must be purchasing a home **within City of Miami limits**, with a maximum sales price of \$236,000. Applications for the City's program are available at www.miamigov.com/communitydevelopment/pages/applicationsforms. For additional information on the program, please visit www.floridahousing.org.



Commissioner Angel Gonzalez, Dis. 1, center, and Commissioner Joe Sanchez, Dis. 3, far right, attended the grand opening of Allapattah Community Housing II.

Affordable Building for Seniors Opens in Allapattah

City of Miami Mayor Manny Diaz and Commissioner Angel Gonzalez, District 1, joined representatives from the U.S. Department of Housing & Urban Development (HUD) and the Executive Director of Allapattah Community Action, Inc., Miriam Urrea, for the grand opening of Allapattah Community Housing II, an affordable rental development for very low, low and moderate-income seniors. The event took place at the newly constructed rental development, 1390 NW 24 Avenue.

Built on a site conveyed and sold to Allapattah Community Action, Inc., by the City of Miami at a below-market price for the development of affordable rental housing, Allapattah Community Housing II features a total of 79 one-bedroom units and an on-site manager. The development received a Section 202 loan for \$8,942,100 from HUD for the construction of the four-story building. Site amenities include a community recreation service room as well as proximity to the Allapattah Community Senior Center which provides social services, meals and activities to the area's elderly. Adjacent to the planned development is Allapattah Community Housing I, which was completed in August 1998 as an affordable rental property featuring 64 units.

Coral Place Offers Affordable Rental Units for Seniors

Coral Place, a new affordable rental building for seniors located in District 5, recently opened its doors at 1001 NW 54th Street. All 80 units, which include one- and two-bedrooms, are now occupied. The Department of Community Development provided approximately \$812,000 in HOME funding towards the \$21 million development, which also received additional funding from Miami-Dade County. Developed by Mastko Development, the building features eight floors plus a community room.



Public Service Dollars at Work

The Association for the Development of the Exceptional (ADE), a private, non-profit agency that has been serving Miami-Dade County's adult developmentally disabled community for 25 years, will soon celebrate the grand opening of a new professional training kitchen at its Miami location in Wynwood (District 2). The kitchen was made possible thanks to just over \$300,000 in Community Development Block Grant (CDBG) funding provided by the Department of Community Development. Formerly a storage area, the new kitchen features commercial-grade ovens, appliances, prep tables, a dishwasher and more. The kitchen will allow ADE to offer on-site vocational culinary training to clients interested in the food industry. The agency had been using the nearby Chapman Center's (Homeless Assistance Center's) kitchen for the 15-week training which successfully graduates close to 50 clients each year.



The new ADE Professional Training kitchen is outfitted with commercial appliances.

HCLC Takes Tour of City's Affordable Properties

This summer, the City's Housing and Commercial Loan Committee (HCLC) members took a tour of several affordable housing sites within the City that they approved for funding. Committee members boarded a chartered bus and made 12 stops at different locations to see the developments in person. The HCLC's purpose is to approve and/or disapprove certain housing and commercial loans and/or grants to be provided by the City of Miami under Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for People with AIDS (HOPWA), State Housing Initiatives Program (SHIP), Affordable Housing Trust Fund (AHTF), and any other funds administered by the Department.



One of the tour stops was Pinnacle Park, located at 7901 NW 7 Ave.

Revolving Loan Program for Businesses in District 3 and District 4

Community Development has opened its application period for the Revolving Loan Pilot Program for Economic Development available to eligible, for-profit businesses in **District 3** and **District 4**. The program provides eligible businesses with *up to* \$10,000 in assistance if they create and/or retain one full-time, permanent position for a low- to moderate-income* person (see adjacent chart) who is a City of Miami resident. Monies are awarded as a loan, with 0% interest and the full assistance amount is forgivable if the job position is created and/or retained. Eligible uses of the funds include: purchase and installation of machinery, equipment, furniture, fixtures; technology infrastructure; renovation, improvement and expansion including leasehold improvements; inventory; construction (renovation, improvement, expansion), in compliance with Davis Bacon Wage Rates.

Applications are now available on the website at www.miamigov.com/communitydevelopment or at Community Development offices, located at 444 SW 2nd Ave., Second Floor. This program is federally funded and applications will be accepted on a first-come, first-ready, first-served basis, while funding is available. For additional information on this program, please see the application or call 305-416-2080.

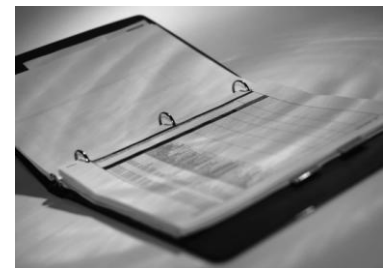
About the Consolidated Plan

The City's new 2009-2013 Consolidated Plan has been filed for review with the U.S. Department of Housing & Urban Development (HUD). The document was compiled after the Department held seven public hearings to gather input from the general public. The Consolidated Plan outlines how federal dollars received by the City will be implemented during a five-year period to best assist the City's lower income residents. If approved by U.S. HUD, the document will be posted on line and accessible to the general public.

About the Neighborhood Stabilization Program

The City of Miami has issued two Requests for Proposals (RFPs) related to the Neighborhood Stabilization Plan (NSP). The first was for interested single-family developers, while the second was for interested multi-family developers. For additional information on the City's NSP efforts, its designated Areas of Greatest Need (AGN), or a copy of its NSP Substantial Amendment plan, please visit our website at www.miamigov.com/communitydevelopment/pages/housing/nsp. Signed in July 2008, the Housing and Economic Recovery Act of 2008 (HERA) directed the United States Department of Housing and Urban Development (HUD) to target NSP funding to the Areas with the Greatest Needs (AGN) in communities across the United States, based on the extent of foreclosures, subprime mortgages, and mortgage delinquencies and defaults. As part of the NSP allocations made to governments throughout the State of Florida, the City was awarded approximately \$12.06 million. The City recently filed an application for a second round of federal funding known as NSP 2 and expects to have word back from HUD within the coming months as to the status of that application.

2009 Income Limits Chart	
Revolving Loan Program	
Household Size	Maximum Household Income*
1	\$ 37,750
2	\$ 43,100
3	\$ 48,500
4	\$ 53,900
5	\$ 58,200
6	\$ 62,500
7	\$ 66,850
8	\$ 71,150



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Odds and Ends

Dozens of affordable homes throughout the City are built out on parcels conveyed by the City of Miami to developers at no cost, specifically for the development of affordable housing. Below are snapshots of three of these locations. Congratulations to the residents of these beautiful new homes!



Abraham Villas, developed by Habitat for Humanity along NW 61 St. in District 5, features eight townhomes.



This home in District 2 was developed by Rafael Hernandez Housing & Economic Development.



RERG Development LLC completed this single-family home (left) at NW 58th Street, along with another nine affordable homes in District 5.

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