

NOTICE OF 2nd SUBSTANTIAL AMENDMENT
2010-2011 HUD Annual Action Plan

NOTICE IS HEREBY GIVEN that Federal regulations governing Community Development Block Grant (CDBG) and other U. S. Department of Housing and Urban Development programs require that a participating jurisdiction provide citizens with reasonable notice of and an opportunity to comment on the Annual Action Plan (or any amendments made to this document) that will direct the City's use of Community Development Block Grant funds. These funds provide programs that benefit low- and moderate-income persons in the City.

This notice formally advises that the 2010-2011 Annual Action Plan is being amended as outlined below. This amendment is available for review on the City of Miami Gardens Department of Community Development Website www.miamigardens-fl.gov/cd/nsp_documents.html, at the Miami Gardens City Hall located at 1515 N.W. 167 Street, Bldg. 5, Suite 200, Miami Gardens and at the Community Development Office located at 1515 N.W. 167 Street, Bldg. 4 Suite 190, Miami Gardens. All comments must be submitted in writing, by **Monday, November 7, 2011** and sent to the attention of Elizabeth Valera, NSP Administrator, at 1515 N.W. 167 Street, Bldg. 4 Suite 190, Miami Gardens, FL 33169 or via email to evalera@miamigardens-fl.gov.

The City of Miami Gardens received its allocation of Neighborhood Stabilization Program Round 3 (NSP3) funds from the U.S. Department of Housing and Urban Development (HUD). The NSP funds are to be used with respect to individuals and families whose income does not exceed 120% of Area Median Income with the exception of a set-aside equal to 25% of the total grant which must be used to benefit households at or below 50% of Area Median Income.

In implementing the NSP3, the City's plan delineates specific activities that will be carried out to address the large number of foreclosed and abandoned properties throughout the City with emphasis on the areas of greatest need. In April of 2011, a Substantial Amendment to the 2010-2011 Action Plan was prepared and approved resulting in the Activities and Budget depicted on the following table.

Existing NSP3 Budget (Table 1)

Activity		Amount
NSP3-01	Acquisition, Rehabilitation and Resale of abandoned and foreclosed single family properties for Low to Moderate Income Persons	\$1,211,220.00
NSP3-02	Acquisition, Rehabilitation and Resale of abandoned and foreclosed single family properties for Low Income Persons	\$485,084.00
NSP3-03	Clearance and Demolition of Blighted Properties	\$50,000.00
NSP3-04	Program Administration	\$194,033.00
Total NSP3 Funds Allocated		\$1,940,337.00

Table 2 illustrates the amendment to the activities and budget which have been determined necessary due to the change in the nature of a proposed project. The proposed amendment will allow the City to better meet the priorities and needs of low- and moderate-income city residents and to meet the deadline imposed by the grant.

Proposed NSP3 Budget (Table 2)

Activity		Amount
NSP3-01	Acquisition, Rehabilitation and Resale of abandoned and foreclosed single family properties for Low- to Moderate-Income Persons	\$546,304.00
NSP3-02	Acquisition, Rehabilitation and Resale of abandoned and foreclosed single family properties for Low-Income Persons	\$0.00
NSP3-03	Demolition of Blighted Properties	\$50,000.00
NSP3-04	Program Administration	\$194,033.00
<u>NSP3-05</u>	<u>Redevelopment of Rental Housing Units for Low Income and Low- to Moderate Income Persons</u>	<u>\$1,150,000.00</u>
Total NSP3 Funds Allocated		\$1,940,337.00

In June 2011, the City of Miami Gardens solicited proposals from qualified developers for the use of NSP3 funds to create affordable housing opportunities within the City. These activities could only be carried out in the approved Target Areas delineated in the City's approved NSP3 Plan. Staff recommended two (2) proposals for funding which were approved by the City Council on September 14, 2011.

The proposed amendment has been determined necessary as one of the two items being recommended entails the redevelopment of foreclosed vacant land versus acquisition of abandoned and foreclosed single family properties. Moreover the project will result in rental housing units versus homeownership. These differences require the City to add a new activity, "Redevelopment" to our Plan and thus amend the budget to allow funding to carry out this activity.

The funding for Activity NSP3-05 is a result of a reduction from the NSP3-01 and NSP3-02 Activities as the proposed project will benefit both low- and moderate-income persons.