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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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### *In this issue:*

Affordable Housing  
Completions 1

Department's Af-  
fordable Housing  
Fair 2

NSP Funds 2

Foreclosure  
Prevention 3

Odds and Ends 4

## Two Affordable Housing Developments in the City Celebrated Completion This Fall

Both the Royalton, a new affordable rental property in District 2, and Barcelona Condominium, a new affordable homeownership development in District 1, held ribbon-cutting ceremonies this November to celebrate their respective grand openings.

Located at 131 SE 1<sup>st</sup> Street, the Royalton features 100 rental studio apartments in Downtown's Historic District. Built in 1923 as a hotel, the building required extensive renovations and was developed by a private/public partnership of Carlisle Development Group and Carrfour Supportive Housing. All of its tenants are either low-income or formerly homeless. The Department of Community Development provided \$1.45 million in HOME funding towards the project.

Barcelona Condominiums features one-, two-, and three- bedroom units, as well as covered parking, a community sun deck, and more. Located at 2217 NW 7<sup>th</sup> St., over half of the building's new owners have moved in. Developed by Barcelona Condominium LLC, the building's units are priced from \$199,000 to \$236,000. Community Development provided \$2.13 million in HOME funding towards the project.



Above: Numerous Miami-Dade County and City of Miami leaders joined leaders of the Miami-Dade Homeless Trust and Armando Fana, Field Director of the Miami office of the U.S. Department of Housing & Urban Development (HUD) to commemorate The Royalton's grand opening.



Above (left to right): Commissioner Bruno Barreiro of Miami-Dade County along with Salomon Yuken of Barcelona Condominium LLC, City of Miami Commissioner Angel Gonzalez, Armando Bucelo of National Community Renaissance CORE and Mayor Manny Diaz toured a model unit at Barcelona Condominiums.

## Affordable Housing Fair a Success

This fall, the Department of Community Development hosted a Saturday affordable housing fair for all persons interested in affordable homeownership opportunities within the City of Miami. More than 100 persons attended the event which was held on the ground floor of Villas Godoy, an affordable homeownership project that has received both City and County funding. Multiple banks, developers, and non-profit counseling agencies were on hand to answer questions and provide materials on their organizations and/or developments. The Department also staffed a table where it provided information on its First-time Homebuyer Assistance Program. Those in attendance were able to tour three units of Villas Godoy, which is currently in the final stages of construction.



Above: City officials and community representatives attended the groundbreaking event for the Little Haiti Commercial Rehabilitation Project.

## Commercial Façade Project Begins in Little Haiti

Mayor Manny Diaz and Commissioner Michelle Spence-Jones joined Little Haiti business owners and residents in commemorating the start of work on the **Little Haiti Commercial Rehabilitation Project**, which encompasses the exterior commercial rehabilitation of six small businesses along NE 2<sup>nd</sup> Avenue, a busy thoroughfare in Little Haiti. The project was made possible with \$225,315 in Community Development Block Grant (CDBG) funding for economic development, provided by the City's Department of Community Development. The façade work currently under way includes significant exterior improvements to six private businesses located off of 59<sup>th</sup> Street including Louis Market, Sonny Sounds and Records, Isaiah Check Cashing, Unitransfer, Libreri Mapou, and Fidelity Auto Repair. With input from Fanm Ayisyen Nan Miyami, Inc., a Haitian social service agency located in the heart of Little Haiti, and Rafael Hernandez Housing & Economic Development Corporation, Inc., a non-profit corporation that specializes in community development projects, completion of the project is slated for sometime in April 2009.

## Two Public Meetings Held Concerning NSP Funds this November

Approximately \$12,063,702 was initially allocated for the City of Miami as part of the federal government's 2008 Housing and Economic Recovery Act's Neighborhood Stabilization Program (NSP), to be implemented towards combating the widespread effects of foreclosures. Two public meetings were held in November to inform the public about NSP funding and to provide constituents with a venue for asking questions and making suggestions in relation to the City's proposed uses of the allocated NSP funds. All comments were incorporated into the final draft of the NSP plan which was then sent to U.S. HUD in late December. The final draft of the NSP Substantial Amendment is currently available at [www.miamigov.com/communitydevelopment/pages/applicationsforms/](http://www.miamigov.com/communitydevelopment/pages/applicationsforms/) and at the Department of Community Development, 444 SW 2 Avenue, 2 Floor, Miami, FL 33130. For additional information on NSP funds, please visit [www.hud.gov](http://www.hud.gov).



Above: Members of the public gathered at Manuel Artime Theater in Little Havana for one of the public meetings related to NSP funding.

## Fall Housing Events

Several informational events for persons interested in local homebuyer programs took place this fall. The City of Miami Department of Community Development participated in three events to provide information on its First-time Homebuyer Program. One event was held at Miami-Dade County's Robert King Hightower development, while another was hosted by District 5 and the Southeast Overtown Community Revitalization Agency (CRA) in downtown Miami. Finally, the Department hosted an affordable housing fair in District 3 for all persons interested in the City's First-time Homebuyer program.



## About the Foreclosure Prevention Program

Community Development recently launched a new **Foreclosure Prevention Program** to assist low-income homeowners (80% average median income or below as indicated in chart at right) within City of Miami limits who have received a notice of foreclosure from their lender in relation to their home. Other requirements for the program include: the home must be owner occupied and a single-family home, townhome or condominium; the home's tax assessed market value cannot be more than \$300,000; the homeowner cannot own any other property at the time of assistance; the homeowner must prove that they have failed to make payments on their home loan due to a significant loss of household income; the homeowner must prove his/her ability to make future mortgage payments after the City assistance is received. The program provides eligible homeowners with *up to* \$7,500 in assistance towards mortgage-related fees. Assistance is provided on a first come, first eligible, basis based on funding availability. For more information on the program, please call 305-416-2016 or 311.

2008 Income Limits Chart	
<i>80% of Median (low-income) As defined by U.S. HUD</i>	
Household Size	Maximum Household Income
1	\$ 33,800
2	\$ 38,600
3	\$ 43,450
4	\$ 48,250
5	\$ 52,100
6	\$ 55,950
7	\$ 59,850
8	\$ 63,700

## About the Next Consolidated Plan

Seven public hearings were held this January and February to gather public input towards the next Consolidated Plan 2009-2013. This document, which is eventually filed with the U.S. Department of Housing & Urban Development (HUD), outlines how the City of Miami intends to use federal dollars (Community Development Block Grants, Emergency Shelter Grants, HOME grants, and Housing Opportunities for Persons with AIDS Program (HOPWA) grants) towards assisting the City's low-income residents. The public's comments as received during the course of the hearings and the comment period are incorporated into the draft of the Consolidated Plan itself. The hearings also serve to discuss community needs and the distribution of federal funds for Fiscal Year 2009-2010. Those persons who cannot attend a hearing are welcome to submit their thoughts and/or comments via e-mail to [consolidatedplan@miamigov.com](mailto:consolidatedplan@miamigov.com) or via a fillable survey which is available on the Department's web site at [www.miamigov.com/communitydevelopment](http://www.miamigov.com/communitydevelopment). The draft of the Consolidated Plan will be available later this summer.

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## Odds and Ends

- The Department's Citizen Participation Plan was recently updated and approved by City Commission. This plan is required by the U.S. Department of Housing & Urban Development. All persons can access the plan on our website at [www.miamigov.com/communitydevelopment/pages/reports](http://www.miamigov.com/communitydevelopment/pages/reports).
- City of Miami and Miami-Dade County officials helped celebrate the completion of Lafayette Plaza, an affordable rental building in Little Haiti featuring 136 units. Rental rates for the one-, two- and three-bedroom units range from \$329 to \$840 a month and all renters must fall within 60% average median income (AMI) or below. Lafayette Plaza is adjacent to the already completed and fully leased Lafayette Square, another affordable rental building by the Gatehouse Companies. For more information on Lafayette Plaza, please call 305-759-7649.
- Community Development is still seeking applicants for persons interested in serving as voting members of the City's Housing and Commercial Loan Committee ("HCLC"). 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. The application is available on the Department's web site at [www.miamigov.com/communitydevelopment/housing/pages/applications](http://www.miamigov.com/communitydevelopment/housing/pages/applications).
- For up-to-date information on most of the Department's programs for the public, please call our information line at **305-416-1927**.

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