

# The Miami Herald

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## Miami-Dade nonprofits receive federal grant for foreclosed properties

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More than 1,200 foreclosed apartments and homes in Miami-Dade will be rehabilitated and rented or sold to low and mid-income families, thanks to an \$89 million federal stimulus grant to a coalition of local nonprofit groups.

Miami-Dade's grant was one of 60 -- totaling \$2 billion -- that the U.S. Department of Housing and Urban Development announced Thursday.

The Miami-Dade grant was the largest in Florida. Palm Beach County and the Lake Worth Community Redevelopment Agency also received money, but Broward County -- which has the state's fifth highest foreclosure rate -- did not.

The awards are aimed at fighting the decline that can afflict neighborhoods when a large number of homes fall into foreclosure and neglect. Often, grass stops getting cut, paint starts to peel, squatters move in and property values may decline even for well-kept homes in the area.

"It's not only repairing the house but also stabilizing neighborhoods," said Arden Shank, executive director of Neighborhood Housing Services of South Florida, the lead agency on the Miami-Dade grant.

The other partners in the Miami-Dade consortium are: Carrfour Supportive Housing, a provider of housing for homeless or formerly homeless people; the Urban League of Greater Miami; the Little Haiti Housing Association; the St. John Community Development Corp.; the Opa-locka Community Development Corp. and the City of North Miami.

The consortium will use the money in 73 census tracts, mostly in the northern half of the county, that have a high percentage of foreclosed or abandoned homes.

The groups hope to rehabilitate 540 units for rental housing and 290 for home ownership. They also plan to build 425 rental units on lots that are vacant or occupied by unrepairable buildings, Shank said.

The units would then be rented or sold to families with incomes up to 120 percent of the local median income -- about \$81,000 for a family of four. At least a quarter of the units must go to families earning less than 50 percent of the median income, or around \$33,000 for a family of four.

When the groups sell homes at cost -- typically about \$175,000, said Shank -- the money will

be used to buy and rehab more homes.

Many details of the program, including the time frame, remain to be fleshed out, said Shank, who will meet in Washington with HUD officials later this month.

Broward had asked for \$105 million from the HUD grant program, said Ralph Stone, the county's Director of Housing Finance and Community Development.

“We don't understand how they overlooked Broward given the extraordinary foreclosure situation we have here,” Stone said. “That's pretty amazing.”

However, the county and several of its municipalities did receive \$60 million in a previous round of grants for the same purpose, Stone said. That money already is on the street.

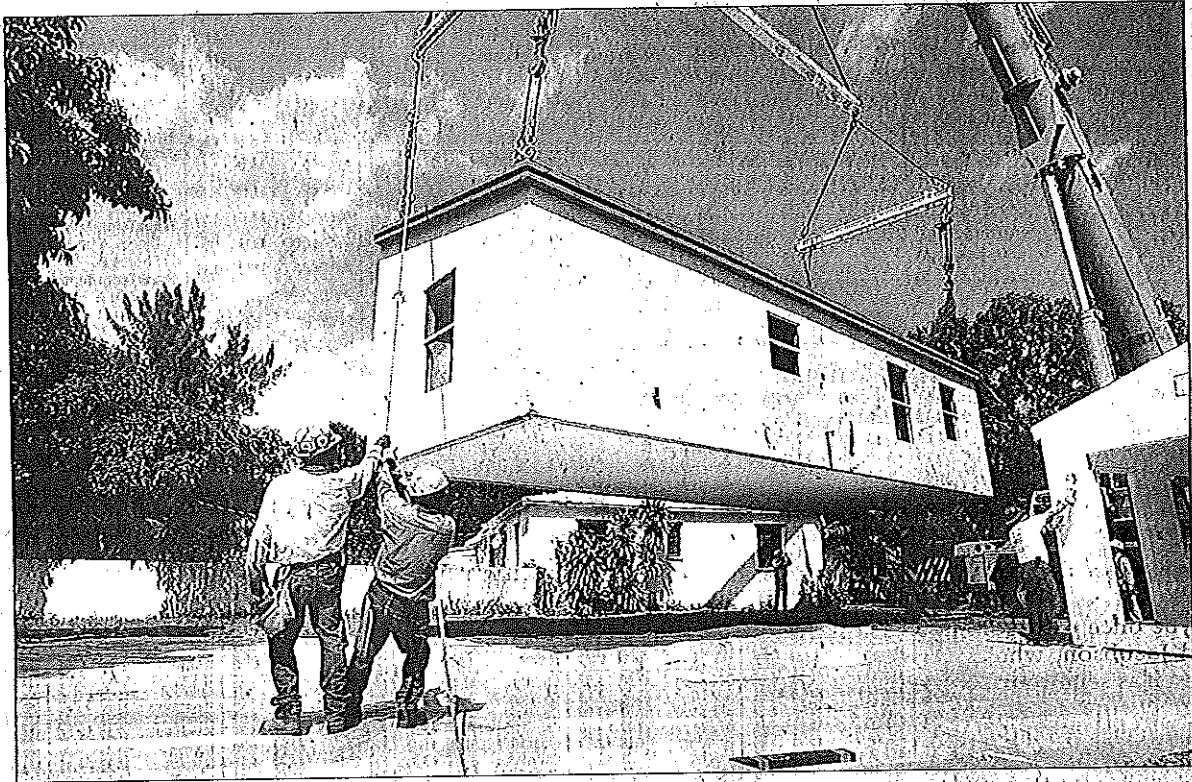
“We're out buying and rehabing houses right now,” he said.

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18 percent last year and according to SHAW Paver will leave it Broward year, bridges will stay in  
organizers expect a similar Research. doesn't get a headquarters Miami Beach an extra day  
drop this year. Ginny Gutierrez, hotel for its convention to make local sales calls.

## AN INSTANT HOUSE



LILLY ECHEVARRIA/MIAMI HERALD STAFF

An entire house is put together in Miami Shores. Adanac Development and Construction partnered with Neighborhood Housing Services of South Florida, a nonprofit agency that helps first-time buyers find affordable housing. The pre-fab concrete house was transported by truck in three pieces Wednesday to the site at 11016 NW Second Ave.