

Grantee: Miami, FL

Grant: B-08-MN-12-0016

October 1, 2014 thru December 31, 2014 Performance Report



Grant Number:

B-08-MN-12-0016

Obligation Date:**Award Date:****Grantee Name:**

Miami, FL

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Award Amount:

\$12,063,702.00

Grant Status:

Active

QPR Contact:

alfredo Dura

LOCCS Authorized Amount:

\$12,063,702.00

Estimated PI/RL Funds:

\$501,337.00

Total Budget:

\$12,565,039.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The Neighborhood Stabilization Program (NSP) was created to provide emergency assistance to state and local governments to acquire and redevelop foreclosed upon properties that might otherwise become sources of abandonment and blight within our communities. The NSP provided a grant to the City of Miami (City) to purchase foreclosed upon or abandoned homes and to rehabilitate, redevelop and resell, these properties in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. This program is authorized under Title III of the Housing and Economic Recovery Act (HERA) of 2008. The City was awarded \$12,063,702 in Community Development Block Grant-like (CDBG) dollars to implement this new program.

Distribution and and Uses of Funds:

The following illustrates the distribution of funds by activity, subsequent to the City of Miami's City Commission approving the following changes as of 7/22/2010: Strategy A: Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties. 1. Equity sharing program and Down payment assistance program - \$0 (\$750,000 moved to Strategy E). Strategy B: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties - \$5,200,000 (\$300,000 moved to Strategy E). Strategy C: Establish land banks for properties that have been foreclosed upon - \$800,000 (\$51,000 moved to Strategy E). Strategy D: Demolish blighted structures or uneconomically feasible rehabs owned by the City - \$700,000 (No Change) Strategy E: Redevelopment of demolished or vacant properties - \$4,157,332 (Added \$1,101,000 from Strategies A, B, and C). F. Administration: \$1,206,370 (No change).

Definitions and Descriptions:

The City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3 was amended on 7/22/2010 to comply with the new HUD definitions of abandoned, foreclosed and vacant. Areas of Greatest need are also defined in that document. The City also changed its definition of properties eligible for demolition to include blighted properties, as well as economically unsound rehab NSP acquired properties. For the City acquired properties under Strategy C, the City may at its sole discretion, demolish a structure if the City determines that the rehabilitation cost exceeds 50 percent of the "as is" appraised value of the property.

Low Income Targeting:

The estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income is approximately \$ 5,034,557. This amount equals to about 41.7 percent of the total NSP allocation for the City of Miami. Thus, the City will be meeting the statutory requirement by allocating over 25 percent of NSP funding toward housing individuals and families whose income do not exceed 50 percent of area median income.

Acquisition and Relocation:

The City has acquired 9 single-family, foreclosed properties. The City has assisted in the financing of 7 multi-family, foreclosed, abandoned, or vacant properties in the City's Areas of Greatest Need.



Public Comment:

No new comments on the 7/22/10 of the City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3 were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,565,039.00
Total Budget	\$0.00	\$12,565,039.00
Total Obligated	\$0.00	\$12,364,153.88
Total Funds Drawdown	\$0.00	\$12,064,153.88
Program Funds Drawdown	\$0.00	\$12,063,702.00
Program Income Drawdown	\$0.00	\$451.88
Program Income Received	\$0.00	\$501,580.60
Total Funds Expended	\$0.00	\$12,063,702.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,809,555.30	\$0.00
Limit on Admin/Planning	\$1,206,370.20	\$1,206,370.00
Limit on State Admin	\$0.00	\$1,206,370.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,015,925.50	\$5,033,564.17

Overall Progress Narrative:

The City of Miami has met its NSP expenditure obligations. Many of the projects are completed and some are on the lease up stage.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



COM-NSP-A, Financial Assistance	\$0.00	\$0.00	\$0.00
COM-NSP-B, Residential Acquisition/ Acquisition and	\$0.00	\$5,160,474.67	\$5,160,022.79
COM-NSP-C, Land Banking	\$0.00	\$798,123.35	\$798,123.35
COM-NSP-D, Clearance and Demolition	\$0.00	\$699,999.60	\$699,999.60
COM-NSP-E, Residential Redevelopment	\$0.00	\$4,649,937.38	\$4,199,186.26
COM-NSP-F, Planning and Administration	\$0.00	\$1,256,504.00	\$1,206,370.00



Activities

Project # / Title: COM-NSP-B / Residential Acquisition/ Acquisition and

Grantee Activity Number: COM-NSP-B1-01

Activity Title: Comprehensive Outreach Programs, Inc.

Activity Category:

Acquisition - general

Project Number:

COM-NSP-B

Projected Start Date:

06/30/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

05/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Comprehensive Outreach Programs, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$1,833,260.71

Total Budget

\$0.00

\$1,833,260.71

Total Obligated

\$0.00

\$1,833,260.71

Total Funds Drawdown

\$0.00

\$1,833,260.71

Program Funds Drawdown

\$0.00

\$1,833,260.71

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,833,260.71

Comprehensive Outreach Programs, Inc.

\$0.00

\$1,833,260.71

Match Contributed

\$0.00

\$0.00

Activity Description:

25% Low-income set aside for a multi-family development consisting of 2 buildings, with 32 apartments, consisting of 1 bedroom/1 bath configurations, for acquisition and rehabilitation of these foreclosed properties. Tenants served will have income at or below 50 percent of the area median income, adjusted for family size.

Location Description:

721 and 741 N.W. 56 Street Miami, Florida

This is one project with 2 separate addresses and folio numbers.

Activity Progress Narrative:

The construction stage for the first building has been completed and accomplishment information has been entered for the first 15 units. The second building is projected to be completed by March 2015.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/2
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/32
# of Multifamily Units	0	0/32

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	15/32	0/0	15/32	100.00
# Renter Households	0	0	0	15/32	0/0	15/32	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: COM-NSP-B1-02

Activity Title: Camacho

Activity Category:

Acquisition - general

Project Number:

COM-NSP-B

Projected Start Date:

08/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

05/31/2012

Completed Activity Actual End Date:

01/20/2012

Responsible Organization:

RUDG-MBCDC I, LLC

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$960,000.00

Total Budget

\$0.00

\$960,000.00

Total Obligated

\$0.00

\$960,000.00

Total Funds Drawdown

\$0.00

\$960,000.00

Program Funds Drawdown

\$0.00

\$960,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$960,000.00

RUDG-MBCDC I, LLC

\$0.00

\$960,000.00

Match Contributed

\$0.00

\$0.00

Activity Description:

24 units of low-income housing, for tenants earning 50 percent or less of the area's median income. The type of units will be 12-1 bedroom/1 1/2baths and 12 1 bedroom/2 baths. This joint venture will ultimately be owned and run by Miami Beach Community Development Corporation, a non-profit. This was a foreclosed, half-build condominium, which will be converted to a rental development.

Location Description:

124 & 134 SW 8th Avenue, Miami. Florida

Activity Progress Narrative:

24 units of low-income housing, for tenants earning 50% or less of AMI. Unit type: 12 1-bedroom and 1 and a half baths, and 12 1-bedroom/2 baths. This joint venture will be owned and administered by Miami Beach CDC, a non-profit corporation.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1
# of buildings (non-residential)	0	0/0



# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	24/24
# of Multifamily Units	0	24/24

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	9	-19	-24	24/24	0/0	24/24	100.00
# Renter Households	9	-19	-24	24/24	0/0	24/24	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: COM-NSP-B1-03

Activity Title: St. John Village

Activity Category:

Acquisition - general

Project Number:

COM-NSP-B

Projected Start Date:

06/30/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

05/31/2012

Completed Activity Actual End Date:

Responsible Organization:

St. John Village 1410, LLC

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$1,040,303.45

Total Budget

\$0.00

\$1,040,303.45

Total Obligated

\$0.00

\$1,040,303.45

Total Funds Drawdown

\$0.00

\$1,040,303.45

Program Funds Drawdown

\$0.00

\$1,040,303.45

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,040,303.45

St. John Village 1410, LLC

\$0.00

\$1,040,303.45

Match Contributed

\$0.00

\$0.00

Activity Description:

26 units of housing for low-income families, making 50 percent or less of the area median income, adjusted for family size. All units are 1 bedroom/1 bath.

Location Description:

1410 N.W. 1st Avenue Miami, Florida

Activity Progress Narrative:

All expenditures were done on or before 02/28/2013. As of this reporting period, 17 units have been leased to low income households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0



# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	1/1
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/26
# of Multifamily Units	0	0/26

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	17/26	0/0	17/26	100.00
# Renter Households	0	0	0	17/26	0/0	17/26	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	COM-NSP-B1-04
Activity Title:	M&M Maison I Apartments

Activity Category:

Acquisition - general

Project Number:

COM-NSP-B

Projected Start Date:

08/25/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

07/31/2012

Completed Activity Actual End Date:**Responsible Organization:**

1521 LLC

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2014**

N/A

To Date

\$1,200,000.01

Total Budget

\$0.00

\$1,200,000.01

Total Obligated

\$0.00

\$1,200,000.01

Total Funds Drawdown

\$0.00

\$1,200,000.01

Program Funds Drawdown

\$0.00

\$1,199,548.13

Program Income Drawdown

\$0.00

\$451.88

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,200,000.01

1521 LLC

\$0.00

\$1,200,000.01

Match Contributed

\$0.00

\$0.00

Activity Description:

The Urban league of Greater Miami, Inc. will be buying this foreclosed property. This is a townhouse project, which is being acquired, rehabbed, and turned back into a rental apartment complex for low-income families, making 50 percent or less of the area median income. The 30 units are comprised of 24- 2 bedroom/1 1/2 baths, and 6 units of 1-bedroom/1 bath configurations.

Location Description:

1521 N.W. 61 Street, Miami, Florida 33142

Activity Progress Narrative:

All expenditures were done on or before 01/11/2013. Project is completed as of 11/18/2013.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0

# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	1/1
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	30/30
# of Multifamily Units	0	30/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	30/30	0/0	30/30	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	30/30	0/0	30/30	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	COM-NSP-B2
Activity Title:	SF Purchase & Rehab LMMI - (not new construction)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

COM-NSP-B

Projected Start Date:

02/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

08/18/2011

Responsible Organization:

Prodesa Development LLC/Burgos Lanza & Associates,

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$50,404.26
Total Budget	\$0.00	\$50,404.26
Total Obligated	\$0.00	\$50,404.26
Total Funds Drawdown	\$0.00	\$50,404.26
Program Funds Drawdown	\$0.00	\$50,404.26
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$50,404.26
Prodesa Development LLC/Burgos Lanza & Associates, Inc.	\$0.00	\$50,404.26
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase and Rehabilitation Program of Single Family Units. This program allows for a City vetted Developer to purchase or provide assistance fully or in part for the purchase of abandoned and/or foreclosed upon single-family structures and rehabilitate them, if necessary, to meet the requirements of the South Florida Building Code, and to sell them fully rehabilitated to a pre-qualified family. One individual has been approved by the City for this activity. The developer will receive a \$50,000 construction loan, to acquire and rehabilitate the pre-selected home, which when rehabbed, will be resold to a pre-qualified buyer. The \$50,000 will stay in the property, to be used as a buy-down for the new homebuyer.

Location Description:

3634 NW. 13 Street, Miami, Florida 33126

Activity Progress Narrative:

All expenditures were done on or before 11/1/2011

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Properties	0	1/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0
#Replaced hot water heaters	0	1/1
#Low flow toilets	0	2/2
#Units with bus/rail access	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	1/1	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	1/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	COM-NSP-B3
Activity Title:	SF land banked home occupant

Activity Category:

Acquisition - general

Project Number:

COM-NSP-B

Projected Start Date:

12/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

12/31/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Miami - Department of Community Development444

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2014

N/A

To Date

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

This land banked, foreclosed, single-family, newly constructed property was raffled off to a low-income family.

Location Description:

5313 N.W. 1 Avenue, Miami, Florida, in the areas of greatest need

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0

# of Parcels acquired voluntarily	0	1/1
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	COM-NSP-B4
Activity Title:	Rehab of Land banked properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

COM-NSP-B

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected Start Date:

09/15/2010

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

City of Miami - Department of Community Development444

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$76,506.24
Total Budget	\$0.00	\$76,506.24
Total Obligated	\$0.00	\$76,506.24
Total Funds Drawdown	\$0.00	\$76,506.24
Program Funds Drawdown	\$0.00	\$76,506.24
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$76,506.24
City of Miami - Department of Community Development444	\$0.00	\$76,506.24
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation to provide homeownership opportunities for income qualified families. Green features, including xerioscape landscaping, will be installed and will reduce carrying costs. These houses will be brought up to the South Florida building code. This is a rental activity, DRGR is not allowing for the activity to be fully adjusted to rental from home ownership

Location Description:

2525 NW 34 ST - This foreclosed home is in need of rehabilitation to make it livable. This home is in a residential neighborhood, where most of the other houses are in good condition, and this rehab will improve the neighborhood.
 1924 NW 26 ST - This single family home was purchased under the Land Banking Strategy and deeded to a non-profit. Such non-profit was unable to acquire the financing to develop the property. Title was reverted back to the City. As of 9/2014, the city is awaiting a response from HUD NSP TAU on an opinion on whether the property can be placed back under the Land Banking Strategy.

Activity Progress Narrative:

All expenditures were done on or before 3/5/2013

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Energy Star Replacement Windows	0	0/13
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/8
#Light fixtures (outdoors) replaced	0	0/4
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	0	1/0	0/0	1/2	100.00
# Owner Households	0	0	-1	0/0	0/0	0/0	0
# Renter Households	1	0	1	1/0	0/0	1/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: COM-NSP-C / Land Banking

Grantee Activity Number: COM-NSP-C1



Activity Title: Land Banking

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

COM-NSP-C

Projected Start Date:

12/15/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

09/06/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Miami - Department of Community Development444

Overall

	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$798,123.35
Total Budget	\$0.00	\$798,123.35
Total Obligated	\$0.00	\$798,123.35
Total Funds Drawdown	\$0.00	\$798,123.35
Program Funds Drawdown	\$0.00	\$798,123.35
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$451.88
Total Funds Expended	\$0.00	\$797,671.47
City of Miami - Department of Community Development444	\$0.00	\$797,671.47
Match Contributed	\$0.00	\$0.00

Activity Description:

The city will purchase properties that have been foreclosed upon and will provide the proper maintenance to such property/land in an effort to protect the surrounding property values from devaluating. Properties could be sold/demolished/or rehabbed-sold.Land Banking

*** Estimated funding \$800,000 ***

Location Description:

Areas of Greatest Needs within City limits as determined by the City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3*** Eligible Use "C" ***

Activity Progress Narrative:

All expenditures were done on or before 6/8/2013. There were 8 properties purchased under this strategy. 2 were new construction, 5 were demolished and rehabilitated, and the last one was rehabilitated only.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/24

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/24
# of Singlefamily Units	0	8/24

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Project # / Title: COM-NSP-D / Clearance and Demolition

Grantee Activity Number:	COM-NSP-D1
Activity Title:	Demolition

Activity Category:

Clearance and Demolition

Project Number:

COM-NSP-D

Projected Start Date:

12/28/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clearance and Demolition

Projected End Date:

09/06/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Miami - Department of Community Development444

Overall

	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$699,999.60
Total Budget	\$0.00	\$699,999.60
Total Obligated	\$0.00	\$699,999.60



Total Funds Drawdown	\$0.00	\$699,999.60
Program Funds Drawdown	\$0.00	\$699,999.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$699,999.60
City of Miami - Department of Community Development444	\$0.00	\$699,999.60
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of unsafe structures-blights to the neighborhood or land banked homes, which the rehab costs more than 50% of the "as is" appraised value.

*** Estimated funding of \$700,000 ***

Location Description:

Areas of Greatest Needs within City limits as determined by the City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3

Activity Progress Narrative:

All expenditures were done on or before 6/8/2013

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	33/24

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	45/24
# of Multifamily Units	0	11/2
# of Singlefamily Units	0	34/22

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: COM-NSP-E / Residential Redevelopment**Grantee Activity Number: COM-NSP-E2-01****Activity Title: Vista Mar Apartments****Activity Category:**

Construction of new housing

Project Number:

COM-NSP-E

Projected Start Date:

05/31/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Residential Redevelopment

Projected End Date:

05/31/2012

Completed Activity Actual End Date:**Responsible Organization:**

Vista Mar Apartments, Ltd.

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2014**

N/A

To Date

\$697,718.03

Total Budget

\$0.00

\$697,718.03

Total Obligated

\$0.00

\$697,718.03

Total Funds Drawdown

\$0.00

\$697,718.03

Program Funds Drawdown

\$0.00

\$697,718.03

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$697,718.03

Vista Mar Apartments, Ltd.

\$0.00

\$697,718.03

Match Contributed

\$0.00

\$0.00

Activity Description:

110 units in a Low-income tax-credit housing, comprised of 11-1 bedroom/1bath units, 64-2 bedroom/2bath units, and 35-3bedroom/2bath units.

Location Description:

501 NW 36 Street, Miami, Florida

Activity Progress Narrative:

All expenditures were done or on before 05/05/2012. Project is completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/110
#Low flow showerheads	0	0/110

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/110
# of Multifamily Units	0	0/110

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	110/0	0/0	110/110	100.00
# Renter Households	0	0	0	110/0	0/0	110/110	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: COM-NSP-E2-02

Activity Title: Notre Dame

Activity Category:

Construction of new housing

Project Number:

COM-NSP-E

Projected Start Date:

05/31/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Residential Redevelopment

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Notre Dame Apartments, LLC

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$366,667.00

Total Budget

\$0.00

\$366,667.00

Total Obligated

\$0.00

\$366,667.00

Total Funds Drawdown

\$0.00

\$366,667.00

Program Funds Drawdown

\$0.00

\$366,667.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$366,667.00

Notre Dame Apartments, LLC

\$0.00

\$366,667.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Notre Dame is a 64 housing unit, multi-family, rental, Low-income tax credit development. The City's NSP funding will fund 55 of the units, which will be 21-1 bedroom/1bath units, and 34 - 2bedroom/2bath units.

Location Description:

5725 N.W. 2nd Avenue, Miami, Florida

Activity Progress Narrative:

All expenditures were done on or before 3/5/2013. Project has been completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/55
#Low flow showerheads	0	0/55
#Units & other green	0	0/55

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	55/55
# of Multifamily Units	0	55/55

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/0	0/0	55/55	12.73
# Renter Households	0	0	0	7/0	0/0	55/55	12.73

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	COM-NSP-E2-03
Activity Title:	SF Residential Redevelopment - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

COM-NSP-E

Projected Start Date:

01/31/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Residential Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

01/21/2013

Responsible Organization:

UDG II, LLC

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,350,000.00
Total Budget	\$0.00	\$1,350,000.00
Total Obligated	\$0.00	\$1,350,000.00
Total Funds Drawdown	\$0.00	\$1,350,000.00
Program Funds Drawdown	\$0.00	\$1,350,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,350,000.00
UDG II, LLC	\$0.00	\$1,350,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This property, known as Atrium of Spring garden, was a vacant property. The 48 unit condominium, half-built has been vacant for the last 2 years due to the collapse of the condominium market. This property, when completed, will be a rental property, consisting of 44 - 1 bedroom/1 bath and 4 - 2 bedrooms/2 baths.

Location Description:

Areas of Greatest Needs within City limits as determined by the Department of Community Development's substantial amendment #2008.2. The address for this property is 820 N.W. 7th Avenue, Miami, Florida

*** Eligible Use "E" ***

Activity Progress Narrative:

All expenditures were done on or before 02/08/2013. Project has been completed

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

#Energy Star Replacement Windows	0	0/48
#Replaced thermostats	0	48/48
#Replaced hot water heaters	0	48/48
#Light Fixtures (indoors) replaced	0	0/48
#Light fixtures (outdoors) replaced	0	0/48
#Refrigerators replaced	0	48/48
#Dishwashers replaced	0	48/48
#Low flow toilets	0	48/48
#Low flow showerheads	0	48/48
#Sites re-used	0	0/48
#Units & other green	0	0/48

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	48/48
# of Multifamily Units	0	48/48

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-28	38	0	10/0	38/0	48/0	100.00
# Renter Households	-28	38	0	10/0	38/0	48/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	COM-NSP-E2-04
Activity Title:	Single-family new construction on City-owned lots

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

COM-NSP-E

Project Title:

Residential Redevelopment

Projected Start Date:

08/01/2010

Projected End Date:

12/31/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

City of Miami - Department of Community Development444

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,170,675.64
Total Budget	\$0.00	\$1,170,675.64
Total Obligated	\$0.00	\$1,019,924.52
Total Funds Drawdown	\$0.00	\$719,924.52
Program Funds Drawdown	\$0.00	\$719,924.52
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$501,128.72
Total Funds Expended	\$0.00	\$719,924.52
City of Miami - Department of Community Development444	\$0.00	\$719,924.52
Match Contributed	\$0.00	\$0.00

Activity Description:

These 8 new single-family homes will be built in conjunction with funding from a Neighborhood Initiatives Grant overseen by the Liberty City Community Revitalization Trust. The homes will have green features, and will be larger to accommodate the larger family need in the market.

Location Description:

These 8 City-owned lots are located in the Liberty City area and are within a 2/3 block radius. This area has been targeted to be redeveloped, and the City has put substantial resources into single-family home-ownership/new construction and NSP multi-family foreclosures for rentals.

Activity Progress Narrative:

These 8 new single-family homes will be built in conjunction with funding from a Neighborhood Initiatives Grant overseen by the Liberty City Community Revitalization Trust. The homes will have green features, and will be larger to accommodate the larger family need in the market.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

#Low flow toilets	0	0/16
#Low flow showerheads	0	0/16
#Units with bus/rail access	0	0/8
#Sites re-used	0	0/8
#Units & other green	0	0/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/8
# of Singlefamily Units	0	4/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	-1	0	2/0	1/8	4/8	75.00
# Owner Households	0	-1	0	2/0	1/8	4/8	75.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	COM-NSP-E2-05
Activity Title:	Redevelopment of Land banked properties

Activity Category:

Construction of new housing

Project Number:

COM-NSP-E

Projected Start Date:

08/15/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Residential Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Miami - Department of Community Development444

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2014

N/A

To Date

\$904,876.71

Total Budget

\$0.00

\$904,876.71

Total Obligated

\$0.00

\$904,876.71

Total Funds Drawdown

\$0.00

\$904,876.71

Program Funds Drawdown

\$0.00

\$904,876.71

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$904,876.71

City of Miami - Department of Community Development444

\$0.00

\$904,876.71

Match Contributed

\$0.00

\$0.00

Activity Description:

The redevelopment of land banked properties, and one city owned property, with new single family homes, with green features.

Location Description:

These properties will be in the areas of greatest need.

Activity Progress Narrative:

All expenditures were done on or before 6/12/2013. Activity is underway.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/14
#Low flow showerheads	0	0/7
#Sites re-used	0	0/7
#Units & other green	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/7
# of Singlefamily Units	0	3/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	4/0	4/7	100.00
# Owner Households	0	1	1	0/0	4/0	4/7	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	COM-NSP-E2-06
Activity Title:	Parkview Apartments

Activity Category:

Construction of new housing

Project Number:

COM-NSP-E

Projected Start Date:

02/22/2013

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Residential Redevelopment

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

04/14/2014

Responsible Organization:

O.M. Corporation,

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2014**

N/A

To Date

\$160,000.00

Total Budget

\$0.00

\$160,000.00

Total Obligated

\$0.00

\$160,000.00

Total Funds Drawdown

\$0.00

\$160,000.00

Program Funds Drawdown

\$0.00

\$160,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$160,000.00

O.M. Corporation,

\$0.00

\$160,000.00

Match Contributed

\$0.00

\$0.00

Activity Description:

CONSTRUCTION OF 6 AFFORDABLE HOUSING UNITS

Location Description:**Activity Progress Narrative:**

All expenditures were done on or before 2/28/2013. Project completed 08/29/2013.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	6/6
	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	6/6
# of Multifamily Units	0	6/6
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-4	4	0	2/1	4/5	6/6	100.00
# Owner Households	0	0	0	0/1	0/5	0/6	0
# Renter Households	-4	4	0	2/0	4/0	6/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	