

**Grantee: Miami, FL**

**Grant: B-08-MN-12-0016**

**October 1, 2012 thru December 31, 2012 Performance Report**

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**Grant Number:**

B-08-MN-12-0016

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

Miami, FL

**Contract End Date:**

03/13/2013

**Review by HUD:**

Reviewed and Approved

**LOCCS Authorized Amount:**

\$12,063,702.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$12,063,702.00

## Disasters:

**Declaration Number**

No Disasters Found

## 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	\$12,063,702.00
Total Budget	\$12,063,702.00	\$12,063,702.00
Total Obligated	\$0.00	\$12,063,702.00
Total Funds Drawdown	\$293,672.04	\$10,009,707.94
Program Funds Drawdown	\$293,220.16	\$10,009,256.06
Program Income Drawdown	\$451.88	\$451.88
Program Income Received	\$451.88	\$451.88
Total Funds Expended	\$0.00	\$7,931,379.32
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	\$1,177,189.79
Limit on State Admin	\$0.00	\$1,177,189.79

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,015,925.50	\$5,073,089.50

## Overall Progress Narrative:

The City of Miami is on target to meet its NSP expenditure deadlines. All projects are underway, and no development substitution has occurred since obligation of all the NSP1 funding in 2010. The City still has all funds obligated and has \$10,009,707.94 expended, which represents 82.97% of the total HUD funding of \$12,063,702.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
COM-NSP-B, Residential Acquisition/ Acquisition and	\$134,802.87	\$5,200,000.00	\$4,589,846.72



COM-NSP-C, Land Banking	\$0.00	\$800,000.00	\$798,123.35
COM-NSP-D, Clearance and Demolition	\$0.00	\$700,000.00	\$680,629.30
COM-NSP-E, Residential Redevelopment	\$156,933.76	\$4,157,332.00	\$2,763,466.90
COM-NSP-F, Planning and Administration	\$1,483.53	\$1,206,370.00	\$1,177,189.79



## Activities

<b>Grantee Activity Number:</b>	<b>COM-NSP-B1-01</b>
<b>Activity Title:</b>	<b>Comprehensive Outreach Programs, Inc.</b>

**Activity Category:**

Acquisition - general

**Project Number:**

COM-NSP-B

**Projected Start Date:**

06/30/2010

**Benefit Type:**

Direct ( HouseHold )

**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, 2012**

**To Date**

N/A

\$1,833,260.71

**Total Budget**

\$1,842,669.50

\$1,833,260.71

**Total Obligated**

\$0.00

\$1,842,669.50

**Total Funds Drawdown**

\$0.00

\$1,710,300.45

**Program Funds Drawdown**

\$0.00

\$1,710,300.45

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$1,076,501.47

Comprehensive Outreach Programs, Inc.

\$0.00

\$1,076,501.47

**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:

This Multi-family project has received environmental clearance for the rehabilitation portion of this property. A general contractor as well as a project manager has been selected, contracts have been signed, and rehabilitation has commenced. The first phase of construction has been completed. The building at 721 is approximately 95% completed and received a Temporary Certificate of Completion on September 2012. Thereafter, the tenants have moved back into the building. The building at 741 is approximately 60% complete.

## Accomplishments Performance Measures

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**



# of Properties	0	0/1
# of Parcels acquired voluntarily	0	0/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing 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	0/32	0/0	0/32	0
# Renter Households	0	0	0	0/32	0/0	0/32	0

## 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	

<b>Grantee Activity Number:</b>	<b>COM-NSP-B1-02</b>
<b>Activity Title:</b>	<b>Camacho</b>

**Activity Category:**

Acquisition - general

**Project Number:**

COM-NSP-B

**Projected Start Date:**

08/01/2010

**Benefit Type:**

Direct ( HouseHold )

**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:**

RUDG-MBCDC I, LLC

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$960,000.00

**Total Budget**

\$970,140.00

\$960,000.00

**Total Obligated**

\$0.00

\$970,140.00

**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

\$938,570.60

RUDG-MBCDC I, LLC

\$0.00

\$938,570.60

**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:**

The joint venture between a for-profit developer and a non-profit has been completed. This was a partially built, foreclosed condominium. At this point, construction of the building has been completed. The new use is a rental for low-income tenants. Lease up has been completed and entered in DRGR.

**Accomplishments Performance Measures**

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

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/24	19/0	24/24	95.83
# Renter Households	0	0	0	4/24	19/0	24/24	95.83

## 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	



<b>Grantee Activity Number:</b>	<b>COM-NSP-B1-03</b>
<b>Activity Title:</b>	<b>St. John Village</b>

**Activity Category:**

Acquisition - general

**Project Number:**

COM-NSP-B

**Projected Start Date:**

06/30/2010

**Benefit Type:**

Direct ( HouseHold )

**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, 2012**

N/A

**To Date**

\$1,040,303.45

**Total Budget**

\$1,050,140.00

\$1,040,303.45

**Total Obligated**

\$0.00

\$1,050,140.00

**Total Funds Drawdown**

\$126,053.30

\$639,885.17

**Program Funds Drawdown**

\$126,053.30

\$639,885.17

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$513,831.87

St. John Village 1410, LLC

\$0.00

\$513,831.87

**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:**

This 26 unit multi-family, vacant, development in Overtown has received environmental clearance for the rehabilitation of the property. The project encountered unforeseen challenges in the procurement process in engaging architectural services. This project will be done in 2 phases: interior demolition and new construction/exterior enhancement. The interior demolition and the roof have been completed. Completion of the rehab is expected by February 28, 2013.

**Accomplishments Performance Measures**

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

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



Beneficiaries Performance Measures

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

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	



<b>Grantee Activity Number:</b>	<b>COM-NSP-B1-04</b>
<b>Activity Title:</b>	<b>M&amp;M Maison I Apartments</b>

**Activity Category:**

Acquisition - general

**Project Number:**

COM-NSP-B

**Projected Start Date:**

08/25/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**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, 2012**

N/A

**To Date**

\$1,200,000.01

**Total Budget**

\$1,210,140.00

\$1,200,000.01

**Total Obligated**

\$0.00

\$1,210,140.00

**Total Funds Drawdown**

\$9,201.45

\$1,184,989.98

**Program Funds Drawdown**

\$8,749.57

\$1,184,538.10

**Program Income Drawdown**

\$451.88

\$451.88

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$830,632.42

1521 LLC

\$0.00

\$830,632.42

**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:**

This 30 unit, half-rehabilitated, foreclosed townhome complex was purchased with NSP funding after receiving environmental clearance for the acquisition. The developer purchased the building with NSP1 funding and is using the remainder of the funding to assist in the completion of the building, along with NSP2 funding. The development, known as M & M Maison Apartments I, has already received the proper environmental clearance and construction has been completed. The project received a TCO on 07/17/2012 and is currently going through the leasing process.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
<b># of Parcels acquired voluntarily</b>	0	0/1

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

## Beneficiaries Performance Measures

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

## 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	

<b>Grantee Activity Number:</b>	<b>COM-NSP-B2</b>
<b>Activity Title:</b>	<b>SF Purchase &amp; Rehab LMMI - (not new construction)</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

COM-NSP-B

**Projected Start Date:**

02/01/2009

**Benefit Type:**

Direct ( HouseHold )

**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:**
**Responsible Organization:**

Prodesa Development LLC/Burgos Lanza & Associates,

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$50,404.26

**Total Budget**

\$61,000.00

\$50,404.26

**Total Obligated**

\$0.00

\$61,000.00

**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

\$45,804.26

Prodesa Development LLC/Burgos Lanza & Associates, Inc. \$0.00

\$45,804.26

**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:**

In February of 2011 Prodesa Developers completed the rehabilitation of the above referenced property. On August 18, 2011. the closing transaction between Prodesa Developers and Ms. Ana I. Rojas was executed and the property transferred to the homebuyer. Ms. Rojas is a First Time Homebuyer. Ms. Rojas is a head of household of a family three that is composed of herself, her mother, and her daughter. This family is of Hispanic decent. Additionally, the Rojas family household income met the requirement for the 120% of area median income based on the 2010 income limits. In order to assist Ms. Ana Rojas and her family the loan had to be structured with several layers of financing. In first Lien position the first mortgage from Gibraltar Private Bank in the amount of \$106,820. The City of Miami second Lien position provided a 30-year deferred second mortgage from the NSP funding in the amount of 40,215.74. Additionally, the City of Miami also provided SHIP funding in the amount of \$28,804.26 mortgage, also deferred for 30 years. Ms. Rojas also obtained down payment assistance from Miami Dade County MMAP funding in the amount of \$7,260.75.

## 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	0/0
Total acquisition compensation to	0	0/0
#Replaced hot water heaters	0	0/1
#Low flow toilets	0	0/2
#Units with bus/rail access	0	0/1

	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



<b>Grantee Activity Number:</b>	<b>COM-NSP-B3</b>
<b>Activity Title:</b>	<b>SF land banked home occupant</b>

**Activity Category:**

Acquisition - general

**Project Number:**

COM-NSP-B

**Projected Start Date:**

12/31/2009

**Benefit Type:**

Direct ( HouseHold )

**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 Development

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Miami - Department of Community Development444	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

This is a land banked, foreclosed, single family, newly constructed property located at 5313 NW 1st Avenue, was raffled to a low-income family.

**Accomplishments Performance Measures**

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



<b>Grantee Activity Number:</b>	<b>COM-NSP-B3-01</b>
<b>Activity Title:</b>	<b>SF Land Banked Home Occupant</b>

**Activity Category:**

Acquisition - general

**Project Number:**

COM-NSP-B

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Residential Acquisition/ Acquisition and Rehabilitation

**Projected End Date:**

12/31/2011

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

City of Miami - Department of Community Development444

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Miami - Department of Community Development444	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This landbanked, new-construction, foreclosed home will be given to a family, whose income is between \$30,000 and \$40,000. A mortgage will be taken on the property.

**Location Description:**

3235 N.W. 10 Avenue, Miami, Florida In areas of greatest need.

**Activity Progress Narrative:**

Property was deeded and recorded on 5/26/2011

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1
<b># of Singlefamily Units</b>	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	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	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	

<b>Grantee Activity Number:</b>	<b>COM-NSP-B4</b>
<b>Activity Title:</b>	<b>Rehab of Land banked properties</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

COM-NSP-B

**Projected Start Date:**

09/15/2010

**Benefit Type:**

Direct ( HouseHold )

**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:**
**Responsible Organization:**

City of Miami Department of Community Development

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$76,506.24

**Total Budget**

\$65,910.50

\$76,506.24

**Total Obligated**

\$0.00

\$65,910.50

**Total Funds Drawdown**

\$0.00

\$44,718.74

**Program Funds Drawdown**

\$0.00

\$44,718.74

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$44,718.74

City of Miami - Department of Community Development444

\$0.00

\$44,718.74

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

This property will be rehabilitated to provide a homeownership opportunity for an income qualified family. Green features, including xerioscape landscaping, will be installed and will reduce carrying costs. The house will be brought up to the South Florida building code.

**Location Description:**

2525 N.W. 34 Street, Miami, Florida. 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.

**Activity Progress Narrative:**

The rehab contractor has been procured and the rehab work is currently at 98% completed. This single family home was purchased under strategy C: Land Banking. Once completed, the home will be leased (with an option to buy) to a family at or below 120% AMI. The property has been deeded to Allapattah Business Development Authority on 10/24/2012.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
<b>#Energy Star Replacement Windows</b>	0	0/13
<b>#High efficiency heating plants</b>	0	0/0
<b>#Efficient AC added/replaced</b>	0	0/1

#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/8
#Light fixtures (outdoors) replaced	0	0/4
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1

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

## Beneficiaries Performance Measures

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

## 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	

<b>Grantee Activity Number:</b>	<b>COM-NSP-C1</b>
<b>Activity Title:</b>	<b>Land Banking</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

COM-NSP-C

**Projected Start Date:**

12/15/2009

**Benefit Type:**

Area ( )

**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 Development

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$798,123.35

**Total Budget**

\$800,000.00

\$798,123.35

**Total Obligated**

\$0.00

\$800,000.00

**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**

\$451.88

\$451.88

**Total Funds Expended**

\$0.00

\$1,581,313.86

City of Miami - Department of Community Development444

\$0.00

\$1,581,313.86

**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 devaluing. 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:**

The City has completed all foreclosed-home acquisitions. Of the 10 foreclosed homes purchased, 6 homes will be demolished and new homes will be constructed on the vacant lots, under Strategy E-NSP1 funding. Two homes were given to income qualified homebuyers (with a resell provision and a mortgage for the full sales price.) One home is in the process of being rehabilitated (98%), and the last home, a historic home, will start rehabilitation soon.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/24

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

## 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

---

**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 ( )

**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 Development

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$699,999.60

**Total Budget**

\$700,000.00

\$699,999.60

**Total Obligated**

\$0.00

\$700,000.00

**Total Funds Drawdown**

\$0.00

\$680,629.30

**Program Funds Drawdown**

\$0.00

\$680,629.30

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$486,374.58

City of Miami - Department of Community Development444

\$0.00

\$486,374.58

**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:**

A total of thirty three properties have been demolished to date.

**Accomplishments Performance Measures**

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

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	33/24



# of Multifamily Units	0	3/2
# of Singlefamily Units	0	30/22

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / N

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



<b>Grantee Activity Number:</b>	<b>COM-NSP-E2-01</b>
<b>Activity Title:</b>	<b>Vista Mar Apartments</b>

**Activity Category:**

Construction of new housing

**Project Number:**

COM-NSP-E

**Projected Start Date:**

05/31/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**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, 2012**

N/A

**To Date**

\$697,718.03

**Total Budget**

\$733,333.00

\$697,718.03

**Total Obligated**

\$0.00

\$733,333.00

**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

\$0.00

Vista Mar Apartments, Ltd.

\$0.00

\$0.00

**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:**

As of 8/25/2011, the project is 100% completed. The lease up of the 110 units was completed by 11/29/2011.

**Accomplishments Performance Measures**

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

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	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	

<b>Grantee Activity Number:</b>	<b>COM-NSP-E2-02</b>
<b>Activity Title:</b>	<b>Notre Dame</b>

**Activity Category:**

Construction of new housing

**Project Number:**

COM-NSP-E

**Projected Start Date:**

05/31/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Residential Redevelopment

**Projected End Date:**

12/31/2012

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

Notre Dame Apartments, LLC

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$366,667.00
<b>Total Budget</b>	\$366,667.00	\$366,667.00
<b>Total Obligated</b>	\$0.00	\$366,667.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Notre Dame Apartments, LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

This new-construction, tax credit project is 100% completed. All units are rented out to qualified tenants. City is awaiting for the proper subordinations to be approved by the State & the County in order to be able to proceed with the closing.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Low flow toilets</b>	0	0/55
<b>#Low flow showerheads</b>	0	0/55
<b>#Units &amp; other green</b>	0	0/55
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>

# of Housing Units	0	0/55
# of Multifamily Units	0	0/55

## Beneficiaries Performance Measures

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

## 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	

<b>Grantee Activity Number:</b>	<b>COM-NSP-E2-03</b>
<b>Activity Title:</b>	<b>SF Residential Redevelopment - LMMI</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

COM-NSP-E

**Projected Start Date:**

01/31/2010

**Benefit Type:**

Direct ( HouseHold )

**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:**

UDG II, LLC

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,350,000.00
<b>Total Budget</b>	\$1,350,000.00	\$1,350,000.00
<b>Total Obligated</b>	\$0.00	\$1,350,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,342,262.34
<b>Program Funds Drawdown</b>	\$0.00	\$1,342,262.34
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,280,131.29
UDG II, LLC	\$0.00	\$1,280,131.29
<b>Match Contributed</b>	\$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:**

Construction on this 48 unit, half-built, abandoned condominium development, known as the Atrium at Spring Garden is not 100% completed. Project is currently being leased. CO was received on 08/20/2012.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
<b>#Energy Star Replacement Windows</b>	0	0/48
<b>#Replaced thermostats</b>	0	0/48
<b>#Replaced hot water heaters</b>	0	0/48

#Light Fixtures (indoors) replaced	0	0/48
#Light fixtures (outdoors) replaced	0	0/48
#Refrigerators replaced	0	0/48
#Dishwashers replaced	0	0/48
#Low flow toilets	0	0/48
#Low flow showerheads	0	0/48
#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	0/48
# of Multifamily Units	0	0/48

## Beneficiaries Performance Measures

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

## 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

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

**Activity Category:**

Construction of new housing

**Activity Status:**

Planned

**Project Number:**

COM-NSP-E

**Project Title:**

Residential Redevelopment

**Projected Start Date:**

08/01/2010

**Projected End Date:**

12/31/2012

**Benefit Type:**

Direct ( HouseHold )

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

NSP Only - LMMI

**Responsible Organization:**

City of Miami Department of Community Development

**Overall****Oct 1 thru Dec 31, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$719,924.52

**Total Budget**

\$702,164.50

\$719,924.52

**Total Obligated**

\$0.00

\$702,164.50

**Total Funds Drawdown**

\$71,469.00

\$337,117.17

**Program Funds Drawdown**

\$71,469.00

\$337,117.17

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$38,406.00

City of Miami - Department of Community Development444

\$0.00

\$38,406.00

**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:**

The City of Miami's NSP funding source is being combined with the Liberty City Revitalization Trust's HUD Neighborhood Initiatives (NI) funds to build 8 homes in Liberty City on city-owned vacant lots. Contracts with 3 contractors have been signed. Operation HOPE, a national initiative to assist potential homeowners with credit and homeownership processes, along with the Liberty City Revitalization Trust, will be marketing these homes to homebuyers who make 80% or less of the area's AMI, family size adjusted. Construction of one of the properties is currently underway and 7 other properties is still pending. Three houses are near completion. Four of the houses pending WASA determination were replaced with different sites. The rest of the sites are going through the final stages of construction.

**Accomplishments Performance Measures**

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**



# of Housing Units	0	0/8
# of Singlefamily Units	0	0/8

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/8	0/8	0
# Owner Households	0	0	0	0/0	0/8	0/8	0

### 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	

---



<b>Grantee Activity Number:</b>	<b>COM-NSP-E2-05</b>
<b>Activity Title:</b>	<b>Redevelopment of Land banked properties</b>

**Activity Category:**

Construction of new housing

**Project Number:**

COM-NSP-E

**Projected Start Date:**

08/15/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Residential Redevelopment

**Projected End Date:**

02/01/2013

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

City of Miami Department of Community Development

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$904,876.71

**Total Budget**

\$1,005,167.50

\$904,876.71

**Total Obligated**

\$0.00

\$1,005,167.50

**Total Funds Drawdown**

\$85,464.76

\$386,369.36

**Program Funds Drawdown**

\$85,464.76

\$386,369.36

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$38,766.75

City of Miami - Department of Community Development444 \$0.00

\$38,766.75

**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:**

The City of Miami's NSP funding will be used to construct 7 new homes in the AGN. Six of the properties are land banked properties under the NSP1-Strategy C: Land Banking, which were already purchased, and will be demolished with NSP1-Strategy D: Demolition funding. The last lot is a vacant lot already owned by the City. Contracts with 3 contractors have been signed. As with the Liberty City 8 home project, Operation HOPE, a national initiative to assist potential homeowners with credit and homeownership processes, along with the Liberty City Revitalization Trust, will be marketing these homes to homebuyers who make 120% or less of the area's AML, family-size adjusted. An application process will be implemented to sell these homes. Design has been completed on all 7 homes. Construction has actually begun already on four properties and two of them are approximately 95% completed, the rest should start soon.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/7

# of Singlefamily Units

0

0/7

Beneficiaries Performance Measures

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

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	

---

<b>Grantee Activity Number:</b>	<b>COM-NSP-F1</b>
<b>Activity Title:</b>	<b>Planning and Administration</b>

**Activity Category:**

Administration

**Project Number:**

COM-NSP-F

**Projected Start Date:**

02/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning and Administration

**Projected End Date:**

09/09/2013

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

City of Miami Department of Community Development

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$1,206,370.00

**Total Budget**

\$1,206,370.00

\$1,206,370.00

**Total Obligated**

\$0.00

\$1,206,370.00

**Total Funds Drawdown**

\$1,483.53

\$1,177,189.79

**Program Funds Drawdown**

\$1,483.53

\$1,177,189.79

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$1,056,327.48

City of Miami - Department of Community Development444

\$0.00

\$1,056,327.48

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Program Administration for the NSP Program

**Location Description:**
**Activity Progress Narrative:**

Program Administration

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**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

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