

Grantee: Miami, FL

Grant: B-08-MN-12-0016

April 1, 2013 thru June 30, 2013 Performance Report



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:

alfredo Dura

Estimated PI/RL Funds:

\$451.88

Total Budget:

\$12,064,153.88

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	\$12,064,153.88
Total Budget	\$452.28	\$12,064,153.88
Total Obligated	\$451.88	\$12,064,153.88
Total Funds Drawdown	\$79,900.70	\$12,064,153.88
Program Funds Drawdown	\$79,900.70	\$12,063,702.00
Program Income Drawdown	\$0.00	\$451.88
Program Income Received	\$0.00	\$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	\$1,206,370.00
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 is on target to meet its NSP expenditure obligations. Many of the projects are completed and some are on the lease up stage. The City has expended \$11,984,253 which represents 99% of the total HUD funding of \$12,063,702. As of April 12, 2013, HUD provided the City with a 60-day extension in order to be able to spend the remaining balance of the program funds.

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	\$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	\$77,469.23	\$4,199,186.26	\$4,199,186.26
COM-NSP-F, Planning and Administration	\$2,431.47	\$1,206,370.00	\$1,206,370.00



Activities

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 (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

Apr 1 thru Jun 30, 2013

N/A

To Date

\$1,833,260.71

Total Budget

(\$9,408.79)

\$1,833,260.71

Total Obligated

(\$9,408.79)

\$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

\$1,076,501.47

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, tenants have moved back into the building. The building at 741 is approximately 60% completed.

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

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 (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
Total Budget
Total Obligated
Total Funds Drawdown
Program Funds Drawdown
Program Income Drawdown
Program Income Received
Total Funds Expended

RUDG-MBCDC I, LLC

Match Contributed
Apr 1 thru Jun 30, 2013

N/A

(\$10,140.00)

(\$10,140.00)

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$960,000.00

\$960,000.00

\$960,000.00

\$960,000.00

\$960,000.00

\$0.00

\$0.00

\$938,570.60

\$938,570.60

\$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-built 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

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

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 (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
Total Budget
Total Obligated
Total Funds Drawdown
Program Funds Drawdown
Program Income Drawdown
Program Income Received
Total Funds Expended

St. John Village 1410, LLC

Match Contributed
Apr 1 thru Jun 30, 2013

N/A

(\$9,836.55)

(\$9,836.55)

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$1,040,303.45

\$1,040,303.45

\$1,040,303.45

\$1,040,303.45

\$1,040,303.45

\$0.00

\$0.00

\$513,831.87

\$513,831.87

\$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 18 unit multi-family, vacant, development in Overtown. The project encountered unforeseen challenges in the procurement process while attempting to engage architectural services. the rehabilitation stage is now completed and is currently in the lease up process.

Accomplishments Performance Measures

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

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 (HouseHold)

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
Apr 1 thru Jun 30, 2013

N/A

To Date

\$1,200,000.01

Total Budget

(\$10,139.99)

\$1,200,000.01

Total Obligated

(\$10,139.99)

\$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

\$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. All units have been leased up.

Accomplishments Performance Measures

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

	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 (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	Apr 1 thru Jun 30, 2013	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	\$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 tree 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 \$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

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 (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

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$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
City of Miami - Department of Community Development444	\$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:

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

	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



	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

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 Development444

Overall

	Apr 1 thru Jun 30, 2013	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	\$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 has commenced. This single family home was purchased under strategy C: Land Banking. Once completed, the home will be sold to a family at or below 120% AMI. The property was deeded to Allapattah Business Development Authority on 10/24/2012.

Accomplishments Performance Measures

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



#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	0	8/8
#Light fixtures (outdoors) replaced	0	4/4
#Refrigerators replaced	0	1/1
#Clothes washers replaced	0	1/1
#Low flow toilets	0	2/2
#Low flow showerheads	0	1/1
#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 Households	0	0	0	0/0	0/0	1/1	0.00
# Owner Households	0	0	0	0/0	0/0	1/1	0.00

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-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 ()

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
Total Projected Budget from All Sources
Apr 1 thru Jun 30, 2013

N/A

To Date

\$798,123.35

Total Budget

(\$1,876.65)

\$798,123.35

Total Obligated

(\$1,876.65)

\$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

\$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 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:

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 will be 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, and the last home will also be rehabilitated.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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 Development444

Overall
Total Projected Budget from All Sources
Apr 1 thru Jun 30, 2013

N/A

To Date

\$699,999.60

Total Budget

\$0.00

\$699,999.60

Total Obligated

(\$0.40)

\$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

\$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 45 properties have been demolished to date.

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	

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 (HouseHold)

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
Apr 1 thru Jun 30, 2013

N/A

To Date

\$697,718.03

Total Budget

(\$35,614.97)

\$697,718.03

Total Obligated

(\$35,614.97)

\$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

\$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 08/25/2011 the project is 100% completed. The lease up of the 110 units was completed by 11/29/2011. Accomplishments have been already entered.

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



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 (HouseHold)

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
Apr 1 thru Jun 30, 2013

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

\$0.00

Notre Dame Apartments, LLC

\$0.00

\$0.00

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:

This new construction tax credit project is 100% completed and leased up.

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 (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	Apr 1 thru Jun 30, 2013	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	\$1,280,131.29
UDG II, LLC	\$0.00	\$1,280,131.29
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:

Construction of this 48 unit, half-built, abandoned condominium development, known as the Atrium at Spring Garden is 100% completed and leased up.

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	0	0	0	38/0	0/0	48/0	79.17
# Renter Households	0	0	0	38/0	0/0	48/0	79.17

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

Project Number:

COM-NSP-E

Projected Start Date:

08/01/2010

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:

City of Miami - Department of Community Development444

Overall
Total Projected Budget from All Sources
Apr 1 thru Jun 30, 2013

N/A

To Date

\$719,924.52

Total Budget

\$40,807.53

\$719,924.52

Total Obligated

\$40,807.53

\$719,924.52

Total Funds Drawdown

\$40,807.53

\$719,924.52

Program Funds Drawdown

\$40,807.53

\$719,924.52

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:

Units and construction in various stages. Potential homebuyers are being processed.

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
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

Activity Status:

Under Way

Project Number:

COM-NSP-E

Project Title:

Residential Redevelopment

Projected Start Date:

08/15/2010

Projected End Date:

02/01/2013

Benefit Type:

Direct (HouseHold)

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

NSP Only - LMMI

Responsible Organization:

City of Miami - Department of Community Development444

Overall**Apr 1 thru Jun 30, 2013****To Date****Total Projected Budget from All Sources**

N/A

\$904,876.71

Total Budget

\$36,661.70

\$904,876.71

Total Obligated

\$36,661.70

\$904,876.71

Total Funds Drawdown

\$36,661.70

\$904,876.71

Program Funds Drawdown

\$36,661.70

\$904,876.71

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:

Units and construction in various stages. Potential Homebuyers are being processed.

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
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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Residential Redevelopment

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

O.M. Corporation,

Overall
Total Projected Budget from All Sources
Apr 1 thru Jun 30, 2013

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

\$0.00

O.M. Corporation,

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

CONSTRUCTION OF 6 AFFORDABLE HOUSING UNITS

Location Description:
Activity Progress Narrative:

Construction has been completed. Lease up is underway.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Multifamily Units	0	0/6



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/1	0/5	0/6	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
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	COM-NSP-F1
Activity Title:	Planning and Administration

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
Total Budget
Total Obligated
Total Funds Drawdown
Program Funds Drawdown
Program Income Drawdown
Program Income Received
Total Funds Expended
Apr 1 thru Jun 30, 2013

N/A

\$0.00

\$0.00

\$2,431.47

\$2,431.47

\$0.00

\$0.00

\$0.00

To Date

\$1,206,370.00

\$1,206,370.00

\$1,206,370.00

\$1,206,370.00

\$1,206,370.00

\$0.00

\$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:
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
