

## Jan 1, 2012 thru Mar 31, 2012 Performance Report

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

**Obligation Date:**

**Grantee Name:**  
Miami, FL

**Award Date:**

**Grant Amount:**  
\$12,063,702.00

**Contract End Date:**  
03/13/2013

**Estimated PI/RL Funds:**  
\$0.00

**Reviewed By HUD:**  
Submitted - Await for Review

**Total Budget:**  
\$12,063,702.00

**Grant Status:**  
Active

**QPR Contact:**  
No QPR Contact Found

### Disasters: Declaration Number

NSP

### 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

**Total Projected Budget from All Sources**

### This Report Period

N/A

### To Date

12,063,702

Total Budget	0	12,063,702
Total Obligated	\$0.00	\$12,063,702.00
Total Funds Drawdown	\$314,541.67	\$7,677,884.12
Program Funds Drawdown	\$314,541.67	\$7,677,884.12
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
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%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	1,809,555.3	0
Limit on Admin/Planning	1,206,370.2	1,084,843.82
Limit on State Admin	0	1,084,843.82

### Progress Toward Activity Type Targets

Activity Type	Target	Actual
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### Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	3,015,925.5	5,073,089.5

### Overall Progress Narrative:

The City of Miami is on target to meet all of its NSP expenditure deadlines. All projects are underway, and no development substitution has occurred since obligation of all the NSP1 funding in September of 2010. The City still has all funds obligated and has \$8,041,141.24 expended, which represents 67% of the total HUD funding of \$12,063,702. The first occupancy of an NSP home was accomplished in December of 2010, with a low-income family moving into a 3/2 single-family.

### Project Summary

Project#, Project Title	This Report Period	To Date
	Program Funds Drawdown	Project Funds Budgeted Program Funds Drawdown
9999, Restricted Balance	0	0 0
COM-NSP-A, Financial Assistance	0	0 0
COM-NSP-B, Residential Acquisition/ Acquisition and Rehabilitation	243,809	5,200,000 3,820,953.94
COM-NSP-C, Land Banking	0	800,000 796,867.8
COM-NSP-D, Clearance and Demolition	50,975.64	700,000 573,914.52
COM-NSP-E, Residential Redevelopment	0	4,157,332 1,401,304.04
COM-NSP-F, Planning and Administration	19,757.03	1,206,370 1,084,843.82

### Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
COM-NSP-B	Residential Acquisition/ Acquisition and Rehabilitation	COM-NSP-B2	SF Purchase & Rehab LMML - (not new construction)
COM-NSP-B	Residential Acquisition/ Acquisition and Rehabilitation	COM-NSP-B1-01	Comprehensive Outreach Programs, Inc.
COM-NSP-B	Residential Acquisition/ Acquisition and Rehabilitation	COM-NSP-B1-02	Camache
COM-NSP-B	Residential Acquisition/ Acquisition and Rehabilitation	COM-NSP-B1-03	St. John Village
COM-NSP-B	Residential Acquisition/ Acquisition and Rehabilitation	COM-NSP-B1-04	M&M Maison I Apartments
COM-NSP-B	Residential Acquisition/ Acquisition and Rehabilitation	COM-NSP-B4	Rehab of Land banked properties
COM-NSP-B	Residential Acquisition/ Acquisition and Rehabilitation	COM-NSP-B3	SF land banked home occupant
COM-NSP-B	Residential Acquisition/ Acquisition and Rehabilitation	COM-NSP-B3-01	SF Land Banked Home Occupant
COM-NSP-C	Land Banking	COM-NSP-C1	Land Banking
COM-NSP-D	Clearance and Demolition	COM-NSP-D1	Demolition
COM-NSP-E	Residential Redevelopment	COM-NSP-E2-03	SF Residential Redevelopment - LMML
COM-NSP-E	Residential Redevelopment	COM-NSP-E2-01	Vista Mar Apartments
COM-NSP-E	Residential Redevelopment	COM-NSP-E2-02	Notre Dame
COM-NSP-E	Residential Redevelopment	COM-NSP-E2-04	Single-family new construction on City-owned lots
COM-NSP-E	Residential Redevelopment	COM-NSP-E2-05	Redevelopment of Land banked properties
COM-NSP-F	Planning and Administration	COM-NSP-F1	Planning and Administration

## Activities

**Grantee Activity Number:**  
COM-NSP-B1-01

**Activity Category:**  
Acquisition - general

**Project Number:**  
COM-NSP-B

**Projected Start Date:**  
06/30/2010

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
Comprehensive Outreach Programs, Inc.

**Benefit Type:**  
Direct Benefit (Households)

**Activity Title:**  
Comprehensive Outreach Programs, Inc.

**Activity Status:**  
Under Way

**Project Title:**  
Residential Acquisition/ Acquisition and Rehabilitation

**Projected End Date:**  
05/31/2012

**Completed Activity Actual End Date:**

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$1,842,669.50
<b>Total Budget:</b>	\$0.00	\$1,842,669.50
<b>Total Obligated:</b>	\$0.00	\$1,842,669.50
<b>Total Funds Drawdown</b>	\$166,229.00	\$1,312,176.30
Program Funds Drawdown:	\$166,229.00	\$1,312,176.30
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$1,076,501.47
Comprehensive Outreach Programs, Inc.	\$0.00	\$1,076,501.47
<b>Match Contributed:</b>	\$0.00	\$0.00

### Accomplishments Performance Measures

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

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

### Beneficiaries Performance Measures

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

### 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 begun. The building at 721 is approximately 95% completed and is expected to receive a certificate of occupancy by the end of May. Thereafter, the tenants which were

temporarilyrelocated will begin to move back in to the building. The building at 741 is approximately 60% complete.

#### Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

#### Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

#### Other Funding Sources

Amount
No Other Funding Sources Found

#### Grantee Activity Number:

COM-NSP-B1-02

#### Activity Title:

Camacho

#### Activity Category:

Acquisition - general

#### Activity Status:

Under Way

#### Project Number:

COM-NSP-B

#### Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

#### Projected Start Date:

08/01/2010

#### Projected End Date:

05/31/2012

#### National Objective:

NSP Only - LH - 25% Set-Aside

#### Completed Activity Actual End Date:

#### Responsible Organization:

RUDG-MBCDC I, LLC

#### Benefit Type:

Direct Benefit (Households)

#### Overall

	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$970,140.00
<b>Total Budget:</b>	\$0.00	\$970,140.00
<b>Total Obligated:</b>	\$0.00	\$970,140.00
<b>Total Funds Drawdown</b>	\$180.00	\$938,750.60
Program Funds Drawdown:	\$180.00	\$938,750.60
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$938,570.60
RUDG-MBCDC I, LLC	\$0.00	\$938,570.60
<b>Match Contributed:</b>	\$0.00	\$0.00

#### Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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

## Cumulative Race Total

Direct Benefit (Households)	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	0	0	0	0	0	0	23	23	23	23
Black/African American	0	0	0	0	0	0	0	0	1	1	1	1

## 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.

## Activity Location:

Address	City	State	Zip	Status / Accept
124 SW 8TH AVENUE	MIAMI	Florida	33130-1216 Match / N	

## Other Funding Sources Budgeted - Detail

## Match Sources

## Amount

No Other Match Funding Sources Found

## Other Funding Sources

## Amount

No Other Funding Sources Found

## Grantee Activity Number:

COM-NSP-B1-03

## Activity Title:

St. John Village

## Activity Category:

Acquisition - general

## Activity Status:

Under Way

## Project Number:

COM-NSP-B

## Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

## Projected Start Date:

06/30/2010

## Projected End Date:

05/31/2012

## National Objective:

NSP Only - LH - 25% Set-Aside

## Completed Activity Actual End Date:

## Responsible Organization:

St. John Village 1410, LLC

## Benefit Type:

Direct Benefit (Households)

## Overall

## Jan 1 thru Mar 31, 2012

## To Date

## Total Projected Budget from All Sources:

N/A

\$1,050,140.00

## Total Budget:

\$0.00

\$1,050,140.00

## Total Obligated:

\$0.00

\$1,050,140.00

## Total Funds Drawdown

\$0.00

\$514,038.37

Program Funds Drawdown:

\$0.00

\$514,038.37

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

## Accomplishments Performance Measures

## This Report Period

## Cumulative Actual Total / Expected

	Total	Total
# of Properties	0	0/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by condemnation	0	0/0
# of Parcels acquired by admin settlement	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to owners	0	0/0

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

### Beneficiaries Performance Measures

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

### 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 May 2012.

### Activity Location:

Address	City	State	Zip	Status / Accept
1410 NW 1st Ave	Miami	Florida	33136-2000 Match / Y	

### Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

**Grantee Activity Number:**  
COM-NSP-B1-04

**Activity Category:**  
Acquisition - general

**Project Number:**  
COM-NSP-B

**Projected Start Date:**  
08/25/2010

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
1521 LLC

**Benefit Type:**  
Direct Benefit (Households)

**Activity Title:**  
M&M Maison I Apartments

**Activity Status:**  
Planned

**Project Title:**  
Residential Acquisition/ Acquisition and Rehabilitation

**Projected End Date:**  
07/31/2012

**Completed Activity Actual End Date:**

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$1,210,140.00
Total Budget:	\$0.00	\$1,210,140.00

<b>Total Obligated:</b>	\$0.00	\$1,210,140.00
<b>Total Funds Drawdown</b>	\$77,400.00	\$956,162.42
Program Funds Drawdown:	\$77,400.00	\$956,162.42
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$830,632.42
1521 LLc	\$0.00	\$830,632.42
<b>Match Contributed:</b>	\$0.00	\$0.00

### Accomplishments Performance Measures

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

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

### Beneficiaries Performance Measures

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total Low/Mod%</b>	
# 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 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 begun. Currently, about 89% of the work has been completed. This property is being developed by The Urban League of Greater Miami, Inc. Due to delays in the closing, bidding and selection process, the developer requested an extension to start construction to August 1, 2011. Project is underway.

### Activity Location:

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Status / Accept</b>
1521 NW 61st St	Miami	Florida	33142-8128 Match / Y	

### Other Funding Sources Budgeted - Detail

<b>Match Sources</b>	<b>Amount</b>
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No Other Match Funding Sources Found

<b>Other Funding Sources</b>	<b>Amount</b>
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No Other Funding Sources Found

**Grantee Activity Number:**  
COM-NSP-B2

**Activity Title:**  
SF Purchase & Rehab LMMI - (not new construction)

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
COM-NSP-B

**Project Title:**  
Residential Acquisition/ Acquisition and Rehabilitation

**Projected Start Date:**  
02/01/2009

**Projected End Date:**  
12/31/2011

**National Objective:**  
NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Prodesa Development LLC/Burgos Lanza & Associates, Inc.

**Benefit Type:**  
Direct Benefit (Households)

#### Overall

	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$61,000.00
<b>Total Budget:</b>	\$0.00	\$61,000.00
<b>Total Obligated:</b>	\$0.00	\$61,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$55,107.51
Program Funds Drawdown:	\$0.00	\$55,107.51
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$45,804.26
Prodesa Development LLC/Burgos Lanza & Associates, Inc.	\$0.00	\$45,804.26
<b>Match Contributed:</b>	\$0.00	\$0.00

#### Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by condemnation	0	0/0
# of Parcels acquired by admin settlement	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to owners	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 Total	Cumulative Actual Total / Expected 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
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	1/0	1/1	100

#### Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	0	0	0	0	1	1	0	0	1	1
Households Female	0		0		0		1		0		1	

#### 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.

**Activity Location:**

Address	City	State	Zip	Status / Accept
3634 NW 13th St	Miami	Florida	33125-2819 Match / Y	

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0

**Grantee Activity Number:**  
COM-NSP-B3

**Activity Title:**  
SF land banked home occupant

**Activity Category:**  
Acquisition - general

**Activity Status:**  
Completed

**Project Number:**  
COM-NSP-B

**Project Title:**  
Residential Acquisition/ Acquisition and Rehabilitation

**Projected Start Date:**  
12/31/2009

**Projected End Date:**  
12/31/2010

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com

**Benefit Type:**  
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
<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
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$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 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com	\$0.00	\$0.00
<b>Match Contributed:</b>	\$0.00	\$0.00

**Accomplishments Performance Measures**

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

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

	This Report Period Total	Cumulative Actual Total / Expected 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
# Owner Households	0	0	0	1/1	0/0	1/1 100

#### Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Black/African American	0	0	0	0	0	0	1	0	0	0	1	0
Households Female	0		0		0		1		0		1	

#### 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.

#### Activity Location:

Address	City	State	Zip	Status / Accept
5313 W 1st Ave	Miami	Florida	33012-2701 Match / Y	

#### Other Funding Sources Budgeted - Detail

##### Match Sources

Amount

No Other Match Funding Sources Found

##### Other Funding Sources

Amount

No Other Funding Sources Found

#### Grantee Activity Number:

COM-NSP-B3-01

#### Activity Title:

SF Land Banked Home Occupant

#### Activity Category:

Acquisition - general

#### Activity Status:

Completed

#### Project Number:

COM-NSP-B

#### Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

#### Projected Start Date:

03/01/2010

#### Projected End Date:

12/31/2011

#### National Objective:

NSP Only - LMMI

#### Completed Activity Actual End Date:

#### Responsible Organization:

City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com

#### Benefit Type:

Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
<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
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$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 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com	\$0.00	\$0.00
<b>Match Contributed:</b>	\$0.00	\$0.00

### Accomplishments Performance Measures

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

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/1	1/1	100
# Owner Households	0	1	1	0/0	1/1	1/1	100

### Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	1	0	0	0	1	0	1	0	0	0	1	0

### 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:

### Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

### Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

**Grantee Activity Number:**

COM-NSP-B4

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

COM-NSP-B

**Projected Start Date:**

09/15/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Miami - Department of Community Development444 SW 2 Avenue, 2  
Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy  
DirectorPhone #: 305-416-2080; email: aduran@miamigov.com

**Benefit Type:**

Direct Benefit (Households)

**Activity Title:**

Rehab of Land banked properties

**Activity Status:**

Under Way

**Project Title:**

Residential Acquisition/ Acquisition and Rehabilitation

**Projected End Date:**

12/31/2011

**Completed Activity Actual End Date:****Overall****Jan 1 thru Mar 31, 2012****To Date****Total Projected Budget from All Sources:**

N/A

\$65,910.50

**Total Budget:**

\$0.00

\$65,910.50

**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 SW 2 Avenue, 2 Floor, Miami,  
FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email:  
aduran@miamigov.com

\$0.00

\$44,718.74

**Match Contributed:**

\$0.00

\$0.00

**Accomplishments Performance Measures**

	<b>This Report Period Total</b>	<b>Cumulative Actual Total / Expected 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
<b>#Replaced thermostats</b>	0	0/1
<b>#Replaced hot water heaters</b>	0	0/1
<b>#Light Fixtures (indoors) replaced</b>	0	0/8
<b>#Light fixtures (outdoors) replaced</b>	0	0/4
<b>#Refrigerators replaced</b>	0	0/1
<b>#Clothes washers replaced</b>	0	0/1
<b>#Low flow toilets</b>	0	0/2
<b>#Low flow showerheads</b>	0	0/1
<b>#Units with bus/rail access</b>	0	0/1

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

**Beneficiaries Performance Measures**

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

**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.

### Activity Location:

Address	City	State	Zip	Status / Accept
2525 NW 34th St	Miami	Florida	33142-5214 Match / Y	

### Other Funding Sources Budgeted - Detail

Match Sources	Amount
---------------	--------

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

### Grantee Activity Number:

COM-NSP-C1

### Activity Title:

Land Banking

### Activity Category:

Land Banking - Acquisition (NSP Only)

### Activity Status:

Under Way

### Project Number:

COM-NSP-C

### Project Title:

Land Banking

### Projected Start Date:

12/15/2009

### Projected End Date:

09/06/2011

### National Objective:

NSP Only - LMMI

### Completed Activity Actual End Date:

### Responsible Organization:

City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com

### Benefit Type:

Area Benefit (Census)

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$800,000.00
<b>Total Budget:</b>	\$0.00	\$800,000.00
<b>Total Obligated:</b>	\$0.00	\$800,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$796,867.80
Program Funds Drawdown:	\$0.00	\$796,867.80
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$1,581,313.86
City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com	\$0.00	\$1,581,313.86
<b>Match Contributed:</b>	\$0.00	\$0.00

### Accomplishments Performance Measures

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

### 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.

### Activity Location:

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

### Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Subtotal Match Sources	0
------------------------	---

Other Funding Sources	Amount
Neighborhood Stabilization Program	0

Total Other Funding Sources	0
-----------------------------	---

**Grantee Activity Number:**  
COM-NSP-D1

**Activity Title:**  
Demolition

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Under Way

**Project Number:**  
COM-NSP-D

**Project Title:**  
Clearance and Demolition

**Projected Start Date:**  
12/28/2009

**Projected End Date:**  
09/06/2012

**National Objective:**  
NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com

**Benefit Type:**  
Area Benefit (Census)

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$700,000.00
<b>Total Budget:</b>	\$0.00	\$700,000.00
<b>Total Obligated:</b>	\$0.00	\$700,000.00
<b>Total Funds Drawdown</b>	\$50,975.64	\$573,914.52
Program Funds Drawdown:	\$50,975.64	\$573,914.52
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$486,374.58
City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com	\$0.00	\$486,374.58
<b>Match Contributed:</b>	\$0.00	\$0.00

### Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	3	33/24

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	3	33/24
# of Multifamily Units	0	3/2
# of Singlefamily Units	3	30/22

**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:**

The City procured an asbestor abatement contractor, as well as a demolition contractor. Both contractors finished their Section 3 plans, and were trained in meeting Davis-Bacon Requirements. A total of thirty properties have been demolished to date.

**Activity Location:**

Address	City	State	Zip	Status / Accept
5800 NW 5th Ave	Miami	Florida	33127-1574	Match / Y
595 NW 52nd St	Miami	Florida	33127-1941	Match / Y
1701 SW 23rd Ave	Miami	Florida	33145-2433	Match / Y

**Other Funding Sources Budgeted - Detail****Match Sources****Amount**

No Other Match Funding Sources Found

**Other Funding Sources****Amount**

No Other Funding Sources Found

**Grantee Activity Number:**  
COM-NSP-E2-01

**Activity Title:**  
Vista Mar Apartments

**Activity Category:**  
Construction of new housing

**Activity Status:**  
Under Way

**Project Number:**  
COM-NSP-E

**Project Title:**  
Residential Redevelopment

**Projected Start Date:**  
05/31/2010

**Projected End Date:**  
05/31/2012

**National Objective:**  
NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Vista Mar Apartments, Ltd.

**Benefit Type:**  
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$733,333.00
<b>Total Budget:</b>	\$0.00	\$733,333.00
<b>Total Obligated:</b>	\$0.00	\$733,333.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$0.00
Vista Mar Apartments, Ltd.	\$0.00	\$0.00
<b>Match Contributed:</b>	\$0.00	\$0.00

**Accomplishments Performance Measures**

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

#Low flow showerheads

0

0/110

**This Report Period  
Total****Cumulative Actual Total / Expected  
Total**

# of Housing Units

0

0/110

# of Multifamily Units

0

0/110

**Beneficiaries Performance Measures****This Report Period****Cumulative Actual Total / Expected**

	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Households	110	0	110	110/0	0/0	110/110 100
# Renter Households	110	0	110	110/0	0/0	110/110 100

# of Households

110 0 110

110/0 0/0 110/110 100

# Renter Households

110 0 110

110/0 0/0 110/110 100

**Cumulative Race Total**

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	45	42	45	42	0	0	45	42	45	42
Black/African American	0	0	30	5	30	5	0	0	30	5	30	5
Other multi-racial	0	0	35	34	35	34	0	0	35	34	35	34

**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.

**Activity Location:**

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

**Other Funding Sources Budgeted - Detail****Match Sources****Amount**

No Other Match Funding Sources Found

**Other Funding Sources****Amount**

No Other Funding Sources Found

**Grantee Activity Number:**  
COM-NSP-E2-02

**Activity Title:**  
Notre Dame

**Activity Category:**  
Construction of new housing

**Activity Status:**  
Under Way

**Project Number:**  
COM-NSP-E

**Project Title:**  
Residential Redevelopment

**Projected Start Date:**  
05/31/2010

**Projected End Date:**  
12/31/2012

**National Objective:**  
NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Notre Dame Apartments, LLC

**Benefit Type:**  
Direct Benefit (Households)



Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$366,667.00
<b>Total Budget:</b>	\$0.00	\$366,667.00
<b>Total Obligated:</b>	\$0.00	\$366,667.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$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

### Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# 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 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. Lease up efforts are currently in process.

### Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

### Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

**Grantee Activity Number:**  
COM-NSP-E2-03

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
COM-NSP-E

**Projected Start Date:**  
01/31/2010

**Activity Title:**  
SF Residential Redevelopment - LMMI

**Activity Status:**  
Under Way

**Project Title:**  
Residential Redevelopment

**Projected End Date:**  
02/01/2013

**National Objective:**  
NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**  
UDG II, LLC

**Benefit Type:**  
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$1,350,000.00
<b>Total Budget:</b>	\$0.00	\$1,350,000.00
<b>Total Obligated:</b>	\$0.00	\$1,350,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,282,393.63
Program Funds Drawdown:	\$0.00	\$1,282,393.63
Program Income Drawdown:	\$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

### Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/48
#Replaced thermostats	0	0/48
#Replaced hot water heaters	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 Total	Cumulative Actual Total / Expected 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 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 now 90% completed.

### Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

### Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0
Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0

<b>Grantee Activity Number:</b> COM-NSP-E2-04	<b>Activity Title:</b> Single-family new construction on City-owned lots
<b>Activity Category:</b> Construction of new housing	<b>Activity Status:</b> Planned
<b>Project Number:</b> COM-NSP-E	<b>Project Title:</b> Residential Redevelopment
<b>Projected Start Date:</b> 08/01/2010	<b>Projected End Date:</b> 12/31/2012
<b>National Objective:</b> NSP Only - LMMI	<b>Completed Activity Actual End Date:</b>
<b>Responsible Organization:</b> City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com	
<b>Benefit Type:</b> Direct Benefit (Households)	

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$702,164.50
<b>Total Budget:</b>	\$0.00	\$702,164.50
<b>Total Obligated:</b>	\$0.00	\$702,164.50
<b>Total Funds Drawdown</b>	\$0.00	\$69,143.66
Program Funds Drawdown:	\$0.00	\$69,143.66
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$38,406.00
City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com	\$0.00	\$38,406.00
<b>Match Contributed:</b>	\$0.00	\$0.00

### Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
#Low flow toilets	0	0/16
#Low flow showerheads	0	0/16
#Units with bus/rail access	0	0/8
#Sites re-used	0	0/8
#Units & other green	0	0/8

	This Report Period 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 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.

**Activity Location:**

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

**Grantee Activity Number:**  
COM-NSP-E2-05

**Activity Category:**  
Construction of new housing

**Project Number:**  
COM-NSP-E

**Projected Start Date:**  
08/15/2010

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Miami - Department of Community Development  
444 SW 2 Avenue, 2 Floor, Miami, FL 33130  
Contact Information: Alfredo Duran, Deputy Director  
Phone #: 305-416-2080; email: aduran@miamigov.com

**Benefit Type:**  
Direct Benefit (Households)

**Activity Title:**  
Redevelopment of Land banked properties

**Activity Status:**  
Planned

**Project Title:**  
Residential Redevelopment

**Projected End Date:**  
02/01/2013

**Completed Activity Actual End Date:**

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$1,005,167.50
<b>Total Budget:</b>	\$0.00	\$1,005,167.50
<b>Total Obligated:</b>	\$0.00	\$1,005,167.50
<b>Total Funds Drawdown</b>	\$0.00	\$49,766.75
Program Funds Drawdown:	\$0.00	\$49,766.75
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$0.00	\$38,766.75
City of Miami - Department of Community Development 444 SW 2 Avenue, 2 Floor, Miami, FL 33130 Contact Information: Alfredo Duran, Deputy Director Phone #: 305-416-2080; email: aduran@miamigov.com	\$0.00	\$38,766.75
<b>Match Contributed:</b>	\$0.00	\$0.00

**Accomplishments Performance Measures**

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

# of Housing Units	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 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 AMI, family-size adjusted. A lottery process will be implemented to sell these homes. Design has been completed on all 7 homes. Construction has actually begun already on one property and the rest should start soon.

### Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

### Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

### Other Funding Sources

Amount
No Other Funding Sources Found

### Grantee Activity Number:

COM-NSP-F1

### Activity Title:

Planning and Administration

### Activity Category:

Administration

### Activity Status:

Under Way

### Project Number:

COM-NSP-F

### Project Title:

Planning and Administration

### Projected Start Date:

02/01/2009

### Projected End Date:

09/09/2013

### National Objective:

N/A

### Completed Activity Actual End Date:

### Responsible Organization:

City of Miami - Department of Community Development444 SW 2 Avenue, 2 Floor, Miami, FL 33130Contact Information: Alfredo Duran, Deputy DirectorPhone #: 305-416-2080; email: aduran@miamigov.com

### Benefit Type:

N/A

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$1,206,370.00
Total Budget:	\$0.00	\$1,206,370.00
Total Obligated:	\$0.00	\$1,206,370.00
Total Funds Drawdown	\$19,757.03	\$1,084,843.82
Program Funds Drawdown:	\$19,757.03	\$1,084,843.82
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$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:****Activity Location:**

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

**Other Funding Sources Budgeted - Detail****Match Sources****Amount**

No Other Match Funding Sources Found

Subtotal Match Sources

0

**Other Funding Sources****Amount**

Neighborhood Stabilization Program

0

Total Other Funding Sources

0