

Grantee: Miami, FL

Grant: B-08-MN-12-0016

October 1, 2009 thru December 31, 2009 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:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

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

Distribution and and Uses of Funds:

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

Definitions and Descriptions:

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

Low Income Targeting:

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

Acquisition and Relocation:

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

Public Comment:

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,063,702.00
Total CDBG Program Funds Budgeted	N/A	\$12,063,702.00
Program Funds Drawdown	\$283,595.21	\$324,463.42
Program Funds Obligated	\$259,320.72	\$336,369.42
Program Funds Expended	\$336,369.42	\$336,369.42
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$151,909.92
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

The City of Miami has expended/obligated \$336,369 as of 12/31/09. There are an additional \$6,750,000 in transactions in various levels of commitment, for a total of 64% of the total project funds usage identified and in the process of commitment. The City is on target to expend/commit all of it's NSP funding by 9/6/10. To better implement the plan, the City requested US HUD's approval to expand the City's NSP Areas of Greatest Need (AGN). US HUD approved the expanded area in late January 2010.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
COM-NSP-A, Financial Assistance	\$0.00	\$0.00	\$0.00
COM-NSP-B, Residential Acquisition/ Acquisition and	\$0.00	\$6,600,000.00	\$0.00
COM-NSP-C, Land Banking	\$172,553.50	\$1,851,000.00	\$172,553.50
COM-NSP-D, Clearance and Demolition	\$0.00	\$700,000.00	\$0.00
COM-NSP-E, Residential Redevelopment	\$0.00	\$1,706,332.00	\$0.00
COM-NSP-F, Planning and Administration	\$111,041.71	\$1,206,370.00	\$151,909.92

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 Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

05/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Comprehensive Outreach Programs, Inc.

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,842,669.50
Total CDBG Program Funds Budgeted	N/A	\$1,842,669.50
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of Parcels acquired voluntarily	0	0/2
	This Report Period	Cumulative Actual Total / Expected
	Total	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-B1-03

Activity Title: St. John Village

Activity Category:

Acquisition - general

Project Number:

COM-NSP-B

Projected Start Date:

06/30/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

05/31/2012

Completed Activity Actual End Date:

Responsible Organization:

St. John Village 1410, LLC

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,050,140.00
Total CDBG Program Funds Budgeted	N/A	\$1,050,140.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

1410 N.W. 1st Avenue Miami, Florida

Activity Progress Narrative:

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 Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

07/31/2012

Completed Activity Actual End Date:

Responsible Organization:

1521 LLC

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,210,140.00
Total CDBG Program Funds Budgeted	N/A	\$1,210,140.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
1521 LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

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-O2

Activity Title: Camacho

Activity Category:

Acquisition - general

Project Number:

COM-NSP-B

Projected Start Date:

08/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

05/31/2012

Completed Activity Actual End Date:

Responsible Organization:

RUDG-MBCDC I, LLC

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$970,140.00
Total CDBG Program Funds Budgeted	N/A	\$970,140.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

124 & 134 SW 8th Avenue, Miami. Florida

Activity Progress Narrative:

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	0/24

Beneficiaries Performance Measures

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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Prodesa Development LLC/Burgos Lanza & Associates,

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$61,000.00
Total CDBG Program Funds Budgeted	N/A	\$61,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

The City of Miami had issued a Single-family developer RFP to assist NSP homebuyers in rehabilitating single family foreclosed homes, which will be financed with NSP funding. The City's NSP Advisory Task Force recommended and the City of Miami's Housing and Commercial Loan Committee has awarded 2 - \$250,000 contracts to Prodesa Development LLC/Burgos Lanza & Associates, Inc. and to Pointe Developers, Inc. The 2 contracts, totalling \$500,000, are in the process of being signed.

Accomplishments Performance Measures

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

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

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

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	0/0	0/1	0
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: COM-NSP-B4

Activity Title: Rehab of Land banked properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

COM-NSP-B

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected Start Date:

09/15/2010

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Department of Community Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$65,910.50
Total CDBG Program Funds Budgeted	N/A	\$65,910.50
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Miami Department of Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Accomplishments Performance Measures

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

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

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

Beneficiaries Performance Measures

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

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 Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

09/06/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Department of Community Development

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total CDBG Program Funds Budgeted	N/A	\$800,000.00
Program Funds Drawdown	\$172,553.50	\$172,553.50
Program Funds Obligated	\$172,553.50	\$172,553.50
Program Funds Expended	\$172,553.50	\$172,553.50
City of Miami Department of Community Development	\$172,553.50	\$172,553.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 of Miami has closed on its first foreclosed home. The City also put deposits on 3 other homes for purchase. Presently, the City has a total of 6 other homes in various stages of purchase, with 68% of the funding in some commitment stage.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1126 NW 27 Street	Miami	NA	33127-
3615 Thomas Ave. # 5	Miami	NA	33133-
5313 NE 1 Avenue	Miami	NA	33137
3615 Thomas Ave. # 4	Miami	NA	33133-

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 Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Clearance and Demolition

Projected End Date:

09/06/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Department of Community Development

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$700,000.00
Total CDBG Program Funds Budgeted	N/A	\$700,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$11,906.00	\$11,906.00
Program Funds Expended	\$11,906.00	\$11,906.00
City of Miami Department of Community Development	\$11,906.00	\$11,906.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

The City of Miami's City Commission has approved \$700,000 to be used by the City's Building Department's Unsafe Structure's unit to demolish blighted unsafe structures in the City of Miami. A lien is placed on the property in the amount of the demolition. The NSP Advisory Task Force has approved 52 properties for demolition. The City had demolished 3 homes by the end of the year-2009.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/24

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
951 NW 36 Court	Miami	NA	33125-
147 NW 61 Street	Miami	NA	33127-
275 NW 42 Street	Miami	NA	33127-

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 Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Residential Redevelopment

Projected End Date:

05/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Vista Mar Apartments, Ltd.

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$733,333.00
Total CDBG Program Funds Budgeted	N/A	\$733,333.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

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	0/0	0/0	0/110	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-E2-02

Activity Title: Notre Dame

Activity Category:

Construction of new housing

Project Number:

COM-NSP-E

Projected Start Date:

05/31/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Residential Redevelopment

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Notre Dame Apartments, LLC

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$366,667.00
Total CDBG Program Funds Budgeted	N/A	\$366,667.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

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	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

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

Activity Status:

Under Way

Project Number:

COM-NSP-E

Project Title:

Residential Redevelopment

Projected Start Date:

01/31/2010

Projected End Date:

02/01/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

UDG II, LLC

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,350,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,350,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

The City of Miami is structuring a design/bid proposal for contractors to build 8 new homes in Liberty City, inconjunction with the Liberty City Trust on 8 City-owned lots. \$533,000 in NSP funds have been earmarked for this activity, to be used with another US HUD program: Neighborhood Initiatives.

Accomplishments Performance Measures

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

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 Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Residential Redevelopment

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Department of Community Development

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$702,164.50
Total CDBG Program Funds Budgeted	N/A	\$702,164.50
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Miami Department of Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

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

Project Number:

COM-NSP-E

Projected Start Date:

08/15/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Residential Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Department of Community Development

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,005,167.50
Total CDBG Program Funds Budgeted	N/A	\$1,005,167.50
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Miami Department of Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

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-F1
Activity Title:	Planning and Administration

Activity Category:

Administration

Project Number:

COM-NSP-F

Projected Start Date:

02/01/2009

Benefit Type:

N/A

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

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,206,370.00
Total CDBG Program Funds Budgeted	N/A	\$1,206,370.00
Program Funds Drawdown	\$111,041.71	\$151,909.92
Program Funds Obligated	\$74,861.22	\$151,909.92
Program Funds Expended	\$151,909.92	\$151,909.92
City of Miami Department of Community Development	\$151,909.92	\$151,909.92
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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
