

Grantee: Neighborhood Housing Services of South Florida, Inc.

Grant: B-09-CN-FL-0020

January 1, 2019 thru March 31, 2019 Performance Report

Grant Number: B-09-CN-FL-0020	Obligation Date: 02/11/2013	Award Date: 02/11/2010
Grantee Name: Neighborhood Housing Services of	Contract End Date: 02/11/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$89,375,000.00	Grant Status: Active	QPR Contact: Carol Cyrus
LOCCS Authorized Amount: \$89,375,000.00	Estimated PI/RL Funds: \$30,480,400.29	
Total Budget: \$119,855,400.29		

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

Disaster Damage:

South Florida is one of the regions in the United States that has been affected by the collapse in the housing market. Some of the cities within this region have been identified as the greatest areas of need due to the negative effects of a high number and percentage of homes that have been foreclosed upon. The areas of greatest need in the northern part of Miami-Dade County include the cities of Miami Gardens, North Miami, North Miami Beach and Opa-Loka, the neighborhoods of Liberty City, Little Haiti, Little River and Overtown in the City of Miami and the neighborhoods of Brownsville, Model City/Liberty City and West Little River in unincorporated Miami-Dade County.

The census tracts in the target geography mentioned above have a foreclosure needs score of the maximum 20. The Estimated High Cost Loan Rate in the target area is 55%. The high foreclosure and vacancy rates and high sub-prime mortgage rates in the identified census tracts, combined with high unemployment rates make the selected geographic area a top priority for neighborhood stabilization activities.

Recovery Needs:

Six nonprofit organizations in Miami-Dade County, Florida and the City of North Miami applied to U.S. HUD for \$89,375,000 of funding from the Neighborhood Stabilization Program 2 (NSP2). This Consortium consists of the City of North Miami, NHSSF, Carrfour Supportive Housing (Carrfour), Little Haiti Housing Association (LHHA), Opa-Locka Community Development Corporation (OLCDC), St. John Community Development Corporation (SJCDC) and the Urban League of Greater Miami (ULGM). Of the 1255 units of rental and homeownership housing the Consortium is targeting to complete with NSP2 funds in the targeted geographic area, the Consortium expects that 540 units will be the purchase and rehabilitation of units for rental housing and 290 will be the purchase and rehabilitation of units for homeownership, and 425 units will be redevelopment of vacant residential properties.

Target Geography:

The areas of greatest need in the northern part of Miami-Dade County include the cities of Miami Gardens, North Miami, North Miami Beach and Opa-Loka, the neighborhoods of Liberty City, Little Haiti, Little River and Overtown in the City of Miami and the neighborhoods of Brownsville, Model City/Liberty City and West Little River in unincorporated Miami-Dade County.

Program Approach:

Of the 1255 units of rental and homeownership housing the Consortium is targeting to complete with NSP2 funds in the targeted geographic area, the Consortium expects that 540 units will be the purchase and rehabilitation of units for rental housing and 290 will be the purchase and rehabilitation of units for homeownership, and 425 units will be redevelopment of vacant residential properties.

Consortium Members:

This Consortium consists of the City of North Miami, NHSSF, Carrfour Supportive Housing (Carrfour), Little Haiti Housing Association (LHHA), Opa-Locka Community Development Corporation (OLCDC), St. John Community Development Corporation (SJCDC) and the Urban League of Greater Miami (ULGM).



How to Get Additional Information:

Contact Kimberly T. Henderson at 305-751-5511

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$107,868,081.58
Total Budget	\$651,461.53	\$107,868,081.58
Total Obligated	\$628,455.54	\$104,357,332.68
Total Funds Drawdown	\$0.00	\$99,886,435.33
Program Funds Drawdown	\$0.00	\$89,375,000.00
Program Income Drawdown	\$0.00	\$10,511,435.33
Program Income Received	\$0.00	\$16,714,890.59
Total Funds Expended	\$0.00	\$99,872,481.69
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$3,290,000.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$3,290,000.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$8,937,500.00	\$10,406,641.68
Limit on Admin	\$0.00	\$9,936,398.95
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$29,963,850.07	\$22,568,718.16



Overall Progress Narrative:

During this past quarter, several budgets were adjusted in order to record Program Income Spent, in next quarter's QPR.

For the entire Grant Period to March 31, 2019, the Consortium has spent \$100,377,268.09, representing 112.3% of the original Grant Award, when adding Program Income Spent. As of the same date, 1,524 units have been delivered to income-eligible households, representing 121.4% of the goal of 1,255 units. Another 32 units are in production, which will push the total delivered to 1,556, which would be 124.0% of the goal.

Based on no expenditure over the past quarter, and the presumption that \$50,000 in NSP2 funds support one full-time job, no FTE jobs were created or retained over the past quarter through the expenditure of NSP2 funds.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Administration	\$0.00	\$10,226,159.71	\$8,932,726.04
002, Purchase & Rehab	\$0.00	\$58,658,045.25	\$50,336,110.64
003, Redevelopment	\$0.00	\$35,180,791.78	\$25,790,969.39
004, RLF	\$0.00	\$4,724,736.76	\$4,315,193.93



Activities

Project # / 002 / Purchase & Rehab

Grantee Activity Number: LHH 003A
Activity Title: Acq., Rehab, SF Homeownership, LMMI

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: 002	Project Title: Purchase & Rehab
Projected Start Date: 02/11/2010	Projected End Date: 02/10/2013
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LMMI	Responsible Organization: Little Haiti Housing Association

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,814,567.50
Total Budget	\$0.00	\$2,814,567.50
Total Obligated	\$0.00	\$2,814,567.50
Total Funds Drawdown	\$0.00	\$2,814,567.50
Program Funds Drawdown	\$0.00	\$2,027,461.91
Program Income Drawdown	\$0.00	\$787,105.59
Program Income Received	\$0.00	\$787,105.59
Total Funds Expended	\$0.00	\$2,814,567.50
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

These 27 houses will be acquired and rehabilitated for homeownership in the Little Haiti area and other areas of greatest needs in Miami-Dade.

Location Description:

These 27 houses will be located in the areas of greater needs of the City of Miami

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
#Energy Star Replacement	0		0/0	
#Additional Attic/Roof	0		0/0	
#High efficiency heating plants	0		0/0	
#Efficient AC added/replaced	0		0/0	
#Replaced thermostats	0		0/0	
#Replaced hot water heaters	0		0/0	
#Light Fixtures (indoors)	0		0/0	
#Light fixtures (outdoors)	0		0/0	
#Refrigerators replaced	0		0/0	
#Clothes washers replaced	0		0/0	
#Dishwashers replaced	0		0/0	
#Units with solar panels	0		0/0	
#Low flow toilets	0		0/0	
#Low flow showerheads	0		0/0	
#Units with bus/rail access	0		0/0	
#Units exceeding Energy Star	0		0/0	
#Sites re-used	0		0/0	
#Units deconstructed	0		0/0	
#Units & other green	0		0/0	
Activity funds eligible for DREF	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/27	

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	0/27	0/27	0
# Owner Households	0	0	0	0/0	0/27	0/27	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:	LHH 006
Activity Title:	Acq, Rehab, MF, Rental, LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
002

Projected Start Date:
05/01/2013

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Purchase & Rehab

Projected End Date:
01/31/2014

Completed Activity Actual End Date:

Responsible Organization:
Little Haiti Housing Agency4

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$63,279.49
Total Budget	\$0.00	\$63,279.49
Total Obligated	\$0.00	\$63,279.49
Total Funds Drawdown	\$0.00	\$63,279.49
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$63,279.49
Program Income Received	\$0.00	\$63,279.49
Total Funds Expended	\$0.00	\$63,279.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Villa Jardin II is the proposed renovation of one (1) existing three-story building with a total of six (6) units - three at moderate income, three at low income. It was originally constructed in 1975 and is currently vacant.

Location Description:

Villa Jardin II is located at 122 NE 78 Street in Miami, Florida 33138.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: NM 003
Activity Title: Acq.,Rehab,SF,Homeownership, LMMI

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 002
Projected Start Date:
 04/02/2012
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Completed
Project Title:
 Purchase & Rehab
Projected End Date:
 10/02/2012
Completed Activity Actual End Date:

Responsible Organization:
 City of North Miami

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$230,000.00
Total Budget	\$0.00	\$230,000.00
Total Obligated	\$0.00	\$230,000.00
Total Funds Drawdown	\$0.00	\$230,000.00
Program Funds Drawdown	\$0.00	\$230,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$230,000.00
City of North Miami	\$0.00	\$230,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

565 NE 141 Street, North miami, FL 33161
 567 NE 141 Street, north Miami, FL 33161
 415 NE 141 Streetm North Miami, FL 33161
 1445 NE 138 Street, North Miami, FL 33161

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-1	1	0	1/2	1/0	3/4	66.67
# Owner Households	0	1	1	0/0	1/0	1/2	100.00
# Renter Households	-1	0	-1	1/2	0/0	2/2	50.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	OLC 004A
Activity Title:	Acq, Rehab, SF Homeownership, LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
002

Project Title:
Purchase & Rehab

Projected Start Date:
10/01/2010

Projected End Date:
12/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Opa-Locka Community Development Corporation1

Program Income Account:
Opa Locka - Single Family PI

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$5,269,142.07
Total Budget	\$0.00	\$5,269,142.07
Total Obligated	\$0.00	\$5,269,092.07
Total Funds Drawdown	\$0.00	\$5,269,092.07
Program Funds Drawdown	\$0.00	\$3,613,699.49
Program Income Drawdown	\$0.00	\$1,655,392.58
Program Income Received	\$0.00	\$1,655,442.58
Total Funds Expended	\$0.00	\$5,269,092.07
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is the purchase and rehabilitation of foreclosed or abandoned homes. These houses, once rehabilitated, will be sold or rented to eligible households at or below 120% AMI.

Location Description:

The 25 single family homes will be purchased and rehabilitated in the areas of Opa-Locka and other areas of greatest need in Miami-Dade County.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0
#Energy Star Replacement	0	0/0
#Additional Attic/Roof	0	0/0
#High efficiency heating plants	0	0/0



#Efficient AC added/replaced	0	1/0
#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	1/0
#Light Fixtures (indoors)	0	0/0
#Light fixtures (outdoors)	0	0/0
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	1/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	1/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/25
# of Singlefamily Units	0	1/25

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	0/25	0/25	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 2150 Rutland Street, Opa Locka, Florida 33054

Property Status: Completed	Affordability Start Date: 07/29/2011	Affordability End Date: 08/12/2031
Description of Affordability Strategy: Recapture		
Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date:	Actual Disposition Date: 07/29/2011
National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 07/29/2011	Deadline Date:
Description of End Use:		

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:	OLC 009A
Activity Title:	Acq., Rehab, MF Rental, LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

002

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

OLCDC PI

Activity Status:

Under Way

Project Title:

Purchase & Rehab

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Opa-Locka Community Development Corporation1

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$646,875.00
Total Budget	\$0.00	\$646,875.00
Total Obligated	\$0.00	\$646,875.00
Total Funds Drawdown	\$0.00	\$646,875.00
Program Funds Drawdown	\$0.00	\$646,875.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$646,875.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The New Beginnings project is a proposed acquisition of an abandoned property that will be developed to benefit eligible households and the growth and revitalization of the area. This is a joint initiative with the Urban League of Greater Miami, St. John Community Development and Opa-locka CDC. The NSP2 funds in the amount of \$1,725,000 will be used for acquisition and hard costs. The 29 units reported in this Activity will benefit households at or below 50% AMI. The remainder 50 units reported in Activity OLC - 009 will benefit households at or below 120% AMI

**This property has been sold.

Location Description:

The project is located at 2398 NW 119 Street, Miami, FL 33167

This property has been sold.

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

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:	ULG 008
Activity Title:	Acq., rehab, MF Rental, LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
002

Project Title:
Purchase & Rehab

Projected Start Date:
09/01/2011

Projected End Date:
09/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
The Urban League of Greater Miami, Inc.

Program Income Account:
Urban League PI

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,834,746.03
Total Budget	\$0.00	\$2,834,746.03
Total Obligated	\$0.00	\$2,834,746.03
Total Funds Drawdown	\$0.00	\$2,834,746.03
Program Funds Drawdown	\$0.00	\$2,834,746.03
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,834,746.03
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Sugar Hill project is the acquisition and rehab of a multifamily rental development having 132 units. These units are being reported under 4 Activities, as follows: ULG-002, 64 units LMMI; ULG-002A, 21 units (LH25); ULG-008, 35 units LMMI; and ULG-008A, 12 units LH25.

Location Description:

The Sugar Hill Apartmnets is a vacant, multifamily rental complex located between 14th Avenue NW and 72 Street, in the City of Miami.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	0	120/120
#Additional Attic/Roof	0	5/5



#Efficient AC added/replaced	0	35/35
#Replaced thermostats	0	35/0
#Replaced hot water heaters	0	35/35
#Light Fixtures (indoors)	0	120/120
#Light fixtures (outdoors)	0	70/70
#Refrigerators replaced	0	35/35
#Low flow toilets	0	60/70
#Low flow showerheads	0	60/35
#Units with bus/rail access	0	35/35

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	35/35	35/35	100.00
# Renter Households	0	0	0	0/0	35/35	35/35	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	ULG 008A
Activity Title:	Acq., Rehab, MF rental, LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
002

Project Title:
Purchase & Rehab

Projected Start Date:
09/01/2011

Projected End Date:
09/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
The Urban League of Greater Miami, Inc.

Program Income Account:
Urban League PI

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,540,881.40
Total Budget	\$0.00	\$1,540,881.40
Total Obligated	\$0.00	\$800,103.37
Total Funds Drawdown	\$0.00	\$800,103.37
Program Funds Drawdown	\$0.00	\$800,103.37
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$800,103.37
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Sugar Hill project is the acquisition and rehab of a multifamily rental development having 132 units. These units are being reported under 4 Activities, as follows: ULG-002, 64 units LMMI; ULG-002A, 21 units (LH25); ULG-008, 35 units LMMI; and ULG-008A, 12 units LH25.

***During the overall underwriting, the cash flow projection with a mix of LH25 units and LMMI units needed to be reconfigured with all units set at rents greater than 50% AMI. Therefore, NHS as Lead Member, is adjusting DRGR to reflect the change in which all of the units are listed as LMMI.

Location Description:

The Sugar Hill project is located between 14th Avenue NW and 72 Street, in the City of Miami.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement	0	30/30



#Additional Attic/Roof	0	2/2
#Efficient AC added/replaced	0	12/12
#Replaced thermostats	0	12/12
#Replaced hot water heaters	0	12/7
#Light Fixtures (indoors)	0	36/36
#Light fixtures (outdoors)	0	15/15
#Refrigerators replaced	0	12/12
#Low flow toilets	0	12/12
#Low flow showerheads	0	22/22
#Units with bus/rail access	0	12/12

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	12/12	12/12	100.00
# Renter Households	0	0	0	0/0	12/12	12/12	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / 003 / Redevelopment

Grantee Activity Number: NHS 004A
Activity Title: Redev, MF rental, LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

003

Projected Start Date:

09/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

Dupuis - Program Income

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

09/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services of South Florida1

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2019

N/A

To Date

\$6,735.25



Total Budget	\$0.00	\$6,735.25
Total Obligated	\$0.00	\$6,735.25
Total Funds Drawdown	\$0.00	\$6,735.25
Program Funds Drawdown	\$0.00	\$6,735.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$6,735.25
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is cancelled.

Location Description:

The Rio Palma Apartments building is located at 1228 NW 4th Street, in the City of Miami

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: SJC 008
Activity Title: Redev, MF, Rental, LMMI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 003

Project Title:
 Redevelopment

Projected Start Date:
 05/01/2011

Projected End Date:
 04/30/2012

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 St. John Community Development,2

Program Income Account:
 SJC PI

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$8,286.72
Total Budget	\$0.00	\$8,286.72
Total Obligated	\$0.00	\$8,286.72
Total Funds Drawdown	\$0.00	\$8,286.72
Program Funds Drawdown	\$0.00	\$8,286.72
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$8,286.72
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Towne Villas at 20th Terrace Apartments is a proposed 40 unit new construction rental development. The 32 units reported in this Activity will benefit households at or below 120% AMI. The remainder 8 units reported in Activity SJC-008A will benefit households at or below 50% AMI. This activity is cancelled.

Location Description:

The project consists of two buildings located at the following addresses: 255 NW 20th Terrace, Miami, 33127 and 2055 NW 3rd Avenue, Miami, 33136

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



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: SJC 008A
Activity Title: Redev., MF Rental, LH25

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 003

Project Title:
 Redevelopment

Projected Start Date:
 05/01/2011

Projected End Date:
 04/30/2012

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
 St. John Community Development,2

Program Income Account:
 SJC PI

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,762.23
Total Budget	\$0.00	\$2,762.23
Total Obligated	\$0.00	\$2,762.23
Total Funds Drawdown	\$0.00	\$2,762.23
Program Funds Drawdown	\$0.00	\$2,762.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,762.23
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Towne Villas at 20th Terrace is a proposed 40-unit new construction project rental development. The 8 units reported in this Activity will benefit households at or below 50% AMI. The remainder 32 units reported in Activity SJC-008 will benefit households at or below 120% AMI. This activity is cancelled.

Location Description:

The project consists of two buildings located at the following addresses: 255 NW 20 Terrace, 33127 and 2055 NW 3rd Avenue, Miami, 33136

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



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:	SJC 014A
Activity Title:	Redev.,New Construction, MF Rental, LH25

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

12/03/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

SJC PI

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

St. John Community Development,2

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$143,000.00
Total Budget	\$0.00	\$143,000.00
Total Obligated	\$0.00	\$143,000.00
Total Funds Drawdown	\$0.00	\$143,000.00
Program Funds Drawdown	\$0.00	\$143,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$143,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

St. John 12 Street Village is a proposed 70-unit new construction rental development. The property is currently vacant land. The current unit mix is projected to be two-bedroom, one-bath units and two-bedroom, two-bath units with 25% affordable to 50% AMI.

Location Description:

St. John 12 Street Village is located at the Southeast corner of NW 3 Avenue and NW 12 Street, Miami, FL 33136.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



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:	SJC 016
Activity Title:	Redev, MF, Rental, LMMI

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

02/08/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/07/2014

Completed Activity Actual End Date:

Responsible Organization:

St. John Community Development,1

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$13,104.86
Total Budget	\$0.00	\$13,104.86
Total Obligated	\$0.00	\$13,104.86
Total Funds Drawdown	\$0.00	\$13,104.86
Program Funds Drawdown	\$0.00	\$13,104.86
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$13,104.86
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

St. John Village Homes II is the proposed new construction of 12 affordable rental units on vacant land. SJCDC owns one parcel of up to seven parcels. Miami-Dade County has agreed to sell one parcel. SJCDC is exploring the acquisition of the remaining parcels which are privately owned, two of which by Habitat for Humanity.

Location Description:

St. John Village Homes II is located at 1613-1695 NW 1 Court in Miami, Florida.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



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:	SJC 016A
Activity Title:	Redev, MF, Rental, LH25

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

02/08/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/07/2014

Completed Activity Actual End Date:

Responsible Organization:

St. John Community Development,1

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$4,368.29
Total Budget	\$0.00	\$4,368.29
Total Obligated	\$0.00	\$4,368.29
Total Funds Drawdown	\$0.00	\$4,368.29
Program Funds Drawdown	\$0.00	\$4,368.29
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,368.29
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

St. John Village Homes II is the proposed new construction of 12 affordable rental units on vacant land. SJCDC owns one parcel of up to seven parcels. Miami-Dade County has agreed to sell one parcel. SJCDC is exploring the acquisition of the other parcels which are privately owned, two of which by Habitat for Humanity.

Location Description:

St. John Village Homes II is located at 1613-1695 NW 1 Court, Miami, Florida.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



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:	ULG 002
Activity Title:	Redev, MF Rental, LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
003

Project Title:
Redevelopment

Projected Start Date:
10/01/2010

Projected End Date:
09/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
The Urban League of Greater Miami, Inc.

Program Income Account:
Urban League PI

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$4,361,250.00
Total Budget	\$0.00	\$4,361,250.00
Total Obligated	\$0.00	\$4,361,250.00
Total Funds Drawdown	\$0.00	\$4,361,250.00
Program Funds Drawdown	\$0.00	\$4,361,250.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,361,250.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Sugar Hill project is the acquisition and rehab of a multifamily rental development having 132 units. These units are being reported under 4 Activities, as follows: ULG-002, 64 units LMMI; ULG-002A, 21 units (LH25); ULG-008, 35 units LMMI; and ULG-008A, 12 units LH25.

***During the overall underwriting, the cash flow projection with a mix of LH25 units and LMMI units needed to be reconfigured with all units set at rents greater than 50% AMI. Therefore, NHS as Lead Mmaber, is adjusting DRGR to reflect the change in which all the units are listed as LMMI.

Location Description:

Sugar Hill Apartments is a currently vacant, multi-family rental complex located between 14th Avenue NW and 72 Street, in the City of Miami.

Activity Progress Narrative:

Accomplishments Performance Measures

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



#Energy Star Replacement	0	80/80
#Additional Attic/Roof	0	8/8
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	64/35
#Replaced thermostats	0	64/64
#Replaced hot water heaters	0	64/64
#Light Fixtures (indoors)	0	75/75
#Light fixtures (outdoors)	0	64/64
#Refrigerators replaced	0	64/64
#Clothes washers replaced	0	0/4
#Dishwashers replaced	0	0/10
#Units with solar panels	0	0/0
#Low flow toilets	0	64/64
#Low flow showerheads	0	64/64
#Units with bus/rail access	0	64/64
#Units exceeding Energy Star	0	64/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/64

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	64/64	64/64	100.00
# Renter Households	0	0	0	0/0	64/64	64/64	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	ULG 002A
Activity Title:	Redev, MF, Rental, LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

003

Projected Start Date:

12/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

Urban League PI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

The Urban League of Greater Miami, Inc.

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,547,082.59
Total Budget	\$0.00	\$2,547,082.59
Total Obligated	\$0.00	\$1,453,750.00
Total Funds Drawdown	\$0.00	\$1,453,750.00
Program Funds Drawdown	\$0.00	\$1,453,750.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,453,750.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Sugar Hill project is the acquisition and rehab of a multifamily rental development having 132 units. These units are being reported under 4 Activities, as follows: ULG-002, 64 units LMMI; ULG-002A, 21 units (LMMI); ULG-008, 35 units LMMI; and ULG-008A, 12 units LMMI.

***During the overall underwriting, the cash flow projection with a mix of LH25 units and LMMI units needed to be reconfigured with all units set at rents greater than 50% AMI. Therefore, NHS as Lead Member is adjusting DRGR to reflect the change in which all of the units are listed as LMMI.

Location Description:

Sugar Hill Apartments is a currently vacant multifamily complex located between 14th Avenue and 72 Street in the City of Miami.

Activity Progress Narrative:

Accomplishments Performance Measures

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



#Energy Star Replacement	0	40/40
#Additional Attic/Roof	0	1/1
#Efficient AC added/replaced	0	21/21
#Replaced thermostats	0	21/15
#Replaced hot water heaters	0	21/5
#Light Fixtures (Indoors)	0	25/25
#Light fixtures (outdoors)	0	25/25
#Refrigerators replaced	0	21/10
#Units with solar panels	0	2/2
#Low flow toilets	0	32/32
#Low flow showerheads	0	32/32
#Units with bus/rail access	0	21/21
#Units exceeding Energy Star	0	21/0

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	21/21	21/21	100.00
# Renter Households	0	0	0	0/0	21/21	21/21	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	ULG 004
Activity Title:	Redev, MF Rental, LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
003

Project Title:
Redevelopment

Projected Start Date:
04/01/2011

Projected End Date:
02/11/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
The Urban League of Greater Miami, Inc.

Program Income Account:
Urban League PI

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,490,205.01
Total Budget	\$553,087.19	\$1,490,205.01
Total Obligated	\$553,087.19	\$1,490,205.01
Total Funds Drawdown	(\$75,120.73)	\$861,997.09
Program Funds Drawdown	(\$75,120.73)	\$843,693.35
Program Income Drawdown	\$0.00	\$18,303.74
Program Income Received	\$0.00	\$143,530.75
Total Funds Expended	\$0.00	\$811,890.81
The Urban League of Greater Miami, Inc.	\$0.00	\$811,890.81
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Superior Manor is a 206-unit rental development. 139 of the units will be funded with NSP2 dollars. 125 units will benefit households at or below 120% AMI. The other 14 units are recorded in ULG 004A

Location Description:

Superior Manor is located at NW 24th Avenue and NW 51 Street, in the City of Miami. 2349 NW 51st Street, Miami, FL.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	0	0/0
#Additional Attic/Roof	0	0/0



#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	139/125
#Replaced thermostats	0	139/125
#Replaced hot water heaters	0	139/125
#Light Fixtures (indoors)	0	278/250
#Light fixtures (outdoors)	0	139/125
#Refrigerators replaced	0	139/125
#Clothes washers replaced	0	10/7
#Dishwashers replaced	0	139/125
#Units with solar panels	0	0/0
#Low flow toilets	0	139/125
#Low flow showerheads	0	139/125

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	125/125	125/125	100.00
# Renter Households	0	0	0	0/0	125/125	125/125	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: ULG 004A
Activity Title: Redev, MF Rental, LH 25

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 003

Project Title:
 Redevelopment

Projected Start Date:
 04/01/2011

Projected End Date:
 02/11/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
 The Urban League of Greater Miami, Inc.

Program Income Account:
 Urban League PI

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$200,595.36
Total Budget	\$75,368.35	\$200,595.36
Total Obligated	\$75,368.35	\$200,595.36
Total Funds Drawdown	\$75,120.73	\$75,120.73
Program Funds Drawdown	\$75,120.73	\$75,120.73
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$125,227.01
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Superior Manor is a 206 unit rental development. 139 units will be funded with NSP2 dollars. 125 units will benefit households at or below 120% AMI. 14 units will benefit households at or below 50% AMI. See ULG 004.

Location Description:

Superior Manor is located at NW 24th Avenue and NW 51st Street, in the City of Miami. 2349 NW 51st Street, Miami, FL

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Efficient AC added/replaced	0	14/14
#Replaced thermostats	0	14/14
#Replaced hot water heaters	0	14/14



#Light Fixtures (indoors)	0	28/28
#Light fixtures (outdoors)	0	14/14
#Refrigerators replaced	0	14/14
#Clothes washers replaced	0	3/3
#Dishwashers replaced	0	14/14
#Low flow toilets	0	14/14
#Low flow showerheads	0	14/14
#Units with bus/rail access	0	14/14

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/14
# of Multifamily Units	0	14/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	14/14	0/0	14/14	100.00
# Renter Households	0	0	0	14/14	0/0	14/14	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	ULG 005
Activity Title:	Redev, MF Rental, LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
003

Project Title:
Redevelopment

Projected Start Date:
04/01/2011

Projected End Date:
03/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
The Urban League of Greater Miami, Inc.

Program Income Account:
Urban League PI

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,711,377.54
Total Budget	\$0.00	\$2,711,377.54
Total Obligated	\$0.00	\$2,302,264.97
Total Funds Drawdown	\$0.00	\$2,194,928.16
Program Funds Drawdown	\$0.00	\$1,998,475.03
Program Income Drawdown	\$0.00	\$196,453.13
Program Income Received	\$0.00	\$1,324,490.18
Total Funds Expended	\$0.00	\$2,194,928.16
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Village Apartments First Phase is a 150-unit rental development. The 127 units reported in this activity will benefit households at or below 120% AMI. The remainder 23 units reported in Activity ULG-005A will benefit eligible households at or below 50% AMI. As per HUD field office, we will not use NSP2 funds to pay-off the existing mortgage.

Location Description:

The Village Apartments First Phase is a rental development located at NW 7th Court and NW 69 Street, in the City of Miami.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement	0	0/127
#Additional Attic/Roof	0	0/10



#High efficiency heating plants	0	0/127
#Efficient AC added/replaced	0	137/127
#Replaced thermostats	0	137/127
#Replaced hot water heaters	0	133/127
#Light Fixtures (indoors)	0	619/127
#Light fixtures (outdoors)	0	133/20
#Refrigerators replaced	0	133/127
#Clothes washers replaced	0	133/127
#Dishwashers replaced	0	133/127
#Units with solar panels	0	0/50
#Low flow toilets	0	352/127
#Low flow showerheads	0	352/127
#Units with bus/rail access	0	0/127
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/127
#Units w other green	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/127

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	127/127	127/127	100.00
# Renter Households	0	0	0	0/0	127/127	127/127	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

