

**Grantee: Neighborhood Housing Services of South Florida, Inc.**

**Grant: B-09-CN-FL-0020**

## October 1, 2019 thru December 31, 2019 Performance Report

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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$107,868,081.58
<b>Total Budget</b>	\$0.00	\$107,868,081.58
<b>Total Obligated</b>	\$0.00	\$106,963,117.49
<b>Total Funds Drawdown</b>	\$0.00	\$103,022,494.23
<b>Program Funds Drawdown</b>	\$0.00	\$89,375,000.00
<b>Program Income Drawdown</b>	\$0.00	\$13,647,494.23
<b>Program Income Received</b>	\$0.00	\$16,714,890.59
<b>Total Funds Expended</b>	\$0.00	\$103,008,540.59
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$3,290,000.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$3,290,000.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$8,937,500.00	\$10,406,641.68
<b>Limit on Admin</b>	\$0.00	\$9,936,398.95
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$29,963,850.07	\$22,810,432.52



## Overall Progress Narrative:

There were no financial adjustments made to the QPR during this quarter. There is only one expenditure that is not a match between the QPR and DRGR systems, that is, Opa-Locka's Administrative Expenditure is \$13,963.64 less in the QPR system than the amount actually expended.

Over the entire Grant Period to December 31, 2019, the Consortium has spent \$103,022,494.23, representing 115.3% of the original Grant Award, when adding Program Income Disbursed. 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 units, which would be 124.0% of the goal.

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 Based on no expenditure over the past quarter, and the presumption that \$50,000 in NSP2 funds supports 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	\$59,689,188.57	\$50,336,110.64
003, Redevelopment	\$0.00	\$35,693,088.34	\$25,790,969.39
004, RLF	\$0.00	\$4,724,736.76	\$4,315,193.93



# Activities

**Project # /** 002 / Purchase & Rehab

**Grantee Activity Number:** CAR 003  
**Activity Title:** Acq., Rehab, Rental, MF, LMMI

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

**Activity Status:**  
 Completed

**Project Number:**  
 002

**Project Title:**  
 Purchase & Rehab

**Projected Start Date:**  
 10/01/2011

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

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Carrfour Supportive Housing, Inc

Overall	Oct 1 thru Dec 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,126,200.00
<b>Total Budget</b>	\$0.00	\$4,126,200.00
<b>Total Obligated</b>	\$0.00	\$4,126,200.00
<b>Total Funds Drawdown</b>	\$0.00	\$4,126,200.00
<b>Program Funds Drawdown</b>	\$0.00	\$4,126,200.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$4,126,200.00
Carrfour Supportive Housing, Inc	\$0.00	\$4,126,200.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Activity Description:

The Hampton Village is a new construction project located on developed land with 144 units housed in twelve (12) aging two story residential structures. The development plan calls for the demolition of the existing structures and the redevelopment of the property into 100 new apartment units. The 69 units reported in this Activity will benefit households at or below 60% AMI. The remainder 31 units reported in Activity CAR-003A will benefit households at or below 50% AMI.

## Location Description:

The Hampton Village is located at 4301 NW 29th Avenue, Miami, FL 33142

## 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		70/70	
#Replaced thermostats	0		7/70	
#Replaced hot water heaters	0		71/70	
#Light fixtures (outdoors)	0		148/26	
#Refrigerators replaced	0		1/70	
#Clothes washers replaced	0		71/0	
#Dishwashers replaced	0		50/0	
#Low flow toilets	0		129/70	
#Low flow showerheads	0		129/69	
#Units with bus/rail access	0		70/70	
#Units exceeding Energy Star	0		70/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		70/70	
# of Multifamily Units	0		70/70	

## 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	70/70	70/70	100.00
# Renter Households	0	0	0	0/0	70/70	70/70	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>CAR 003A</b>
<b>Activity Title:</b>	<b>Acq., Rehab, MF Rental, LH25</b>

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

**Project Number:**  
002

**Projected Start Date:**  
10/01/2011

**Benefit Type:**  
Direct ( HouseHold )

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

**Activity Status:**  
Completed

**Project Title:**  
Purchase & Rehab

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

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Carrfour Supportive Housing, Inc

Overall	Oct 1 thru Dec 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,853,800.00
<b>Total Budget</b>	\$0.00	\$1,853,800.00
<b>Total Obligated</b>	\$0.00	\$1,853,800.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,853,800.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,853,800.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,853,800.00
Carrfour Supportive Housing, Inc	\$0.00	\$1,853,800.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

The Hampton Village is a new construction project located on developed land with 144 units housed in twelve (12) aging two story residential structures. The development plan calls for the demolition of the existing structures and the redevelopment of the property into 100 new construction apartment units. The 31 units reported in this Activity will benefit households at or below 50% AMI, and the remainder 69 units reported in Activity CAR-003 will benefit households at or below 60% AMI.

### Location Description:

The Hampton Village is located at 4301 NW 29th Avenue, Miami, FL 33142

### Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Efficient AC added/replaced	0	30/30
#Replaced thermostats	0	3/30



#Replaced hot water heaters	0	30/30
#Light fixtures (outdoors)	0	64/15
#Clothes washers replaced	0	21/0
#Dishwashers replaced	0	30/0
#Low flow toilets	0	56/30
#Low flow showerheads	0	56/30
#Units with bus/rail access	0	30/30
#Units exceeding Energy Star	0	30/0

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	28/30	0/0	28/30	100.00
# Renter Households	0	0	0	28/30	0/0	28/30	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>LHH 003A</b>
<b>Activity Title:</b>	<b>Acq., Rehab, SF Homeownership, LMMI</b>

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

**Project Number:**  
002

**Projected Start Date:**  
02/11/2010

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Under Way

**Project Title:**  
Purchase & Rehab

**Projected End Date:**  
02/10/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Little Haiti Housing Association

Overall	Oct 1 thru Dec 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,877,846.99
<b>Total Budget</b>	\$0.00	\$2,877,846.99
<b>Total Obligated</b>	\$0.00	\$2,877,846.99
<b>Total Funds Drawdown</b>	\$0.00	\$2,877,846.99
<b>Program Funds Drawdown</b>	\$0.00	\$2,027,461.91
<b>Program Income Drawdown</b>	\$0.00	\$850,385.08
<b>Program Income Received</b>	\$0.00	\$787,105.59
<b>Total Funds Expended</b>	\$0.00	\$2,877,846.99
Little Haiti Housing Association	\$0.00	\$2,877,846.99
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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
<b># of Properties</b>	0	0/0
<b>#Energy Star Replacement</b>	0	0/0
<b>#Additional Attic/Roof</b>	0	0/0
<b>#High efficiency heating plants</b>	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 Total	Cumulative Actual Total / Expected 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	



<b>Grantee Activity Number:</b>	<b>OLC 006A</b>
<b>Activity Title:</b>	<b>Acq, Rehab MF Rental, LH25</b>

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

**Activity Status:**  
Under Way

**Project Number:**  
002

**Project Title:**  
Purchase & Rehab

**Projected Start Date:**  
01/01/2011

**Projected End Date:**  
02/10/2013

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
Opa-Locka Community Development Corporation1

**Program Income Account:**  
OLCDC PI

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$681,381.17
<b>Total Budget</b>	\$0.00	\$681,381.17
<b>Total Obligated</b>	\$0.00	\$681,381.17
<b>Total Funds Drawdown</b>	\$0.00	\$617,998.72
<b>Program Funds Drawdown</b>	\$0.00	\$217,823.00
<b>Program Income Drawdown</b>	\$0.00	\$400,175.72
<b>Program Income Received</b>	\$0.00	\$347,411.65
<b>Total Funds Expended</b>	\$0.00	\$617,998.72
Opa-Locka Community Development Corporation1	\$0.00	\$617,998.72
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Magnolia North 2145 Apartments is the purchase and rehabilitation of a vacant, multifamily residential property to produce 10 residential units, property management offices and a community room. The 7 units reported in this Activity will benefit households at or below 50% AMI. The remainder 3 units reported in Activity OLC - 006 will benefit households at or below 120% AMI.

**Location Description:**

The project is located at 2145 Lincoln Avenue, Opa-locka, FL 33054-2856

**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

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<b>Grantee Activity Number:</b>	<b>OLC 009A</b>
<b>Activity Title:</b>	<b>Acq., Rehab, MF Rental, LH25</b>

**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:**

Completed

**Project Title:**

Purchase & Rehab

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Opa-Locka Community Development Corporation1

Overall	Oct 1 thru Dec 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$646,875.00
<b>Total Budget</b>	\$0.00	\$646,875.00
<b>Total Obligated</b>	\$0.00	\$646,875.00
<b>Total Funds Drawdown</b>	\$0.00	\$646,875.00
<b>Program Funds Drawdown</b>	\$0.00	\$646,875.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$646,875.00
Opa-Locka Community Development Corporation1	\$0.00	\$646,875.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

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<b>Grantee Activity Number:</b>	<b>SJC 007A</b>
<b>Activity Title:</b>	<b>Acq, Rehab, MF, Rental, LH25</b>

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

**Activity Status:**  
Completed

**Project Number:**  
002

**Project Title:**  
Purchase & Rehab

**Projected Start Date:**  
12/03/2012

**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:**  
St. John Community Development,2

**Program Income Account:**  
SJC PI

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$628,093.85
<b>Total Budget</b>	\$0.00	\$628,093.85
<b>Total Obligated</b>	\$0.00	\$628,093.85
<b>Total Funds Drawdown</b>	\$0.00	\$628,093.85
<b>Program Funds Drawdown</b>	\$0.00	\$628,093.85
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$628,093.85
St. John Community Development,2	\$0.00	\$628,093.85
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The project is a 5-unit rental rehab. The 2 units reported in this activity will benefit households are at or below 50% AMI. The remainder 3 units being reported in Activity SJC - 007 will benefit households at or below 120% AMI.

**Location Description:**

The St. John Village 77 Street Quadplex is located at 143 NW 77 Street in the City of Miami.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/2
<b>#Energy Star Replacement</b>	0	32/32
<b>#Additional Attic/Roof</b>	0	2/2



#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	2/2
#Replaced thermostats	0	2/2
#Replaced hot water heaters	0	2/2
#Refrigerators replaced	0	2/2
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	2/2
#Low flow showerheads	0	2/2
#Units with bus/rail access	0	2/2
#Units exceeding Energy Star	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Multifamily Units	0	2/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Renter Households	0	0	0	2/2	0/0	2/2	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



<b>Overall</b>	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,735.25
<b>Total Budget</b>	\$0.00	\$6,735.25
<b>Total Obligated</b>	\$0.00	\$6,735.25
<b>Total Funds Drawdown</b>	\$0.00	\$6,735.25
<b>Program Funds Drawdown</b>	\$0.00	\$6,735.25
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$6,735.25
Neighborhood Housing Services of South Florida <sup>1</sup>	\$0.00	\$6,735.25
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
<b>#Energy Star Replacement</b>	0	0/0
<b>#Efficient AC added/replaced</b>	0	0/0
<b>#Replaced thermostats</b>	0	0/0
<b>#Light Fixtures (indoors)</b>	0	0/0
<b>#Light fixtures (outdoors)</b>	0	0/0
<b>#Refrigerators replaced</b>	0	0/0
<b>#Clothes washers replaced</b>	0	0/0
<b>#Low flow toilets</b>	0	0/0
<b>#Low flow showerheads</b>	0	0/0
<b>#Units with bus/rail access</b>	0	0/0
<b>#Units exceeding Energy Star</b>	0	0/0
<b>#Sites re-used</b>	0	0/0
<b># of Substantially Rehabilitated</b>	0	0/0





## 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

**Project Number:**

003

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

SJC PI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

04/30/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. John Community Development,2

**Overall**

	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$8,286.72
<b>Total Budget</b>	\$0.00	\$8,286.72
<b>Total Obligated</b>	\$0.00	\$8,286.72
<b>Total Funds Drawdown</b>	\$0.00	\$8,286.72
<b>Program Funds Drawdown</b>	\$0.00	\$8,286.72
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$8,286.72
St. John Community Development,2	\$0.00	\$8,286.72
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

---

<b>Grantee Activity Number:</b>	<b>SJC 008A</b>
<b>Activity Title:</b>	<b>Redev., MF Rental, LH25</b>

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

**Project Number:**  
003

**Projected Start Date:**  
05/01/2011

**Benefit Type:**  
Direct ( HouseHold )

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

**Program Income Account:**  
SJC PI

**Activity Status:**  
Under Way

**Project Title:**  
Redevelopment

**Projected End Date:**  
04/30/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**  
St. John Community Development,2

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,762.23
<b>Total Budget</b>	\$0.00	\$2,762.23
<b>Total Obligated</b>	\$0.00	\$2,762.23
<b>Total Funds Drawdown</b>	\$0.00	\$2,762.23
<b>Program Funds Drawdown</b>	\$0.00	\$2,762.23
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,762.23
St. John Community Development,2	\$0.00	\$2,762.23
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

---

<b>Grantee Activity Number:</b>	<b>SJC 014A</b>
<b>Activity Title:</b>	<b>Redev.,New Construction, MF Rental, LH25</b>

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$143,000.00
<b>Total Budget</b>	\$0.00	\$143,000.00
<b>Total Obligated</b>	\$0.00	\$143,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$143,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$143,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$143,000.00
St. John Community Development,2	\$0.00	\$143,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

---

<b>Grantee Activity Number:</b>	<b>SJC 016</b>
<b>Activity Title:</b>	<b>Redev, MF, Rental, LMMI</b>

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$13,104.86
<b>Total Budget</b>	\$0.00	\$13,104.86
<b>Total Obligated</b>	\$0.00	\$13,104.86
<b>Total Funds Drawdown</b>	\$0.00	\$13,104.86
<b>Program Funds Drawdown</b>	\$0.00	\$13,104.86
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$13,104.86
St. John Community Development,1	\$0.00	\$13,104.86
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

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<b>Grantee Activity Number:</b>	<b>SJC 016A</b>
<b>Activity Title:</b>	<b>Redev, MF, Rental, LH25</b>

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,368.29
<b>Total Budget</b>	\$0.00	\$4,368.29
<b>Total Obligated</b>	\$0.00	\$4,368.29
<b>Total Funds Drawdown</b>	\$0.00	\$4,368.29
<b>Program Funds Drawdown</b>	\$0.00	\$4,368.29
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$4,368.29
St. John Community Development,1	\$0.00	\$4,368.29
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

---

<b>Grantee Activity Number:</b>	<b>ULG 002</b>
<b>Activity Title:</b>	<b>Redev, MF Rental, LMMI</b>

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

**Project Number:**  
003

**Projected Start Date:**  
10/01/2010

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Program Income Account:**  
Urban League PI

**Activity Status:**  
Completed

**Project Title:**  
Redevelopment

**Projected End Date:**  
09/30/2012

**Completed Activity Actual End Date:**

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

Overall	Oct 1 thru Dec 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,361,250.00
<b>Total Budget</b>	\$0.00	\$4,361,250.00
<b>Total Obligated</b>	\$0.00	\$4,361,250.00
<b>Total Funds Drawdown</b>	\$0.00	\$4,361,250.00
<b>Program Funds Drawdown</b>	\$0.00	\$4,361,250.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$4,361,250.00
The Urban League of Greater Miami, Inc.	\$0.00	\$4,361,250.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 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	

