

Grantee: Neighborhood Housing Services of South Florida, Inc.

Grant: B-09-CN-FL-0020

January 1, 2020 thru March 31, 2020 Performance

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	\$0.00	\$107,868,081.58
Total Obligated	\$0.00	\$106,963,117.49
Total Funds Drawdown	\$0.00	\$103,022,494.23
Program Funds Drawdown	\$0.00	\$89,375,000.00
Program Income Drawdown	\$0.00	\$13,647,494.23
Program Income Received	\$0.00	\$16,714,890.59
Total Funds Expended	\$0.00	\$103,008,540.59
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	\$22,810,432.52



Overall Progress Narrative:

There were no adjustments made to DRGR during the quarter. There is only one expenditure that is not a match between the 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 that was actually expended.

Over the entire Grant Period to March 31, 2020, the Consortium has spent \$103,008,540.59, 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.

 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 002

Activity Title: Acq., Rehab, MF Rental, LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

002

Projected Start Date:

09/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

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	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$4,063,603.00
Total Budget	\$0.00	\$4,063,603.00
Total Obligated	\$0.00	\$4,063,603.00
Total Funds Drawdown	\$0.00	\$4,063,603.00
Program Funds Drawdown	\$0.00	\$4,063,603.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,063,603.00
Carrfour Supportive Housing, Inc	\$0.00	\$4,063,603.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Tequesta Knoll is a 100 unit rental rehab development consisting of one occupied building currently leased at affordable rents. However, the development has defaulted on its Surtax loan. The NSP2 funds will enable Carrfour to preserve the units by paying off the defaulted loan at acquisition and then rehab the units. The 75 units reported in this Activity will benefit households at 60% AMI. The remainder 25 units reported in Activity CAR - 002A will benefit households at or below 50% AMI.

Location Description:

The Tequesta Knoll Apartment building is located at 1629 NW 14 Terrace, Miami, FL

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Efficient AC added/replaced	-15	60/60
#Replaced thermostats	-15	60/60
#Light fixtures (outdoors)	0	2/25

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	59/60	59/60	100.00
# Renter Households	0	0	0	0/0	59/60	59/60	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:	CAR 002A
Activity Title:	Acq., Rehab, MF Rental, LH25

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
002

Projected Start Date:
09/01/2011

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	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,354,535.00
Total Budget	\$0.00	\$1,354,535.00
Total Obligated	\$0.00	\$1,354,535.00
Total Funds Drawdown	\$0.00	\$1,354,535.00
Program Funds Drawdown	\$0.00	\$1,354,535.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,354,535.00
Carrfour Supportive Housing, Inc	\$0.00	\$1,354,535.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Tequesta Knoll is a 100 unit rental rehab development consisting of one occupied building currently leased at affordable rents. However, the development has defaulted on its Surtax loan. The NSP2 funds will enable Carrfour Supportive Housing to preserve the units by paying off the defaulted loan at acquisition and then rehab the units. The 25 units reported in this Activity will benefit households at or below 50% AMI. The remainder 75 units reported in Activity CAR- 002 will benefit households at 60% AMI

Location Description:

The project is located at 1629 NW 14 Terrace, Miami, FL

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Efficient AC added/replaced	15	40/40



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	39/40	0/0	39/40	100.00
# Renter Households	0	0	0	39/40	0/0	39/40	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:	LHH 003A
Activity Title:	Acq., Rehab, SF Homeownership, LMMI

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	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,877,846.99
Total Budget	\$0.00	\$2,877,846.99
Total Obligated	\$0.00	\$2,877,846.99
Total Funds Drawdown	\$0.00	\$2,877,846.99
Program Funds Drawdown	\$0.00	\$2,027,461.91
Program Income Drawdown	\$0.00	\$850,385.08
Program Income Received	\$0.00	\$787,105.59
Total Funds Expended	\$0.00	\$2,877,846.99
Little Haiti Housing Association	\$0.00	\$2,877,846.99
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 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	



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, 2020	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$63,279.49
Total Funds Expended	\$0.00	\$0.00
Little Haiti Housing Agency4	\$0.00	\$0.00
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:	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:

Completed

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, 2020	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
Opa-Locka Community Development Corporation1	\$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

Project # / 003 / Redevelopment

Grantee Activity Number: NHS 004

Activity Title: Redev, MF Rental, LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

003

Projected Start Date:

09/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

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, 2020

To Date

Total Budget

N/A

\$23,005.99

Total Obligated

\$0.00

\$23,005.99

Total Funds Drawdown

\$0.00

\$23,005.99

Program Funds Drawdown

\$0.00

\$23,005.99

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$23,005.99



Neighborhood Housing Services of South Florida1	\$0.00	\$23,005.99
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-14	0/1
#Energy Star Replacement	-14	0/59
#Additional Attic/Roof	0	14/0
#Efficient AC added/replaced	-14	0/13
#Replaced thermostats	-14	0/13
#Replaced hot water heaters	0	14/0
#Light Fixtures (indoors)	-14	76/78
#Light fixtures (outdoors)	-14	0/7
#Refrigerators replaced	-14	0/13
#Clothes washers replaced	-14	0/13
#Dishwashers replaced	0	14/0
#Units with solar panels	0	14/0
#Low flow toilets	-14	0/13
#Low flow showerheads	-14	0/13
#Units with bus/rail access	-14	0/13
#Units exceeding Energy Star	-14	0/13
#Sites re-used	1	15/1
#Units & other green	0	14/0

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	0/13	0/13	0
# Renter Households	0	0	0	0/0	0/13	0/13	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:	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	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$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
Neighborhood Housing Services of South Florida1	\$0.00	\$6,735.25
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Energy Star Replacement	27	27/27
#Efficient AC added/replaced	5	5/5
#Replaced thermostats	5	5/5



#Light Fixtures (indoors)	30	30/30
#Light fixtures (outdoors)	5	5/5
#Refrigerators replaced	5	5/5
#Clothes washers replaced	5	5/5
#Low flow toilets	5	5/5
#Low flow showerheads	5	5/5
#Units with bus/rail access	5	5/5
#Units exceeding Energy Star	5	5/5
#Sites re-used	1	1/1
# of Substantially Rehabilitated	5	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/5	0/0	0/5	0
# Renter Households	0	0	0	0/5	0/0	0/5	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:	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	Jan 1 thru Mar 31, 2020	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
St. John Community Development,2	\$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

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

Overall	Jan 1 thru Mar 31, 2020	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
St. John Community Development,2	\$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 014
Activity Title:	Redev, New Construction, MF Rental, LMMI

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

12/03/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

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, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,583,846.08
Total Budget	\$0.00	\$1,583,846.08
Total Obligated	\$0.00	\$1,583,846.08
Total Funds Drawdown	\$0.00	\$427,883.43
Program Funds Drawdown	\$0.00	\$427,883.43
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,891,312.77
Total Funds Expended	\$0.00	\$427,883.43
St. John Community Development,2	\$0.00	\$427,883.43
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The St. John 12 Street Village is a proposed 70-unit new construction rental development. The property is currently on 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.

****This property was never developed and has been sold.

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:

This property has been sold.



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, 2020	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
St. John Community Development,2	\$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.

*****This project was never developed and the property has been sold.

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:

This property has been sold.

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, 2020	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
St. John Community Development,1	\$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, 2020	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
St. John Community Development,1	\$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

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	Jan 1 thru Mar 31, 2020	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
The Urban League of Greater Miami, Inc.	\$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 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	

Project # / 004 / RLF

Grantee Activity Number: NHS 002
Activity Title: Acq, Rehab, SF, Homeownership, LMMI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 004

Project Title:
 RLF

Projected Start Date:

Projected End Date:



02/11/2010

02/10/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Neighborhood Housing Services of South Florida1

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$4,724,736.76
Total Budget	\$0.00	\$4,724,736.76
Total Obligated	\$0.00	\$4,724,736.76
Total Funds Drawdown	\$0.00	\$4,724,736.76
Program Funds Drawdown	\$0.00	\$4,315,193.93
Program Income Drawdown	\$0.00	\$409,542.83
Program Income Received	\$0.00	\$409,542.83
Total Funds Expended	\$0.00	\$4,724,736.76
Neighborhood Housing Services of South Florida1	\$0.00	\$4,724,736.76
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The 36 houses will benefit households at or below 120% AMI.

Location Description:

The properties are located in the Miami-Dade County areas of greatest needs.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/36
#Energy Star Replacement	0	210/0
#Additional Attic/Roof	0	14/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	14/0
#Replaced thermostats	0	14/0
#Replaced hot water heaters	0	14/0
#Light Fixtures (indoors)	0	140/0
#Light fixtures (outdoors)	0	28/0
#Refrigerators replaced	0	14/0
#Clothes washers replaced	0	14/0
#Dishwashers replaced	0	14/0



#Units with solar panels	0	0/0
#Low flow toilets	0	20/0
#Low flow showerheads	0	21/0
#Units with bus/rail access	0	5/36
#Units exceeding Energy Star	0	14/0
#Sites re-used	0	14/0
#Units deconstructed	0	1/0
#Units w/ 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	0/36

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	31	31	3/0	31/36	34/36	100.00
# Owner Households	0	31	31	3/0	31/36	34/36	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	

