

Grantee: Neighborhood Housing Services of South Florida, Inc.

Grant: B-09-CN-FL-0020

April 1, 2020 thru June 30, 2020 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	\$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:

Over the entire Grant Period to June 30, 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 # / 003 / Redevelopment

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	Apr 1 thru Jun 30, 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:



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	Apr 1 thru Jun 30, 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:

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 # / **004 / RLF**

Grantee Activity Number: **NHS 002**

Activity Title: **Acq, Rehab, SF, Homeownership, LMMI**

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

004

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

RLF

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services of South Florida1

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2020

To Date

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 & 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	0/36

Beneficiaries Performance Measures

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



