

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

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

## July 1, 2020 thru September 30, 2020 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>	\$126,349.62	\$107,089,467.11
<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 the quarter ending 9/30/2020.

Over the entire Grant Period to September 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, 1,550 units have been delivered to income-eligible households, representing 123.5% of the goal of 1,255 units. Another 23 units are in production, which will push the total delivered to 1,573 units, which would be 125.7% 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 # /** 001 / Administration

**Grantee Activity Number:** ULG 006  
**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

001

**Projected Start Date:**

02/11/2010

**Benefit Type:**

( )

**National Objective:**

N/A

**Program Income Account:**

Urban League PI

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/10/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

The Urban League of Greater Miami, Inc.

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,611,704.11
Total Budget	\$0.00	\$1,611,704.11
Total Obligated	\$126,349.62	\$1,611,704.11
Total Funds Drawdown	\$0.00	\$1,485,354.49
Program Funds Drawdown	\$0.00	\$1,098,741.14
Program Income Drawdown	\$0.00	\$386,613.35
Program Income Received	\$0.00	\$626,374.11
Total Funds Expended	\$0.00	\$1,485,354.49
The Urban League of Greater Miami, Inc.	\$0.00	\$1,485,354.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

N/A

**Location Description:**

N/A

**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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## 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**

**Jul 1 thru Sep 30, 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 Florida <sup>1</sup>	\$0.00	\$23,005.99
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:

Rio Palma received environmental clearance and approval to spend NSP-2 Grant funds and non-HUD funds to rehabilitate and maintain this project on January 30, 2012.

During the administration of the Grant, NHSSF was of the opinion that Rio Palma could not be completed in the time-frame with NSP2 funds and as additional funds were needed to complete another housing project, it was decided to concentrate on completing the houses in that other project with the available funds.

The expenditures recorded in DRGR for Rio Palma are for maintaining the property while assessing the feasibility of the project - for example, Flood and Property/Liability insurance; Environmental Phase 1; Noise Assessment; legal fees, and general property maintenance.

The Rio Palma project was later completed from other funding sources, thereby becoming a completed NSP2 Activity, which also met a National Objective.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Energy Star Replacement	0	0/59
#Additional Attic/Roof	-14	0/0
#Efficient AC added/replaced	14	14/14
#Replaced thermostats	14	14/14
#Replaced hot water heaters	0	14/14
#Light Fixtures (indoors)	0	76/78
#Light fixtures (outdoors)	0	0/7
#Refrigerators replaced	14	14/14
#Clothes washers replaced	0	0/14
#Dishwashers replaced	0	14/14
#Units with solar panels	-14	0/0
#Low flow toilets	14	14/14
#Low flow showerheads	14	14/14
#Units with bus/rail access	14	14/14
#Units exceeding Energy Star	14	14/14
#Sites re-used	-14	1/1
#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	14	14	0/0	14/14	14/14	100.00
# Renter Households	0	14	14	0/0	14/14	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

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<b>Grantee Activity Number:</b>	<b>NHS 004A</b>
<b>Activity Title:</b>	<b>Redev, MF rental, LH25</b>

**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	Jul 1 thru Sep 30, 2020	To Date
<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 Florida1	\$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:**

**Location Description:**

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

**Activity Progress Narrative:**

This Activity represents the LH25%. Rio Palma received environmental clearance and approval to spend NSP-2 Grant funds and non-HUD funds to rehabilitate and maintain this project on January 30, 2012.

During the administration of the Grant, NHSSF was of the opinion that Rio Palma could not be completed in the time-frame with NSP2 funds and as additional funds were needed to complete another housing project, it was decided to concentrate on completing the houses in that other project with the available funds.

The expenditures recorded in DRGR for Rio Palma are for maintaining the property while assessing the feasibility of the project - for example, Flood and Property/Liability insurance; Environmental Phase 1; Noise Assessment; legal fees, and general property maintenance.

The Rio Palma project was later completed from other funding sources, thereby becoming a completed NSP2 Activity, which also met a National Objective.





## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		1/1
#Energy Star Replacement		0		27/27
#Efficient AC added/replaced		-1		4/4
#Replaced thermostats		-1		4/4
#Light Fixtures (indoors)		0		30/30
#Light fixtures (outdoors)		0		5/4
#Refrigerators replaced		-1		4/4
#Clothes washers replaced		-5		0/4
#Low flow toilets		-1		4/5
#Low flow showerheads		-1		4/4
#Units with bus/rail access		-1		4/4
#Units exceeding Energy Star		-1		4/4
#Sites re-used		0		1/1
# of Substantially Rehabilitated		-1		4/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	4	0	4	4/4	0/0	4/4	100.00
# Renter Households	4	0	4	4/4	0/0	4/4	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>ULG 004</b>
<b>Activity Title:</b>	<b>Redev, MF Rental, LMMI</b>

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

**Activity Status:**  
Under Way

**Project Number:**  
003

**Project Title:**  
Redevelopment

**Projected Start Date:**  
03/31/2011

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

**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	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,490,205.01
<b>Total Budget</b>	\$0.00	\$1,490,205.01
<b>Total Obligated</b>	\$0.00	\$1,490,205.01
<b>Total Funds Drawdown</b>	\$0.00	\$1,330,187.68
<b>Program Funds Drawdown</b>	\$0.00	\$843,693.35
<b>Program Income Drawdown</b>	\$0.00	\$486,494.33
<b>Program Income Received</b>	\$0.00	\$143,530.75
<b>Total Funds Expended</b>	\$0.00	\$1,330,187.68
The Urban League of Greater Miami, Inc.	\$0.00	\$1,330,187.68
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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	125/125
#Replaced thermostats	0	125/125
#Replaced hot water heaters	0	125/125
#Light Fixtures (indoors)	0	250/250
#Light fixtures (outdoors)	0	125/125
#Refrigerators replaced	0	125/125
#Clothes washers replaced	0	7/7
#Dishwashers replaced	0	125/125
#Units with solar panels	0	0/0
#Low flow toilets	0	125/125
#Low flow showerheads	0	125/125

### 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	

