

Grantee: Neighborhood Housing Services of South Florida, Inc.

Grant: B-09-CN-FL-0020

October 1, 2020 thru December 31, 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: No QPR Contact Found
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	\$0.00	\$111,158,081.58
Total Budget	\$0.00	\$107,868,081.58
Total Obligated	\$0.00	\$107,089,467.11
Total Funds Drawdown	\$370,680.42	\$103,393,174.65
Program Funds Drawdown	\$0.00	\$89,375,000.00
Program Income Drawdown	\$370,680.42	\$14,018,174.65
Program Income Received	\$0.00	\$16,714,890.59
Total Funds Expended	\$384,634.06	\$103,393,174.65
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 3,290,000.00
Match Funds	\$ 0.00	\$ 3,290,000.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Carrfour Supportive Housing, Inc	\$ 0.00	\$ 17,047,939.00
The Urban League of Greater Miami, Inc.	\$ 370,680.42	\$ 28,152,728.88
City of North Miami	\$ 0.00	\$ 300,000.00
Little Haiti Housing Agency1	\$ 0.00	\$ 16,568.35
Little Haiti Housing Agency4	\$ 0.00	\$ 0.00
Little Haiti Housing Association	\$ 0.00	\$ 7,579,569.88
Neighborhood Housing Services of South Florida1	\$ 0.00	\$ 13,480,244.01
Opa-Locka Community Development Corporation1	\$ 13,953.64	\$ 25,921,721.85
St. John Community Development,1	\$ 0.00	\$ 17,473.15
St. John Community Development,2	\$ 0.00	\$ 10,876,929.53

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.00%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$3,290,000.00
Overall Benefit Amount	\$11,865,684,628.71	\$.00	\$.00
Limit on Public Services	\$.00	\$.00	\$.00
Limit on Admin/Planning	\$8,937,500.00	\$10,696,402.44	\$10,483,892.83
Limit on Admin	\$.00	\$10,226,159.71	\$10,013,650.10
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$29,963,850.07		\$22,865,055.20

Overall Progress Narrative:

During the quarter, Program Income Expenditures of \$370,680 were entered for Urban League's Activities a follows: Superior Manor - \$168,477; The Villages - \$124,952 and Administration - \$77,251.

Over the entire Grant Period to December 31, 2020, the Consortium has spent \$103,393,174.65, representing 115.6% 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 wold be 125.7% 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 # / 001 / Administration



Grantee Activity Number:	OLC 007
Activity Title:	Administration

Activity Type:

Administration

Project Number:

001

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

OLC PI Admin

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Opa-Locka Community Development Corporation1

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$2,475,522.43
Total Budget	\$0.00	\$2,475,522.43
Total Obligated	\$0.00	\$2,475,522.43
Total Funds Drawdown	\$0.00	\$2,312,111.29
Program Funds Drawdown	\$0.00	\$2,071,311.79
Program Income Drawdown	\$0.00	\$240,799.50
Program Income Received	\$0.00	\$290,799.50
Total Funds Expended	\$13,953.64	\$2,312,111.29
Opa-Locka Community Development Corporation1	\$13,953.64	\$2,312,111.29
Most Impacted and Distressed Expended	\$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	

Activity Supporting Documents: None

Grantee Activity Number:	ULG 006
Activity Title:	Administration

Activity Type:

Administration

Project Number:

001

Projected Start Date:

02/11/2010

Benefit Type:

N/A

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

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2020

\$0.00

To Date

\$1,611,704.11

Total Budget

\$0.00

\$1,611,704.11

Total Obligated

\$0.00

\$1,611,704.11

Total Funds Drawdown

\$77,251.15

\$1,562,605.64

Program Funds Drawdown

\$0.00

\$1,098,741.14

Program Income Drawdown

\$77,251.15

\$463,864.50

Program Income Received

\$0.00

\$626,374.11

Total Funds Expended

\$77,251.15

\$1,562,605.64

The Urban League of Greater Miami, Inc.

\$77,251.15

\$1,562,605.64

Most Impacted and Distressed Expended

\$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	

Activity Supporting Documents: None

Project # / 002 / Purchase & Rehab



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

Activity Type:
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, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$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

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

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



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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/27	0/27	0
# Owner Households	0	0	0	0/0	0/27	0/27	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 1335 NW 125th Street, North Miami, Florida 33167-2338

Property Status: Completed	Affordability Start Date: 07/25/2014	Affordability End Date: 04/22/2034
Description of Affordability Strategy: Recapture		
Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date:	Actual Disposition Date: 04/25/2014
National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 04/25/2014	Deadline Date:
Description of End Use:		



Address: 325 NW 127th Street, North Miami, Florida 33168-3612

Property Status: Completed	Affordability Start Date: 04/14/2017	Affordability End Date: 04/11/2037
Description of Affordability Strategy: Recapture		
Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date:	Actual Disposition Date: 04/14/2017
National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 04/12/2017	Deadline Date:
Description of End Use:		

Address: 1540 NE 176th Street, North Miami Beach, Florida 33162-1445

Property Status: Completed	Affordability Start Date: 07/28/2014	Affordability End Date: 07/22/2034
Description of Affordability Strategy: Recapture		
Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date:	Actual Disposition Date: 03/28/2014
National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 03/28/2014	Deadline Date:
Description of End Use:		

Address: 1540 NE 176th Street, North Miami Beach, Florida 33162-1445

Property Status: Completed	Affordability Start Date: 07/28/2014	Affordability End Date: 07/22/2034
Description of Affordability Strategy: Recapture		
Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date:	Actual Disposition Date: 03/28/2014
National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 03/28/2014	Deadline Date:
Description of End Use:		

Address: 1590 NE 173rd Street, North Miami Beach, Florida 33162-1433

Property Status: Completed	Affordability Start Date: 07/16/2014	Affordability End Date: 07/10/2034
Description of Affordability Strategy: Recapture		
Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date:	Actual Disposition Date: 06/14/2013
National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 06/14/2013	Deadline Date:
Description of End Use:		

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None

Project # / 003 / Redevelopment



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

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
003

Project Title:
Redevelopment

Projected Start Date:
09/01/2011

Projected End Date:
09/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Neighborhood Housing Services of South Florida1

Program Income Account:
Dupuis - Program Income

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$23,005.99
Total Budget	\$0.00	\$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

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	0	1/1
#Energy Star Replacement	0	0/59
#Additional Attic/Roof	0	0/0
#Efficient AC added/replaced	0	14/14



#Replaced thermostats	0	14/14
#Replaced hot water heaters	0	14/14
#Light Fixtures (indoors)	0	76/78
#Light fixtures (outdoors)	0	0/7
#Refrigerators replaced	0	14/14
#Clothes washers replaced	0	0/14
#Dishwashers replaced	0	14/14
#Units with solar panels	0	0/0
#Low flow toilets	0	14/14
#Low flow showerheads	0	14/14
#Units with bus/rail access	0	14/14
#Units exceeding Energy Star	0	14/14
#Sites re-used	0	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	0	0	0/0	14/14	14/14	100.00
# Renter Households	0	0	0	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	

Activity Supporting Documents: None



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

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
003

Project Title:
Redevelopment

Projected Start Date:
09/01/2011

Projected End Date:
09/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Neighborhood Housing Services of South Florida1

Program Income Account:
Dupuis - Program Income

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$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

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	0	1/1
#Energy Star Replacement	0	27/27
#Efficient AC added/replaced	0	4/4
#Replaced thermostats	0	4/4



#Light Fixtures (indoors)	0	30/30
#Light fixtures (outdoors)	0	5/4
#Refrigerators replaced	0	4/4
#Clothes washers replaced	0	0/4
#Low flow toilets	0	4/5
#Low flow showerheads	0	4/4
#Units with bus/rail access	0	4/4
#Units exceeding Energy Star	0	4/4
#Sites re-used	0	1/1
# of Substantially Rehabilitated	0	4/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/4	0/0	4/4	100.00
# Renter Households	0	0	0	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	

Activity Supporting Documents: None

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

Activity Type:
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	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,490,205.01
Total Budget	\$0.00	\$1,490,205.01
Total Obligated	\$0.00	\$1,490,205.01
Total Funds Drawdown	\$148,539.19	\$1,478,726.87
Program Funds Drawdown	\$0.00	\$843,693.35
Program Income Drawdown	\$148,539.19	\$635,033.52
Program Income Received	\$0.00	\$143,530.75
Total Funds Expended	\$148,539.19	\$1,478,726.87
The Urban League of Greater Miami, Inc.	\$148,539.19	\$1,478,726.87
Most Impacted and Distressed Expended	\$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	

Activity Supporting Documents: None



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

Activity Type:
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 - LH - 25% Set-Aside

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

Program Income Account:
Urban League PI

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$200,595.36
Total Budget	\$0.00	\$200,595.36
Total Obligated	\$0.00	\$200,595.36
Total Funds Drawdown	\$19,938.08	\$147,079.98
Program Funds Drawdown	\$0.00	\$75,120.73
Program Income Drawdown	\$19,938.08	\$71,959.25
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$19,938.08	\$147,079.98
The Urban League of Greater Miami, Inc.	\$19,938.08	\$147,079.98
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

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



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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents: None



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

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
003

Project Title:
Redevelopment

Projected Start Date:
04/01/2011

Projected End Date:
03/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

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

Program Income Account:
Urban League PI

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$2,711,377.54
Total Budget	\$0.00	\$2,711,377.54
Total Obligated	\$0.00	\$2,711,377.54
Total Funds Drawdown	\$90,267.40	\$2,702,861.12
Program Funds Drawdown	\$0.00	\$1,998,475.03
Program Income Drawdown	\$90,267.40	\$704,386.09
Program Income Received	\$0.00	\$1,324,490.18
Total Funds Expended	\$90,267.40	\$2,702,861.12
The Urban League of Greater Miami, Inc.	\$90,267.40	\$2,702,861.12
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

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



#Additional Attic/Roof	0	0/10
#High efficiency heating plants	0	0/127
#Efficient AC added/replaced	0	127/127
#Replaced thermostats	0	127/127
#Replaced hot water heaters	0	127/127
#Light Fixtures (indoors)	0	552/127
#Light fixtures (outdoors)	0	133/20
#Refrigerators replaced	0	127/127
#Clothes washers replaced	0	127/127
#Dishwashers replaced	0	127/127
#Units with solar panels	0	0/50
#Low flow toilets	0	352/127
#Low flow showerheads	0	352/127
#Units with bus/rail access	0	127/127
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/127
#Units w/ other green	0	0/0
Activity funds eligible for DREF	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	127/127	127/127	100.00
# Renter Households	0	0	0	0/0	127/127	127/127	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents: None



Grantee Activity Number: ULG 005A
Activity Title: Redev, MF, Rental, LH 25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 003

Project Title:
 Redevelopment

Projected Start Date:
 04/01/2011

Projected End Date:
 03/31/2012

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

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

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

Program Income Account:
 Urban League PI

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$500,046.57
Total Budget	\$0.00	\$500,046.57
Total Obligated	\$0.00	\$500,046.57
Total Funds Drawdown	\$34,684.60	\$500,046.57
Program Funds Drawdown	\$0.00	\$326,586.92
Program Income Drawdown	\$34,684.60	\$173,459.65
Program Income Received	\$0.00	\$101,263.32
Total Funds Expended	\$34,684.60	\$500,046.57
The Urban League of Greater Miami, Inc.	\$34,684.60	\$500,046.57
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

The Village Apartments First Phase is a proposed multi-family project that will be located at NW 7th Court and NW 69 Street, in the City of Miami.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Efficient AC added/replaced	0	23/23
#Replaced thermostats	0	23/23



#Replaced hot water heaters	0	23/23
#Light Fixtures (indoors)	0	144/23
#Light fixtures (outdoors)	0	23/23
#Refrigerators replaced	0	23/30
#Clothes washers replaced	0	23/23
#Dishwashers replaced	0	23/23
#Low flow toilets	0	44/30
#Low flow showerheads	0	44/30
#Units with bus/rail access	0	23/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	17/23	4/0	21/23	100.00
# Renter Households	0	0	0	17/23	4/0	21/23	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	

Activity Supporting Documents: None