

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

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

**April 1, 2021 thru June 30, 2021 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>	\$0.00	\$111,158,081.58
<b>Total Budget</b>	\$0.00	\$107,868,081.58
<b>Total Obligated</b>	\$0.00	\$107,089,467.11
<b>Total Funds Drawdown</b>	\$0.00	\$103,393,174.65
<b>Program Funds Drawdown</b>	\$0.00	\$89,375,000.00
<b>Program Income Drawdown</b>	\$0.00	\$14,018,174.65
<b>Program Income Received</b>	\$0.00	\$16,714,890.59
<b>Total Funds Expended</b>	\$0.00	\$103,393,174.65
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 3,290,000.00
Match Funds	\$ 0.00	\$ 3,290,000.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Funds Expended**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Carrfour Supportive Housing, Inc	\$ 0.00	\$ 17,047,939.00
The Urban League of Greater Miami, Inc.	\$ 0.00	\$ 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	\$ 0.00	\$ 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**

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.00%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$3,290,000.00
<b>Overall Benefit Amount</b>	\$108,067,407.87	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$ .00	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$8,937,500.00	\$10,696,402.44	\$10,483,892.83
<b>Limit on Admin</b>	\$ .00	\$10,226,159.71	\$10,013,650.10
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$29,963,850.07		\$22,865,055.20

**Overall Progress Narrative:**

There were no financial adjustments made to the QPR during the quarter ending June 30, 2021. Over the entire Grant Period to June 30, 2021, 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 units to 1,573 units, which would 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 # /**            **004 / RLF**



## Grantee Activity Number: NHS 002

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

**Activity Type:**

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, 2021**

**To Date**

\$0.00

\$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

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Neighborhood Housing Services of South Florida1	Rehabilitation/reconstruction of residential structures	004	NHS 002A	Acq., Rehab., Homeownership, SF - LH-25%	

**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	
Activity funds eligible for DREF	0		0/0	
#Additional Attic/Roof	0		14/0	
#Clothes washers replaced	0		14/0	
#Dishwashers replaced	0		14/0	
#Efficient AC added/replaced	0		14/0	
#Energy Star Replacement	0		210/0	
#High efficiency heating plants	0		0/0	
#Light fixtures (outdoors)	0		28/0	
#Light Fixtures (indoors)	0		140/0	
#Low flow showerheads	0		21/0	
#Low flow toilets	0		20/0	
# of Properties	0		0/36	
# of Substantially Rehabilitated	0		0/0	
#Refrigerators replaced	0		14/0	
#Replaced hot water heaters	0		14/0	
#Replaced thermostats	0		14/0	
#Sites re-used	0		14/0	
#Units deconstructed	0		1/0	
#Units exceeding Energy Star	0		14/0	
#Units with bus/rail access	0		5/36	
#Units with other green	0		0/0	
#Units with solar panels	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/36	
# of Singlefamily 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	0	0	0	3/0	31/36	34/36	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
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## Address Support Information

**Address:** 660 NE 136 Street, North Miami, Florida 33161-3737

**Property Status:** Completed  
**Affordability Start Date:** 07/30/2018  
**Affordability End Date:**

**Description of Affordability Strategy:**

Resale

**Activity Type for End Use:** Rehabilitation/reconstruction of residential  
**Projected Disposition Date:** 07/30/2018  
**Actual Disposition Date:** 07/30/2018

**National Objective for End Use:** NSP Only - LMMI  
**Date National Objective is met:** 07/30/2018  
**Deadline Date:**

**Description of End Use:**

Owner occupied single family residential home



**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

