

Grantee: Miami, FL

Grant: B-08-MN-12-0016

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-12-0016

Obligation Date:**Grantee Name:**

Miami, FL

Award Date:**Grant Amount:**

\$12,063,702.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:

The Neighborhood Stabilization Program (NSP) was created to provide emergency assistance to state and local governments to acquire and redevelop foreclosed upon properties that might otherwise become sources of abandonment and blight within our communities. The NSP provided a grant to the City of Miami (City) to purchase foreclosed upon or abandoned homes and to rehabilitate, redevelop and resell, these properties in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. This program is authorized under Title III of the Housing and Economic Recovery Act (HERA) of 2008. The City was awarded \$12,063,702 in Community Development Block Grant (CDBG) dollars to implement this new program.

Recovery Needs:

The estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income is approximately \$4,737,750. This amount equals to about 39.3 percent of the total NSP allocation for the City of Miami. Thus, the City will be meeting the statutory requirement by allocating over 25 percent of NSP funding toward housing individuals and families whose income do not exceed 50 percent of area median income. The table below illustrates low income targeting by activity.

A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties.

1. Equity sharing program
2. Down payment assistance program

B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

C. Establish land banks for properties that have been foreclosed upon.

D. Demolish blighted structures.

E. Redevelopment of demolished or vacant properties.

F. Administration

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$10,407,370.00

Total CDBG Program Funds Budgeted

N/A

\$10,407,370.00

Program Funds Drawdown	\$215,429.77	\$539,893.19
Obligated CDBG DR Funds	\$5,737,343.41	\$6,073,712.83
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,809,555.30	\$0.00
Limit on Admin/Planning	\$1,206,370.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,015,925.50	\$5,034,557.00

Overall Progress Narrative:

As of 3/31/10, the City is on target to commit all the \$12,063,702 NSP funds by September. As of 3/31/10, the City had committed \$6,073,713 or over 50% of its total dollars, and met 100% of its low-income client goal. The City had committed \$3,280,000 or 27% of its total dollars to meet the NSP goal of at least 25% of total dollars serving families making 50% or less of the Area Median Income. By 5/15/10, the City will have committed 72% of its funds, with the remainder expected to be committed by 6/30/10.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
COM-NSP-A, Financial Assistance	\$0.00	\$2,100,000.00	\$0.00
COM-NSP-B, Residential Acquisition/ Acquisition and	\$0.00	\$5,500,000.00	\$0.00
COM-NSP-C, Land Banking	\$119,673.37	\$851,000.00	\$292,226.87
COM-NSP-D, Clearance and Demolition	\$14,208.50	\$700,000.00	\$14,208.50
COM-NSP-E, Residential Redevelopment	\$2,262.34	\$1,706,332.00	\$2,262.34
COM-NSP-F, Planning and Administration	\$79,285.56	\$1,206,370.00	\$231,195.48

Activities

Grantee Activity Number:	COM-NSP-A1
Activity Title:	Acquisition - SF Homeownership LH

Activity Category:

Acquisition - general

Project Number:

COM-NSP-A

Projected Start Date:

02/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Financial Assistance

Projected End Date:

08/31/2010

Responsible Organization:

City of Miami Department of Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miami Department of Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This strategy shall provide homeownership opportunities within the location description defined above. The City will be targeting households who do not exceed 50% of the area median income adjusted for family size. If the City of Miami inspector determines that the property has code violations and/or is not meeting Housing Quality Standards as per 24 CFR 982.401, then the property must be purchased AND rehabilitated before the buyer can start occupying such property.

*** Estimated funding \$100,000 ***

*** Estimated at \$100,000 ***

Location Description:

Areas of Greatest Needs within City limits as determined by the Department of Community Development's substantial amendment #2008.2.

*** Activity transferred to eligible use "A" ***

Activity Progress Narrative:

The City of Miami has one low-income family, who was bank-qualified as of 3/31/10. Several contracts fell through, but the buyer presently has a pending contract on a home. Once a contract has been executed by the seller and the house repairs are appropriately estimated, this buyer will receive a reservation of NSP funding from the City of Miami.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1

# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/1	0/0	0/1
# of Persons benefitting	0	0	0	0/0	0/0	0/0
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: COM-NSP-A2

Activity Title: Acquisition - SF Homeownership LMMI

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

COM-NSP-A

Project Title:

Financial Assistance

Projected Start Date:

02/01/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Department of Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miami Department of Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This strategy shall provide homeownership opportunities within the location description defined above. The City will be targeting households who earn between 51 to 120 percent of the area median income adjusted for family size. If the City of Miami inspector determines that the property has code violations and/or is not meeting Housing Quality Standards as per 24 CFR 982.401, then the property must be purchased AND rehabilitated before the buyer can start occupying such property.

*** Estimated funding of \$650,000 ***

Location Description:

Areas of Greatest Needs within City limits as determined by the Department of Community Development's substantial amendment #2008.2

*** Activity transferred to eligible use "A" ***

Activity Progress Narrative:

The City of Miami has 9 bank-approved NSP LMMI qualified buyers for foreclosed homes. One buyer has a contract pending. Once the outstanding offer is accepted by the seller, this will be reflected in our Strategy A activity. Subsequent to 3/31/10, the City moved \$1.35 million from Strategy A to Strategy E, due to the limited number of bank qualified potential buyers.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/7
# of housing units	0	0	0	0/0	0/0	0/7
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/1	0/7
# of Persons benefitting	0	0	0	0/0	0/0	0/0
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0

# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: COM-NSP-B1
Activity Title: MF Acquisition - LH (not for new construction)

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

COM-NSP-B

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected Start Date:

02/01/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Miami Department of Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miami Department of Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and Rehabilitation Program of Multi-Family Units This program allows for the City to purchase or provide assistance fully or partially for the purchase of abandoned and/or foreclosed upon multi-family structures and rehabilitate them, if necessary, to meet the requirements of the South Florida Building Code. All units, or a pro-rata share of them, shall be rented to low income families whose income does not exceed 50% of HUD's Area Median Income adjusted for family size.

*** Estimated funding of \$4,000,000 ***

Location Description:

Areas of Greatest Needs within City limits as determined by the Department of Community Development's substantial amendment #2008.2

*** Eligible Use "B" ***

Activity Progress Narrative:

The City of Miami has targeted the remaining \$1.72 million funds in Strategy B for 2 projects: the Hamlets-a 30 unit foreclosed townhome development in Liberty City and to bridge the funding gap for the Comprehensive Outreach Programs, Inc. NSP project. Both will be committed by June 30.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/80
# of housing units	0	0	0	0/0	0/0	0/80
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/80	0/0	0/80
# of Persons benefitting	0	0	0	0/0	0/0	0/0
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0

# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	COM-NSP-B1-01
Activity Title:	Comprehensive Outreach Programs, Inc.

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

COM-NSP-B

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected Start Date:

05/31/2010

Projected End Date:

05/31/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Comprehensive Outreach Programs, Inc.

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,834,557.00
Total CDBG Program Funds Budgeted	N/A	\$1,834,557.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,280,000.00	\$1,280,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Comprehensive Outreach Programs, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

25% Low-income set aside for 32 unit acquisition and rehabilitation

Location Description:

721 and 741 N.W. 56 Street Miami, Florida

Activity Progress Narrative:

The developer of this project, Comprehensive Outreach Programs, Inc. has been awarded \$1,280,000 to acquire and rehabilitate 2-16 unit buildings, which have 1 bedroom/1 bath configurations. The clients will be at or below 50% AMI. The regulatory agreement has been signed, and the acquisition of the buildings will be done in early May. The project has received environmental clearance for the acquisition, and the environmental clearance for the rehabilitation is in progress.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/32
# of Households benefitting	0	0	0	0/32	0/0	0/32
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/2

Activity Locations

Address	City	State	Zip
721 & 741 N.W. 56 Street	Miami	NA	33127

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: COM-NSP-B1-03

Activity Title: St. John Village

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

COM-NSP-B

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected Start Date:

05/31/2010

Projected End Date:

05/31/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

St. John Village 1410, LLC

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,040,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,040,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,040,000.00	\$1,040,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
St. John Village 1410, LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

26 units of housing for low-income families

Location Description:

1410 N.W. 1st Avenue Miami, Florida

Activity Progress Narrative:

The name of this project is St. John Village, and the developer is St. John Community Development Corporation. This is a garden style vacant, abandoned apartment building with 26 units. The loan will be used to purchase and rehabilitate the 26 units for low-income families. This development's client base will all be at or below 50% of the Area Median Income. NSP2 funds have been committed by St. John CDC to complete the financing of this acquisition and rehabilitation.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/26
# of Households benefitting	0	0	0	0/26	0/0	0/26

Activity Locations

Address	City	State	Zip
1410 N.W. 1st Avenue	Miami	NA	33136

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: COM-NSP-B1-O2

Activity Title: Camacho

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

COM-NSP-B

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected Start Date:

05/31/2010

Projected End Date:

05/31/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

RUDG-MBCDC I, LLC

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$960,000.00
Total CDBG Program Funds Budgeted	N/A	\$960,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$960,000.00	\$960,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
RUDG-MBCDC I, LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

24 units of low-income housing

Location Description:

124 & 134 SW 8th Avenue

Activity Progress Narrative:

This 24 unit, partially built condominium has been foreclosed upon. The new owner, RUDG-MBCDC i, LLC, will be a joint venture between RUDG (51%) and Miami Beach Community Development Corporation (MBCDC)(49%). Once CO'd, RUDG will deed their 51% ownership to MBCDC, who will own the property 100%. The primary clientele will be low-income, elderly. This project will be for LI clients. The City funding will be used for acquisition and rehabilitation.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/24
# of Households benefitting	0	0	0	0/24	0/0	0/24

Activity Locations

Address	City	State	Zip
126 & 134 S.W. 8 Avenue	Miami	NA	33130

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:	COM-NSP-B2
Activity Title:	SF Purchase & Rehab LMMI - (not new construction)

Activity Category:

Acquisition - general

Project Number:

COM-NSP-B

Projected Start Date:

02/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Residential Acquisition/ Acquisition and Rehabilitation

Projected End Date:

08/31/2010

Responsible Organization:

City of Miami Department of Community Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miami Department of Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and Rehabilitation Program of Single Family Units. This program allows for a City vetted Developer to purchase or provide assistance fully or in partially for the purchase of abandoned and/or foreclosed upon single-family structures and rehabilitate them, if necessary, to meet the requirements of the South Florida Building Code, and sell them fully rehabilitated to a pre-qualified family. Two individuals have been approved by the city for this activity. The developer will receive a \$50,000 construction loan, per home, to acquire and rehabilitate the pre-selected home, which when rehabbed, will be resold to a pre-qualified buyer. The \$50,000 will stay in the property, to be used as a buy-down for the new homebuyer.

Location Description:

3634 NW. 13 Street, Miami, Florida 33126

Activity Progress Narrative:

Two developers were awarded \$250,000 a piece from a single family purchase and rehabilitation program Request for Proposal. The two developers: Pointe Developers and Prodesa were put into place to purchase pre-selected by potential NSP buyers, foreclosed homes, rehabilitate the homes, and then sell the rehabbed home to the pre-identified (pre-qualified) NSP buyer. As of 3/31/10, the pre-approved buyers had not been successful in contract negotiations with sellers. Now that there are 10 bank pre-qualified buyers in search of foreclosed homes, the City expects to fund \$50,000 per home as acquisition/rehabilitation funding for these buyers.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/2
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0

# of Households benefitting	0	0	0	0/0	0/0	0/2
# of Persons benefitting	0	0	0	0/0	0/0	0/0
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: COM-NSP-C1

Activity Title: Land Banking

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

COM-NSP-C

Projected Start Date:

12/15/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Land Banking

Projected End Date:

09/06/2010

Responsible Organization:

City of Miami Department of Community Development

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$851,000.00
Total CDBG Program Funds Budgeted	N/A	\$851,000.00
Program Funds Drawdown	\$119,673.37	\$292,226.87
Obligated CDBG DR Funds	\$604,688.49	\$777,241.99
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miami Department of Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The city will purchase properties that have been foreclosed upon and will provide the proper maintenance to such property/land in an effort to protect the surrounding property values from devaluating. Land Banking

*** Estimated funding \$851,000 ***

Location Description:

1127 NW 27 ST, Miami, FL; 3615 Thomas AVE. #4, Miami, FL; 3615 Thomas AVE. #5, Miami, FL; 5313 NE 1 AVE, Miami, FL.

*** Eligible Use "C" ***

Activity Progress Narrative:

The City is in the process of purchasing 10 foreclosed properties: 2 new construction, 1 to be rehabilitated, and 7 to be demolished. The City has \$73,758 to obligate in purchasing 2 more foreclosed homes in its land bank. Funds for this activity will be obligated by the end of May.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	1/24

Activity Locations

Address	City	State	Zip
3235 N.W. 10 Avenue	Miami	NA	33142
3371 William Avenue	Miami	NA	33133
800 N.W. 58 Street	Miami	NA	33127
1126 N.W. 27 Street	Miami	NA	33127
2525 N.W. 34 Street	Miami	NA	33142

51 N.W. 46 Street	Miami	NA	33127
4911 N.W. 6 Avenue	Miami	NA	33137
2336 N.W. 3 Street	Miami	NA	33125

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: COM-NSP-D1

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

COM-NSP-D

Project Title:

Clearance and Demolition

Projected Start Date:

12/28/2009

Projected End Date:

09/06/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Department of Community Development

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$700,000.00
Total CDBG Program Funds Budgeted	N/A	\$700,000.00
Program Funds Drawdown	\$14,208.50	\$14,208.50
Obligated CDBG DR Funds	\$2,302.50	\$14,208.50
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miami Department of Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolition of unsafe structures

*** Estimated funding of \$700,000 ***

Location Description:

147 NW 61 ST, Miami, FL.; 275 NW 42 ST, Miami, FL; 951 NW 36 CT, Miami, FL; 124 NW 60 Street-Miami, FL; 102 NE 20 Terrace-Miami, FL; 343 NE 33 Street-Miami, FL; 2671 S.W. 25 Terrace-Miami, FL; 3158 McDonald St.-Miami, FL; 3666 William Avenue-Miami, FL; 2138 NW 26 St.-Miami, FL.

Activity Progress Narrative:

The City of Miami is in the process of bidding out a demolition contractor. Through the City's unsafe structure department, almost 200 homes have been identified as unsafe, and are in various stages of approval by Miami-Dade County's Unsafe Structure's Board for demolition. The City's NSP Advisory Task Force has already approved the 200 home list. Once the demolition contractor is in place, and the contract approved by the City Commission, all of the funds for this activity will be obligated. Estimated date: 6/30/10.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/24

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: COM-NSP-E2

Activity Title: MF Residential Redevelopment - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

COM-NSP-E

Project Title:

Residential Redevelopment

Projected Start Date:

02/01/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Department of Community Development

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miami Department of Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Miami will acquire abandoned/vacant properties and demolish the sub-standard unit(s), if applicable, and reconstruct a new housing unit(s) on the same lot. Under this program, the City will purchase or provide assistance for the purchase of the property to be reconstructed, demolish the structure, and build a brand new unit to be sold to a low-moderate or middle income household.

*** Estimated funding \$1,100,000 ***

Location Description:

Areas of Greatest Needs within City limits as determined by the Department of Community Development's substantial amendment #2008.2

*** Eligible Use "E" ***

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4

# of Households benefitting	0	0	0	0/0	0/0	0/4
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: COM-NSP-E2-01

Activity Title: Vista Mar Apartments

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

COM-NSP-E

Project Title:

Residential Redevelopment

Projected Start Date:

05/31/2010

Projected End Date:

05/31/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

Vista Mar Apartments, Ltd.

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$733,333.00
Total CDBG Program Funds Budgeted	N/A	\$733,333.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$733,333.00	\$733,333.00
Expended CDBG DR Funds	\$0.00	\$0.00
Vista Mar Apartments, Ltd.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

110 units of Low-income tax-credit housing

Location Description:

501 NW 36 Street, Miami, Florida

Activity Progress Narrative:

This project is a low-income housing, rental tax credit development, consisting of 110 units. The developer is Pinnacle Housing. Even though the City's NSP funding for Strategy E permits LMMI clients, the tax credits require 60% or lower tenants. The NSP funds will be used for hard construction, and will stay in the development for 30 years. the units are: 11 units-1Bed/1Bath, 64 units-2Bed/2Bath, and 35 units-3Bed/2Bath.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/110
# of Households benefitting	0	0	0	0/0	0/0	0/110
#Low flow toilets	0	0	0	0/0	0/0	0/110
#Low flow showerheads	0	0	0	0/0	0/0	0/110

Activity Locations

Address	City	State	Zip
501 NW 36 Street	Miami	NA	33127

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: COM-NSP-E2-02

Activity Title: Notre Dame

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

COM-NSP-E

Project Title:

Residential Redevelopment

Projected Start Date:

05/31/2010

Projected End Date:

05/31/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

Notre Dame Apartments, LLC

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$366,667.00
Total CDBG Program Funds Budgeted	N/A	\$366,667.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$366,667.00	\$366,667.00
Expended CDBG DR Funds	\$0.00	\$0.00
Notre Dame Apartments, LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

64 housing units in a Low-income tax credit development

Location Description:

5725 N.W. 2nd Avenue, Miami, Florida

Activity Progress Narrative:

This development, named Notre Dame Apartments, LLC, is being funded as a low-income housing, rental tax credit development. The member is Biscayne Housing Group. The City's funding will be used as gap financing for the hard construction costs, and will stay in the development for 30 years. Even though the NSP program allows for LMMI tenants, the tax credit transaction requires that tenants served be at the 60% or below Area Median Income. The total project is 64 rental units, but the City's funding only covers 55 of the units. City assisted units are 21-1 bedroom/1 bath, and 34- 2 bedroom/2 bath.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/64
# of Households benefitting	0	0	0	0/0	0/0	0/64
#Low flow toilets	0	0	0	0/0	0/0	0/64
#Low flow showerheads	0	0	0	0/0	0/0	0/64
#Units other green	0	0	0	0/0	0/0	0/64

Activity Locations

Address	City	State	Zip
5725 NW 2nd Avenue	Miami	NA	33127

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: COM-NSP-E2-03

Activity Title: SF Residential Redevelopment - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

COM-NSP-E

Project Title:

Residential Redevelopment

Projected Start Date:

06/30/2010

Projected End Date:

12/31/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

UDG II, LLC

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,350,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,350,000.00
Program Funds Drawdown	\$2,262.34	\$2,262.34
Obligated CDBG DR Funds	\$2,262.34	\$2,262.34
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Miami will acquire abandoned/vacant properties and demolish the sub-standard unit, if applicable, and reconstruct a new housing unit on the same lot. Under this program, the City will purchase or provide assistance for the purchase of the property to be reconstructed, demolish the structure, and build a brand new unit to be sold to a low-moderate or middle income household.

*** Estimated funding \$606,332 ***

Location Description:

Areas of Greatest Needs within City limits as determined by the Department of Community Development's substantial amendment #2008.2

*** Eligible Use "E" ***

Activity Progress Narrative:

The City of Miami has plans to obligate the \$606,332 by 6/30/10. \$533,000 will be used in conjunction with \$1.1 million of US HUD Neighborhood Initiatives funds to redevelop 8 single-family lots presently owned by the City in the Liberty City neighborhood. A Request for Qualifications for 3 design/build models by contractors had been issued, with 5 bids presented. A review panel for the applications is being formed. Contracts with the contractors should be signed by mid-June to commit the funds. The remaining \$73,332 will be used to redevelop one of the City's Strategy C's land banked properties. Subsequent to 3/31/10, \$1.35 million was moved from Strategy A to Strategy E for the completion of a vacant, partially built, 47 unit rental project in Spring Garden. This development has been approved by the City's Housing and Commercial Loan Committee, and the NSP Regulatory Agreement is presently being circulated for signatures. Project will be committed by 5/15/10.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/48
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: COM-NSP-F1

Activity Title: Planning and Administration

Activity Category:

Administration

Activity Status:

Planned

Project Number:

COM-NSP-F

Project Title:

Planning and Administration

Projected Start Date:

02/01/2009

Projected End Date:

08/31/2010

National Objective:

N/A

Responsible Organization:

City of Miami Department of Community Development

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$1,206,370.00

Total CDBG Program Funds Budgeted

N/A

\$1,206,370.00

Program Funds Drawdown

\$79,285.56

\$231,195.48

Obligated CDBG DR Funds

\$748,090.08

\$900,000.00

Expended CDBG DR Funds

\$0.00

\$0.00

City of Miami Department of Community Development

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Program Administration for the NSP Program

Location Description:

Activity Progress Narrative:

The City is on target to obligate all administration dollars.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00
