

Revised 2/9/11  
Added expenditure  
on Admin 2/10

**Grantee: Miami, FL**

**Grant: B-08-MN-12-0016**

**July 1, 2010 thru September 30, 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:**  
Rejected - Await for Modification

**QPR Contact:**  
No QPR Contact Found

## **Disasters:**

**Declaration Number**  
NSP

## **Narratives**

### **Areas of Greatest Need:**

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-like (CDBG) dollars to implement this new program.

### **Distribution and and Uses of Funds:**

The following illustrates the distribution of funds by activity, subsequent to the City of Miami's City Commission approving the following changes as of 7/22/2010: Strategy A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties. 1. Equity sharing program and Down payment assistance program - \$0 (\$750,000 moved to Strategy E). Strategy 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 - \$5,200,000 (\$300,000 moved to Strategy E). Strategy C: Establish land banks for properties that have been foreclosed upon - \$800,000 (\$51,000 moved to Strategy E). Strategy D: Demolish blighted structures or uneconomically feasible rehabs owned by the City - \$700,000 (No Change) Strategy E: Redevelopment of demolished or vacant properties - \$4,157,332 (Added \$1,101,000 from Strategies A, B, and C). F. Administration: \$1,206,370 (No change).

### **Definitions and Descriptions:**

The City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3 was amended on 7/22/2010 to comply with the new HUD definitions of abandoned, foreclosed and vacant. Areas of Greatest need are also defined in that document. The City also changed its definition of properties eligible for demolition to include blighted properties, as well as economically unsound rehab NSP acquired properties. For the City acquired properties under Strategy C, the City may at its sole discretion, demolish a structure if the City determines that the rehabilitation cost exceeds 50 percent of the "as is" appraised value of the property.

### **Low Income Targeting:**

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 \$ 5,034,557. This amount equals to about 41.7 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.

### **Acquisition and Relocation:**

The City has acquired 9 single-family, foreclosed properties. The City has assisted in the financing of 7 multi-family, foreclosed, abandoned, or vacant properties in the City's Areas of Greatest Need.

**Public Comment:**

No new comments on the 7/22/10 of the City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3 were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,063,702.00
Total CDBG Program Funds Budgeted	N/A	\$12,063,702.00
Program Funds Drawdown	\$1,176,342.35	\$2,919,952.97
Obligated CDBG DR Funds	\$2,386,591.10	\$12,063,702.00
Expended CDBG DR Funds	\$1,152,113.48	\$2,895,724.10
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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$379,982.38
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	\$5,073,089.50

**Overall Progress Narrative:**

The City has obligated all of its NSP1 allocation of \$12,063,702 as of the September 2010 obligation deadline. All projects obligated by September are moving forward and are in the environmental clearance stage, procurement, legal, or construction stages. The City is on target to expend all of its NSP1 funding by March 2013.

**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	\$0.00	\$0.00
COM-NSP-B, Residential Acquisition/ Acquisition and	\$1,145,723.60	\$5,200,000.00	\$1,761,613.12
COM-NSP-C, Land Banking	\$6,389.88	\$800,000.00	\$748,235.23
COM-NSP-D, Clearance and Demolition	\$0.00	\$700,000.00	\$27,859.90
COM-NSP-E, Residential Redevelopment	\$0.00	\$4,157,332.00	\$2,262.34
COM-NSP-F, Planning and Administration	\$24,228.87	\$1,206,370.00	\$379,982.38

## Activities

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

**Activity Category:** Acquisition - general  
**Activity Status:** Under Way  
**Project Number:** COM-NSP-B  
**Project Title:** Residential Acquisition/ Acquisition and Rehabilitation  
**Projected Start Date:** 06/30/2010  
**Projected End Date:** 05/31/2012  
**Benefit Type:** Direct Benefit (Households)  
**Completed Activity Actual End Date:**  
**National Objective:** NSP Only - LH - 25% Set-Aside  
**Responsible Organization:** Comprehensive Outreach Programs, Inc.

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,842,669.50
Total CDBG Program Funds Budgeted	N/A	\$1,842,669.50
Program Funds Drawdown	\$5,800.00	\$621,689.52
Obligated CDBG DR Funds	\$8,112.50	\$1,842,669.50
Expended CDBG DR Funds	\$5,800.00	\$621,689.52
Comprehensive Outreach Programs, Inc.	\$5,800.00	\$621,689.52
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 a multi-family development consisting of 2 buildings, with 32 apartments, consisting of 1 bedroom/1 bath configurations, for acquisition and rehabilitation of these foreclosed properties. Tenants served will have income at or below 50 percent of the area median income, adjusted for family size.

**Location Description:**  
 721 and 741 N.W. 56 Street Miami, Florida  
 This is one project with 2 separate addresses and folio numbers.

**Activity Progress Narrative:**  
 This 2 building, 32 unit, multi-family development was awaiting environmental clearance for rehabilitation to commence construction. The City has obligated \$8,112.50 for City incurred legal fees with the project. Environmental clearance was received in late October 2010. Construction will commence in the fourth quarter of 2010, and is expected to take another year and 1/2 to complete. Project on schedule. Project Manager is in the process of being engaged. GC already contracted for the job. the developer and owner of these properties is Comprehensive Outreach Programs, Inc. (COPI), and once rehabbed, the units will be occupied by renters making less than 50% of AMI, adjusted for family size.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of Parcels acquired voluntarily	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/32

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/32	0/0	0/32	0

### Activity Locations

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

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**Grantee Activity Number:** COM-NSP-B1-03  
**Activity Title:** St. John Village

**Activity Category:**

Acquisition - general

**Project Number:**

COM-NSP-B

**Projected Start Date:**

06/30/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Residential Acquisition/ Acquisition and Rehabilitation

**Projected End Date:**

05/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

St. John Village 1410, LLC

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,050,140.00
Total CDBG Program Funds Budgeted	N/A	\$1,050,140.00
Program Funds Drawdown	\$419,923.60	\$419,923.60
Obligated CDBG DR Funds	\$10,140.00	\$1,050,140.00
Expended CDBG DR Funds	\$419,923.60	\$419,923.60
St. John Village 1410, LLC	\$419,923.60	\$419,923.60
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, making 50 percent or less of the area median income, adjusted for family size. All units are 1 bedroom/1 bath.

**Location Description:**

1410 N.W. 1st Avenue Miami, Florida

**Activity Progress Narrative:**

The City of Miami funded the acquisition of the foreclosed, 26-unit building in Overtown by St. John Community Development Corporation. The City also obligated \$10,140 for outside legal fees of the City connected to this project. Construction should start in late November on the rehabilitation work, which should be completed in 1 year. St. John Village will house tenants whose income is at or below 50% AMI, adjusted for family size. This development is the first development to use NSP1 and NSP2 funding.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/26

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/26	0/0	0/26	0

## Activity Locations

Address	City	State	Zip
1402 NW 1 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	

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**Grantee Activity Number:** COM-NSP-B1-04  
**Activity Title:** M&M Maison I Apartments

**Activity Category:**

Acquisition - general

**Project Number:**

COM-NSP-B

**Projected Start Date:**

08/25/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Residential Acquisition/ Acquisition and Rehabilitation

**Projected End Date:**

07/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

1521 LLc

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,210,140.00
Total CDBG Program Funds Budgeted	N/A	\$1,210,140.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$10,140.00	\$1,210,140.00
Expended CDBG DR Funds	\$0.00	\$0.00
1521 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:**

The Urban league of Greater Miami, Inc. will be buying this foreclosed property. This is a townhouse project, which is being acquired, rehabbed, and turned back into a rental apartment complex for low-income families, making 50 percent or less of the area median income. The 30 units are comprised of 24- 2 bedroom/1 1/2 baths, and 6 units of 1-bedroom/1 bath configurations.

**Location Description:**

1521 N.W. 61 Street, Miami, Florida 33142

**Activity Progress Narrative:**

This 30 unit townhome project is expected to close in October. The City of Miami has obligated \$10,140 in outside legal counsel fees for this project. The developer is Urban League of Greater Miami, and will remain the owner of the rental complex for the 30 year compliance period. This property had been a former low-income tax credit project, which the Urban League had owned. Once the tax-credit compliance period ended, the development was sold to 2 other non-profits, to turn the development into a homeownership opportunity. The other 2 non-profits lost the property to the bank and LISC, through a foreclosure. The property has been abandoned for 2 years. Once rehabilitated, the development will provide rental housing for families at or below 50% AMI, adjusted for family size.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of Parcels acquired voluntarily	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/30	0/0	0/30	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

**Activity Locations**

Address	City	State	Zip
1521 N.W. 61 Street	Miami	NA	33142

**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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**Grantee Activity Number:** COM-NSP-B1-02

**Activity Title:** Camacho

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

COM-NSP-B

**Project Title:**

Residential Acquisition/ Acquisition and Rehabilitation

**Projected Start Date:**

08/01/2010

**Projected End Date:**

05/31/2012

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

RUDG-MBCDC I, LLC

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$970,140.00
Total CDBG Program Funds Budgeted	N/A	\$970,140.00
Program Funds Drawdown	\$720,000.00	\$720,000.00
Obligated CDBG DR Funds	\$10,140.00	\$970,140.00
Expended CDBG DR Funds	\$720,000.00	\$720,000.00
RUDG-MBCDC I, LLC	\$720,000.00	\$720,000.00
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, for tenants earning 50 percent or less of the area's median income. The type of units will be 12-1 bedroom/1 1/2baths and 12 1 bedroom/2 baths. This joint venture will ultimately be owned and run by Miami Beach Community Development Corporation, a non-profit. This was a foreclosed, half-build condominium, which will be converted to a rental development.

**Location Description:**

124 & 134 SW 8th Avenue, Miami, Florida

**Activity Progress Narrative:**

This property, known as Camacho, was acquired in the third quarter of 2010, and the City had obligated \$10,140 in City incurred, outside counsel legal fees for this transaction. A General Contractor has been engaged, and construction has commenced on this partially built, 24-unit, foreclosed condominium. A certificate of occupancy should be obtained by June 2011. This is a joint venture between RUDG and MBCDC. The for-profit developer will build it and Miami Beach Community Development Corporation will own and run the apartment building for the 30 year compliance period. This property will house low-income tenants, whose income does not exceed 50% AMI, adjusted for family size.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/24

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/24	0/0	0/24	0

**Activity Locations**

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

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

COM-NSP-B

**Projected Start Date:**

02/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Residential Acquisition/ Acquisition and Rehabilitation

**Projected End Date:**

12/31/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Prodesa Development LLC/Burgos Lanza & Associates,

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$61,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$61,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$11,000.00	\$61,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Prodesa Development LLC/Burgos Lanza & Associates, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 part 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 to sell them fully rehabilitated to a pre-qualified family. One individual has been approved by the City for this activity. The developer will receive a \$50,000 construction loan, 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:**

The City of Miami had provided an RFP for developers to purchase foreclosed properties for pre-qualified homeowners. An LMMI-qualified homeowner had identified a foreclosed property she wanted to purchase, and the procured developer has purchased the home and is in the process of rehabilitating it. The City committed to provide \$40,000 towards acquisition costs to the developer, and \$10,000 in rehab monies. The remainder of the funds were obtained by a bank loan by the developer. The City's \$50,000 investment will remain in the property, and be used by the new homeowner as subsidy to purchase the home. The City also obligated \$11,000 for closing and related delivery costs to the project.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/1

# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/1	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

### Activity Locations

Address	City	State	Zip
3634 N.W. 13 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

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**Grantee Activity Number:** COM-NSP-B4  
**Activity Title:** Rehab of Land banked properties

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

**Activity Status:**  
 Under Way

**Project Number:**  
 COM-NSP-B

**Project Title:**  
 Residential Acquisition/ Acquisition and Rehabilitation

**Projected Start Date:**  
 09/15/2010

**Projected End Date:**  
 12/31/2011

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Miami Department of Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$65,910.50
Total CDBG Program Funds Budgeted	N/A	\$65,910.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$467.50	\$65,910.50
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:**

This property will be rehabilitated to provide a homeownership opportunity for an income qualified family. Green features, including xeriscape landscaping, will be installed and will reduce carrying costs. The house will be brought up to the South Florida building code.

**Location Description:**

2525 N.W. 34 Street, Miami, Florida. This foreclosed home is in need of rehabilitation to make it livable. This home is in a residential neighborhood, where most of the other houses are in good condition, and this rehab will improve the neighborhood.

**Activity Progress Narrative:**

This single family home was purchased under the City's NSP Strategy C: Land Banking Strategy. This foreclosed home was in desperate need of rehabilitation. The City procured a contractor for this property, and rehabilitation has begun. Expected completion timeline is February 2010.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/13
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1

#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/8
#Light fixtures (outdoors) replaced	0	0/4
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/1	0

### 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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**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

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

09/06/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Miami Department of Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total CDBG Program Funds Budgeted	N/A	\$800,000.00
Program Funds Drawdown	\$6,389.88	\$748,235.23
Obligated CDBG DR Funds	\$0.00	\$800,000.00
Expended CDBG DR Funds	\$6,389.88	\$748,235.23
City of Miami Department of Community Development	\$6,389.88	\$748,235.23
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. Properties could be sold/demolished/or rehabbed-sold.Land Banking

\*\*\* Estimated funding \$800,000 \*\*\*

**Location Description:**

Areas of Greatest Needs within City limits as determined by the City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3\*\*\* Eligible Use "C" \*\*\*

**Activity Progress Narrative:**

The City of Miami has purchased a total of 10 homes. The expenses for this quarter were legal and maintenance/boarding up costs associated with the homes.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/24

**Beneficiaries Performance Measures**  
**No Beneficiaries Performance Measures found.**

**Activity Locations**

Address	City	State	Zip
800 N.W. 58 Street	Miami	NA	33127
1126 N.W. 27 Street	Miami	NA	33127
4911 N.W. 6th Avenue	Miami	NA	33127
5313 N.E. 1st Avenue	Miami	NA	33137
2336 N.W. 3rd Street	Miami	NA	33125
51 N.W. 46 Street	Miami	NA	33127
3235 N.W. 10 Avenue	Miami	NA	33127
3371 William Avenue	Miami	NA	33133
1924 N.W. 26 Street	Miami	NA	33142
2525 N.W. 34 Street	Miami	NA	33142

**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

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**Grantee Activity Number:** COM-NSP-D1  
**Activity Title:** Demolition

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 COM-NSP-D

**Project Title:**  
 Clearance and Demolition

**Projected Start Date:**  
 12/28/2009

**Projected End Date:**  
 09/06/2012

**Benefit Type:**  
 Area Benefit (Census)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Miami Department of Community Development

Overall	Jul 1 thru Sep 30, 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	\$0.00	\$27,859.90
Obligated CDBG DR Funds	\$629,259.10	\$700,000.00
Expended CDBG DR Funds	\$0.00	\$27,859.90
City of Miami Department of Community Development	\$0.00	\$27,859.90
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-blights to the neighborhood or land banked homes, which the rehab costs more than 50% of the "as is" appraised value.  
 \*\*\* Estimated funding of \$700,000 \*\*\*

**Location Description:**

Areas of Greatest Needs within City limits as determined by the City of Miami's Action Plan FY 2008-2009, NSP Substantial Amendment #2008.3

**Activity Progress Narrative:**

The City of Miami has entered into a memorandum of understanding with it's Unsafe Structures Department, and has identified over 210 units to be demolished with this funding. Once environmental and legal clearances are obtained, the structures will be demolished and a lien placed on the properties.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/24
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/24

# of Singlefamily Units

0

3/22

**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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**Grantee Activity Number:** COM-NSP-E2-01  
**Activity Title:** Vista Mar Apartments

**Activity Category:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 COM-NSP-E

**Project Title:**  
 Residential Redevelopment

**Projected Start Date:**  
 05/31/2010

**Projected End Date:**  
 05/31/2012

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Vista Mar Apartments, Ltd.

Overall	Jul 1 thru Sep 30, 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	\$0.00	\$733,333.00
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:**

110 units in a Low-income tax-credit housing, comprised of 11-1 bedroom/1bath units, 64-2 bedroom/2bath units, and 35-3bedroom/2bath units.

**Location Description:**

501 NW 36 Street, Miami, Florida

**Activity Progress Narrative:**

This low-income housing tax credit development (known as Vista Mar) will have 110 units financially assisted with the City's NSP financing. The Developer is Pinnacle Housing. The City has obtained environmental clearance on this property, and is awaiting legal documents to close. Even though some of the units will be serving the 50% or below of AMI population, the City did not use this project to meet it's low-income set-aside requirement for NSP.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/110
#Low flow showerheads	0	0/110

# of Housing Units	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/110

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/110	0

## Activity Locations

Address	City	State	Zip
501 N.W. 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  
**Project Number:**  
 COM-NSP-E  
**Projected Start Date:**  
 05/31/2010  
**Benefit Type:**  
 Direct Benefit (Households)  
**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Under Way  
**Project Title:**  
 Residential Redevelopment  
**Projected End Date:**  
 12/31/2012  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
 Notre Dame Apartments, LLC

Overall	Jul 1 thru Sep 30, 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	\$0.00	\$366,667.00
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:**

Notre Dame is a 64 housing unit, multi-family, rental, Low-income tax credit development. The City's NSP funding will fund 55 of the units, which will be 21-1 bedroom/1bath units, and 34 - 2bedroom/2bath units.

**Location Description:**

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

**Activity Progress Narrative:**

This 64 unit, low-income housing tax credit development (known as Notre Dame) will have 55 units financially assisted with the City's NSP financing. The Developer is Biscayne Housing Group. The City has obtained environmental clearance on this property, and is awaiting legal documents to close. Even though some of the units will be serving the 50% or below of AMI population, the City did not use this project to meet it's low-income set-aside requirement for NSP.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/55
#Low flow showerheads	0	0/55
#Units & other green	0	0/55

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units

0

0/55

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/55	0

### Activity Locations

Address	City	State	Zip
5725 N.W. 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:**  
 Under Way

**Project Number:**  
 COM-NSP-E

**Project Title:**  
 Residential Redevelopment

**Projected Start Date:**  
 01/31/2010

**Projected End Date:**  
 02/01/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 UDG II, LLC

Overall	Jul 1 thru Sep 30, 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	\$0.00	\$2,262.34
Obligated CDBG DR Funds	\$0.00	\$1,350,000.00
Expended CDBG DR Funds	\$0.00	\$2,262.34
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

This property, known as Atrium of Spring garden, was a vacant property. The 48 unit condominium, half-built has been vacant for the last 2 years due to the collapse of the condominium market. This property, when completed, will be a rental property, consisting of 44 - 1 bedroom/1 bath and 4 - 2 bedrooms/2 baths.

**Location Description:**

Areas of Greatest Needs within City limits as determined by the Department of Community Development's substantial amendment #2008.2. The address for this property is 820 N.W. 7th Avenue, Miami, Florida  
 \*\*\* Eligible Use "E" \*\*\*

**Activity Progress Narrative:**

This 48 unit-partially built. apartment complex has been abandoned for the last 2 years. This building was originally designed to be a condominium, and got caught up in the housing crisis. The City of Miami and Miami-Dade County had subsidized the original project, which has remained dormant. Miami-Dade County is completing the environmental review on this project. Once completed, the City will be able to proceed with closing on the loan.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/48
#Replaced thermostats	0	0/48
#Replaced hot water heaters	0	0/48

#Light Fixtures (Indoors) replaced	0	0/48
#Light fixtures (outdoors) replaced	0	0/48
#Refrigerators replaced	0	0/48
#Dishwashers replaced	0	0/48
#Low flow toilets	0	0/48
#Low flow showerheads	0	0/48
#Sites re-used	0	0/48
#Units & other green	0	0/48

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/48

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	State	Zip
820 N.W. 7th Avenue	Miami	NA	33136

### 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

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**Grantee Activity Number:** COM-NSP-E2-04  
**Activity Title:** Single-family new construction on City-owned lots

**Activity Category:**

Construction of new housing

**Project Number:**

COM-NSP-E

**Projected Start Date:**

08/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Residential Redevelopment

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Miami Department of Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$702,164.50
Total CDBG Program Funds Budgeted	N/A	\$702,164.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$702,164.50	\$702,164.50
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:**

These 8 new single-family homes will be built in conjunction with funding from a Neighborhood Initiatives Grant overseen by the Liberty City Community Revitalization Trust. The homes will have green features, and will be larger to accommodate the larger family need in the market.

**Location Description:**

These 8 City-owned lots are located in the Liberty City area and are within a 2/3 block radius. This area has been targeted to be redeveloped, and the City has put substantial resources into single-family home-ownership/new construction and NSP multi-family foreclosures for rentals.

**Activity Progress Narrative:**

The City of Miami has paired it's NSP funding with \$482,357 in Neighborhood Initiatives (NI) funding of the Liberty City Revitalization Trust to build 8 new homes in the Liberty City area, on City owned-vacant lots. The procurement for contractors, with their designs has been completed, and contracts have been obligated. Environmental clearance is in process and will be completed before the contractors can proceed.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**  
**No Beneficiaries Performance Measures found.**

**Activity Locations**

Address	City	State	Zip
1461 NW 60 Street, Lot B	Miami	NA	33142
1477 NW 60 Street	Miami	NA	33142
1501 NW 59 Street, Lot A	Miami	NA	33142
1461 NW 60 Street, Lot A	Miami	NA	33142
5852 NW 13 Avenue	Miami	NA	33142
6005 NW 15 Avenue	Miami	NA	33142
1501 NW 15 Avenue, Lot B	Miami	NA	33142
5858 NW 13 Avenue	Miami	NA	33142

**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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**Grantee Activity Number:** COM-NSP-E2-05  
**Activity Title:** Redevelopment of Land banked properties

**Activity Category:**

Construction of new housing

**Activity Status:**

Planned

**Project Number:**

COM-NSP-E

**Project Title:**

Residential Redevelopment

**Projected Start Date:**

08/15/2010

**Projected End Date:**

02/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Miami Department of Community Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,005,167.50
Total CDBG Program Funds Budgeted	N/A	\$1,005,167.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,005,167.50	\$1,005,167.50
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 redevelopment of land banked properties, and one city owned property, with new single family homes, with green features.

**Location Description:**

These properties will be in the areas of greatest need.

**Activity Progress Narrative:**

Under NSP Strategy C: Land Banking, the City has purchased 7 homes which will be demolished and new home construction will be completed on the vacant lots. Contractors with designs have been successfully procured, and contracts entered into the Contractors. Environmental clearance is in process for the redevelopment of these 7 homes, and once obtained, the contractors will be able to commence construction.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

### Activity Locations

Address	City	State	Zip
2336 N.W. 3rd Street	Miami	NA	33125
51 N.W. 46 Street	Miami	NA	33127
1126 N.W. 27 Street	Miami	NA	33127
4911 N.W. 6th Avenue	Miami	NA	33127
411 N.E. 69 Street	Miami	NA	33138
3371 William Avenue	Miami	NA	33133
800 N.W. 58 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	

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**Grantee Activity Number:** COM-NSP-F1  
**Activity Title:** Planning and Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

COM-NSP-F

**Project Title:**

Planning and Administration

**Projected Start Date:**

02/01/2009

**Projected End Date:**

09/09/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Miami Department of Community Development

Overall	Jul 1 thru Sep 30, 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	\$24,228.87	\$379,982.38
Obligated CDBG DR Funds	\$0.00	\$1,206,370.00
Expended CDBG DR Funds	\$0.00	\$355,753.51
City of Miami Department of Community Development	\$0.00	\$355,753.51
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

*Added expenditures*

**Activity Description:**

Program Administration for the NSP Program

**Location Description:**

**Activity Progress Narrative:**

The City of Miami has obligated all of its administration dollars for the oversight and expense of the NSP1 program, according to HUD NSP guidelines.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

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

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