

Grantee: Miami Beach, FL

Grant: B-11-MN-12-0039

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:
B-11-MN-12-0039

Obligation Date:

Award Date:

Grantee Name:
Miami Beach, FL

Contract End Date:
03/08/2014

Review by HUD:
Submitted - Await for Review

Grant Amount:
\$1,475,088.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Estimated PI/RL Funds:
\$0.00

Total Budget:
\$1,475,088.00

Disasters:

Declaration Number
NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

NSP3

1. London House Apts Rehab LMMI \$663,789.50
 2. London House Apts Rehab LH 25% \$663,789.50
 3. Administration \$147,409
- Total NSP Funds: \$1,475,088

How Fund Use Addresses Market Conditions:

Citywide, extremely low, very low and low-income residents accounted for 21,504 households in 2000. According to the US Census, over half the residents in half of the City's census tracts earned less than 80 percent of the area median income. These target areas, based on Census 2000 data contain census tract/block groups that have a concentration of low-to-moderate income households. This means more than 50% of the households have incomes at or below 80% of the area median income. The census tracts with low-to-moderate income concentration include 39.07, 42.02, 44.02, 39.01, 39.05, 45.00, and 44.01. Also, in 2000, two-thirds of the census tracts in Miami Beach were minority-majority neighborhoods (Census Tracts 39.05, 39.01, 39.07, 44.02, 42.02, 44.01, 43.00, and 41.01). All with the exception of two of the low income and racially concentrated census tract/block groups overlap.

Ensuring Continued Affordability:

The sub-recipient shall maintain the Premises as a thirty (30) year affordable residential rental apartment building for a term pursuant to an existing Restrictive Covenant. The affordability period shall be incorporated into the sub-recipient NSP3 agreement.

Definition of Blighted Structure:

A structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

Definition of Affordable Rents:

Rents shall be set according to HOME rental requirements and therefore the maximum HOME rents that can be charge are the lesser of: (1) the fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR Part 888.111; or (2) a rent that does not exceed 30 percent of the adjusted income of a family whose annual income equal 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions. The rent must comply with the published HUD income limits per household size.

Housing Rehabilitation/New Construction Standards:

All gut rehabilitation of residential buildings up to three stories shall be designed to meet the standard for Energy Star Qualified Homes. Replacement of obsolete products and appliances shall meet Energy Star labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed. Improvements shall mitigate the impact of disasters. Minimum construction standards shall comply with the Florida Building Code, latest edition. Rehabilitation shall also include compliance with Lead-



based paint abatement.

Vicinity Hiring:

The City will work with the sub-recipient to the maximum extent possible to provide for the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Procedures for Preferences for Affordable Rental Dev.:

The sub-recipient shall advertise available affordable housing units. Applications will be required to show total income earned for the household. Beneficiaries will be selected on a lottery basis.

Grantee Contact Information:

City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139
Anna P. Parekh, Director
305-673-7260
annaparekh@miamibeachfl.gov

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,752,880.88
Total Budget	\$0.00	\$1,474,988.00
Total Obligated	\$0.00	\$147,409.00
Total Funds Drawdown	\$33,774.79	\$33,774.79
Program Funds Drawdown	\$33,774.79	\$33,774.79
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$33,774.79	\$33,774.79
Match Contributed	\$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	\$221,263.20	\$0.00
Limit on Admin/Planning	\$147,508.80	\$33,774.79
Limit on State Admin	\$0.00	\$33,774.79

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$147,508.80	\$147,409.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$368,772.00	\$368,772.00



Overall Progress Narrative:

Replacement of roof and impact resistant windows underway. Plans are being finalized for permitting and bidding.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, London House Apartments Rehabilitation Phase 1	\$33,774.79	\$1,475,088.00	\$33,774.79
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number: 1
Activity Title: London House Apts Rehab LMMI

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Planned
Project Number: 1	Project Title: London House Apartments Rehabilitation Phase 1
Projected Start Date: 05/01/2011	Projected End Date: 04/30/2013
Benefit Type: Direct Benefit (Households)	Completed Activity Actual End Date:
National Objective: NSP Only - LMMI	Responsible Organization: Miami Beach Community Development Corporation

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$958,807.00
Total Budget	\$0.00	\$958,807.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Miami Beach Community Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of a vacant building for multi-family rental housing. Renters will be selected on a lottery basis to benefit low and moderate income residents who work in the community. The building will provide four three bedroom units and two studio units. The City shall require the subrecipient to maintain the rents affordable for the duration of the affordability period. The City will work with the sub-recipient to the maximum extent possible to provide for the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Location Description:

1965 Washington Avenue, Miami Beach, FI 33139

Activity Progress Narrative:

Roofing and window installation are in progress.

Accomplishments Performance Measures

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



#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/4
#Replaced thermostats	0	0/4
#Replaced hot water heaters	0	0/4
#Light Fixtures (indoors) replaced	0	0/15
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/4
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/4
#Units with bus/rail access	0	0/4
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units w other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/4

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	0/4	0/4	0
# Renter Households	0	0	0	0/0	0/4	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG MD County FY 09	\$131,475.00
US HUD EDI	\$76,944.66
Total Other Funding Sources	\$208,419.66



Grantee Activity Number: 2
Activity Title: London House Apts Rehab LH 25%

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 1

Project Title:
 London House Apartments Rehabilitation Phase 1

Projected Start Date:
 05/01/2011

Projected End Date:
 04/30/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 Miami Beach Community Development Corporation

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$368,772.00
Total Budget	\$0.00	\$368,772.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Miami Beach Community Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of a vacant building for multi-family rental housing. Renters will be selected on a lottery basis to benefit low and moderate income residents who work in the community. The building will provide four three bedroom units and two studios. The City shall require the subrecipient to maintain the rents affordable for the duration of the affordability period. The City will work with the sub-recipient to the maximum extent possible to provide for the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Location Description:

1965 Washington Avenue, Miami Beach, FL 33139

Activity Progress Narrative:

Roofing and windows in progress.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0



#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/6
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/5
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Multifamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG MD County FY 09	\$43,825.00
US HUD EDI	\$25,648.22
Total Other Funding Sources	\$69,473.22



Grantee Activity Number: 3

Activity Title: Administration of NSP3

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1

Project Title:

London House Apartments Rehabilitation Phase 1

Projected Start Date:

11/01/2010

Projected End Date:

03/22/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Miami Beach RHCD

Overall

Oct 1 thru Dec 31, 2011

To Date

Total Projected Budget from All Sources

N/A

\$147,409.00

Total Budget

\$0.00

\$147,409.00

Total Obligated

\$0.00

\$147,409.00

Total Funds Drawdown

\$33,774.79

\$33,774.79

Program Funds Drawdown

\$33,774.79

\$33,774.79

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$33,774.79

\$33,774.79

 City of Miami Beach RHCD

\$33,774.79

\$33,774.79

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of NSP3 funds for the London House Apartments Rehabilitation Phase 1.

Location Description:

555 17 Street, Miami Beach, FL 33139

Activity Progress Narrative:

Administration and project management in progress.

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
No Other Funding Sources Found	
Total Other Funding Sources	





Project Profile						
Reporting Agency		MIAMI BEACH BEACH CDC				
Project		LONDON HOUSE APARTMENTS 1965 WASHINGTON AVE				
IDIS Activity #:	N/A	EDEN Account #:		138-5668-xxxxxx		
Grant Program		<input type="checkbox"/> CDBG	<input checked="" type="checkbox"/> HUD EDI	<input type="checkbox"/> HOME	<input checked="" type="checkbox"/> NSP	<input type="checkbox"/> SHIP
Reporting Period		<input checked="" type="checkbox"/> October/11	<input type="checkbox"/> November/11	<input type="checkbox"/> December/11	<input type="checkbox"/> January/12	
		<input type="checkbox"/> February/12	<input type="checkbox"/> March/12	<input type="checkbox"/> April/12	<input type="checkbox"/> May/12	
		<input type="checkbox"/> June/12	<input type="checkbox"/> July/12	<input type="checkbox"/> August/12	<input type="checkbox"/> September/12	

Please provide a narrative summary for each service category, as applicable.

Acquisition (includes Environmental Review, Proformas, Closing Agreements, Applicable Clearances, etc.)	
ACQUISITION & CLOSING COMPLETED, ER CLEARED, PROFORMAS AND ALL DUE DILLIGENCE COMPLETED FINANCING PHASE 2 WORK ON BUDGET AND TIMELINE MODIFICATIONS IN PROGRESS WITH CITY STAFF	
Percentage of Completion as of This Report	90%

Rehabilitation (includes Permitting, Architectural Services, Construction, etc.)	
CDBG WORK AT 1975 STRUCTURE 100% CONSTRUCTION DOCUMENTS FINALIZED FOR NEW CONFIGURATION 34 UNITS PERMIT FOR PHASE 1 IN PROGRESS ROOFING AND WINDOWS IN 1965 IN PROGRESS, WINDOW INSTALATION STARTS NOV 22	
Percentage of Completion as of This Report	20%

Tenant Placement (includes Eligibility Screening, Relocation Expenses, Move-In, etc.)	
N/A – VACANT BUILDING	
Percentage of Completion as of This Report	0%

Prepared By MANUEL FORERO	Signature 	Date 11.10.2011
------------------------------	---------------	--------------------