


Memorandum



Date: April 15, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: FY 2022 First Quarter County Funded Affordable Housing Activities Report

Pursuant to Resolution No. R-562-09, attached is the FY 2022 First Quarter Report (October 1, 2021 - December 31, 2021) that provides information on the County's support of affordable housing activities based on support from the following County funding sources: Documentary Stamp Surtax (Surtax), Home Investment Partnership (HOME), Community Development Block Grant (CDBG) and left over HOPE VI funds.

- Open affordable housing projects: 44
- Completed affordable housing projects: 4
- Closed second mortgage assistance loans: 11

Ongoing Affordable Housing Developments with County Managed Funds

As summarized in Table 1, there are 44 affordable housing projects in progress totaling 4,783 housing units, financed with \$140.4 million in funds that are managed by the County for an estimated Total Development Cost of \$1.26 billion. Of the 44 projects, 19 projects with 2,133 units are at least 50 percent completed. Attachment 1 includes a list of these open projects by name, developer, address, type of project, number of units, funding source and estimated completion date.

Table 1 - Funding Sources for Affordable Housing Activities First Quarter	
Documentary Stamp Surtax (Surtax)	\$108,521,474.54
Home Investment Partnership (HOME)	\$16,782,725.87
Community Development Block Grant (CDGB) and HOME Community Housing Development (HOME-CHDO)	\$5,538,306.96
HOPE VI	\$4,063,472.00
State Housing Initiative Program (SHIP)	\$3,718,750.00
Other Federal Funds	\$1,825,000.00
Total	\$140,449,729.37

Completed Affordable Housing Developments with County Funds

During the First Quarter, four rental new construction projects totaling 463 units were completed (see Attachment 2).

Second Mortgage Assistance

During the First Quarter, the County provided homeownership second mortgage loans to 11 individuals and families totaling \$750,000.00 from Surtax and SHIP funds. Table 2 shows the breakdown of loans by Commission District and Attachment 3 lists the loans by, address, and loan amounts.

Table 2 - Homeownership Second Mortgage Assistance Loans – First Quarter			
<i>Commission District</i>	<i>Number of Loans</i>	<i>Value of Closed Loans</i>	<i>Average Value of Closed Loans</i>
1	2	\$140,000.00	\$70,000.00
2	1	\$50,000.00	\$50,000.00
3	3	\$190,000.00	\$63,333.33
4	1	\$50,000.00	\$50,000.00
5	0	0	0
6	0	0	0
7	1	\$80,000.00	\$80,000.00
8	0	0	0
9	0	0	0
10	1	\$80,000.00	\$80,000.00
11	0	0	0
12	0	0	0
13	2	\$160,000.00	\$80,000.00
Total	11		
First Quarter Average Loan Amount = \$68,181.82			

If you have any questions regarding this report, please contact Michael Liu, Director, Public Housing and Community Development, at 786-469-4106.

Attachments

- c: Geri Bonzon-Keenan, County Attorney
- Gerald Sanchez, First Assistant County Attorney
- Jess McCarty, Executive Assistant County Attorney
- Office of the Mayor, Senior Staff
- Michael Liu, Director, Public Housing and Community Development Department
- Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
- David Clodfelter, Director, Management and Budget
- Alex Muñoz, Director, Internal Services Department



FY-2022 BCC First Quarter Report Affordable Housing Open Projects report as of 12/31/2021

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Total Dev. Cost	% Const.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info				
											Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount	
1	Del Prado Garden Townhouses	Carrfour Corporation	3925 NW 182 St., Miami Gardens, FL 33055	Rental Homeless Rehab	Multi-Family	Homeless	\$5,212,402.00	95	32	32	19	13	0	2019	HOME-CHDO	Open	\$50,000.00	
														2019	HOME-CHDO	Open	\$654,013.00	
	Construction loan was closed on 11/02/2021. Phase 1 and 2 of rehab construction is 100% complete. Phase 3 is 100% complete pending Final Inspection and Certificate of Completion.																	
	\$704,013.00																	
Villas at Magnolia North	Palmetto Homes of Miami, Inc.	2061 Ali-Baba Ave./14911 Duval, Opa-Locka, FL 33054	Homeownershi p New Construction	Single Family Home	Family	\$2,750,000.00	95	25	0	0	0	0	0	2017	Surtax	Open	\$1,250,000.00	
														\$1,250,000.00				
Construction of 4 units has started and it is 95% completed. The developer is in the process of closing on the construction loan.																		
Magnolia North 2145 Apartments	Opa-Locka CDC	2145 Lincoln Ave., Opa-Locka, FL 33054	Rental New Construction	Multi-Family	Family	\$4,630,000.00	35	12	12	12	0	0	0	2021	Surtax	Open	\$4,000,000.00	
														2019	Surtax	Open	\$1,000,000.00	
														2013	Home	Open	\$464,000.00	
														2013	Home	Open	\$475,000.00	
														2012	HOME-CHDO	Open	\$240,519.00	
\$6,179,519.00																		
BCC approved settlement agreement via Reso No. R-911-21. PHCD staff working with CAO and Title company on loan closing.																		
Magnolia North/ Cazo Construction Corp.	Cazo Construction Corp.	NW 151 St. on the N.St. Rd.9, Opa-Locka, FL 33054	Homeownershi p New Construction	Single Family Home	Elderly-Family	\$4,919,991.00	0	48	48	0	48	0	0	2017	Surtax	Open	\$1,250,000.00	
														\$1,250,000.00				
The developer is in the process of obtaining additional finance before moving forward with the development.																		

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Total Dev. Cost	% Const.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info			
											Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount
	Serenity Grove	Serenity Grove, LLC	18330 NW 12 Ave., Miami, FL 33169	Rental New Construction	Multi-Family	Elderly	\$38,129,915.00	0	150	150	24	126	0	2020	Surtax	Open	\$3,750,000.00
	Credit Underwriting underway																
	Count of Projects: 5							\$55,642,308.00		267	242	55	187	0			
2	Northside Transit Village II	Northside Property II, Ltd.	3181 NW 77th St., Miami, FL 33147	Rental New Construction	Multi-Family	Elderly	\$41,776,192.00	99	180	180	36	144	0	2018	Surtax	Open	\$7,200,000.00
	Construction is 99% completed. Temporary Certificate of Occupancy (TCO) to be obtained by the end of January 2022.																
	Northside Commons	Carrfour Supportive Housing Inc.	8301 NW 27 Ave., Miami, FL 33147	Rental New Construction	Multi-Family	Homeless	\$28,404,660.53	0	80	0	0	0	0	2020	Surtax	Open	\$575,000.00
	Credit Underwriting underway																
	Northside Transit Village III	Northside Property III, Ltd.	NW 32 Ave. @ inters. NW 79 St., Miami, FL 33147	Rental New Construction	Multi-Family	Family	\$46,797,257.54	0	200	199	32	167	0	2020	Home	Open	\$2,000,000.00
													2020	Surtax	Open	\$6,000,000.00	
Credit Underwriting Report is underway. Loan closing to be completed by the end of May 2022. Construction to start by June 2022.																	
Count of Projects: 3							\$116,978,110.07		460	379	68	311	0				\$15,775,000.00
3	Steve Protulis Towers aka Las Brisas Trace	Las Brisas Trace Developer, LLC	2478 NW 55 St. & 5500 NW 27 Av, Miami, FL 33142	Rental New Construction	Multi-Family	Elderly	\$34,629,262.00	99	119	119	20	99	0	2019	Surtax	Open	\$1,785,000.00
	Construction is 99% completed with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy (CO) to be obtained by the end of January 2022. Grand Opening Ceremony was held on December 6, 2021. Fourteen (14) units are currently occupied.																
	Sunset Pointe II Apartments	Sunset Pointe II Associates, Ltd.	1177 NW 76 St., Miami, FL 33150	Rental New Construction	Multi-Family	Family	\$21,858,549.00	99	96	96	21	75	0	2019	Home	Open	\$684,000.00
													2019	Surtax	Open	\$1,400,000.00	
Construction is 99% completed with a Temporary Certificate of Occupancy (TCO). All units are occupied. Certificate of Occupancy to be obtained by the end of January 2022.																	

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Total Dev. Cost	% Const.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info			
											Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount
	Brisas del Este Phase Two	Brisas del Este Phase Two, LLC	2926 NW 18th Ave., Miami, FL 33142	Rental New Construction	Multi-Family	Family	\$32,904,678.00	95	120	120	49	71	0	2019	Surtax	Open	\$1,600,000.00
	\$1,600,000.00																
	Construction is 95% completed with a scheduled completion date of February 23, 2022.																
	Father Marquess-Barry Apartments	HTG Rainbow, LLC	301 NW 17 Ave., Miami, FL 33136	Rental New Construction	Multi-Family	Elderly	\$17,484,732.00	95	60	54	6	48	0	2019	Home	Open	\$2,000,000.00
	\$2,000,000.00																
	Final Credit Underwriting Report issued on March 30, 2020. Loan closed on October 1, 2020. Construction is 95% completed. TCO was issued on 12/18/2021																
	St. John Village Apts. II	St. John CDC	1445 NW 1 Pl., Miami, FL 33136	Rental Rehab	Multi-Family	Family	\$796,476.00	95	10	10	0	10	0	2014	Home	Open	\$612,117.00
	\$812,117.00																
The final inspection is pending approval.																	
Edison Place	Tacolcy Edison Gardens, LLC	5900 NW 6 Ave. 651 NW 58St., Miami, FL 33127	Rental New Construction	Multi-Family	Family	\$47,330,920.00	80	200	200	20	71	109	2019	Surtax	Open	\$2,000,000.00	
\$2,000,000.00																	
Construction/ Rehabilitation is 80% completed.																	
Residences at Dr. King Boulevard	Residences at Dr. King Boulevard, Ltd.	1500 -1501 NW 62nd St., Miami, FL 33147	Rental New Construction	Multi-Family	Family	\$36,694,673.00	74	120	120	24	75	21	2019	Home	Open	\$851,094.00	
\$3,843,503.91																	
Project is under construction at 74% completed.																	
Lincoln Gardens Phase One	Lincoln Gardens	4701-4771 NW 24 Ct., Miami, FL 33142	Public Housing New Const.	Multi-Family	Family	\$40,901,632.00	71	134	134	60	74	0	2019	HOPE VI	Open	\$4,063,472.00	
\$4,063,472.00																	
Project under construction at 71% completed as of December, 2021.																	

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Total Dev. Cost	% Const.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info			
											Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount
	Three Round Tower B & C	Three Round Tower B & C, LLC	2920 -2940 NW 18 Ave., Miami, FL 33142	Public Housing Rental Rehab	Multi-Family	Elderly	\$74,836,939.00	70	263	263	90	173	0	2016	CDBG	Open	\$2,500,000.00
	\$2,500,000.00																
	Construction is 70% completed with a scheduled completion date of February 11, 2023. Tower C obtained a Temporary Certificate of Occupancy (TCO) and is fully occupied.																
	Cazo Revolving Loan	Cazo Construction Corp.	2712 NW 12 Ave.- 2291 NW 50 St, Miami, FL 33127	Homeownershi p New Construction	Multi-Family	Family	\$0.00	60	23	0	0	0	0	2016	Surtax	Open	\$1,999,357.00
	\$1,999,357.00																
	12 homes have been completed and sold. Remaining homes are in various phases of construction and permitting.																
	Brisas del Este Apartments	Brisas del Este Apartments, LLC	3000 NW 18th Ave., Miami, FL 33142	Rental New Construction	Multi-Family	Family	\$48,612,314.00	0	161	161	42	119	0	2020	Home	Open	\$3,510,828.46
	\$4,000,000.00																
2020 Surtax Open \$489,171.54 Loan closing is completed. Construction to start by January 24, 2022 and be completed by November 19, 2023.																	
Brownsville Transit Village V	Brownsville Village V, Ltd.	NW 29 Ave inters. & NW 51 Terr, Miami, FL 33142	Rental New Construction	Multi-Family	Family	\$26,123,002.80	0	120	119	20	99	0	2020	Surtax	Open	\$4,800,000.00	
\$4,800,000.00																	
Project is in underwriting process. Developer has requested a change in set-aside units, unit mix. Total no. of units remain the same (120). PHCD approved change on 1/12/22.																	
Citadelle Village	Citadelle Village, LLC- Haitian American CDC	181 NE 82 St., Miami, FL 33138	Rental New Construction	Multi-Family	Family	\$31,868,391.00	0	96	96	16	59	21	2019	Surtax	Open	\$2,400,000.00	
\$2,400,000.00																	
Project in credit underwriting																	
Culmer Apartments	Culmer Apartments, Ltd.	On NW 10 St. inters. & 5 Ave., Miami, FL 33136	Public Housing New Const.	Multi-Family	Family	\$70,805,177.33	0	239	238	54	184	0	2020	Surtax	Open	\$6,500,000.00	
\$6,500,000.00																	
Credit Underwriting Report is underway.																	
Liberty Square Phase Four	Liberty Square Phase Four	1415 NW 63 St., Miami, FL 33147	Rental New Construction	Multi-Family	Family	\$33,425,850.00	0	110	110	51	59	0	2017	Surtax	Open	\$1,000,000.00	
\$1,000,000.00																	
Loan closing to be completed by May 2022.																	

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Total Dev. Cost	% Const.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info				
											Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount	
	Place Louverture	BHP Community Land Trust, Inc.	6601 NE Miami Place, Miami, FL 33138	Homeownershi p New Construction	Townhouses		\$0.00	0	13	0	0	0	0	2021	Home	Open	\$731,983.50	
	Pending Commitment Letter																	\$731,983.50
	Superior Manor Apartments II	Superior Manor Phase II, LLC	2349 NW 51 St., Miami, FL 33142	Rental New Construction	Multi-Family	Family		\$22,067,510.00	0	76	76	9	67	0	2020	Surtax	Open	\$3,030,000.00
	The construction loan was closed on December 17, 2021.																	\$3,030,000.00
	The Villages Apartments Phase II	The Village Miami Phase II, LLC	Inters. NW 69 St. & NW 10 Ave., Miami, FL 33150	Rental New Construction	Multi-Family	Family		\$34,464,431.00	0	120	120	22	98	0	2020	Surtax	Open	\$4,788,000.00
Construction has not started. The development is in underwriting.																	\$4,788,000.00	
View 29	2901 Wynwood, LLC	Inters. NW 29 St. & 2nd Ave., Miami, FL 33147	Rental New Construction	Multi-Family	Family		\$42,993,860.00	0	116	116	24	36	56	2020	Surtax	Open	\$5,780,000.00	
Construction has not started. The development is in underwriting.																	\$5,780,000.00	
Count of Projects: 19							\$617,798,397.13		2196	2152	528	1417	207				\$54,289,947.04	
4	Eleven44	Housing Authority of the City of Miami Beach	1144 Marseille Drive, Miami Beach, FL 33141	Rental New Construction	Multi-Family	Family	\$5,699,999.00	0	22	22	3	19	0	2020	Surtax	Open	\$1,300,000.00	
	Credit Underwriting underway																	\$1,300,000.00
Count of Projects: 1							\$5,699,999.00		22	22	3	19	0				\$1,300,000.00	
5	The Gallery on the River	The Gallery on the River, LLC	401 NW North River Drive, Miami, FL 33128	Rental New Construction	Multi-Family	Family	\$50,575,877.00	95	160	160	44	20	96	2017	Surtax	Open	\$3,700,000.00	
	Construction is 95% complete with a scheduled completion date of July 20, 2022.																	\$3,700,000.00

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Total Dev. Cost	% Const.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info			
											Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount
	Joe Moretti Phase 2B	Joe Moretti Phase 2B, LLC	400 SW 5 St. & 600 SW 4 St., Miami, FL 33130	Public Housing Rental Rehab	Multi-Family	Elderly	\$25,125,370.00	68	96	96	0	96	0	2019	CDBG	Open	\$1,700,000.00
	Construction is 68% completed with a scheduled completion date of April 13, 2022. Sites 2 (600 SW 4th Street, Miami), Site 3 and Site 4 (600 SW 8 Avenue, Miami) are 100% completed with a Certificate of Completion (CC) and fully occupied.													\$1,700,000.00			
	Robert King High Apartments	Robert King High, LLC	1403-1405 NW 7th St., Miami, FL 33131	Public Housing Rental Rehab	Multi-Family	Elderly	\$98,769,049.00	35	315	315	0	315	0	2019	SHIP	Open	\$3,718,750.00
	Construction is 35% completed with a scheduled completion date of July 12, 2023. Floors 8, 9, 10, 11, 12 and 14 are completed and occupied.													\$11,722,789.00			
	Construction is 35% completed with a scheduled completion date of July 12, 2023. Floors 8, 9, 10, 11, 12 and 14 are completed and occupied.													\$11,722,789.00			
	Medvin Apartments Public Housing Development	The School Board Miami-Dade County	945 SW 3rd. Ave., Miami, FL 33130	Public Housing New Const.	Multi-Family	Family	\$24,303,672.00	5	10	10	0	10	0	2018	Surtax	Open	\$2,500,000.00
	Construction started on December 2021; 5% completed.													\$2,500,000.00			
	Dade Heritage Apartments	Dade Heritage Trust Properties, LLC	1401 SW 5th St., Miami, FL 33135	Rental Rehab	Multi-Family	Family	\$272,245.00	0	4	4	4	0	0	2020	Surtax	Open	\$60,000.00
	Credit Underwriting report was completed. Pending loan closing.													\$60,000.00			
Count of Projects: 5							\$199,046,213.00		585	585	48	441	96				\$19,682,789.00
6	Ludlam Trail Towers	Ludlam Trail Towers, LLC	Vacant Land awaiting address, Miami, FL 33155	Rental New Construction	Multi-Family	Elderly	\$20,425,862.00	0	64	64	0	0	64	2019	Surtax	Open	\$2,000,000.00
	Final CUR issued on August 24, 2021. Pending loan closing of the Surtax funds and approval of an additional \$2,000,000.00 from the AHTF.													\$2,000,000.00			
Count of Projects: 1							\$20,425,862.00		64	64	0	0	64				\$2,000,000.00

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Total Dev. Cost	% Const.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info																
											Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount													
7	Platform 3750	Platform 3750, LLC	3750 S.Dixie Highway, Miami, FL 33133	Rental New Construction	Multi-Family	Family	\$89,928,425.00	50	191	79	6	72	1	2021	Surtax	Open	\$2,500,000.00													
														2020	Surtax	Open	\$1,500,000.00													
														2020	Surtax	Open	\$2,000,000.00													
														2019	Surtax	Open	\$2,000,000.00													
																						\$8,000,000.00								
Construction is 50% completed with a scheduled completion date of January 11, 2024.																														
Count of Projects: 1							\$89,928,425.00		191	79	6	72	1				\$8,000,000.00													
8	Cannery Row at Redlands Crossing	Cannery Row at Redlands Crossings, LLLP- Pinnacle Communities	SW 264 St. & US 1, Miami, FL 33032	Rental New Construction	Multi-Family	Elderly	\$30,528,173.00	99	112	112	13	99	0	2019	Surtax	Open	\$3,500,000.00													
														Construction is 99% with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy (CO) to be obtained by the end of January 2022. Five (5) units are currently occupied.																
														New Life Apartments	Latin Missions Ministries, Inc.	1123 Krome Terr., Homestead, FL 33030	Rental Rehab	Multi-Family	HIV/AIDS tenants	\$137,800.00	75	12	12	0	12	0	2019	CDBG	Open	\$100,000.00
Construction is 75% completed.																														
Count of Projects: 2							\$30,665,973.00		124	124	13	111	0				\$3,600,000.00													
9	Solimar	Solimar Associates, Ltd.	925 NW 5th Ave; 419 NW 8 St., Florida City, FL 33034	Rental New Construction	Multi-Family	Family	\$45,462,403.80	85	180	180	34	47	99	2019	Surtax	Open	\$4,500,000.00													
														Construction is 85% completed with a scheduled completion date of December 14, 2022.																
												\$4,500,000.00																		

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Total Dev. Cost	% Const.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info			
											Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount
10	Cutler Manor II	POAH Cutler Manor II, LLC	SW 216 St. & SW119 Ave., Miami, FL 33170	Rental New Construction	Multi-Family	Family	\$30,044,414.00	0	113	113	58	55	0	2020	Surtax	Open	\$1,282,460.00
	Credit Underwriting Report is underway.																
	Cutler Vista Apartments	Cutler Vista Housing, L.P.	10469 SW 216 St., Miami, FL 33190	Rental Rehab	Multi-Family		\$0.00	0	216	216	0	216	0	2020	Home	Open	\$3,514,740.00
	Pending underwriting process																
	Palm Villas Apartments	Centro Campesino	50 SW 6th Ave./ 726 W. Palm Dr, Florida City, FL 33034	Rental Rehab	Multi-Family	Family	\$1,650,000.00	0	91	91	61	30	0	2018	Home	Open	\$1,000,000.00
The development is in underwriting process.																	
Quail Roost Transit Village	Quail Roost Transit Village I, Ltd.		Rental New Construction	Multi-Family	Elderly	\$0.00	0	140	0	0	0	0	2021	Surtax	Open	\$3,000,000.00	
													2020	Surtax	Open	\$3,000,000.00	
Additional \$4,000,000 SURTAX funds to be recommended to the BCC at its December 2021 meeting. Construction plans to be completed and approved by May 2022. Construction estimated to start by June 2022 and to be completed by December 2023.																	
Count of Projects: 5							\$77,156,817.80		740	600	153	348	99				\$16,297,200.00
10	The Village of Casa Familia	Casa Familia Developer, LLC	SW 84 Street and SW 109 Ave., Miami, FL 33173	Rental New Construction	Multi-Family	Disable	\$21,251,700.00	0	50	50	8	37	5	2019	Surtax	Open	\$2,000,000.00
	The Second Extension to The Village of Casa Familia Conditional Commitment Letter expired on October 25, 2021. The developer is requesting a third extension until June 30, 2022, which needs the approval of the BCC. The Lease Agreement expired on December 30, 2021.																
Count of Projects: 1							\$21,251,700.00		50	50	8	37	5				\$2,000,000.00

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Total Dev. Cost	% Const.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info			
											Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount
13	Metro Grande III	Metro Grande Associates, Ltd. / Cornerstone Group	2005 West Okeechobee Rd., Hialeah, FL 33010	Rental New Construction	Multi-Family	Elderly	\$32,091,310.00	0	84	84	28	56	0	2021	Surtax	Open	\$850,000.00
														2019	Surtax	Open	\$2,000,000.00
														2018	CDBG	Open	\$93,774.96
																	\$2,943,774.96
Credit Underwriting Report is completed. Loan closing to be completed by the end of February 2022.																	
Count of Projects: 1							\$32,091,310.00		84	84	28	56	0				\$2,943,774.96
Grand Totals:							\$1,266,685,115.00		4783	4381	910	2999	472				\$140,449,729.37

Summary Founding Sources	
Funding Sources	Total Net Amount
Surtax	\$108,521,474.54
Home	\$16,782,725.87
CDBG	\$4,393,774.96
HOPE VI	\$4,063,472.00
SHIP	\$3,718,750.00
PHCD	\$1,825,000.00
HOME-CHDO	\$1,144,532.00
Grand Totals:	\$140,449,729.37

Affordable Housing Completed Projects FY-2022 First Quarter October-1 to December 31, 2021

Project Name	Developer Name	Project Address	Dist. #	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Completion Date (C.O.)
Fair Oaks Apartments	Fair Oaks, LLC.	29003 S. Dixie Hwy. Miami, Fl. 33033	8	Rental New Construction	\$2,100,000.00	Home	2019	120	10/13/2020
					\$2,100,000.00			120	
Liberty Square Phase Three	Liberty Square Phase Three- RUDG-LLC	1415 NW 63 St. Miami, Fl. 33147	3	Rental New Construction	\$3,000,000.00	Surtax	2017	192	12/09/2021
					\$3,000,000.00			192	
Somerville Residences Rehabilitation	Camilus House, Inc.	400 NW 3rd Court, Miami, Fl. 33128	3	Rental Homeless Rehabilitation	\$346,948.66	Home	2019	12	12/08/2021
					\$346,948.66			12	
The Gallery at Smathers Plaza	The Gallery at Smathers Plaza, LLC	1040 SW 29 Court, Miami, Fl. 33135	7	Rental New Construction	\$2,890,000.00	Surtax	2017	139	12/15/2021
					\$2,890,000.00			139	
Total					\$8,336,948.66			463	

Homeownership Second Mortgages Assistance Closed Loans FY-2022 First Quarter October-1 to December 31, 2021

PHCD Subsidy Loan Amount	Loan Number	Funding Source	Funding Year	Property Address	City	Zip Code	Purchase Price	New/ Existing	AMI Level	Bed/ Bath	Dist	Close Date
\$80,000.00	39502	SURTAX	2021	13250 S.W. 88th Terrace, Unit # 103	U.M.D.C.	33186	\$210,000.00	E	67%	2/2	7	10/13/21
\$70,000.00	39058	SURTAX	2021	2263 N.W. 43rd Street	U.M.D.C.	33142	\$205,000.00	N	61%	3/2	3	10/20/21
\$50,000.00	39501	SURTAX	2021	1800 N.W. 24th Avenue, Unit # 212	Miami	33125	\$172,000.00	E	56%	2/1.5	2	10/21/21
\$70,000.00	39505	SURTAX	2021	915 N.E. 199th Street, Unit # 107 - 15	U.M.D.C.	33179	\$175,000.00	E	57%	2/2	1	10/26/21
\$70,000.00	39044	SURTAX	2021	3595 N.W. 187th Street	Miami Gardens	33056	\$95,000.00	E	35%	2/2	1	10/27/21
\$70,000.00	52443	SHIP	2019-2020	4401 N.W. 32nd Avenue	U.M.D.C.	33142	\$205,000.00	N	68%	2/2	3	11/03/21
\$80,000.00	39506	SURTAX	2020	9440 Fountainebleau Boulevard, Unit # 404	U.M.D.C.	33172	\$220,000.00	N	76%	2/2	10	11/09/21
\$50,000.00	39059	SURTAX	2020	1450 N.E. 170th Street, Unit # 115	North Miami Beach	33162	\$129,000.00	E	60%	1/1	4	11/19/21
\$50,000.00	39057	SURTAX	2019	2169 N.W. 50th Street	U.M.D.C.	33142	\$215,000.00	N	117%	3/2	3	12/06/21
\$80,000.00	39511	SURTAX	2019	7365 West 4th Avenue, Unit # 12	Hialeah	33014	\$177,000.00	E	81%	2/2	13	12/07/21
\$80,000.00	39512	SURTAX	2020	6701 N.W. 169th Street, Unit # B - 202	Hialeah	33015	\$190,000.00	E	70%	2/2	13	12/15/21
\$750,000.00												11 LOANS CLOSED
OCTOBER - DECEMBER 2021												

Affordable Housing Projects under Construction more than 50% Completed

FY-2022 First Quarter October-1 to December 31, 2021

Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist. #	% Const.
Brisas del Este Phase Two	Brisas del Este Phase Two, LLC	2926 NW 18th Ave.	Rental New Construction	\$1,600,000.00	Surtax	2019	120	3	95
				\$1,600,000.00			120		
Cannery Row at Redlands Crossing	Cannery Row at Redlands Crossings, LLLP- Pinnacle Communities	SW 264 St. & US 1	Rental New Construction	\$3,500,000.00	Surtax	2019	112	8	99
				\$3,500,000.00			112		
Cazo Revolving Loan	Cazo Construction Corp.	2712 NW 12 Ave.- 2291 NW 50 St	Homeownership New Construction	\$571,870.63	Surtax	2016	23	3	60
				\$571,870.63			23		
Del Prado Garden Townhouses	Carrfour Corporation	3925 NW 182 St.	Rental Homeless Rehab	\$654,013.00	HOME-CHDO	2011	32	1	95
				\$654,013.00			32		
Edison Place	Tacolcy Edison Gardens, LLC	5900 NW 6 Ave. 651 NW 58St.	Rental New Construction	\$2,000,000.00	Surtax	2019	200	3	80
				\$2,000,000.00			200		
Father Marquess-Barry Apartments	HTG Rainbow, LLC	301 NW 17 Ave.	Rental New Construction	\$2,000,000.00	Home	2019	60	3	95
				\$2,000,000.00			60		
Joe Moretti Phase 2B	Joe Moretti Phase 2B, LLC	400 SW 5 St. & 600 SW 4 St.	Public Housing Rental Rehab	\$1,700,000.00	CDBG	2019	96	5	68
				\$5,796,000.00	PHCD	2019			
				\$7,496,000.00					
Lincoln Gardens Phase One	Lincoln Gardens	4701-4771 NW 24 Ct.	Public Housing New Const.	\$4,063,472.00	HOPE VI	2019	134	3	71
				\$4,063,472.00			134		
New Life Apartments	Latin Missions Ministries, Inc.	1123 Krome Terr.	Rental Rehab	\$100,000.00	CDBG	2019	12	8	75
				\$100,000.00			12		

Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist. #	% Const.
Northside Transit Village II	Northside Property II, Ltd.	3181 NW 77th St.	Rental New Construction	\$453,547.21	Home	2019	180	2	99
				\$7,200,000.00	Surtax	2018			
				\$7,653,547.21			180		
Platform 3750	Platform 3750, LLC	3750 S.Dixie Highway	Rental New Construction	\$2,500,000.00	Surtax	2021	191	7	50
				\$3,500,000.00		2020			
				\$2,000,000.00		2019			
				\$8,000,000.00			191		
Residences at Dr. King Boulevard	Residences at Dr. King Boulevard, Ltd.	1500 -1501 NW 62nd St.	Rental New Construction	\$851,094.00	Home	2019	120	3	74
				\$938,962.91		2018			
				\$2,053,447.00	Surtax	2018			
				\$3,843,503.91			120		
Solimar	Solimar Associates, Ltd.	925 NW 5th Ave; 419 NW 8 St.	Rental New Construction	\$5,700,000.00	Surtax	2019	180	9	85
				\$5,700,000.00					
St. John Village Apts. II	St. John CDC	1445 NW 1 Pl.	Rental Rehab	\$612,117.00	Home	2014	10	3	95
				\$200,000.00	HOME-CHDO	2013			
				\$812,117.00			10		
Steve Protulis Towers aka Las Brisas Trace	Las Brisas Trace Developer, LLC	2478 NW 55 St. & 5500 NW 27 Av	Rental New Construction	\$1,785,000.00	Surtax	2019	119	3	99
				\$1,785,000.00					
Sunset Pointe II Apartments	Sunset Pointe II Associates, Ltd.	1177 NW 76 St.	Rental New Construction	\$684,000.00	Home	2019	96	3	99
				\$1,400,000.00	Surtax	2019			
				\$1,000,000.00		2018			
				\$3,084,000.00			96		
The Gallery on the River	The Gallery on the River, LLC	401 NW North River Drive	Rental New Construction	\$3,700,000.00	Surtax	2017	160	5	95
				\$3,700,000.00					

Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist. #	% Const.
Three Round Tower B & C	Three Round Tower B & C, LLC	2920 -2940 NW 18 Ave.	Public Housing Rental Rehab	\$2,500,000.00	CDBG	2016	263	3	70
				\$2,500,000.00			263		
Villas at Magnolia North	Palmetto Homes of Miami, Inc.	2061 Ali-Baba Ave./14911 Duval	Homeownership New Construction	\$1,250,000.00	Surtax	2017	25	1	95
				\$1,250,000.00			25		
Total				\$61,741,010.12			2133		

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