

Memorandum



Date: December 28, 2021

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

From: Daniella Levine Cava
Mayor

Subject: FY 2021 Fourth Quarter County Funded Affordable Housing Activities Report

Pursuant to Resolution No. R-562-09, attached is the FY 2021 Fourth Quarter Report (July 1, 2021 - September 30, 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: 46
- Completed affordable housing projects: 5
- Closed second mortgage assistance loans: 6

Ongoing Affordable Housing Developments with County Managed Funds

As summarized in Table 1, there are 46 affordable housing projects in progress totaling 5,219 housing units, financed with \$141.3 million in funds that are managed by the County for an estimated Total Development Cost of \$1.35 billion. Of the 46 projects, 21 projects with 2,271 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 Fourth Quarter	
Documentary Stamp Surtax (Surtax)	\$110,761,474.54
Home Investment Partnership (HOME)	\$15,436,498.24
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	\$141,343,501.74

Completed Affordable Housing Developments with County Funds

During the Fourth Quarter, five rental new construction and rehabilitation projects totaling 380 units were completed (see Attachment 2).

Second Mortgage Assistance

During the Fourth Quarter, the County provided homeownership second mortgage loans to 6 individuals and families totaling \$420,000.00 from Surtax 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 – Fourth Quarter			
<i>Commission District</i>	<i>Number of Loans</i>	<i>Value of Closed Loans</i>	<i>Average Value of Closed Loans</i>
1	0	0	0
2	0	0	0
3	1	\$50,000.00	\$50,000.00
4	2	\$150,000.00	\$75,000.00
5	0	0	0
6	0	0	0
7	0	0	0
8	0	0	0
9	2	\$140,000.00	\$70,000.00
10	0	0	0
11	0	0	0
12	1	\$80,000.00	\$80,000.00
13	0	0	0
Total	6	\$420,000.00	
Fourth Quarter Average Loan Amount = \$70,000.00			

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

MIAMI-DADE COUNTY BCC Affordable Housing Open Projects report as 09/30/2021

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	Villas at Magnolia North	Palmetto Homes of Miami, Inc.	2061 Ali-Baba Ave./14911 Duval, Opa-Locka, FL 33054	Homeownership New Construction	Single Family Home	Family	\$2,750,000.00	95	25	0	0	0	0	2017	Surtax	Open	\$1,250,000.00
	Construction of 4 units has started and it is 95% completed. The development is in the process of closing on the construction loan.																
	Del Prado Garden Townhouses	Carrfour Corporation	3925 NW 182 St., Miami Gardens, FL 33055	Rental Homeless Rehab	Multi-Family	Homeless	\$5,212,402.00	75	32	32	19	13	0	2019	HOME-CHDO	Open	\$50,000.00
														2019	HOME-CHDO	Open	\$654,013.00
	Final CUR issued on July 20, 2020. Loan closing binder was submitted on September 22, 2020. In the loan closing process. Phase 1 and 2 of rehab construction is 100% complete. Construction of the overall project is 75% complete.																
	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	2013	Home	Open	\$464,000.00
														2013	Home	Open	\$475,000.00
														2012	HOME-CHDO	Open	\$240,519.00
														\$1,179,519.00			
PHCD and CAO working on a Settlement Agreement with Opa Locka CDC. Upon BCC approval of a current Agenda Item to allocate additional funds, PHCD will work to complete the project.																	
Magnolia North/ Cazo Construction Corp.	Cazo Construction Corp.	NW 151 St. on the N.St. Rd.9, Opa-Locka, FL 33054	Homeownership New Construction	Single Family Home	Elderly-Family	\$4,919,991.00	0	48	48	0	48	0	2017	Surtax	Open	\$1,250,000.00	
The developer is in the process of obtaining additional finance before moving forward with the development.																	
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				\$8,133,532.00

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
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	97	180	180	36	144	0	2019	Home	Open	\$453,547.21
														2018	Surtax	Open	\$7,200,000.00
	Construction is 97% completed with a scheduled completion date of December 30, 2021.																
	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.																	
Count of Projects: 3							\$116,978,110.07		460	379	68	311	0				\$16,228,547.21
3	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	96	96	96	21	75	0	2019	Home	Open	\$684,000.00
														2019	Surtax	Open	\$1,400,000.00
														2018	Surtax	Open	\$1,000,000.00
					\$3,084,000.00												
	Construction is 96% completed with a scheduled completion date of January 28, 2022.																
	Liberty Square Phase Three	Liberty Square Phase Three- RUDG-LLC	1415 NW 63 St., Miami, FL 33147	Rental New Construction	Multi-Family	Family	\$49,835,760.00	95	192	192	71	121	0	2017	Surtax	Open	\$3,000,000.00
														\$3,000,000.00			
Construction is 95% completed with a scheduled completion date of December 30, 2021. Buildings A5, B1, C1 and D2 obtained a Temporary Certificate of Occupancy (TCO). Fifty-six (56) units are currently occupied.																	
Somerville Residences Rehabilitation	Camillus House, Inc.	400 NW 3rd Court, Miami, FL 33128	Rental Homeless Rehab	Multi-Family	Homeless-Veterans	\$611,949.00	95	12	0	0	0	0	2019	Home	Open	\$346,948.66	
																	\$346,948.66
Rehabilitation has been completed and has received its Certificate of Completion. Loan closing in process.																	

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
	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
														2013	HOME-CHDO	Open	\$200,000.00
	\$812,117.00																
	Construction is 95% complete and the developer is in the process to receive the C.O.																
	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	95	119	119	20	99	0	2019	Surtax	Open	\$1,785,000.00
														\$1,785,000.00			
	Construction is 95% completed with a scheduled completion date of December 30, 2021.																
	Father Marquess-Barry Apartments	HTG Rainbow, LLC	301 NW 17 Ave., Miami, FL 33136	Rental New Construction	Multi-Family	Elderly	\$17,484,732.00	90	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 90% completed.																
	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	78	120	120	49	71	0	2019	Surtax	Open	\$1,600,000.00
														\$1,600,000.00			
Construction is 78% completed with a scheduled completion date of February 23, 2022.																	
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	75	200	200	20	71	109	2019	Surtax	Open	\$2,000,000.00	
													\$2,000,000.00				
Construction/ Rehabilitation is 75% completed for Edison Place 1 & 2, and 72% complete for Edison Place 3.																	
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	62	120	120	24	75	21	2019	Home	Open	\$851,094.00	
													2018	Home	Open	\$938,962.91	
													2018	Surtax	Open	\$2,053,447.00	
													\$3,843,503.91				
Project is under construction at 62% completed.																	

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
	Cazo Revolving Loan	Cazo Construction Corp.	2712 NW 12 Ave.- 2291 NW 50 St, Miami, FL 33127	Homeownership New Construction	Multi-Family	Family	\$0.00	60	23	0	0	0	0	2016	Surtax	Open	\$1,999,357.00
	\$1,999,357.00																
	11 homes have been completed and sold. The remaining sixteen (16) homes are in various phases of construction and permitting.																
	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	60	263	263	90	173	0	2016	CDBG	Open	\$2,500,000.00
	\$2,500,000.00																
	Construction is 60% completed with a scheduled completion date of February 11, 2023. Tower C obtained a Temporary Certificate of Occupancy (TCO) and ninety (90) units are occupied.																
	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	47	134	134	60	74	0	2019	HOPE VI	Open	\$4,063,472.00
	\$4,063,472.00																
	Construction for this project is in progress. Percentage of completion is 47%. TCO is expected for first quarter of 2022.																
	Brisa's del Este Apartments	Brisa's 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
	2020 Surtax Open \$489,171.54																
	\$4,000,000.00																
	Credit Underwriting Report is completed. Processed HOME and Surtax Funding Agreements. Loan closing to be completed by November 30, 2021.																
	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																	
Credit Underwriting underway.																	
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																	

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											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
	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
	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
	Demolition is 100% completed.																
	Superior Manor 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
	Construction has not started. The development is in underwriting.																
	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.																	
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.																	
Count of Projects: 20							\$668,246,106.13		2387	2344	599	1538	207				\$59,332,398.57
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																
Count of Projects: 1							\$5,699,999.00		22	22	3	19	0				\$1,300,000.00

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
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	89	160	160	44	20	96	2017	Surtax	Open	\$3,700,000.00
	Construction is 89% complete with a scheduled completion date of July 20, 2022.																
	\$3,700,000.00																
	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	55	96	96	0	96	0	2019	CDBG	Open	\$1,700,000.00
	Construction is 55% completed with a scheduled completion date of April 13, 2022. Site 2 (600 SW 4th Street, Miami) and Site 4 (600 SW 8 Avenue, Miami) are 100% completed with a Certificate of Completion (CC) and both 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	25	315	315	0	315	0	2019	SHIP	Open	\$3,718,750.00	
													2019	PHCD	Open	\$1,825,000.00	
													2019	Surtax	Open	\$6,179,039.00	
Construction work for the rehabilitation of the existing units in progress. Percentage of construction completion is at 25%. TCO expected for July 2023. The Robert King High Community Center is also part of this rehabilitation work and is in progress. Percentage of construction completion is at 60%. TCO expected for January 2022.																	
\$11,722,789.00																	
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																	
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	0	10	10	0	10	0	2018	Surtax	Open	\$2,500,000.00	
The development is in the design stage and there is a payment for review.																	
\$2,500,000.00																	
Count of Projects: 5							\$199,046,213.00		603	603	50	457	96				\$19,682,789.00

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
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
																	\$2,000,000.00
	Credit Underwriting Report was completed. Pending loan closing.																
Count of Projects: 1							\$20,425,862.00		64	64	0	0	64				\$2,000,000.00
7	The Gallery at Smathers Plaza	The Gallery at Smathers Plaza, LLC	1040 SW 29 Court, Miami, FL 33135	Rental New Construction	Multi-Family	Elderly	\$32,902,939.00	98	139	139	51	87	1	2017	Surtax	Open	\$2,890,000.00
																	\$2,890,000.00
	Construction is 98% complete with a scheduled completion date of November 30, 2021.																
	Platform 3750	Platform 3750, LLC	3750 S.Dixie Highway, Miami, FL 33133	Rental New Construction	Multi-Family	Family	\$89,928,425.00	34	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	
Construction is 34% completed with a scheduled completion date of January 11, 2024.														\$8,000,000.00			
Count of Projects: 2							\$122,831,364.00		330	218	57	159	2				\$10,890,000.00
8	Fair Oaks Apartments	Fair Oaks, LLC.	29003 S. Dixie Hwy., Miami, FL 33033	Rental New Construction	Multi-Family	Family	\$33,280,140.00	100	120	120	15	105	0	2019	Home	Open	\$813,176.74
														2019	Home	Open	\$1,286,823.26
	Construction is 100% with a Temporary Certificate of Occupancy (CO). Certificate of Occupancy (CO) to be obtained by the end of October 2021. One hundred (100) units are currently occupied.														\$2,100,000.00		
Cannery Row at Redlands Crossing	Cannery Row at Redlands Crossings, LLLP- Pinnacle Communities	Northside SW 264 St. inter.US1, Miami, FL 33032	Rental New Construction	Multi-Family	Elderly	\$30,528,173.00	91	112	112	13	99	0	2019	Surtax	Open	\$3,500,000.00	
																\$3,500,000.00	
Construction is 91% completed with a scheduled completion date of December 30, 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
	New Life Apartments	Latin Missions Ministries, Inc.	1123 Krome Terr., Homestead, FL 33030	Rental Rehab	Multi-Family	HIV/AIDS tenants	\$137,800.00	50	12	12	0	12	0	2019	CDBG	Open	\$100,000.00
	Construction is 50% completed.																
	Count of Projects: 3							\$63,946,113.00		244	244	28	216	0			
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	68	180	180	34	47	99	2019	Surtax	Open	\$400,000.00
	Construction is 68% completed with a scheduled completion date of December 14, 2022.																
	2019 Surtax Open \$800,000.00																
	2019 Surtax Open \$4,500,000.00																
	\$5,700,000.00																
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.																	
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	
Florida Housing Finance Corporation received an approval from US HUD and the Credit Underwriting is being updated.																	
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																	
\$6,000,000.00																	
Processed Amendment One to the Conditional Commitment Letter until April 17, 2022. 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: 4							\$77,156,817.80		524	384	153	132	99				\$13,982,460.00

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											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
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
																	\$2,000,000.00
																	Loan closing to be completed by the end of January 2022.
Count of Projects: 1							\$21,251,700.00		50	50	8	37	5				\$2,000,000.00
13	Metro Grande Apartments	Metro Grande Associates, Ltd. / Cornerstone Group	2005 West Okeechobee Rd., Hialeah, FL 33010	Rental New Construction	Multi-Family	Elderly-Family	\$0.00	0	286	0	0	0	0	2019	Surtax	Open	\$2,000,000.00
																	\$93,774.96
																	Credit Underwriting Report to be completed by the end of November 2021. Loan closing to be completed by the end of December 2021.
Count of Projects: 1							\$0.00		286	0	0	0	0				\$2,093,774.96
Grand Totals:							\$1,351,224,593.00		5219	4550	1021	3056	473				\$141,343,501.74

Summary Founding Sources	
Funding Sources	Total Net Amount
Surtax	\$110,761,474.54
Home	\$15,436,498.24
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:	\$141,343,501.74

Affordable Housing Completed Projects Fourth Quarter Report FY2021 (July 1- September 30, 2021)

Project Name	Developer Name	Project Address	Dist. #	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Completion Date
Brisas del Rio Apartments	Brisas del Rio Apartments, LLC	850 NW 13 Ct. Miami, Fl. 33125	5	Rental New Construction	\$1,075,000.00	Home	2019	168	09/29/2021
					\$3,100,000.00	Surtax	2018		
					\$4,175,000.00			168	
Little Haiti Small Developments	Iami Real Estate Investments, LLC	6820 & 7800 NW 2nd Ave. Miami, Fl. 33150	3	Rental Rehab	\$500,000.00	Surtax	2015	23	07/16/2021
					\$500,000.00			23	
Lucida	Lucida Apartments, Ltd.	15800 NW 77Ct. Miami Lakes, Fl. 33016	13	Rental New Construction	\$575,000.00	Surtax	2019	108	07/01/2021
					\$575,000.00			108	
Max's Landing aka Paradise Lakes Apartments	HTG Paradise, LLC	8905 SW 169th Ct. Miami, Fl. 33196	11	Rental New Construction	\$800,000.00	Home	2019	76	08/03/2021
					\$300,000.00	Surtax	2021		
					\$800,000.00		2018		
					\$1,900,000.00			76	
Veranda	Veranda Holdings, LLC	23950-23960-23970 SW 110 Ct. Miami, Fl. 33032	8	Rental New Construction	\$299,999.00	Surtax	2019	5	08/24/2021
					\$299,999.00				
Total					\$7,449,999.00			380	

Homeownership Second Mortgages Assistance Closed Loans FY2021 Fourth Quarter (July 1 - September 30, 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
\$60,000.00	39053	SURTAX	2020	274 S.W. 3rd Court, Unit # 3	Florida City	33034	\$ 204,900.00	N	85%	3/2	9	07/22/21
\$80,000.00	52449	SURTAX	2020	18900 N.E. 14th Avenue, Unit # D101	U.M.D.C.	33179	\$ 125,000.00	E	50%	2/2	4	07/08/21
\$80,000.00	39039	SURTAX	2020	234 S.W. 3rd Court, Unit # 7	Florida City	33034	\$ 184,900.00	N	50%	2/1.5	9	07/21/21
\$70,000.00	39500	SURTAX	2021	1289 Marsielle Drive, Unit # 48 (NON VULNERABILITY AREA)	Miami Beach	33141	\$ 140,000.00	E	79%	1/1	4	08/27/21
\$80,000.00	39503	SURTAX	2021	5925 West 26th Court, Unit # 103 (NON-VUNERABILITY AREA)	Hialeah	33016	\$ 200,000.00	E	126%	2/2	12	09/10/21
\$50,000.00	39056	SURTAX	2021	2903 N.W. 56th Street	U.M.D.C	33147	\$ 205,000.00	N	116%	3/2	3	09/30/21
\$420,000.00												6 LOANS CLOSED
JULY - SEPTEMBER 2021												

Affordable Housing Projects under construction more than 50% completed

FY2021 Fourth Quarter Report (July 1 - September 30, 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	78
				\$1,600,000.00			120		
Cannery Row at Redlands Crossing	Cannery Row at Redlands Crossings, LLLP- Pinnacle Communities	Northside SW 264 St. inter.US1	Rental New Construction	\$3,500,000.00	Surtax	2019	112	8	91
				\$3,500,000.00			112		
Cazo Revolving Loan	Cazo Construction Corp.	2712 NW 12 Ave.- 2291 NW 50 St	Homeownership New Construction	\$1,999,357.00	Surtax	2016	23	3	60
				\$1,999,357.00			23		
Del Prado Garden Townhouses	Carrfour Corporation	3925 NW 182 St.	Rental Homeless Rehab	\$704,013.00	HOME-CHDO	2019	32	1	75
				\$704,013.00			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	75
				\$2,000,000.00			200		
Fair Oaks Apartments	Fair Oaks, LLC.	29003 S. Dixie Hwy.	Rental New Construction	\$2,100,000.00	Home	2019	120	8	100
				\$2,100,000.00			120		
Father Marquess-Barry Apartments	HTG Rainbow, LLC	301 NW 17 Ave.	Rental New Construction	\$2,000,000.00	Home	2019	60	3	90
				\$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	55
				\$1,700,000.00			96		
Liberty Square Phase Three	Liberty Square Phase Three-RUDG-LLC	1415 NW 63 St.	Rental New Construction	\$3,000,000.00	Surtax	2017	192	3	95
				\$3,000,000.00			192		
New Life Apartments	Latin Missions Ministries, Inc.	1123 Krome Terr.	Rental Rehab	\$100,000.00	CDBG	2019	12	8	50
				\$100,000.00			12		
Northside Transit Village II	Northside Property II, Ltd.	3181 NW 77th St.	Rental New Construction	\$453,547.21	Home	2019	180	2	97
				\$7,200,000.00	Surtax	2018			
				\$7,653,547.21			180		

Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist. #	% Const.
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	62
				\$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	68
				\$5,700,000.00				180	
Somerville Residences Rehabilitation	Camillus House, Inc.	400 NW 3rd Court	Rental Homeless Rehab	\$346,948.66	Home	2019	12	3	95
				\$346,948.66				12	
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			
				\$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	95
				\$1,785,000.00				119	
Sunset Pointe II Apartments	Sunset Pointe II Associates, Ltd.	1177 NW 76 St.	Rental New Construction	\$684,000.00	Home	2019	96	3	96
				\$1,400,000.00		Surtax			
				\$1,000,000.00	2018				
				\$3,084,000.00			96		
The Gallery at Smathers Plaza	The Gallery at Smathers Plaza, LLC	1040 SW 29 Court	Rental New Construction	\$2,890,000.00	Surtax	2017	139	7	98
				\$2,890,000.00				139	
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	89
				\$3,700,000.00				160	
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	60
				\$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				\$52,268,486.78			2271		