Memorandum

MIAMI-DADE COUNTY

Date: January 25, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 8(E)(1)(A)

From: George M. Burgess
County Manager

Subject: FY 2007 Funding Recommendations for the Surtax and SHIP Programs

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RECOMMENDATION

It is recommended that the Board of County Commissioners approve the Request for Application (RFA) FY 2007 funding recommendation for the State Housing Initiative Program (SHIP) and Documentary Stamp Surtax (Surtax) programs. The recommendations were presented to the Advisory Housing Advisory Board (AHAB) on September 27, 2006.

BACKGROUND

Historically, SHIP and Surtax allocations have been part of the Office of Community and Economic Development's (OCED) Annual Action Plan; however, staff utilized a separate approval process for the SHIP and Surtax programs. Staff intends to issue a second RFA for SHIP and Surtax allocations in 2007. On this agenda is an accompanying item with OCED's recommended Community Development Block Grant (CDBG), HOME Program, and Emergency Shelter Grant (ESG) allocations for 2007.

Applications for funding were solicited through the consolidated RFA process, which was made available on July 6, 2006. Applications were due by August 7, 2006 and the public was advised of the application process through several notices in *The Miami Herald*, *The Miami Times*, and notifications were mailed to all currently funded agencies.

Staff received all applications for review and scoring, and applicants were allowed three days to review their scores before final submittal to AHAB. At AHAB's meeting of September 27, 2006, staff's recommended allocations were approved with amendments.

As illustrated in Exhibit 1, which includes all AHAB approved funding recommendations, SHIP and Surtax recommendations total $6.3 million and $35,510,960, respectively. These funding recommendations are allocated across several activities, including Homeownership assistance, New Construction Rental, Rental Rehabilitation, Homeless Programs and Homebuyer Counseling. For projects receiving Florida Housing Tax Credits listed under the New Construction Rental activity, staff's recommendation was made in anticipation of a credit underwriting report indicating the feasibility of the development. The final allocation for each project will be based on the credit underwriting report and shall not exceed staff's initial recommended allocation.

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

The SHIP program allows flexible funding for housing development to meet local needs. Of the $6.3 million available for FY 2007, $5 million is allocated towards homeownership assistance. The remaining $1.3 million is for rental rehabilitation.

DOCUMENTARY STAMP SURTAX PROGRAM

The Surtax program provides funding to promote the development and preservation of affordable housing units. An allocation of $795,000 is recommended for homebuyer counseling and $34,715,960 million is for the rehabilitation and construction of new rental units, including rentals for former homeless families and individuals. Funding recommendations are based on the total amount of available funding, and the review and evaluation of projects that applied for funds in the various categories.

Attachment

Cynthia W. Curry
Senior Advisor to the County Manager

MEMORANDUM
(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: January 25, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 8(E)(1)(A)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 8(E)(1)(A)

01-25-07

RESOLUTION NO. _____

RESOLUTION APPROVING THE FY2007 FUNDING RECOMMENDATIONS FOR THE STATE HOUSING INITIATIVE PARTNERSHIP AND SURTAX PROGRAMS IN EXHIBIT 1; AUTHORIZING THE COUNTY MANAGER TO SHIFT FUNDS FOR EACH PROGRAM AMONG ACTIVITIES OF THE SAME AGENCY WITHOUT EXCEEDING THE TOTAL AMOUNT ALLOCATED TO THAT AGENCY; AUTHORIZING THE COUNTY MANAGER TO EXECUTE ALL CONTRACTS, AGREEMENTS, AMENDMENTS, AND TO SHIFT FUNDS AWARDED FOR A PROJECT TO AN ENTITY CREATED FOR THE PURPOSE OF CARRYING OUT THAT PROJECT; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves the FY 2007 funding recommendations for the State Housing Initiative Partnership (SHIP) and Surtax Programs in Exhibit 1; authorizes the County Manager to shift funds for each program among activities of the same agency without exceeding the total amount allocated to that agency; authorizes the County Manager to execute all contracts, agreements and amendments necessary to carry out the above programs after approval by the County Attorney's Office; authorizes the County Manager to shift funds awarded for a project to an entity created for the purpose of carrying out that project; and authorizes the County Manager to exercise the cancellation provisions contained therein.

The foregoing resolution was offered by Commissioner ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 25th day of January, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Shannon D. Summerset

MIAMI-DADE HOUSING AGENCY
RFA 2007 SHIP AND SURTAX FUNDING RECOMMENDATION

EXHIBIT 1 **11/01/2006 10:41**

ACTIVITY	No.	ACTIVITY/DEVELOPER	DEVELOPMENT	ADDRESS	Score	Requested Allocation	Requested Source	Recommended Allocation	Recommended Source	FY2006 Funding
Homeownership (HO)			N/A			N/A		$5,000,000	SHIP	
						Sub Total		**$5,000,000**	**SHIP**	
New Construction Rental		**Rental**								
	37	Valencia Poilite Associates, Ltd.	Valencia Pointe	2442 NW 79 Street	99.83	$3,250,000	Surtax	$1,083,333	Surtax	$0
	18	St. John CDC, Inc.	St. John Overtown Housing Plaza	1301 NW 3 Aveue	91.25	$1,500,000	Surtax	$500,000	Surtax	$0
	32	Greater Miami Neighborhoods	Plaza La Isabela	3372-80 NW 17 Avenue	82.73	$2,000,000	Surtax	$666,667	Surtax	$0
		Tax Credit Rental								
	29	Altamira Associates, Ltd.	Altamira Apts.	3150 NW 79 Street	104.72	$3,500,000	Surtax	$250,000	Surtax	$0
	68	Carlisle Group VI,Ltd.	Parkview Gardens	1475 NW 61 Street	84.58	$3,000,000	Surtax	$250,000	Surtax	$0
		Tax Credit Awarded								
	73	Lafayette Square, Ltd	Lafayette Square Apts.	150 NE 79 Street	94.85	$4,000,000	Surtax	$4,000,000	Surtax	$1,500,000
	35	Lafayette Square II, LTD	Lafayette Plaza	NE 78 Street. Bet/ 1 & 2 Avenue	93.74	$5,000,000	Surtax	$5,000,000	Surtax	$250,000
	80	Pinnacle Place, Ltd.	Pinnacle Place	5600 NE 4 Avenue & 368 NE 57 Str	87.79	$4,000,000	Surtax	$2,600,000	Surtax	$500,000
	66	BHG-79 Street, LLC	Villa Patricia Phase I	234-242 NE 79 Street	87.37	$5,200,000	Surtax	$3,380,000	Surtax	$2,000,000
	69	Coral Place Limited Partnership	Coral Place	1001 NW 54 Street	85.01	$4,000,000	Surtax	$2,600,000	Surtax	$1,500,000
	65	Amber Garden, LLC	Amber Garden	1301 NW 23 Street	82.93	$5,500,000	Surtax	$3,575,000	Surtax	$250,000
	82	Villa Patricia Phase II LLC	Villa Patricia Phase II	7831 NE 2 Avenue	81.82	$5,500,000	Surtax	$3,575,000	Surtax	$250,000
						Sub Total		**$27,480,000**	**Surtax**	
Rental Rehabilitation		**Rental Rehab**								
	46	Greater Miami Neighborhoods,Inc.	Villages of Naranja	13700 SW 268 Street	100.83	$1,000,000	Surtax	$1,000,000	Surtax	$0
	45	Greater Miami Neighborhoods,Inc.	Island Place	1551 NE 167 Street	96.23	$1,000,000	Surtax	$1,000,000	SHIP	$0
	55	Tacolcy Economic Development	Edison Terraces Apts.	675 & 655 NW 56 Street	87.08	$1,049,234	Surtax	$1,049,234	Surtax	$225,000
	51	North Shore Apts, LLC	North Shore Apartments	2102-2128 NE 167 Street	83.5	$1,900,000	Surtax	$1,900,000	Surtax	$0
						Sub Total		**$3,949,234**	**Surtax**	
						Sub Total		**$1,000,000**	**SHIP**	
		Small Rental								
	34	Gamenteprises, LLC	Little River Duplex	NW 84 Street & NW 2 Avenue	90	$286,726	Surtax	$286,726	Surtax	$0
	61	Frank K. Cooper Real Estate #1	Northwest Duplexes	1801-1803 NW 45 Street	82.5	$300,000	Surtax	$300,000	SHIP	$0
						Sub Total		**$286,726**	**Surtax**	
						Sub Total		**$300,000**	**SHIP**	
Homeless Programs		**Rental Rehab Homeless**								
	62	Carrfour Supportive Housing	Dr. Barbara Carey-Shuler Manor	1400 NW 54 Street	67.5	$1,125,000	Surtax	$1,000,000	Surtax	$0
	90	Camillus House Inc.	Camillus New Permanent Housing	1603-27 NE 7 Avenue	60	$4,000,000	Surtax	$400,000	Surtax	$0
	59	Camillus House Inc.	Camillus New Treatment Center	1603-27 NW 7 Avenue	0	$1,600,000	Surtax	$1,600,000	Surtax	$0
						Sub Total		**$3,000,000**	**Surtax**	
Homebuyer Counseling		**Counseling**								
	6	Miami-Dade Neighborhood Housing	Homeownership Counseling		100	$200,000	Surtax	$200,000	Surtax	$0
	7	Miami Beach CDC, Inc.	Homeownership Counseling		100	$300,000	SHIP	$300,000	Surtax	$0
	8	Opa-Locka CDC	Homeownership Counseling		92	$150,000	Surtax	$150,000	Surtax	$0
	9	Universal Truth	Homeownership Counseling		90	$45,000	Surtax	$45,000	Surtax	$0
	5	Centro Campesino Farm Workers	Homeownership Counseling		80	$100,000	Surtax	$100,000	Surtax	$0
						Sub Total		**$795,000**	**Surtax**	
						TOTAL		**$35,510,960**	**Surtax**	
						TOTAL		**6,300,000**	**Ship**	

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MIAMI-DADE HOUSING AGENCY
RFA 2007 FUNDING RECOMMENDATION

Attachment "B"

Total Score	Binder Number	Developer Name	Development Name	Development Address	Total Units	FY 06 Funding	Requested Allocation	Funding Source	Staff Recomm.	Recomm. Source	Comm. District
Counseling											
100	06	Miami-Dade Neighborhood Housin	Homeownership Counseling			$0.00	$200,000.00	Surtax	$200,000.00	Surtax	Countywide
100	07	Miami Beach CDC, Inc.	Homeownership Counseling			$0.00	$300,000.00	Ship	$300,000.00	Surtax	Countywide
92	08	Opa-Locka CDC	Homeownership Counseling			$0.00	$150,000.00	Surtax	$150,000.00	Surtax	Countywide
90	09	Universal Truth CDC, Inc.	Homeownership Counseling			$0.00	$45,000.00	Surtax	$45,000.00	Surtax	Countywide
80	05	Centro Campesino Farm Workers	Homebuyer Education and Counselin			$0.00	$100,000.00	Surtax	$100,000.00	Surtax	Countywide
75	01	Life and Learning Center of South	Homebuyer Education and Counselin	18800 NW 2 Avenue		$0.00	$60,000.00	Surtax	$0.00		1
0	02	Homekeepers Training School	Housekeepers Training School	71 Normandy Circle		$0.00	$300,000.00	Surtax	$0.00		Countywide
0	03	Housekeepers Mortgage Company	Housekeepers Training School	71 Normandy Circle		$0.00	$300,000.00	Surtax	$0.00		Countywide
						Total:	**$1,455,000.00**		**$795,000.00**		
Homeownership (Condo)											
61	10	5429 NW 6 Place, LLC	Parks Lofts	5429-5435 NW 6 Place	54	$0.00	$1,861,146.00	Surtax	$0.00		3
58	21	Restless Development, LLC	Waterview Courtyards Condominium	16651 NE 18 Avenue	94	$0.00	$600,000.00	Ship	$0.00		Countywide

Total Score	Binder Number	Developer Name	Development Name	Development Address	Total Units	FY 06 Funding	Requested Allocation	Funding Source	Staff Recomm.	Recomm. Source	Comm. District
						Total:	**$2,461,146.00**		**$0.00**		
Homeownership (SF)											
65.83	12	Greater Miami Neighborhoods, Inc	Dupuis Pointe	Between 31 Ct & 63 Terr, NW	27	$0.00	$2,100,000.00	Surtax	$0.00		2
20	23	Youth In Action Center, Inc. CDC	Infill Housing	Various	4	$0.00	$704,535.84	Surtax/HOME	$0.00		Countywide
0	13	Housing Finance Authority of Miam	Surtax Deep Subsidy	Various		$0.00	$4,000,000.00	Surtax	$0.00		Countywide
						Total:	**$6,804,535.84**		**$0.00**		
Homeownership (TH)											
45	17	Overtown Condominium, LLC	Overtown Condominums	Various	31	$0.00	$1,000,000.00	Surtax	$0.00		3
						Total:	**$1,000,000.00**		**$0.00**		
Rental											
99.83	37	Valencia Pointe Associates, LTD.	Valencia Pointe	2442 NW 79 Street	148	$0.00	$3,250,000.00	Surtax	$1,083,333.33	Surtax	2
91.25	18	St. John CDC, Inc.	St. John Overtown Housing Plaza	1301 NW 3 Avenue	100	$0.00	$1,500,000.00	Surtax	$500,000.00	Surtax	3
82.73	32	Greater Miami Neighborhoods, Inc.	Plaza La Isabela	3372-80 NW 17 Ave	120	$0.00	$2,000,000.00	Surtax	$666,666.67	Surtax	3
77.63	76	Madison Housing LTD	Madison View	W side of NW 5 Ave, Between N	120	$0.00	$4,500,000.00	Surtax	$0.00		3
73.5	40	Tower Road Gardens, LTD	La Joya Apartments	SW 268 St @ 139 Ave	180	$0.00	$2,609,674.00	Surtax	$0.00		9
72.79	31	Emerald Terrace LTD Partnership	The Emerald	N & S side of 72 Terr, W of NW 2	124	$0.00	$5,000,000.00	Surtax	$0.00		3
						Total:	**$18,859,674.00**		**$2,250,000.00**		
Rental Rehab											

Total Score	Binder Number	Developer Name	Development Name	Development Address	Total Units	FY 06 Funding	Requested Allocation	Funding Source	Staff Recomm.	Recomm. Source	Comm. District
100.83	46	Greater Miami Neighborhoods, Inc.	Villages of Naranja	13700 SW 268 Street	259	$0.00	$1,000,000.00	Surtax	$1,000,000.00	Surtax	9
96.23	45	Greater Miami Neighborhoods, Inc	Island Place	1551 NE 167 St	199	$0.00	$1,000,000.00	Surtax	$1,000,000.00	Surtax	2
87.08	55	Tacolcy Economic Develoopment	Edison Terraces Apts. Rehab-Phase II	675 and 655 NW 56 Street	120	$225,000.00	$1,049,234.00	Surtax	$1,049,234.00	Surtax	3
83.5	51	North Shore Apts, LLC	North Shore Apts	2102-2128 NE 167 St	64	$0.00	$1,900,000.00	Surtax	$1,900,000.00	Surtax	4
78.6	54	Tacolcy Economic Development	Edison Towers Apts Rehab - Phase II	5821 NW 7 Ave	121	$0.00	$1,598,861.00	Surtax	$0.00		3
76.3	56	Tacolcy Economic Development C	Edison Gardens Apts. Rehab-Phase II	651 NW 58 Street	100	$600,000.00	$431,480.00	Surtax	$0.00		3
76.2	42	Creative Choice Homes II, LTD	Alexandria Gardens (The Gardens)	13180 Port Said Rd	50	$0.00	$1,000,000.00	SHIP	$0.00		1 & 13
67	43	Creative Choice Homes II, LTD	Alexandria Gardens (The Gardens)	13180 Port Said Rd	100	$0.00	$2,000,000.00	Surtax	$0.00		1 & 13
63.51	50	Miami Beach CDC, Inc.	530 Meridian Ave	530 Meridian Ave	34	$0.00	$1,234,926.00	Surtax	$0.00		5
50.53	44	Greater Miami Neighborhoods, Inc.	Cutler Manor	10875 SW 216 St	220	$0.00	$1,000,000.00	Surtax	$0.00		9
						Total:	**$12,214,501.00**		**$4,949,234.00**		
Rental Rehab Homeless											
67.5	62	Carrfour Supportive Housing	Dr. Barbara Carey-Shuler Manor	1400 NW 54 Street	90	$0.00	$1,125,000.00	Surtax	$1,000,000.00	Surtax	3
60	58	Camillus House, Inc.	Camillus/Carlisle Foster Kid Project	342 NW 4 Avenue	7	$0.00	$1,500,000.00	Surtax	$0.00		2
60	90	Camillus House Inc.	Camillus New Permanent Housing	1603-27 NE 7 Avenue	80	$0.00	$4,000,000.00	Surtax	$400,000.00	Surtax	3
47.5	60	Carrfour Supportive Housing	Sir John Apartments	316 NW 11 Street	70	$0.00	$1,125,000.00	Surtax	$0.00	Surtax	3
0	59	Camillus House, Inc.	Camillus New Treatment Center	1603-27 NW 7 Avenue	32	$0.00	$1,600,000.00	Surtax	$1,600,000.00	Surtax	3
						Total:	**$9,350,000.00**		**$3,000,000.00**		

Total Score	Binder Number	Developer Name	Development Name	Development Address	Total Units	FY 06 Funding	Requested Allocation	Funding Source	Staff Recomm.	Recomm. Source	Comm. District
Rental Small											
90	34	Gamenterprises. LLC	Little River Duplex	NW 84 Street & NW 2 Avenue	2	$0.00	$286,726.00	Surtax	$286,726.00	Surtax	2
82.5	61	Frank K. Cooper Real estate #1, In	Northwest Duplexes	1801-1803 NW 45 Street	12	$0.00	$300,000.00	Surtax	$300,000.00	Ship	3
78.33	33	Housing Authority of the City of Mi	234-246 Jefferson Ave	234-246 Jefferson Ave	21	$0.00	$2,000,000.00	Surtax	$0.00		5
						Total:	**$2,586,726.00**		**$586,726.00**		
Tax Credit Rental											
104.72	29	Altamira Associates, LTD	Altamira Apts	3150 NW 79 St	206	$0.00	$3,500,000.00	Surtax	$250,000.00	Surtax	2
94.85	73	Lafayette Square LTD	Lafayette Square Apts	150 NE 79 St	160	$1,500,000.00	$4,000,000.00	Surtax	$4,000,000.00	Surtax	3
93.74	35	Lafayette Square II, LTD	Lafayette Plaza	NE 78 Street, Bet. 1 & 2 Avenues	136	$250,000.00	$5,000,000.00	Surtax	$5,000,000.00	Surtax	3
87.79	80	Pinnacle Place LTD	Pinnacle Place	5600 NE 4 Ave & 368 NE 57 St	109	$500,000.00	$4,000,000.00	Surtax	$2,600,000.00	Surtax	3
87.37	66	BHG-79 Street, LLC	Villa Patricia Phase I	234-242 NE 79 Street	160	$2,000,000.00	$5,200,000.00	Surtax	$3,380,000.00	Surtax	3
85.01	69	Coral Place Limited Partnership	Coral Place	1001 NW 54 St	100	$1,500,000.00	$4,000,000.00	Surtax	$2,600,000.00	Surtax	3
84.58	68	Carlisle Group VI, Ltd.	Parkview Gardens	1475 NW 61 Street	40	$0.00	$3,000,000.00	Surtax	$250,000.00	Surtax	3
82.93	65	Amber Garden, LLC	Amber Garden	1301 NW 23 Street	104	$250,000.00	$5,500,000.00	Surtax	$3,575,000.00	Surtax	3
81.82	82	Villa Patricia Phase II LLC	Villa Patricia Phase II	7831 NE 2 Ave	125	$250,000.00	$5,500,000.00	Surtax	$3,575,000.00	Surtax	3
74.05	88	YMCA Village Allapattah Phase II	YMCA Village Allapattah Phase II	475 ft W Intersection of NW 17 A	99	$0.00	$4,500,000.00	Surtax	$0.00		3
73.9	78	Pinnacle Breezes LTD	Pinnacle Breezes	1665 NW 24 St	100	$0.00	$4,000,000.00	Surtax	$0.00		3
71.68	63	Pinnacle Square, Ltd.	Pinnacle Square	8340 NE 1 Place	110	$0.00	$4,000,000.00	Surtax	$0.00		3

Total Score	Binder Number	Developer Name	Development Name	Development Address	Total Units	FY 06 Funding	Requested Allocation	Funding Source	Staff Recomm.	Recomm. Source	Comm. District
70.14	85	YMCA Village Carver Phase II LLC	YMCA Village Carver II	401 NW 71 St Phase II	84	$0.00	$5,000,000.00	Surtax	$0.00		3
69.03	84	YMCA Village Carver Phase I LLC	YMCA Village Carver	401 NW 71 St	112	$250,000.00	$7,000,000.00	Surtax	$0.00		3
67.24	79	Pinnacle Heights LTD	Pinnacle Heights	N Miami Ave & NE 75 St	111	$0.00	$4,000,000.00	Surtax	$0.00		3
63.48	87	YMCA Village Allapattah Phase I L	YMCA Village Allapattah Phase I	2370 NW 17 Ave	90	$250,000.00	$3,750,000.00	Surtax	$0.00		3
62.04	83	Villa Patricia Phase III, LLC	Villa Patricia Phase III	7815 NE 2 Ave	89	$0.00	$3,500,000.00	Surtax	$0.00		3
57.25	67	Pinnacle Housing Group, LLC and	Brisas Tropical	2401 NW 17 Avenue	97	$0.00	$4,000,000.00	Surtax	$0.00		3
55.28	77	Notre Dame Apts., LLC	Notre Dame Apts	5725 NW 2 Ave	64	$0.00	$3,000,000.00	Surtax	$0.00		3
54.6	64	350 NW LLC	St. David	350 NW 4 Street	90	$1,300,000.00	$2,700,000.00	Surtax	$0.00		5
51.27	86	YMCA Village Carver Phase III LL	YMCA Village Carver III	NW 71 St E of NW 71 St & NW 5	100	$0.00	$5,000,000.00	Surtax	$0.00		3
48.49	81	Poinciana Grove LTD	Poinciana Grove	5601 NW 2 Ave	71	$0.00	$4,500,000.00	Surtax	$0.00		3
43.35	70	Eden Park Tower, Ltd.	Eden Park	780 NW 36 Street	100	$0.00	$4,000,000.00	Surtax	$0.00		3
37.8	71	Pinnacle Housing Group, LLC and	Friendship Tower	1551 NW 36 Street	92	$0.00	$4,000,000.00	Surtax	$0.00		3
31.97	72	Georgia Apartments LLC	Georgia Apts LLC	5705 NW 2 Ave	64	$0.00	$3,000,000.00	Surtax	$0.00		3
23.08	75	Lyric Village Ltd.	Lyric Promenade Apts.	1414 NW 9 Street	84	$0.00	$3,500,000.00	Surtax	$0.00		3
						Total:	**$109,150,000.00**		**$25,230,000.00**		