Memorandum

MIAMI-DADE COUNTY

Date: October 21, 2009

HCD
Supplement to
Agenda Item No. 1(F)2
December 9, 2009

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: First Quarterly Status Report on Affordable Housing Developments

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The following report is pursuant to Resolution R-562-09 sponsored by Commissioner Audrey M. Edmonson and approved by the Board of County Commissioners (BCC) on May 5, 2009. More specifically, the Resolution requests a status on affordable housing developments underway in Miami-Dade County. In addition, during the discussion of the recommended FY 2009 Mid-Year Documentary Surtax (Surtax) allocations, Commissioner Rebeca Sosa requested a report summarizing all Surtax funds allocated by Commission District.

All open developments currently funded by federal, state, and local sources (including Surtax) are listed in the attached report with their respective amounts, number of units, development address and other related information. The information in this report is as of the end of August 2009.

Background

Staff reviewed all affordable housing developments and their combined funding sources as summarized below by tenure type.

Tenure Type	Projects	Number of Units	Award Amount
New Construction: Home Ownership (Report A)	13	379	$12,006,610
Homeownership Rehabilitation Report B)	4	238	4,348,435
Rental Rehabilitation (Report C)	18	2,318	47,438,047
Rental Homeless Rehabilitation (Report D)	6	273	10,852,111
Rental Homeless New Construction (Report E)	3	256	7,245,215
Rental New Construction (Report F)	35	3,561	108,535,899
Summary Total	**79**	**7,025**	**$190,426,317**

In summary, there are 79 projects funded by the County that are currently under rehabilitation or construction. These 79 projects have a total of 7,025 set-aside units dedicated for affordable housing. Attached is detailed information by project, which also includes the estimated percent of completion and the amounts expended as of August 2009. This report does not include any Building Better Communities General Obligation Funds, as only projects under construction are included. Please note that there are ten projects that have estimated completion dates that have passed. These projects are fundamentally completed but remain open as final documentation has not been received. This may include final payments, and or federal regulatory requirements.

The next status report will be provided to the BCC to reflect data as of December 31, 2009. While R-562-09 requests for this information to be provided quarterly, staff will present this report semi-annually as quarterly updates do not provide enough time to display any significant changes.

If you have any questions or concerns, please contact me directly or Shalley Jones Horn, Director of the Department of Housing and Community Development, at 786-469-2110.

c: Honorable Carlos Alvarez, Mayor
Denis Morales, Chief of Staff
Cynthia W. Curry, Senior Advisor to the County Manager
Jennifer Glazer-Moon, Special Assistant/Director, Office of Strategic Business Management
Shalley Jones Horn, Director, Department of Housing and Community Development
Charles Anderson, Commission Auditor

Report A

Miami-Dade Department of Housing and Community Development
Current Listing of Housing Developments Underway
As of August 2009

TENURE TYPE: HOMEOWNERSHIP DEVELOPMENTS

Name of Activity	Developer Name	Estimated Completion Date	Total No Units	Comm. District	Total Value	Percent Complete	Funding Source	Funding Year	Award Amount	Draw Amount	Balance
Barcelona Condominium; 2217 NE 7 St Miami	Barcelona Condominium, LLC	9/1/2008[1]	71	5	$16,896,654	98	Home	2005	$1,000,000.00	$911,654.90	$88,345.10
							Source Total		$1,000,000.00	$911,654.90	$88,345.10
Developer Total									$1,000,000.00	$911,654.90	$88,345.10
Florida City Village Phase VII;	Centro Campesino	3/31/2011	10	8,9	$2,240,000	0	HOME-CHDO	2009	$725,365.00	$0.00	$725,365.00
							Source Total		$725,365.00	$0.00	$725,365.00
Florida City Villages Phase VI; 616 NW 8 Ave & 815 NW 7 St Miami		12/31/2008[1]	13	9	$2,865,461	98	CDBG	2009	$25,000.00	$0.00	$25,000.00
								2008	$54,500.00	$0.00	$54,500.00
							Home	2007	$75,000.00	$0.00	$75,000.00
								2005	$550,000.00	$550,000.00	$0.00
								2004	$250,000.00	$250,000.00	$0.00
								2001	$436,440.00	$400,602.00	$35,838.00
							Source Total		$1,390,940.00	$1,200,602.00	$190,338.00
Developer Total									$2,116,305.00	$1,200,602.00	$915,703.00
Latin Q Tower; 420 SW 12 Ave Miami	Latin Q Tower, LLC	10/31/2009	60	5	$11,841,791	72	Surtax	2006	$1,000,000.00	$0.00	$1,000,000.00
							Source Total		$1,000,000.00	$0.00	$1,000,000.00
Developer Total									$1,000,000.00	$0.00	$1,000,000.00
Villa Jardin III Condominiums; 6601 NE Miami Place Miami	Little Haiti Housing Association, Inc	12/31/2009	24	3	$5,160,000	0	Home	2006	$250,000.00	$0.00	$250,000.00
							HOME-CHDO	2009	$50,000.00	$0.00	$50,000.00
							Source Total		$300,000.00	$0.00	$300,000.00
Developer Total									$300,000.00	$0.00	$300,000.00
14 Infill Lots/Development of Affordable Housing & Loan Assistance; Scattered	MDHA-Development Corporation	N/A	14	Countywide	N/A	0	Surtax	2006	$616,001.00	$0.00	$616,001.00
							Source Total		$616,001.00	$0.00	$616,001.00
Developer Total									$616,001.00	$0.00	$616,001.00
Villas Dr. Godoy; 1455-79 West Flagler St. Miami	Model Housing Cooperative, Inc.	12/30/2008[1]	32	5	$4,752,409	100	Home	2006	$210,000.00	$0.00	$210,000.00
								2002	$425,000.00	$0.00	$425,000.00
								2000	$351,729.00	$0.00	$351,729.00
							Surtax	2003	$150,000.00	$144,220.00	$5,780.00
								2001	$300,000.00	$300,000.00	$0.00
							Source Total		$1,436,729.00	$444,220.00	$992,509.00
Developer Total									$1,436,729.00	$444,220.00	$992,509.00

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Miami-Dade Department of Housing and Community Development
Current Listing of Housing Developments Underway
As of August 2009

TENURE TYPE: HOMEOWNERSHIP DEVELOPMENTS

Name of Activity	Developer Name	Estimated Completion Date	Total No Units	Comm. District	Total Value	Percent Complete	Funding Source	Funding Year	Award Amount	Draw Amount	Balance
Rainbow Park Gardens; 2401,2411,2421NW 152 Terr. Miami Gardens	Opa-Locka CDC	1/1/2011	8	1	$2,082,127	0	HOME-CHDO	2006	$600,000.00	$1,497.38	$598,502.62
							Source Total		$600,000.00	$1,497.38	$598,502.62
Developer Total									$600,000.00	$1,497.38	$598,502.62
The Village of Southland /Affordable/Workforce Housing; 11293 SW 216 St. Miami	South Dade Community Development, L.L.C.	11/9/2011	51	9	$9,300,000	0	Surtax	2008	$1,000,000.00	$0.00	$1,000,000.00
							Source Total		$1,000,000.00	$0.00	$1,000,000.00
Developer Total									$1,000,000.00	$0.00	$1,000,000.00
St. John Courts II; 1919-1931 NW 21 Ct Miami	St. John CDC	6/1/2011	24	3	$3,008,600	0	HOME-CHDO	2008	$2,790.00	$2,790.00	$0.00
							Source Total		$2,790.00	$2,790.00	$0.00
St. John Village Homes II; NW 16 St & NW 1st Ct Miami		12/31/2010	11	3	$3,120,999	0	Home	2006	$87,785.27	$87,785.27	$0.00
							HOME-CHDO	2008	$170,000.00	$164,569.07	$5,430.93
							Source Total		$257,785.27	$252,354.34	$5,430.93
St. John Village Homes; 1600-1640 NW 1st Ave Miami		12/31/2008[1]	14	3	$2,519,517	99	Home	2006	$455,000.00	$409,500.00	$45,500.00
								2005	$242,000.00	$242,000.00	$0.00
								2003	$100,000.00	$100,000.00	$0.00
							Source Total		$797,000.00	$751,500.00	$45,500.00
Developer Total									$1,057,575.27	$1,006,644.34	$50,930.93
The Atrium at Spring Garden Condominium; 808,820,880 NW 7th Ave Miami	UDG II, LLC	12/31/2009	47	3	$12,957,394	30	Home	2009	$1,880,000.00	$0.00	$1,880,000.00
							Surtax	2005	$1,000,000.00	$899,999.99	$100,000.01
							Source Total		$2,880,000.00	$899,999.99	$1,980,000.01
Developer Total									$2,880,000.00	$899,999.99	$1,980,000.01
Total for Homeownership			**379**						**$12,006,610.27**	**$4,464,618.61**	**$7,541,991.66**

[1]These developments are complete, but remain as open until final payments and/or required documents are received.

Report B

Miami-Dade Department of Housing and Community Development
Current Listing of Housing Developments Underway
As of August 2009

TENURE TYPE: HOMEOWNERSHIP REHABILTIATION DEVELOPMENTS

Name of Activity	Developer Name	Estimated Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Award Amount	Draw Amount	Balance
Capital Building Rehabilitation; 117 NE 1 Ave, Miami, 33132 Miami	117 NE 1 Ave, LLC	12/31/2008[1]	11	5	N/A	100	Home	2005	$500,000.00	$499,312.00	$688.00
								2003	$500,000.00	$500,000.00	$0.00
							Source Total		$1,000,000.00	$999,312.00	$688.00
Developer Total									$1,000,000.00	$999,312.00	$688.00
Samari Lakes East Condominium; Scatt. Sites City of H.Gardens Hialeah Gardens	City of Hialeah Gardens	12/31/2008[1]	12	12	N/A	0	Home	2006	$500,000.00	$80.99	$499,919.01
								2005	$500,000.00	$5,270.00	$494,730.00
							Source Total		$1,000,000.00	$5,350.99	$994,649.01
Developer Total									$1,000,000.00	$5,350.99	$994,649.01
Gaita Gardens; 1254 & 1260 NW 59 St Miami	Gaita Gardens 1254 & 1260 NW 59 St Corp.	12/31/2010	12	3	$1,565,954	0	CDBG	2008	$1,148,435.00	$687,477.66	$460,957.34
							Source Total		$1,148,435.00	$687,477.66	$460,957.34
Developer Total									$1,148,435.00	$687,477.66	$460,957.34
Opa-Locka Triangle Home Rehabilitation; Miami	Opa-Locka CDC	11/21/2010	203	1	$1,200,000	5	Surtax	2006	$1,200,000.00	$255,691.17	$944,308.83
							Source Total		$1,200,000.00	$255,691.17	$944,308.83
Developer Total									$1,200,000.00	$255,691.17	$944,308.83
Total for Homeownership Rehabilitation			**238**		**$2,765,954**				**$4,348,435.00**	**$1,947,831.82**	**$2,400,603.18**

[1]These developments are complete, but remain as open until final payments and/or required documents are received.

Miami-Dade Housing and Community Development
Current Listing of Housing Developments Underway
As of August 2009

ENURE TYPE: RENTAL REHABILITATION

Name of Activity	Developer Name	Estimated Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Award Amount	Draw Amount	Balance
1200 Homestead 72, LLC; 1200 SW 3 St Homestead	1200 Homestead 72, LLC	11/30/2009	72	9	$4,105,650	99	SHIP	2005	$0.00	$0.00	$0.00
							Surtax	2006	$0.00	$0.00	$0.00
								2003	$500,000.00	$456,192.00	$43,808.00
							Source Total		$500,000.00	$456,192.00	$43,808.00
eveloper Total									$500,000.00	$456,192.00	$43,808.00
Center Court Apartments; 14797 NE 18 Avenue North Miami	Center Court Associates, Ltd.	2/19/2011	588	2	N/A	0	CDBG	1993	$1,000,000.00	$1,000,000.00	$0.00
							SHIP	2009	$1,000,000.00		$1,000,000.00
							Source Total		$2,000,000.00	$1,000,000.00	$1,000,000.00
eveloper Total									$2,000,000.00	$1,000,000.00	$1,000,000.00
Cielo Apartments; 1930 & 1940 Marseilles Dr. Miami Beach	Cielo, Ltd.	12/31/2012	18	4	N/A	0	RR	2008	$295,000.00		$295,000.00
							Source Total		$295,000.00		$295,000.00
eveloper Total									$295,000.00		$295,000.00
Edison Gardens Apartments; 651 NW 58 St & 5900 NW 6 Ave, Miami	Tacolcy Economic Development Corp.	1/1/2010	100	3	$2,268,500	90	Surtax	2006	$600,000.00	$462,167.58	$137,832.42
							Source Total		$600,000.00	$462,167.58	$137,832.42
eveloper Total									$600,000.00	$462,167.58	$137,832.42
Edison Terraces Apartments Rehab; 675 NW 56 St & 655 NW 56 St Miami	Tacolcy Economic Development Corp.	11/9/2010	120	3	$3,049,234	0	Surtax	2007	$1,049,234.00	$0.00	$1,049,234.00
								2006	$225,000.00	$0.00	$225,000.00
							Source Total		$1,274,234.00	$0.00	$1,274,234.00
eveloper Total									$1,274,234.00	$0.00	$1,274,234.00
Edison Towers Apartments; 5821 NW 7th Ave Miami	Tacolcy Economic Development Corp.	11/30/2008	121	3	$3,748,825	100	Home	2009	$375,000.00		$375,000.00
							Surtax	2005	$764,000.00	$764,000.00	$0.00
							Source Total		$1,139,000.00	$764,000.00	$375,000.00
eveloper Total									$1,139,000.00	$764,000.00	$375,000.00

Miami-Dade Housing and Community Development
Current Listing of Housing Developments Underway
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'ENURE TYPE: RENTAL REHABILITATION

Name of Activity	Developer Name	Estimated Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Award Amount	Draw Amount	Balance
Henderson Court aka 328 Jefferson Avenue; 328 Jefferson Ave Miami Beach	Housing Authority of the City of Miami Beach	10/1/2010	4	5	$1,400,000	1	Surtax	2006	$300,000.00	$0.00	$300,000.00
								2005	$300,000.00	$0.00	$300,000.00
							Source Total		$600,000.00	$0.00	$600,000.00
eveloper Total									$600,000.00	$0.00	$600,000.00
Lakeview Apartments; NW 22nd Ave. and NW 117 St. Miami	Urban League of Greater Miami	12/31/2010	13	2	N/A		Home	2009	$922,374.00		$922,374.00
							Source Total		$922,374.00		$922,374.00
eveloper Total									$922,374.00		$922,374.00
London Apartments; 1965-.975 Washington Ave. Miami Beach	MBCDC-The London LLC	12/31/2010	33	5	N/A	0	CDBG	2009	$408,482.00		$408,482.00
							Source Total		$408,482.00		$408,482.00
eveloper Total									$408,482.00		$408,482.00
orth Shore Apartments-Rehab; 2101-2118 NE 167 St. North Miami Beach	North Shore Apartments, LLC	6/19/2010	64	4	$6,132,000	60	Surtax	2007	$1,900,000.00	$1,069,091.50	$830,908.50
							Source Total		$1,900,000.00	$1,069,091.50	$830,908.50
eveloper Total									$1,900,000.00	$1,069,091.50	$830,908.50
Public Housing Modernization; 1401 NW 7th Street Miami	MDHA-Miami Dade Housing Agency, Estimated number of units based on average investment	ongoing	200	cw			CDBG	2008	$400,000.00		$400,000.00
								2007	$4,038,827.00		$4,038,827.00
							Source Total		$4,438,827.00		$4,438,827.00
eveloper Total									$4,438,827.00		$4,438,827.00
Richmond Pine Apartments; 14700 Broker T. Washington Ave Miami	Richmond Pine Limited Partnership	11/30/2010	80	9		0	Surtax	2006	$1,000,000.00		$1,000,000.00
							Source Total		$1,000,000.00		$1,000,000.00
eveloper Total									$1,000,000.00		$1,000,000.00

Miami-Dade Housing and Community Development
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ENURE TYPE: RENTAL REHABILITATION

Name of Activity	Developer Name	Estimated Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Award Amount	Draw Amount	Balance
St. John Apartments Rehab; 20-250 NW 13 St & 1300 NW 2 A Miami	St. John CDC	2/10/2010	35	3	$1,385,250	55	Home	2007	$100,000.00	$99,653.48	$346.52
							HOME-CHDO	2009	$458,482.00		$458,482.00
								2007	$1,078,061.00	$1,078,061.00	$0.00
							Surtax	2006	$500,000.00	$0.00	$500,000.00
							Source Total		$2,136,543.00	$1,177,714.48	$958,828.52
eveloper Total									$2,136,543.00	$1,177,714.48	$958,828.52
Sugar Hill Apts/Northwestern states; 1411,1421,1431,1441 NW 71 St Miami	Urban League of Greater Miami	5/20/2010	132	2	$11,834,932	66	CDBG	2008	$75,000.00	$62,948.00	$12,052.00
							Home	2002	$808,065.00	$808,065.00	$0.00
								2001	$0.00	$500,000.00	($500,000.00)
								1999	$249,759.00	$249,758.97	$0.03
								1998	$500,000.00	$500,000.00	$0.00
								1996	$199,942.00	$199,942.00	$0.00
							HOME DR	1992	$26,000.00	$26,000.00	$0.00
							HOME SUPP	1993	$874,000.00	$874,000.00	$0.00
							MMRB	2005	$4,775,000.00		$4,775,000.00
							Surtax	2007	$3,500,000.00	$2,192,562.91	$1,307,437.09
								2005	$1,100,000.00	$1,100,000.00	$0.00
								2002	$1,000,000.00	$1,000,000.00	$0.00
								2000	$701,206.00	$701,206.00	$0.00
							Source Total		$13,808,972.00	$8,214,482.88	$5,594,489.12
eveloper Total									$13,808,972.00	$8,214,482.88	$5,594,489.12
Villa Maria Apartments; 2800 Collins Ave Miami Beach	Miami Beach CDC	1/1/2010	34	5	$3,922,000	60	HODAG	2005	$500,000.00		$500,000.00
							Home	2007	$1,215,000.00	$741.60	$1,214,258.40
							Surtax	2006	$1,000,000.00	$0.00	$1,000,000.00
							Source Total		$2,715,000.00	$741.60	$2,714,258.40
eveloper Total									$2,715,000.00	$741.60	$2,714,258.40

Miami-Dade Housing and Community Development
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As of August 2009

'ENURE TYPE: RENTAL REHABILITATION

Name of Activity	Developer Name	Estimated Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Award Amount	Draw Amount	Balance
illages of Naranja; 13700 SW 268 Street Miami	Villages of Naranja, Ltd. C/O Richman Asset Management	4/14/2011	259	9	$14,425,000	0	HOME DR	1992	$5,000,000.00	$5,000,000.00	$0.00
							Surtax	2007	$1,000,000.00	$0.00	$1,000,000.00
							Source Total		$6,000,000.00	$5,000,000.00	$1,000,000.00
eveloper Total									$6,000,000.00	$5,000,000.00	$1,000,000.00
Vestchester Apartments; 516 15th St Miami Beach	Miami Beach CDC	1/31/2008	24	5	$4,074,182	100	RR	2007	$200,000.00		$200,000.00
							Surtax	2006	$400,000.00	$400,000.00	$0.00
								2005	$300,000.00	$300,000.00	$0.00
								2004	$500,000.00	$500,000.00	$0.00
							Source Total		$1,400,000.00	$1,200,000.00	$200,000.00
eveloper Total									$1,400,000.00	$1,200,000.00	$200,000.00
Vestview Terrace Apartments; 12501 NW 27 Ave Miami	Opa-Locka CDC	12/30/2009	421	2	$16,514,173	99	CDBG	2008	$75,000.00	$22,500.00	$52,500.00
								2007	$1,850,264.00	$1,209,967.05	$640,296.95
							HODAG	2003	$75,000.00	$74,147.00	$853.00
							Home	2009	$799,351.00		$799,351.00
							RR	2008	$1,000,000.00		$1,000,000.00
							Surtax	2006	$500,000.00	$169,763.55	$330,236.45
								2004	$1,000,000.00	$1,000,000.00	$0.00
								2003	$1,000,000.00	$1,000,000.00	$0.00
							Source Total		$6,299,615.00	$3,476,377.60	$2,823,237.40
eveloper Total									$6,299,615.00	$3,476,377.60	$2,823,237.40
otal for Rental Rehabilitation			**2,318**						**$47,438,047.00**	**$22,320,767.64**	**$25,117,279.36**

These developments are complete, but remain as open until final payments and/or required documents are received.

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Report D

Miami-Dade Department of Housing and Community Development
Current Listing of Housing Developments Underway
As of August 2009

TENURE TYPE: RENTAL HOMELESS REHABILITATION

Activity Name	Developer Name	Project Est Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Net Amount	Draw Amount	Balance
Camillus New Treatment Center; 1603-27 NW 7 Ave. Miami	Camillus House, Inc.	11/15/2010	32	3	$6,703,267	0	Surtax	2007	$1,600,000.00	$0.00	$1,600,000.00
							Source Total		$1,600,000.00	$0.00	$1,600,000.00
Developer Total									$1,600,000.00	$0.00	$1,600,000.00
Harding Village; 8540 Harding Ave Miami Beach	Carrfour Corporation	6/19/2010	92	4	$10,415,994	99	SHIP	2005	$500,000.00	$500,000.00	$0.00
							Surtax	2007	$1,427,633.00	$0.00	$1,427,633.00
								2004	$400,000.00	$400,000.00	$0.00
								2003	$500,000.00	$500,000.00	$0.00
							Source Total		$2,827,633.00	$1,400,000.00	$1,427,633.00
Developer Total									$2,827,633.00	$1,400,000.00	$1,427,633.00
Emmaus Place; 342 NW 4th Avenue Miami	Emmaus Place, Inc.	1/4/2011	7	2	$2,250,000	0	Surtax	2008	$450,000.00	$0.00	$450,000.00
							Source Total		$450,000.00	$0.00	$450,000.00
Developer Total									$450,000.00	$0.00	$450,000.00
Meridian Place Apartments; 530 Meridian Ave Miami Beach	Miami Beach CDC	6/15/2010	34	5	$6,340,000	33	Home	2007	$280,517.00	$0.00	$280,517.00
								2002	$395,605.00	$115,088.00	$280,517.00
							Surtax	2005	$1,379,395.00	$72,799.98	$1,306,595.02
							Source Total		$2,055,517.00	$187,887.98	$1,867,629.02
Developer Total									$2,055,517.00	$187,887.98	$1,867,629.02
Shepherd's Court f/k/a Camillus New Permanent Housing; 1603-27 NW 7 Ave. Miami	Shepherd's Court, LLC	11/14/2010	8	3	$22,464,491	0	Home	2008	$388,961.00	$0.00	$388,961.00
							Surtax	2007	$400,000.00	$0.00	$400,000.00
							Source Total		$788,961.00	$0.00	$788,961.00
Developer Total									$788,961.00	$0.00	$788,961.00
Royalton; 131 SE 1 St Miami	TCG Royalton Development, LLC	8/30/2008[1]	100	5	$16,123,569	99	Home	2005	$880,000.00	$792,000.00	$88,000.00
							Surtax	2007	$1,250,000.00	$904,785.46	$345,214.54
								2005	$1,000,000.00	$1,000,000.00	$0.00
							Source Total		$3,130,000.00	$2,696,785.46	$433,214.54
Developer Total									$3,130,000.00	$2,696,785.46	$433,214.54
Total for Rental Homeless Rehabilitation			**273**						**$10,852,111.00**	**$4,284,673.44**	**$6,567,437.56**

[1]These developments are complete, but remain as open until final payments and/or required documents are received.

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Report E

Miami-Dade Department of Housing and Community Development
Current Listing of Housing Developments Underway
As of August 2009

TENURE TYPE: RENTAL HOMELESS NEW CONSTRUCTION

Activity Name	Developer Name	Project Est Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Award Amount	Draw Amount	Balance
St. David/Labre Place; 350 NW 4 St Miami	350 NW, LLC	10/5/2010	90	5	$16,714,951	0	Surtax	2008	$2,045,726.00	$0.00	$2,045,726.00
								2006	$1,300,000.00	$0.00	$1,300,000.00
							Source Total		$3,345,726.00	$0.00	$3,345,726.00
Developer Total									$3,345,726.00	$0.00	$3,345,726.00
Dr. Barbara Carey-Shuler Manor; 1400 NW 54 Street Miami	Carrfour Supportive Housing, Inc. F/K/A Carrfour Corporation, Inc.	1/9/2011	90	3	$27,926,495	0	Surtax	2008	$2,000,000.00	$0.00	$2,000,000.00
								2007	$1,000,000.00	$0.00	$1,000,000.00
							Source Total		$3,000,000.00	$0.00	$3,000,000.00
Villa Aurora; 1398 SW 1 St Miami		12/31/2009	76	5	$30,377,825	98	Home	2006	$899,489.00	$786,122.99	$113,366.01
							Source Total		$899,489.00	$786,122.99	$113,366.01
Developer Total									$3,899,489.00	$786,122.99	$3,113,366.01
Total for Rental Homeless New Construction			**256**						**$7,245,215.00**	**$786,122.99**	**$6,459,092.01**

Report F

Miami-Dade Department of Housing and Community Development
Current Listing of Housing Developments Underway
As of August 2009

TENURE TYPE: RENTAL NEW CONSTRUCTION

Activity Name	Developer Name	Project Est Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Net Amount	Draw Amount	Balance
Amber Garden; 1301 NW 23 St Miami	Amber Garden, LLC	12/12/2008	110	3	$24,768,455	99	Surtax	2007	$3,575,000.00	$3,192,500.00	$382,500.00
								2006	$250,000.00	$250,000.00	$0.00
							Source Total		$3,825,000.00	$3,442,500.00	$382,500.00
Developer Total									$3,825,000.00	$3,442,500.00	$382,500.00
Villa Patricia Phase I; 234-42 NE 79 St Miami	BHG 79th Street, LLC	6/19/2009	125	3	$33,609,745	99	Surtax	2007	$3,380,000.00	$2,842,000.00	$538,000.00
								2006	$2,000,000.00	$2,000,000.00	$0.00
							Source Total		$5,380,000.00	$4,842,000.00	$538,000.00
Developer Total									$5,380,000.00	$4,842,000.00	$538,000.00
Camacol Tower; 1401 W. Flagler St. Miami	Camacol Tower, Ltd.	7/14/2010	100	5	$29,067,236	70	Surtax	2008	$4,672,134.00	$2,119,142.08	$2,552,991.92
								2007	$300,000.00	$300,000.00	$0.00
							Source Total		$4,972,134.00	$2,419,142.08	$2,552,991.92
Developer Total									$4,972,134.00	$2,419,142.08	$2,552,991.92
Everett Stewart, Sr. Village; NW 29 Ave & NW 53 St SE Inters Miami	Carlisle Group IV, Ltd	2/9/2011	90	3	$29,094,054	0	Surtax	2008	$1,491,000.00	$0.00	$1,491,000.00
								2007	$300,000.00	$0.00	$300,000.00
							Source Total		$1,791,000.00	$0.00	$1,791,000.00
Developer Total									$1,791,000.00	$0.00	$1,791,000.00
Parkview Gardens Apartments; 1475 NW 61 Street Miami	Carrfour Supportive Housing, Inc. F/K/A Carrfour Corporation, Inc.	10/15/2010	40	3	$18,821,956	0	Surtax	2007	$1,600,000.00	$0.00	$1,600,000.00
							Source Total		$1,600,000.00	$0.00	$1,600,000.00
Verde Gardens Apartments; 12360 SW 282 St. Miami		12/31/2010	145	9	$17,912,500	0	Home	2009	$1,000,000.00	$0.00	$1,000,000.00
							Source Total		$1,000,000.00	$0.00	$1,000,000.00
Developer Total									$2,600,000.00	$0.00	$2,600,000.00
Country Club Villas I Apts.; 6855 NW 179 Street Miami	Country Club Villas, Ltd.	11/9/2007	216	13	$16,577,564	99	Surtax	2006	$750,000.00	$0.00	$750,000.00
								2000	$500,000.00	$500,000.00	$0.00
								1999	$750,000.00	$750,000.00	$0.00
							Source Total		$2,000,000.00	$1,250,000.00	$750,000.00
Developer Total									$2,000,000.00	$1,250,000.00	$750,000.00

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TENURE TYPE: RENTAL NEW CONSTRUCTION

Activity Name	Developer Name	Project Est Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Net Amount	Draw Amount	Balance
The Emerald; 244 NW 72nd Terrace Miami	Emerald Terrace Limited Partnership	7/30/2009'	124	3	$31,828,843	99	Surtax	2008	$7,000,000.00	$6,023,820.23	$976,179.77
							Source Total		$7,000,000.00	$6,023,820.23	$976,179.77
Developer Total									$7,000,000.00	$6,023,820.23	$976,179.77
Little River Duplex; NW 84 Street & NW 2nd Ave Miami	Gamenterprises, LLC	12/15/2009	2	2	$675,452	85	Surtax	2007	$286,726.00	$257,519.12	$29,206.88
							Source Total		$286,726.00	$257,519.12	$29,206.88
Developer Total									$286,726.00	$257,519.12	$29,206.88
Biscayne Court; 5211 NW 17 Avenue Miami	Georgia Apartments, LLC	12/31/2009	60	3	$14,563,705	70	Surtax	2008	$1,831,842.00	$1,648,657.80	$183,184.20
							Source Total		$1,831,842.00	$1,648,657.80	$183,184.20
Developer Total									$1,831,842.00	$1,648,657.80	$183,184.20
321-327 Michigan Avenue; 321-327 Michigan Ave Miami Beach	Housing Authority of the City of Miami Beach	12/20/2011	40	5	$6,700,000	0	Surtax	2006	$1,600,000.00	$0.00	$1,600,000.00
							Source Total		$1,600,000.00	$0.00	$1,600,000.00
Developer Total									$1,600,000.00	$0.00	$1,600,000.00
JPM Centre /Townhouse Villas; 3931-75 NW 183 St Miami	JPM and MDHA Development Corp.	2/15/2011	31	1	$3,459,259	0	Surtax	2005	$1,000,000.00	$0.00	$1,000,000.00
								2002	$2,000,000.00	$2,000,000.00	$0.00
							Source Total		$3,000,000.00	$2,000,000.00	$1,000,000.00
Developer Total									$3,000,000.00	$2,000,000.00	$1,000,000.00
Lafayette Plaza; 145 NE 78 Street Miami	Lafayette Square II, Ltd.	10/15/2008'	136	3	$32,388,590	99	Surtax	2007	$5,000,000.00	$4,325,600.00	$674,400.00
								2006	$250,000.00	$250,000.00	$0.00
							Source Total		$5,250,000.00	$4,575,600.00	$674,400.00
Developer Total									$5,250,000.00	$4,575,600.00	$674,400.00
Madison View; NW 7th St. bet NW 5 & NW 6 Av Miami	Madison Housing, Ltd.	6/8/2011	120	3	$29,144,030	0	Surtax	2009	$2,700,000.00	$0.00	$2,700,000.00
								2007	$300,000.00	$0.00	$300,000.00
							Source Total		$3,000,000.00	$0.00	$3,000,000.00
Developer Total									$3,000,000.00	$0.00	$3,000,000.00
Villa Matti f/k/a Villa Maria West Apartments; 22128 Street Miami Beach	Miami Beach CDC	6/30/2011	32	5	$7,271,331	10	Home	2007	$1,000,000.00	$0.00	$1,000,000.00
							Source Total		$1,000,000.00	$0.00	$1,000,000.00
Developer Total									$1,000,000.00	$0.00	$1,000,000.00

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TENURE TYPE: RENTAL NEW CONSTRUCTION

Activity Name	Developer Name	Project Est Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Net Amount	Draw Amount	Balance
Mirabella Apartments; SW 128 Ave & SW 252 Terr Miami	Mirabella I Associates, Ltd	12/30/2011	204	8	$31,098,102	0	HODAG	2008	$1,000,000.00	$0.00	$1,000,000.00
							Surtax	2008	$3,250,000.00	$0.00	$3,250,000.00
							Source Total		$4,250,000.00	$0.00	$4,250,000.00
Developer Total									$4,250,000.00	$0.00	$4,250,000.00
Palermo Lake Apts./Le Chalet; 5311 NW 7 St Miami	Palermo Lakes, Inc.	12/30/2008[1]	110	6	$14,669,592	99	SHIP	2008	$450,000.00	$0.00	$450,000.00
								2006	$2,000,000.00	$2,000,000.00	$0.00
								2003	$1,000,000.00	$1,000,000.00	$0.00
							Source Total		$3,450,000.00	$3,000,000.00	$450,000.00
Developer Total									$3,450,000.00	$3,000,000.00	$450,000.00
Princeton Manor Apartments; 33700 Redland Road Florida City	Peninsula Housing Development Inc. IX	12/31/2012	91	9	$10,894,100	5	CDBG	2009	$25,000.00	$0.00	$25,000.00
							Home	2008	$500,000.00	$741.60	$499,258.40
								2007	$75,000.00	$74,500.41	$499.59
							HOME-CHDO	2009	$50,000.00	$8,405.26	$41,594.74
							Source Total		$650,000.00	$83,647.27	$566,352.73
Developer Total									$650,000.00	$83,647.27	$566,352.73
Royal Palm Apartments; 2300 NW 136 St Miami	Peninsula Housing Development Inc., XVI a/k/a/CODEC	11/15/2007[1]	120	1	$8,156,800	100	CDBG	2005	$19,927.99	$19,927.99	$0.00
								2003	$59,719.98	$59,719.98	$0.00
							Home	2006	$74,123.02	$74,123.02	$0.00
								2005	$500,000.00	$491,689.33	$8,310.67
								2004	$490,781.00	$490,781.00	$0.00
								2003	$500,000.00	$490,781.00	$9,219.00
							Source Total		$1,644,551.99	$1,627,022.32	$17,529.67
Developer Total									$1,644,551.99	$1,627,022.32	$17,529.67

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TENURE TYPE: RENTAL NEW CONSTRUCTION

Activity Name	Developer Name	Project Est Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Net Amount	Draw Amount	Balance
La Palma Apartments; 1040 SW 1st St Miami	Peninsula Housing Development, Inc. XVII	6/1/2009	91	5	$8,693,743	99	CDBG	2003	$50,000.00	$38,825.18	$11,174.82
							Home	2009	$50,000.00	$0.00	$50,000.00
								2005	$500,000.00	$0.00	$500,000.00
								2004	$500,000.00	$491,014.00	$8,986.00
							HOME-CHDO	2007	$62,112.73	$62,112.73	$0.00
							Surtax	2005	$500,000.00	$491,014.00	$8,986.00
							Source Total		$1,662,112.73	$1,082,965.91	$579,146.82
Developer Total									$1,662,112.73	$1,082,965.91	$579,146.82
Pinnacle Place; 5600 NE 4 Avenue Miami	Pinnacle Housing Group	7/1/2009	137	3	$27,081,440	99	Surtax	2007	$5,671,004.00	$5,103,903.60	$567,100.40
							Source Total		$5,671,004.00	$5,103,903.60	$567,100.40
Pinnacle Plaza; 3650-3690 NW 36 St Miami		9/12/2009	132	2	$27,102,512	99	Surtax	2007	$5,209,529.00	$4,588,576.10	$620,952.90
								2005	$1,000,000.00	$1,000,000.00	$0.00
							Source Total		$6,209,529.00	$5,588,576.10	$620,952.90
Developer Total									$11,880,533.00	$10,692,479.70	$1,188,053.30
Poinciana Grove; 5601 NW 2 Avenue Miami	Poinciana Grove, LTD	1/29/2010	80	3	$22,322,845	95	Surtax	2008	$3,200,000.00	$0.00	$3,200,000.00
							Source Total		$3,200,000.00	$0.00	$3,200,000.00
Developer Total									$3,200,000.00	$0.00	$3,200,000.00
Postmaster Apartments; 8800 SW 8 Street Miami	Postmaster Associates, Ltd.	1/9/2010	55	10	$10,024,091	99	Surtax	2008	$5,000,000.00	$4,700,000.00	$300,000.00
							Source Total		$5,000,000.00	$4,700,000.00	$300,000.00
Developer Total									$5,000,000.00	$4,700,000.00	$300,000.00
11010 Pinkston Drive; 11010 Pinkston Drive Miami	SBC Community Development Corporation of Richmond Heights, Inc.	8/24/2011	79	9	$11,000,000	0	Surtax	2004	$2,000,000.00	$0.00	$2,000,000.00
							Source Total		$2,000,000.00	$0.00	$2,000,000.00
Developer Total									$2,000,000.00	$0.00	$2,000,000.00

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TENURE TYPE: RENTAL NEW CONSTRUCTION

Activity Name	Developer Name	Project Est Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Net Amount	Draw Amount	Balance
SCLAD Plaza; 201 E 2nd Street Miami	Spinal Cord Living Assistance Dev	12/30/2012	18	6	$3,636,300	0	CDBG	2008	$50,000.00	$0.00	$50,000.00
							Surtax	2009	$193,000.00	$0.00	$193,000.00
								2008	$300,000.00	$0.00	$300,000.00
							Source Total		$543,000.00	$0.00	$543,000.00
Developer Total									$543,000.00	$0.00	$543,000.00
Sunrise Commons Apartments; 26600 SW 146th Court Miami	Sunrise Commons, Ltd.	7/11/2010	106	8	$25,883,000	90	Surtax	2008	$1,799,844.00	$1,799,844.00	$0.00
								2007	$300,000.00	$90,015.60	$209,984.40
							Source Total		$2,099,844.00	$1,889,859.60	$209,984.40
Developer Total									$2,099,844.00	$1,889,859.60	$209,984.40
Valencia Pointe; 2542 NW 79 St Miami	The Cornerstone Group	7/8/2009	148	2	$18,083,001	99	HODAG	2008	$392,739.00	$353,465.10	$39,273.90
							Surtax	2008	$2,000,000.00	$1,691,666.37	$308,333.63
								2007	$1,083,333.33	$1,083,333.33	$0.00
							Source Total		$3,476,072.33	$3,128,464.80	$347,607.53
Developer Total									$3,476,072.33	$3,128,464.80	$347,607.53
La Joya Apartments; SW 268 Street & SW 139 Ave. Miami	Tower Road Gardens, Ltd.	5/20/2011	140	9	$17,729,824	0	HODAG	2009	$1,041,000.00	$0.00	$1,041,000.00
							SHIP	2009	$1,212,042.00	$0.00	$1,212,042.00
							Source Total		$2,253,042.00	$0.00	$2,253,042.00
Developer Total									$2,253,042.00	$0.00	$2,253,042.00
The Atrium, 345 NW 10th Street, Miami	UDGV, LLC	12/31/2011	72	3	$11,200,000	0	HODAG	2008	$1,000,000.00	$0.00	$1,000,000.00
							Source Total		$1,000,000.00	$0.00	$1,000,000.00
Developer Total									$1,000,000.00	$0.00	$1,000,000.00
Villa Capri; 14500 SW 280 Street Miami	Villa Capri Associates, Ltd.	11/4/2010	160	9	$24,546,307	0	HODAG	2009	$2,650,000.00	$0.00	$2,650,000.00
							SHIP	2008	$2,698,500.00	$0.00	$2,698,500.00
							Source Total		$5,348,500.00	$0.00	$5,348,500.00
Developer Total									$5,348,500.00	$0.00	$5,348,500.00

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TENURE TYPE: RENTAL NEW CONSTRUCTION

Activity Name	Developer Name	Project Est Completion Date	Total No Units	District	Total Value	Percent Complete	Funding Source	Funding Year	Net Amount	Draw Amount	Balance
Villa Patricia Phase II; 7831 NE 2nd Avenue Miami	Villa Patricia Phase II, LLC	12/19/2009	125	3	$27,377,295	99	Surtax	2007	$3,575,000.00	$0.00	$3,575,000.00
								2006	$250,000.00	$0.00	$250,000.00
							Source Total		$3,825,000.00	$0.00	$3,825,000.00
Developer Total									$3,825,000.00	$0.00	$3,825,000.00
Village Allapattah Phase I; 2370 NW 17 Avenue Miami	Village Allapattah Phase I, LLC	1/29/2010	110	3	$30,603,613	95	Surtax	2008	$4,866,541.00	$0.00	$4,866,541.00
							Source Total		$4,866,541.00	$0.00	$4,866,541.00
Developer Total									$4,866,541.00	$0.00	$4,866,541.00
Village Carver; 401 NW 71 St Miami	Village Carver Phase I, LLC	3/20/2010	112	3	$27,574,154	33	Surtax	2008	$4,350,000.00	$0.00	$4,350,000.00
							Source Total		$4,350,000.00	$0.00	$4,350,000.00
Developer Total									$4,350,000.00	$0.00	$4,350,000.00
Village Carver II; 401 NW 71 Street Miami	Village Carver Phase II, LLC	6/15/2011	100	3	$23,295,864	0	Surtax	2008	$3,500,000.00	$0.00	$3,500,000.00
							Source Total		$3,500,000.00	$0.00	$3,500,000.00
Developer Total									$3,500,000.00	$0.00	$3,500,000.00
Total for Rental New Construction			**3,561**		**$676,855,303**				**$108,535,899.05**	**$52,663,678.83**	**$55,872,220.22**

[1]These developments are complete, but remain as open until final payments and/or required documents are received.

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