

MEMORANDUM

Agenda Item No. 8(K)(3)

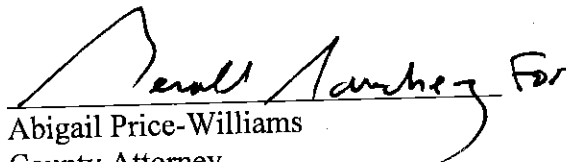
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 4, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution authorizing, in accordance with Implementing Order No. 3-9, accounts receivable adjustment for multiple fiscal years of the Miami-Dade County Public Housing and Community Development Department's uncollectible accounts receivable in the amount of \$11,310,526.00

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Housing, Social Services and Economic Development Committee.


Abigail Price-Williams
County Attorney

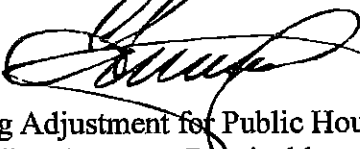
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Memorandum



Date: June 4, 2019

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Resolution Authorizing Adjustment for Public Housing and Community Development
Department's Outstanding Accounts Receivable

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize adjustment of the accounts receivable balance totaling \$11,310,526 (as shown in Attachment A) to reflect what is determined to be uncollectible in accordance with Implementing Order 3.9. This adjustment will not have an adverse impact on the County's fund balances.

This authorization is necessary to eliminate the uncollectible receivables from the County's financial books in compliance with generally accepted accounting practice. For the Board's reference, the \$11,310,526 represents 0.83 percent of all revenues collected during the time period associated with the uncollectible accounts receivable being discussed.

Scope

The impact of this item affects the Public Housing and Community Development Department (PHCD).

Fiscal Impact/Funding Source

This item does not have a negative fiscal impact to the County as explained further below. However, staff will continue to pursue collection of these adjusted accounts, and as such, any successful collections will result in additional revenues.

Track Record/Monitor

Primary responsibility for collection of accounts receivable rests with the department or agency under which the receivable or claim originated. If not paid within ninety (90) days of the due date, the account shall be considered delinquent. The Department director shall forward delinquent accounts receivable to the Credit and Collection Section of the Finance Department. The Credit and Collection Section of the Finance Department will continue the collection efforts as specified in Finance Department's policies and procedures.

Background

In general, an account receivable becomes delinquent when payment is not received in accordance with conditions giving rise to the receivable. Uncollectable accounts receivable include customer billings for services rendered, fees, receivables from loans, mortgages and/or long-term contracts. The County uses a variety of mechanisms to collect current and past due outstanding balances. Most balances are collected through normal billing and collection activities, including invoicing on a scheduled basis and notification of the account's status to the obligee and request for payment. However, the County establishes an

allowance for doubtful accounts in order to appropriately reflect receivable balances that will likely not be collected.

These past due accounts represent revenues that the County is unlikely to collect. The impact is mitigated by the fact that the County establishes an allowance for doubtful accounts. This is an accounting treatment which requires that an allowance for uncollectible accounts be utilized in order not to overstate the receivable balances and budgetary expectations. In other words, the allowance prevents the County from appearing to have more revenue than is expected because of uncollectible accounts. However, collection efforts will continue on accounts where potential collection is still feasible.

The balance sheet for PHCD currently reflects an allowance for uncollectible accounts for all of the accounts receivable that are deemed uncollectible and the accounts receivable adjustment items presented have already been charged to bad debt expenses. Consequently, this adjustment will not impact their fund balances.

Pursuant to Implementing Order 3-9, the act of adjusting an account in no way limits the County's legal rights in pursuing and securing delinquent account balances. The County will continue its efforts to collect the amounts due, including legal action where practical, until an equitable restitution is made or agreed upon or all collection avenues are exhausted.

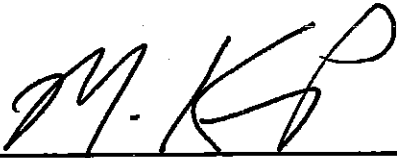
Appendix 1 provides the fiscal years covered in accounts receivable adjustment, number of accounts being adjusted, total amount of revenues generated during that time period, accounts receivable adjustment amount, and percent of receivables being written-off versus total period revenues.

The accounts receivable adjustment is associated with homeownership/rental rehabilitation and commercial loans by PHCD. In the case of commercial loans, these accounts are not collectible because the businesses are closed or filed for bankruptcy protection. With respect to low income homeownership/rental rehabilitation loans, these loans were foreclosed by the primary (1st lien) lender. The write-off list of Section 8 accounts is due to untimely resident move out communications to PHCD. Public housing vacated tenant account receivables are a result of tenants that have vacated or been evicted with unpaid rent charges, maintenance charges, and/or miscellaneous fees. Both Section 8 and public housing tenants who have an outstanding balance and are no longer in the program are placed into the Enterprise Income Verification (EIV) system of the United States Department of Housing and Urban Development (HUD). This system allows Public Housing Authorities (PHAs) across the country to share collection information in the event that a tenant leaves a PHA owing a balance to avoid additional assistance until the issue is resolved. Regularly reporting the total amount of public housing vacated tenant account write-offs has a direct impact on the Department's Public Housing Assessment System (PHAS) score. The PHAS score is used by HUD to measure the financial performance of a public housing authority.

Prior to 2018, PHCD's write-offs were addressed along with the total write-offs for all other County departments by the Department of Finance and presented through a Countywide Board resolution and agenda item. This Countywide agenda and resolution for the write-offs was presented to the Board once

every few years. This schedule however was problematic for PHCD as HUD requires the PHCD to process write-offs on an annual basis as part of the HUD audit requirements.

With this being the case, in 2018 the Department met with the County Finance Department and agreed that PHCD would submit a separate agenda item and resolution to the Board on an annual basis to solely address PHCD write-offs in amounts of \$10,000.00 and greater. This agreement allows the Department to meet the annual HUD audit requirements while not placing the same burden on the other County Departments. This is the first separate agenda item prepared by PHCD under this new protocol. As such, the agenda item includes the write-offs amounts for fiscal years 2015 to 2018 to bring this process current.



Maurice L. Kemp
Deputy Mayor

Attachment



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 4, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(K)(3)

Please note any items checked.

- "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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(K)(3)
6-4-19

RESOLUTION NO. _____

RESOLUTION AUTHORIZING, IN ACCORDANCE WITH IMPLEMENTING ORDER NO. 3-9, ACCOUNTS RECEIVABLE ADJUSTMENT FOR MULTIPLE FISCAL YEARS OF THE MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'S UNCOLLECTIBLE ACCOUNTS RECEIVABLE IN THE AMOUNT OF \$11,310,526.00

WHEREAS, the Department of Public Housing and Community Development ("County Department"), has compiled a listing of the accounts receivable which equal \$11,310,526, and has been deemed by the County Department Director as uncollectible; and

WHEREAS, pursuant to Implementing Order No. 3-9, accounts receivable adjustments in excess of \$10,000.00 are to be reviewed and approved by this Board; and

WHEREAS, although an accounts receivable adjustment would provide for the elimination of customer accounts from the accounting records, it does not preclude continuing collection efforts, to the extent deemed practicable, as stated in Implementing Order No. 3-9; and

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:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board authorizing, in accordance with pursuant to Implementing Order No. 3-9, accounts receivable adjustments for multiple fiscal years of Miami-Dade Public Housing and Community Development Department's uncollectible accounts receivable in the amount of \$11,310,526 as set forth in Appendix 1, Attachment A attached hereto and incorporated herein by reference.

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:

Audrey M. Edmonson, Chairwoman

Rebeca Sosa, Vice Chairwoman

Esteban L. Bovo, Jr.

Jose "Pepe" Diaz

Eileen Higgins

Joe A. Martinez

Dennis C. Moss

Xavier L. Suarez

Daniella Levine Cava

Sally A. Heyman

Barbara J. Jordan

Jean Monestime

Sen. Javier D. Souto

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of June, 2019. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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-Williams

Appendix 1

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>TOTAL</u>
Number of accounts	38	77	38	58	211
Write-off total dollars	\$ 3,841,897	\$ 3,250,357	\$ 1,556,100	\$ 2,662,172	\$ 11,310,526
Grand total revenues	\$ 328,816,000	\$ 326,728,000	\$ 346,960,000	\$ 362,068,000	\$ 1,364,572,000
Write-off percentage	1.17%	0.99%	0.45%	0.74%	0.83%

Attachment A

Account Name	PHCD Program	Fiscal Year 2015	Amount	Comments
1200 Homestead 72 LLV	Developer	2015	\$492,498.63	First Lender Foreclosre Completed
Abdiel Colina	Homeownership	2015	\$70,000.00	First Lender Foreclosure Completed
Alicia Cartwright	Homeownership	2015	\$38,400.00	First Lender Foreclosre Completed
Allapattah Business Development	Developer	2015	\$10,528.02	Reduced Pay-Off Approved
Andre McKenney	Homeownership	2015	\$49,845.00	First Lender Foreclosure Completed
Andres Velazquez	Homeownership	2015	\$39,940.00	Short Sale Approved
Better Homes Development	Developer	2015	\$41,666.52	Settlement Approved
Bonita Miller	Homeownership	2015	\$22,391.91	First Lender Foreclosure Completed
Carl Jean	Homeownership	2015	\$50,000.00	First Lender Foreclosure Completed
Carole Loiseau	Homeownership	2015	\$78,795.47	First Lender Foreclosure Completed
Charlene Burns	Homeownership	2015	\$59,980.00	First Lender Foreclosure Completed
Corey Jenkins	Homeownership	2015	\$57,372.46	First Lender Foreclosure Completed
Dan Emmanuel	Homeownership	2015	\$18,254.14	First Lender Foreclosure Completed
Dania Mateu	Homeownership	2015	\$66,309.62	First Lender Foreclosure Completed
Diana Augustine Ford	Homeownership	2015	\$59,975.00	First Lender Foreclosure Completed
Ellett Cepero	Homeownership	2015	\$46,600.23	First Lender Foreclosure Completed
Esteban Fernandez Ortiz	Homeownership	2015	\$59,340.01	First Lender Foreclosure Completed
Fortex Construction Co.	Developer	2015	\$490,000.00	Settlement Approved
Gloria Bueno	Homeownership	2015	\$49,305.00	First Lender Foreclosure Completed
Gloria Cortes	Homeownership	2015	\$29,583.28	First Lender Foreclosure Completed
Gustavo Isaola	Homeownership	2015	\$30,433.41	First Lender Foreclosure Completed
Jean Aubel	Homeownership	2015	\$68,350.64	First Lender Foreclosure Completed
Larry Fudge	Rehabilitation	2015	\$38,866.81	First Lender Foreclosure Completed
Latoya Williams	Homeownership	2015	\$44,946.50	First Lender Foreclosure Completed
Lawrence Hendricks	Homeownership	2015	\$19,195.21	First Lender Foreclosure Completed
Maria Martinez	Homeownership	2015	\$46,637.36	First Lender Foreclosure Completed
Michelle Ferguson	Homeownership	2015	\$70,000.00	First Lender Foreclosure Completed
Policat Gotrace	Homeownership	2015	\$59,975.00	First Lender Foreclosure Completed
Raquel Masis	Homeownership	2015	\$79,970.00	First Lender Foreclosure Completed
Renide Saturnin	Homeownership	2015	\$40,325.46	First Lender Foreclosure Completed
Robert Cribbs	Homeownership	2015	\$49,745.00	First Lender Foreclosre Completed
Robert Kronz	Homeownership	2015	\$23,980.69	First Lender Foreclosre Completed
Rosa Subit	Homeownership	2015	\$72,900.00	Deed In Lieu of Foreclosure Approved
Ruby Mathis	Rehabilitation	2015	\$30,679.77	First Lender Foreclosure Completed
Sylvia Williams	Homeownership	2015	\$30,134.34	First Lender Foreclosure Completed
Theresa Watson	Homeownership	2015	\$69,950.00	First Lender Foreclosure Completed
Westview Terrace Apts.	Developer	2015	\$235,022.86	First Lender Foreclosure Completed
Westview Terrace Apts.	Developer	2015	\$999,999.00	First Lender Foreclosure Completed
Homeownership/Developer Loan Total			\$3,841,897.34	
TOTAL			2015	\$3,841,897.34

Account Name	PHCD Program	Fiscal Year 2016	Amount	Comments
Alexander Epps	Homeownership	2016	\$30,760.60	First Lender Foreclosure Completed
Alfred Rolle	Homeownership	2016	\$49,600.00	First Lender Foreclosure Completed
Alfred Rolle	Rehabilitation	2016	\$27,525.00	First Lender Foreclosure Completed
Amable Casavielle	Homeownership	2016	\$44,292.70	First Lender Foreclosure Completed
Amanda Padgett	Homeownership	2016	\$24,555.66	First Lender Foreclosure Completed
Andre Dorcillin	Homeownership	2016	\$64,000.60	First Lender Foreclosure Completed
Antonio Negron	Rehabilitation	2016	\$11,000.00	First Lender Foreclosure Completed
April S. Vaughn	Rehabilitation	2016	\$16,723.24	First Lender Foreclosure Completed
Aquilia Wilson	Homeownership	2016	\$16,911.46	First Lender Foreclosure Completed
Beatriz Hernandez	Homeownership	2016	\$15,890.76	First Lender Foreclosure Completed
Betania Abreu	Homeownership	2016	\$47,748.02	First Lender Foreclosure Completed
Candida Silva	Homeownership	2016	\$69,030.05	First Lender Foreclosure Completed
Carline Jean-Pierre	Homeownership	2016	\$22,628.62	First Lender Foreclosure Completed
Carlos Figueredo	Homeownership	2016	\$71,154.43	First Lender Foreclosure Completed
Catherine Lara	Homeownership	2016	\$44,553.66	Short Sale Approved
Catherine Lara	Rehabilitation	2016	\$48,500.00	Short Sale Approved
Cecilia Flowers	Homeownership	2016	\$14,321.72	First Lender Foreclosure Completed
Christopher Stephens	Homeownership	2016	\$49,984.00	First Lender Foreclosure Completed
Darline Candio	Homeownership	2016	\$58,945.21	First Lender Foreclosure Completed
Desiree Maranda	Homeownership	2016	\$69,390.00	First Lender Foreclosure Completed
Devon Brown	Homeownership	2016	\$73,236.00	First Lender Foreclosure Completed
Dianna Ward	Homeownership	2016	\$46,230.00	First Lender Foreclosure Completed
Diego Gaviria	Homeownership	2016	\$65,000.00	First Lender Foreclosure Completed
Earline Green	Homeownership	2016	\$49,315.00	First Lender Foreclosure Completed
German Andino	Homeownership	2016	\$17,956.52	First Lender Foreclosure Completed
Ibis Diaz	Homeownership	2016	\$32,094.30	First Lender Foreclosure Completed
Idella Finch	Homeownership	2016	\$49,111.61	First Lender Foreclosure Completed
Iryna L. Paez	Homeownership	2016	\$30,000.00	First Lender Foreclosure Completed
Jacqueline Barzaga	Homeownership	2016	\$50,000.00	First Lender Foreclosure Completed
Jacqueline Charite	Homeownership	2016	\$27,200.00	First Lender Foreclosure Completed
Jean Pierre	Homeownership	2016	\$45,034.00	First Lender Foreclosure Completed
Jean Cellne	Homeownership	2016	\$59,995.00	First Lender Foreclosure Completed
Jean Gilet	Homeownership	2016	\$68,925.08	First Lender Foreclosure Completed
Jesus Blanco	Homeownership	2016	\$45,740.00	First Lender Foreclosure Completed
Johana Jimenez	Homeownership	2016	\$48,575.54	First Lender Foreclosure Completed
Jorge Saname	Homeownership	2016	\$68,004.21	First Lender Foreclosure Completed
Joyce McIntyre	Homeownership	2016	\$49,980.00	First Lender Foreclosure Completed
Katonya Mincey	Homeownership	2016	\$45,275.56	First Lender Foreclosure Completed
Kwaku James	Homeownership	2016	\$59,250.16	First Lender Foreclosure Completed
Lachande Thompson	Homeownership	2016	\$69,990.00	First Lender Foreclosure Completed
Laura Muro	Homeownership	2016	\$39,889.19	First Lender Foreclosure Completed
Lori Mulroony	Homeownership	2016	\$30,666.92	Short Sale Approved
Lucretia Hicks	Homeownership	2016	\$80,000.00	First Lender Foreclosure Completed
Luis Carabali	Homeownership	2016	\$48,350.00	First Lender Foreclosure Completed
Luis Espinosa-Ducazal	Homeownership	2016	\$58,550.29	First Lender Foreclosure Completed
Maria Ramos	Homeownership	2016	\$11,962.94	First Lender Foreclosure Completed

Marie Acado	Homeownership	2016	\$48,750.50	First Lender Foreclosure Completed
Marie Galtxe	Homeownership	2016	\$68,745.50	First Lender Foreclosure Completed
Miraculeuse Jeune	Homeownership	2016	\$36,560.51	First Lender Foreclosure Completed
Miriam Perez	Homeownership	2016	\$49,985.00	First Lender Foreclosure Completed
Nircia Rivas	Homeownership	2016	\$23,807.61	Short Sale Approved
Rachel Richardson	Homeownership	2016	\$35,839.04	First Lender Foreclosure Completed
Rafael Porro	Homeownership	2016	\$27,335.00	First Lender Foreclosure Completed
Raymond Harry Andrieux	Homeownership	2016	\$59,985.00	First Lender Foreclosure Completed
Regla Quintero	Homeownership	2016	\$28,148.33	First Lender Foreclosure Completed
Roberto Mantilla	Homeownership	2016	\$23,120.00	First Lender Foreclosure Completed
Romy Moyses	Homeownership	2016	\$32,000.00	First Lender Foreclosure Completed
Roude Robert	Homeownership	2016	\$78,720.51	First Lender Foreclosure Completed
Sharmaine Forrest	Homeownership	2016	\$57,245.55	First Lender Foreclosure Completed
Theresa McClendon	Homeownership	2016	\$21,429.85	First Lender Foreclosure Completed
Thomas Curtis	Homeownership	2016	\$66,500.00	First Lender Foreclosure Completed
Vivian Lane	Homeownership	2016	\$11,434.97	First Lender Foreclosure Completed
Webert Charles	Homeownership	2016	\$70,000.00	First Lender Foreclosure Completed
Willem Bonenfant	Homeownership	2016	\$40,476.75	First Lender Foreclosure Completed
William De Matteo	Homeownership	2016	\$24,788.91	First Lender Foreclosure Completed
Homeownership/Developer Loan Total			\$2,872,721.08	
Access Tools Inc.	Empowerment Trust Loan	2016	\$19,196.44	Business Closed
Bralax Communications	Hialeah Road Impact Loan	2016	\$12,000.00	Business Closed
C & G Services	Hialeah Road Impact Loan	2016	\$12,000.00	Business Closed
Contractors Resource Center	Empowerment Trust Loan	2016	\$18,741.97	Business Closed
Cruz Flowers	Hialeah Road Impact Loan	2016	\$17,800.00	Business Closed
Exclusive Motors	Hialeah Road Impact Loan	2016	\$12,000.00	Business Closed
Havana Super Dis.	Hialeah Road Impact Loan	2016	\$16,000.00	Business Closed
Hispavision	Section 108 Loan	2016	\$72,286.28	Business Closed
Royalty Drug & Pharmaceutical	CDRLF	2016	\$50,000.00	Business Closed
Vega Nursery	Hialeah Road Impact Loan	2016	\$20,000.00	Business Closed
Viviens Optical	Hialeah Road Impact Loan	2016	\$12,900.00	Business Closed
Worldwide Concessions Bayside	Empowerment Trust Loan	2016	\$114,711.67	Business Closed
Commercial Loan Total			\$377,636.36	
TOTAL			2016	\$3,250,357.44

Account Name	PHCD Program	Fiscal Year 2017	Amount	Comments
Alejandro Marquez	Homeownership	2017	\$59,183.70	First Lender Foreclosure Completed
Arleen Parker	Homeownership	2017	\$60,514.03	First Lender Foreclosure Completed
Arleen Parker	Homeownership	2017	\$36,500.00	First Lender Foreclosure Completed
Blas Hernandez	Homeownership	2017	\$62,550.79	First Lender Foreclosure Completed
Burney Burke III	Rehabilitation	2017	\$30,663.35	First Lender Foreclosure Completed
Chery Vional	Homeownership	2017	\$70,225.00	First Lender Foreclosure Completed
Christian Lucas	Homeownership	2017	\$22,210.71	First Lender Foreclosure Completed
Donna Hegeman	Homeownership	2017	\$35,880.00	First Lender Foreclosure Completed
Dudley Bhoorasingh	Homeownership	2017	\$68,275.12	First Lender Foreclosure Completed
Felipe Casaca	Homeownership	2017	\$46,837.46	First Lender Foreclosure Completed
Fernande Jourdain	Homeownership	2017	\$68,585.54	First Lender Foreclosure Completed
Frank Mata	Homeownership	2017	\$45,138.92	First Lender Foreclosure Completed
Jason Colon	Homeownership	2017	\$39,443.31	First Lender Foreclosure Completed
Jean Perceval	Homeownership	2017	\$78,500.58	First Lender Foreclosure Completed
Jennifer Garcia	Homeownership	2017	\$52,900.00	First Lender Foreclosure Completed
Jesus Alfaro	Homeownership	2017	\$46,477.69	First Lender Foreclosure Completed
Kayser Barreto	Homeownership	2017	\$66,829.60	First Lender Foreclosure Completed
Luc Richard	Homeownership	2017	\$23,719.00	First Lender Foreclosure Completed
Marcia Jones	Rehabilitation	2017	\$33,230.50	First Lender Foreclosure Completed
Margarita Perera	Homeownership	2017	\$33,905.85	First Lender Foreclosure Completed
Nancy Cantave	Rehabilitation	2017	\$29,126.35	First Lender Foreclosure Completed
Norma Joseph	Homeownership	2017	\$76,920.90	First Lender Foreclosure Completed
Paula Gelpi	Homeownership	2017	\$65,365.78	First Lender Foreclosure Completed
Pedro Montoya	Homeownership	2017	\$23,547.75	First Lender Foreclosure Completed
Recoive Jean	Homeownership	2017	\$45,494.00	First Lender Foreclosure Completed
Rodolfo Hernandez	Homeownership	2017	\$14,160.30	Short Sale Approved
Sade Smith	Rehabilitation	2017	\$18,350.00	First Lender Foreclosure Completed
Shlba Henry	Homeownership	2017	\$39,995.00	First Lender Foreclosure Completed
Terry Ussery	Homeownership	2017	\$22,500.00	First Lender Foreclosure Completed
Tony Edward Vickers	Homeownership	2017	\$48,160.00	First Lender Foreclosure Completed
Velouse Hercules-Rock	Homeownership	2017	\$38,782.10	Short Sale Approved
Yusimil De La Noval	Homeownership	2017	\$58,520.59	First Lender Foreclosure Completed
Homeownership/Developer Loan Total			\$1,462,493.92	
001006454*	Public Housing Tenant	2017	\$10,090.00	Tenant Moved Out 02/16/2017
000107638*	Public Housing Tenant	2017	\$11,708.00	Tenant Moved Out 03/10/2017
001015135*	Public Housing Tenant	2017	\$14,010.00	Tenant Moved Out 04/13/2017
001007613*	Public Housing Tenant	2017	\$15,002.00	Tenant Moved Out 11/30/2016
000142851*	Public Housing Tenant	2017	\$17,165.17	Tenant Moved Out 11/30/2016
001021625*	Public Housing Tenant	2017	\$25,630.89	Tenant Moved Out 05/28/2017
Public Housing Total			\$93,606.06	
TOTAL		2017	\$1,556,099.98	

*Tenant account name has been replaced with the account number in accordance with the Personal Information Protection Act

Account Name	PHCD Program	Fiscal Year 2018	Amount	Comments
Aldor Charles	Homeownership	2018	\$28,572.86	First Lender Foreclosure Completed
Alexis Duarte	Homeownership	2018	\$66,010.00	First Lender Foreclosure Completed
Alirio Daza	Homeownership	2018	\$44,794.23	First Lender Foreclosure Completed
Andres Garcia	Homeownership	2018	\$18,000.00	First Lender Foreclosure Completed
Bernitha Celestrin	Homeownership	2018	\$36,000.00	Tax Deed Filed
Cora Lee Coley	Rehabilitation	2018	\$13,369.97	First Lender Foreclosure Completed
Damaris Poyeaux	Homeownership	2018	\$75,000.00	First Lender Foreclosure Completed
Devet Petit	Homeownership	2018	\$45,034.00	First Lender Foreclosure Completed
Dieumaine D'Haily	Homeownership	2018	\$29,960.57	First Lender Foreclosure Completed
Dieumaine D'Haily	Homeownership	2018	\$55,200.00	First Lender Foreclosure Completed
Dieune Benjamin	Homeownership	2018	\$34,773.45	First Lender Foreclosure Completed
Dieune Benjamin	Homeownership	2018	\$52,093.00	First Lender Foreclosure Completed
Eddie Mae James	Rehabilitation	2018	\$10,913.88	First Lender Foreclosure Completed
Elyane Haddad	Homeownership	2018	\$43,305.28	First Lender Foreclosure Completed
Ervin Butler	Rehabilitation	2018	\$10,140.23	First Lender Foreclosure Completed
Ethel Peterson	Homeownership	2018	\$28,500.00	First Lender Foreclosure Completed
Gregory Martinez	Homeownership	2018	\$47,375.12	First Lender Foreclosure Completed
Jackie Mack	Homeownership	2018	\$47,946.44	First Lender Foreclosure Completed
Jacques Dozil	Homeownership	2018	\$69,275.00	First Lender Foreclosure Completed
Jewel Lavelle Horner	Homeownership	2018	\$69,905.00	First Lender Foreclosure Completed
Jose A. Garcia	Homeownership	2018	\$40,434.00	First Lender Foreclosure Completed
Kandice Simon	Homeownership	2018	\$30,500.00	Short Sale Approved
Kerlyne Florvil	Homeownership	2018	\$60,720.00	First Lender Foreclosure Completed
Laverne Reaves	Homeownership	2018	\$77,775.73	First Lender Foreclosure Completed
Lidia Frias	Homeownership	2018	\$29,670.00	First Lender Foreclosure Completed
Lisa Moore	Homeownership	2018	\$63,475.40	First Lender Foreclosure Completed
Luis Vallecillo	Homeownership	2018	\$41,354.00	First Lender Foreclosure Completed
Madellne Castillo	Homeownership	2018	\$34,454.00	First Lender Foreclosure Completed
María Del Carmen Casal	Homeownership	2018	\$66,632.03	Bankruptcy Filed
Marie Dantes	Homeownership	2018	\$47,380.00	First Lender Foreclosure Completed
Martin Moreno	Homeownership	2018	\$53,000.00	First Lender Foreclosure Completed
Maxine Francois	Homeownership	2018	\$25,004.69	First Lender Foreclosure Completed
Melissa Douyon	Homeownership	2018	\$45,814.32	First Lender Foreclosure Completed
Michelle Ferguson	Homeownership	2018	\$75,000.00	First Lender Foreclosure Completed
Neocles Lebron	Homeownership	2018	\$24,150.00	First Lender Foreclosure Completed
Nerissa Ash	Homeownership	2018	\$42,751.85	First Lender Foreclosure Completed
Orlando Yanquas	Homeownership	2018	\$41,940.50	Short Sale Approved
Pamela Edwards	Homeownership	2018	\$39,393.10	Short Sale Approved
Philoma Victorin	Homeownership	2018	\$69,125.07	First Lender Foreclosure Completed
Rene Torres	Homeownership	2018	\$37,500.00	First Lender Foreclosure Completed
Reynaldo Iribar	Homeownership	2018	\$90,045.00	First Lender Foreclosure Completed
Rickey Lee Jackson	Homeownership	2018	\$45,924.56	First Lender Foreclosure Completed
Servando Gonzalez	Homeownership	2018	\$28,453.37	First Lender Foreclosure Completed
Sonia Brooks	Homeownership	2018	\$48,300.00	First Lender Foreclosure Completed
Traci Ann Stephenson	Homeownership	2018	\$58,195.36	First Lender Foreclosure Completed
Wilder Azor	Homeownership	2018	\$33,622.27	Short Sale Approved

Homeownership/Developer Loan Total			\$2,076,784.28	
Asset Based Lending	CDRLF	2018	\$97,083.26	Statute of Limitation
Bato Production, Inc.	Empowerment Trust Loan	2018	\$126,523.65	Statute of Limitation
Patty King, Inc.	Empowerment Trust Loan	2018	\$200,000.00	Statute of Limitation
The Produce Connection	Empowerment Trust Loan	2018	\$33,983.33	Statute of Limitation
Commercial Loan Total			\$457,590.24	
Mireya Matos	Section 8 Landlord	2018	17,806.00	Resident Moved Without Notice
Section 8 Total			\$17,806.00	
000044458*	Public Housing Tenant	2018	\$10,196.00	Tenant Moved Out 08/01/2018
001074917*	Public Housing Tenant	2018	\$11,474.00	Tenant Moved Out 09/20/2018
000042386*	Public Housing Tenant	2018	\$11,651.75	Tenant Moved Out 01/30/2018
001054472*	Public Housing Tenant	2018	\$13,134.00	Tenant Moved Out 09/11/2018
001063596*	Public Housing Tenant	2018	\$20,519.00	Tenant Moved Out 10/26/2017
000031902*	Public Housing Tenant	2018	\$20,787.22	Tenant Moved Out 06/01/2018
000135992*	Public Housing Tenant	2018	\$22,229.00	Tenant Moved Out 10/26/2017
Public Housing Total			\$109,990.97	
TOTAL		2018	\$2,662,171.49	

TOTAL 2015 to 2018

\$11,310,526.25

*Tenant account name has been replaced with the account number in accordance with the Personal Information Protection Act