

Memorandum



Date: December 15, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: FY 2013-2014 4th Quarter County Funded Affordable Housing Activities Report

Pursuant to Resolution No. R-562-09, attached is the FY 2013-2014 4th Quarter Report (July 1-September 30, 2014) that provides information of the County's support of affordable housing activities:

- Completed affordable housing projects: 3
- Open affordable housing projects: 51
- Closed second mortgage assistance loans: 26

Completed Affordable Housing Developments

During the 4th quarter, the County provided financial support to three (3) completed projects for rental new construction and rental rehabilitation, for a total of 152 rental units representing a total of \$1,697,373.29 of Documentary Stamp Surtax (Surtax) and Home Investment Partnership (HOME) Program funding. Attachment 1 includes a list of completed projects by address, developer, and project activity, number of units, funding source and amount of funding. Table 1 summarizes the 4th quarter achievements based upon type of project.

<i>Activity</i>	<i>Projects Completed</i>	<i>Number of Housing Units</i>	<i>Total County Funding (\$)</i>
Rental New Construction	2	112	\$775,000.00
Rental Rehabilitation	1	40	\$922,373.29
Total	3	152	\$1,697,373.29

Ongoing Affordable Housing Developments

The County continues to provide financial support for new construction and rehabilitation of affordable housing. As summarized in Table 2, over \$102.6 million in County funds are currently invested in 51 affordable housing projects supporting a total of 4,114 housing units. Attachment 2 includes a list of these open projects by name, developer, address, type of project, number of units, funding sources(s) and estimated completion date.

Documentary Stamp Surtax (Surtax)	\$72,443,439.24
Home Investment Partnership (HOME)	\$25,406,354.59
Community Development Block Grant (CDGB) and HOME Community Housing Development (HOME-CHDO)	\$2,298,904.52
Neighborhood Stabilization Program (NSP1)	\$2,520,667.00
Total	\$102,669,365.35

Second Mortgage Assistance

During this quarter, the County provided homeownership second mortgage loans to 26 individuals and families totaling \$1,338,150.00 from various funding sources. Table 3 shows the

breakdown of loans by Commission District and Attachment 3 lists the loans by homeowner, address, and individual amounts.

Table 3 - Homeownership Second Mortgage Assistance Loans – 4th Quarter			
<i>Commission District</i>	<i>Number of Loans</i>	<i>Value of Closed Loans (\$)</i>	<i>Average Value of Closed Loans (\$)</i>
1	3	\$155,250.00	\$51,750.00
2	6	308,650.00	51,441.67
3	5	272,250.00	54,450.00
4	0	0	0
5	2	0	0
6	1	52,000.00	52,000.00
7	0	0	0
8	2	120,000.00	60,000.00
9	4	240,000.00	60,000.00
10	2	120,000.00	60,000.00
11	0	0	0
12	1	70,000.00	70,000.00
13	0	0	0
Total	26	\$1,338,150.00	
Quarterly Average of Loans		\$51,467.31	

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

Attachments

- c. Robert A. Cuevas, Jr., County Attorney
- Russell Benford, Deputy Mayor
- Michael Liu, Director, Public Housing and Community Development
- Jennifer Moon, Budget Director, Office of Management and Budget
- Lester Sola, Director, Internal Services Department
- Charles Anderson, Commission Auditor

Attachment #1

Affordable Housing Projects Completed Fourth Quarter FY-2014 (July 1, 2014 - September 30, 2014)

Project Name / Address	Developer Name	Total Net Amount	Type of Project	Funding Source	Funding Year	Total Units	Dist #	Date Completed
Casa Matias f/k/a MCR Apartments I; 14340 SW 260 St. Miami, FL 33032	MCR Apartments II, LLC	\$300,000.00	Rental New Construction	Surtax	2009	80	8	07/29/2014
Lakeview Apartments; 11505-11755 NW 22nd Ave. Miami, FL 33167	Urban League of Greater Miami	\$922,373.29	Rental Rehab	Home	2009	40	2	10/07/2014
West Brickell Tower Apartments; 1026 SW 2nd Ave. Miami FL 33130	West Brickell Tower, Ltd.	\$475,000.00	Rental New Construction	Surtax	2011- 2013	32	5	09/09/2014
Total		\$1,697,373.29				152		

Information obtained from Access database 10/17/2014

Attachment #2

Affordable Housing Open Projects 4th Quarter 2014 From July to September 2014

#	Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist #	% Const.	Estimation Completion Date	Project Status
1	11010 Pinkston Drive a/k/a/ SBC Elderly Housing	SBC Community Development Corporation of Richmond Heights, Inc./ Altera Associates. Ltd.	11010 Pinkston Drive	Rental New Construction	\$2,000,000.00	Surtax	2004	79	9	0	12/31/2015	Development received additional funding and is in underwriting.
					\$2,400,000.00		2013					
					\$4,400,000.00							
2	1815 Ali Baba Apartments	Neighborhood Housing LLC	1815 Ali Baba Ave.	Rental New Construction	\$498,722.00	HOME-CHDO	2014	4	1	0	N/A	Pending outsourcing to underwriter.
					\$498,722.00			4				
3	Amistad Apartments	Amistad Apartments, Ltd.	826 SW 5th Ave;515 SW 9th St.	Rental New Construction	\$1,000,000.00	Home	2011	89	5	100	09/30/2014	Project is completed, remaining balance will be recaptured.
					\$1,000,000.00			89				
4	Biscayne River Village I	Biscayne River Village I, LLC	395 NW 1st St.	Rental New Construction	\$1,600,000.00	Surtax	2014	80	5	0	N/A	Project is in underwriting.
					\$1,600,000.00			80				
5	Brickell View Terrace	Brickell View Terrace Apartments, Ltd.	940 SW 1st Ave.	Rental New Construction	\$2,000,000.00	Surtax	2014	125	5	40	08/19/2016	Construction loan closed on 07/18/2014. Project is under construction, moving as scheduled.
					\$2,000,000.00			125				
6	Brownsville Tornado Relief	Brownsville Affordable Housing Development Corp.	2958 NW 57 St.	Homeownership	\$500,000.00	Home	2005	12	3	99	12/31/2013	Project completed, remaining balance will be recaptured.
					\$500,000.00			12				
7	City Crossing Apartments	City Crossing, Ltd	230 SW12 St.	Rental New Construction	\$1,400,000.00	Surtax	2013	103	5	68	09/30/2015	Project is under construction, moving as scheduled.
					\$1,400,000.00			103				
8	City Heights Apartments	City Heights Apartments, Ltd.	145,153 SW 8 St. & 144 SW 7 St	Rental New Construction	\$175,000.00	Surtax	2011	98	5	95	12/31/2014	Project is under construction, moving as scheduled.
					\$175,000.00			98				

#	Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist #	% Const.	Estimation Completion Date	Project Status
9	Coquina Place	Coquina Place Associates, Ltd.	11293 SW 216th St.	Rental New Construction	\$3,360,000.00	Surtax	2014	96	9	0	N/A	Project is underwriting.
					\$3,360,000.00			96				
10	Courtside Family Apartments	AMC HTG 1, Ltd	1600 NW 3 Ave	Rental New Construction	\$1,750,000.00	Surtax	2014	84	3	0	N/A	Pending outsourcing to underwriter.
					\$1,750,000.00			84				
11	Dante Fascell	Dante Fascell Preservation, LLC	2929-2925 NW 18 Ave.	Rental Rehab	\$252,773.00	Surtax	2013	146	3	99	12/31/2014	The rehab of the 99 units is complete and the tenants have moved back in. The wellness center construction is 50% complete as of 10/15/2014.
					\$252,773.00			146				
12	Florida City Village Phase VII	Centro Campesino	905 NW 4 Terrace/926 NW 3 Lane	Rental New Construction	\$1,400,365.00	Home	2011	10	9	0	09/30/2015	Project is in underwriting.
					\$1,400,365.00			10				
13	Golf View Apartments	CODEC, Inc.	255 Sierra Drive	Rental New Construction	\$150,000.00	HOME-CHDO	2013	50	5	0	N/A	Funds recommended for recapture, pending BCC approval.
					\$150,000.00			50				
14	Golfside Villas	Golfside Villas Preservation, LLC	6800 NW 179 Street	Rental Rehab	\$3,000,000.00	Surtax	2014	194	13	0	N/A	Project is in underwriting.
					\$3,000,000.00			194				
15	Harding Village - Rehab	Carrfour Supportive Housing, Inc.	8520 Harding Ave.	Rental Rehab	\$180,517.52	HOME-CHDO	2013	94	4	0	N/A	Credit Underwriting Report is underway. Commitment letter expires on 05/13/2015
					\$180,517.52			94				
16	Island Living Apartments, Ltd.	Island Living Development, LLC	1201 NW 3rd Ave.	Rental New Construction	\$1,400,000.00	Surtax	2013	70	3	0	N/A	Credit Underwriting Report is underway. Commitment letter expires on 12/31/2014
					\$1,400,000.00			70				
17	Jack Orr Plaza	Jack Orr Plaza Phase One Developer, LLC	550 NW 5 St.	Rental Rehab	\$2,848,594.00	Surtax	2013	200	5	76	12/31/2014	Construction is 76% complete as of 10/15/2014
					\$2,848,594.00			200				

#	Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist #	% Const.	Estimation Completion Date	Project Status
18	JPM Centre /Townhouse Villas	JPM and MDHA Development Corp.	3931-75 NW 183 St	Rental New Construction	\$325,667.05	Home	2014	31	1	72	12/17/2014	Preparing and amended Note, Mortgage and Promissory Note to include the additional funding awarded to the developer
					\$1,854,436.00		2010					
					\$1,000,000.00	Surtax	2005					
					\$2,000,000.00		2002					
					\$5,180,103.05							
19	Kanepeli Park	Housing Authority of the City of Miami Beach	234-246 Jefferson Ave.	Rental New Construction	\$420,000.00	Home	2010	21	5	40	04/30/2016	Finalizing all documentation for closing binder, which will be provided to PHCD by mid November. The closing is anticipated to occur prior to year end. Project anticipated to be completed by March 2015.
					\$420,000.00							
					\$420,000.00							
20	La Joy Apartments	Tower Road Gardens, Ltd	26700-26790 SW 142 Ave.	Rental New Construction	\$3,490,432.00	Home	2012	140	9	75	06/10/2015	Project is under construction, moving as scheduled.
					\$1,041,000.00		2011					
					\$1,212,042.00	Surtax	2009					
					\$5,743,474.00							
21	Liberty Village Apartments	Osprey Apartments LLC/ Carrfour Supportive Housing, Inc.	5329 NW 17 Ave & 1620 NW 54 St	Rental Homeless New Const.	\$1,000,000.00	Home	2014	72	3	0	N/A	Project is in underwriting.
					\$1,000,000.00							
22	London Apartments	MBCDC-The London LLC	1965-1975 Washington Ave.	Rental Rehab	\$408,482.00	CDBG	2009	33	5	25		Awaiting the City's Board Resolution accepting the assignment of the project from Miami Beach CDC to the City of Miami.
					\$800,000.00		Surtax					
					\$1,208,482.00							
23	Magnolia North 15037 Duval Apartments	Magnolia North 15037 Duval Apartments, LLC	15037 Duval Ave.	Rental Rehab	\$464,000.00	Home	2013	4	1	0	N/A	Agency has requested funding be reallocated to Magnolia North 2145 Apartments.
					\$464,000.00							

#	Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist #	% Const.	Estimation Completion Date	Project Status
24	Magnolia North 2145 Apartments	Opa-Locka CDC	2145 Lincoln Ave.	Rental New Construction	\$475,000.00	Home	2013	20	1	0	09/30/2016	Draft Credit Underwriting completed. Loan closing binder was submitted for review.
					\$240,519.00	HOME-CHDO	2012					
					\$550,000.00		2011					
					\$1,265,519.00							
25	Magnolia North Apartments	Opa-Locka CDC	15050 Duval St/2060-70 Lincoln	Rental Rehab	\$2,000,000.00	Home	2011	30	1	100	12/31/2014	Project completed, developer is preparing to submit final payment.
					\$2,000,000.00							
26	Magnolia North Johnson Street Apartments	Magnolia North Johnson Street Apartments, LLC	14805 Johnson St.	Rental Rehab	\$280,000.00	Home	2013	12	1	0		Funds may be recaptured.
					\$20,664.00	HOME-CHDO	2014					
					\$300,664.00							
27	Malibu Gardens Apartments/ a.k.a. Villages of Naranja	Malibu Gardens Apartments, Ltd/ f.k.a. Villages of Naranja.	13800 SW 268 St.	Rental Rehab	\$1,700,000.00	Surtax	2013	259	9	55	06/30/2015	Project is under construction, moving as scheduled.
					\$1,000,000.00		2007					
					\$2,700,000.00							
28	Meridian Place Apartments	Miami Beach CDC	530 Meridian Ave.	Rental Homeless Rehab	\$1,379,395.00	Surtax	2007	34	5	100	03/31/2014	Project completed, remaining balance will be recaptured.
					\$1,379,395.00							
29	Metro South Senior Apartments	RLI Beneficial Development 11 LLC	6101 Sunset Drive	Rental New Construction	\$1,645,000.00	Surtax	2013	91	7	15	03/30/2016	Project is under construction, moving as scheduled.
					\$175,000.00		2011					
					\$1,820,000.00							
30	Northside Transit Village I	Northside Property I, Ltd.	NW 31st Ave and NW 79th St.	Rental New Construction	\$2,750,000.00	Surtax	2012	100	2	87	12/31/2014	Project is under construction, moving as scheduled. Forty seven percent of the units are pre-leased.
					\$2,750,000.00							

#	Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist #	% Const.	Estimation Completion Date	Project Status
31	Opa Lakes Apartments	Metro Realty	2491 NW 135th St.	Rental Rehab	\$2,520,667.00	NSP	2009	48	1	71	11/20/2013	Construction has been on hold since 11/14/2013. Foreclosure process has continued. County Attorney's Office obtained a default judgment against the developer.
					\$2,520,667.00							
32	Pelican Cove Apartments	Pelican Cove Associates, Ltd	NW 25 Ave. and NW 185 Terr	Rental New Construction	\$2,500,000.00	Surtax	2014	112	1	0	09/30/2016	Construction loan closed on 09/30/2014. Construction to start by 10/13/2014.
					\$2,600,000.00		2013					
					\$3,300,000.00		2012					
					\$8,400,000.00		112					
33	Regency Pointe Apartments	Regency Pointe Apartments, Ltd.	1919-1921 NW 79th St.	Rental New Construction	\$2,500,000.00	Surtax	2012	104	2	89	08/31/2015	Project is under construction, moving as scheduled. The project has started to pre-lease.
					\$2,500,000.00							
34	River Oaks Apartments	River Oaks Partners, Ltd.	501 NW 5 Ave.	Rental Rehab	\$2,700,000.00	Surtax	2014	160	8	0	N/A	Credit Underwriting Report is underway.
					\$2,090,000.00		2013					
					\$4,790,000.00		160					
35	RUDG-The Commons, LLC	RUDG-The Commons, LLC	SW Corner NW 207 St. NW 27 A	Rental New Construction	\$718,560.00	Surtax	2014	24	1	0	N/A	Project is in underwriting.
					\$718,560.00							
36	Samari Lakes East Condominium	City of Hialeah Gardens	10090 NW 80th Ct.	Homeownership Rehab	\$500,000.00	Home	2014	16	12	99		Developer has obtained agreements with each homeowner. Is now doing walk through for preparing the scope of work and cost for apartment
					\$507,779.78		2007					
					\$1,007,779.78		16					
37	Seventh Avenue Transit Village I	Seventh Avenue I, Ltd.	6145 NW 7th Ave.	Rental New Construction	\$1,400,000.00	Surtax	2012	80	3	20	05/30/2016	Project is under construction, moving as scheduled.
					\$1,400,000.00							

#	Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist #	% Const.	Estimation Completion Date	Project Status
38	South Miami Plaza	South Miami Plaza Manager, LLC	6701 SW 62 Avenue	Rental Rehab	\$188,745.40	Surtax	2013	97	7	99	12/31/2014	The rehab of 97 units is complete and the tenants have moved back in. The community center construction is 99% complete as of 10/15/2014.
					\$188,745.40			97				
39	St. John Bahamas Village Apartments	143 NW 77th Street, LLC	143 NW 77th St.	Rental New Construction	\$339,577.00	Home	2014	9	3	0	N/A	Underwriting is completed and contract is fully executed. Preparing to close on the loan.
					\$900,000.00		2013					
					\$1,239,577.00			9				
40	St. John Island Apartments	St. John CDC	1613-37 NW 1st. Place	Rental Rehab	\$498,722.00	Home	2014	48	3	0	N/A	Project is in underwriting.
					\$498,722.00			48				
41	St. John Plaza	St. John Plaza Developers, LLC	1301 NW 3rd Avenue	Rental New Construction	\$2,700,000.00	Surtax	2014	90	3	0	N/A	Project is in underwriting.
					\$2,700,000.00			90				
42	St. John Village Apartments	St. John CDC	1731 & 1741 NW 1st Ct	Rental Rehab	\$50,000.00	Home	2011	16	3	99	12/31/2013	Payments were submitted and paid and the remaining balance will be recaptured and reprogrammed.
					\$50,000.00	HOME-CHDO	2010					
					\$100,000.00			16				
43	St. John Village Apts. II	St. John CDC	1445 NW 1 Pl	Rental Rehab	\$612,117.00	Home	2014	10	3	0	N/A	Project is in underwriting.
					\$200,000.00	HOME-CHDO	2013					
					\$812,117.00			10				
44	Stirrup Plaza	Stirrup Plaza Preservation Phase One, LLC	3150 Mundy Street	Rental Rehab	\$185,201.60	Surtax	2013	100	7	99	12/31/2014	The apartments are 100% complete and occupied; the agency is finalizing resolution of Davis Bacon issues with the General Contractor. The Wellness Center is under construction and is approximately 90% completed.
					\$185,201.60			100				

#	Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist #	% Const.	Estimation Completion Date	Project Status
45	Superior Manor Apartments	Urban League of Greater Miami	5155 NW 24 Avenue	Rental New Construction	\$4,170,000.00	Surtax	2014	139	3	0	N/A	Project is in underwriting.
					\$4,170,000.00							
46	The Barclay	MBCDC: The Barclay LLC	1940 Park Avenue	Rental Rehab	\$1,300,000.00	Surtax	2013	66	5	0	N/A	Project is in underwriting.
					\$1,300,000.00							
47	The Pearl	Pearl Apartments, Ltd.	3372 NW 17th Ave	Rental New Construction	\$2,825,000.00	Surtax	2014	100	3	5	06/30/2016	Construction loan closing in progress.
					\$155,387.00		2011					
					\$2,980,387.00							
48	The Plaza at the Lyric	Lyric Housing, Ltd. c/o The Gatehouse Group	NE corner NW 2nd Ave / NW 9St.	Rental New Construction	\$2,780,000.00	Surtax	2014	158	3	0	N/A	Granted a 2nd extension for the \$1,960,000.00, which is due to expire on 12/31/2014. The commitment letter for the additional \$2,780,000.00 was executed on 10/06/2014. Underwriting report in process for both amounts and is scheduled to be completed by November, 2014.
					\$1,960,000.00		2013					
					\$4,740,000.00							
					\$4,740,000.00							
49	The Villages Apartments	The Village Miami, Ltd.	6886 NW 7 Ave	Rental New Construction	\$3,827,258.76	Home	2014	150	3	0	N/A	Underwriting is completed and the contract is fully executed.
					\$1,600,000.00		2013					
					\$572,741.24	Surtax	2014					
					\$6,000,000.00							
50	Villa Capri II	Villa Capri II Associates, Ltd	SW 280th St. & SW 145th Ave	Rental New Construction	\$2,320,000.00	Home	2013	117	9	0	09/30/2016	Final Credit Underwriting report issued. Developer is preparing loan closing binder. Contract for HOME funds issued.
					\$1,775,000.00		Surtax					
					\$4,095,000.00							

#	Project Name	Developer Name	Project Address	Type of Project	Total Net Amount	Funding Source	Funding Year	Total # Units	Dist #	% Const.	Estimation Completion Date	Project Status
51	Washington Square	Green Turnkey Plaza, Ltd.	1146 NW 7 Court	Rental New Construction	\$175,000.00	Surtax	2011	89	3	97	01/31/2016	Project under construction at 97% completed.
Total					\$175,000.00			89				
					\$102,669,365.35			4114				

Information obtained from Access database 10/10/2014

FUNDING SOURCE TOTAL	
Surtax	\$72,443,439.24
HOME	\$25,406,354.59
NSP1	\$2,520,667.00
CDBG	\$408,482.00
HOME-CHDO	\$1,890,422.52
TOTAL	\$102,669,365.35

Attachment # 3

**HOMEOWNERSHIP SECOND MORTGAGE ASSISTANCE CLOSED LOANS
(FOURTH QUARTER JULY 1ST – SEPTEMBER 30TH 2014)
FISCAL YEAR 2014**

PHCD Subsidy Loan Amount	Loan Number	Last Name	First Name	Funding Source	Funding Year	Property Address	Zip Code	Purchase Price	New/Existing	AMI Level	Bed/Bath	Dist	Close Date
\$70,000.00	38782	Herard	Bien Aime	SURTAX	2014	2015 N.W. 191st Terrace	33056	\$160,000.00	E	71%	3/2	1	07/07/14
\$45,000.00	38809	Pagan	Jennie L.	SURTAX	2014	4821 N.W. 15th Avenue	33142	\$175,000.00	N	47%	4/2	3	07/10/14
\$50,000.00	51853	Salomon	Ricardo Armando	SHIP	2014	12040 S.W. 268th Street, Unit # 1	33032	\$94,900.00	E	50%	3/2.5	9	07/16/14
\$18,750.00	38745	Jackson	Clifford	SURTAX	2014	2991 N.W. 69th Street	33147	\$75,000.00	E	138%	3/1	2	07/21/14
\$70,000.00	51865	Gil - Blazquez	Pedro	SHIP	2014	5900 S.W. 127th Avenue, Unit # 3219	33183	\$170,000.00	E	75%	2/2	10	07/28/14
\$57,000.00	38821	Ladouceur	Jude	SURTAX	2014	1282 N.W. 41st Street, Unit # 2	33142	\$175,000.00	N	35%	4/3	3	07/29/14
\$55,250.00	51870	Hayne	Erica C.	SHIP	2014	1351 N.W. 59th Street	33142	\$105,000.00	E	74%	4/2	3	07/31/14
\$50,000.00	38830	Libby	Deon W.	SURTAX	2014	11230 S.W. 229th Terrace	33170	\$150,000.00	E	112%	4/2.5	9	08/01/14
\$70,000.00	38818	Peralta Consuegra	Rina Graciela	SURTAX	2014	3574 West 80th Street, Unit # 201	33018	\$151,000.00	E	80%	3/2	12	08/06/14
\$70,000.00	51864	Polanco	Tomas Enrique	SHIP	2014	12013 S.W. 272nd Terrace	33032	\$137,900.00	E	53%	4/2.5	9	08/08/14
\$50,000.00	38817	Ireland	Dwayne C.	SURTAX	2014	1040 N.E. 41st Terrace	33033	\$185,000.00	E	136%	4/2.5	8	08/11/14
\$50,000.00	38815	Castro - Calzada	Alien	SURTAX	2014	8557 S.W. 137th Avenue, Unit # 8557	33183	\$170,000.00	E	107%	3/2.5	10	08/20/14
\$50,000.00	56066	St. Louis	Judith	NSP	2009	452 N.E. 146th Terrace	33161	\$200,000.00	E	118%	4/2	2	08/21/14
\$0.00	24006	Torres	Jani A.	HOME	2001	101 East Flagler Street, Unit # 709	33131	\$115,000.00	E	69%	2/1	5	08/22/14

Attachment # 3

**HOMEOWNERSHIP SECOND MORTGAGE ASSISTANCE CLOSED LOANS
(FOURTH QUARTER JULY 1ST – SEPTEMBER 30TH 2014)
FISCAL YEAR 2014**

PHCD Subsidy Loan Amount	Loan Number	Last Name	First Name	Funding Source	Funding Year	Property Address	Zip Code	Purchase Price	New/Existing	AMI Level	Bed/Bath	Dist.	Closing Date
\$0.00	24007	Yanick	Landess	HOME	2001	101 East Flagler Street, Unit # 609	33131	\$115,000.00	E	60%	2/1	5	08/22/14
\$70,000.00	38784	Paul	Marie Bernadette	SURTAX	2014	1015 N.E. 147th Street	33161	\$142,000.00	E	73%	3/2	2	08/27/14
\$49,900.00	38780	Cooley - McNichols	Sheana S.	SURTAX	2014	16441 N.W. 18th Court	33054	\$138,000.00	E	90%	4/2	2	08/29/14
\$60,000.00	38811	Fan-Fan Jure	Nadia	SURTAX	2014	2961 N.W. 13th Avenue	33142	\$175,000.00	N	42%	4/2	3	08/29/14
\$55,000.00	38824	Quintanilla	Valerio J.	SURTAX	2014	2131 N.W. 45th Street	33142	\$155,000.00	N	83%	3/2	3	08/29/14
\$52,000.00	51800	Perez	Sacha	SHIP	2014	2920 S.W. 1st Street	33135	\$152,075.00	E	87%	2/1	6	09/03/14
\$55,500.00	38827	Cruz Consuegra	Armando Elisio	SURTAX	2014	19611 N.W. 41st Avenue	33055	\$153,000.00	E	60%	4/2	1	09/11/14
\$65,000.00	51872	Armas Garcia	Juana F.	SHIP	2014	2035 N.W. 171st Street	33056	\$111,000.00	E	62%	3/1	2	09/12/14
\$70,000.00	38832	Garcia	Gerardo V.	SURTAX	2014	18115 S.W. 154th Place	33187	\$196,500.00	E	72%	4/2	9	09/12/14
\$29,750.00	51874	Miles	Renee	SHIP	2014	17331 N.W. 7th Avenue, Unit # 103	33169	\$95,000.00	E	99%	2/2.5	1	09/15/14
\$70,000.00	56067	Hanna	Rhonda	NSP	2009	12393 S.W. 250th Terrace	33032	\$160,000.00	E	69%	4/3	8	09/25/14
\$55,000.00	38836	Rainey	Denise	SURTAX	2014	1605 N.W. 124th Street	33167	\$158,000.00	E	86%	3/2	2	09/30/14
\$1,338,150.00	26 Closed Loans												

*N/A = NOT APPLICABLE – There are one of two reasons the award amount, funding source and funding type may be not applicable: 1) the customer’s loan closing didn’t include PHCD funds; however, the file must still be counted as a file that was processed by staff during the quarter even though homeownership was not achieved through PHCD or 2) The developer of this project used a portion of the funding award from PHCD to buy down the purchase price to assist the homeowner with qualifying for their home loan. Therefore, to ensure PHCD does not double count the funding awarded to the entire project, in this case, the award amount is N/A for the homeowner and captured for the entire project.