Memorandum

MIAMI-DADE COUNTY

Date: February 20, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Updated Report on the Investments of CDBG, NSP, HOME, SHIP and Surtax Program Funds and Impact of Investments for 2009-2014

This report is in response to a recent request from the Office of District 7 Commissioner Xavier L. Suarez, and Chair of the Economic Prosperity Committee, to provide an updated report on the affordable housing investments for the last six years through 2014. Specifically, this report includes a breakdown of community development investments made with Community Development Block Grant (CDBG), Neighborhood Stabilization Program (NSP), HOME Investment Partnership (HOME), State Housing Initiatives Partnership (SHIP), and Documentary Stamp Surtax (Surtax) funds for the purposes of affordable housing.

The total investment of federal and state funds during this period was $310,755,114.40 that provided a total of 10,299 units of housing, with 2,661 units of elderly housing. There were a total of 10,024 set-aside units based on Area Median Income (AMI): 4,624 for very-low income; 5,236 for low-income; and 164 units for moderate-income. The table below provides the summary by year.

Project Status	Total Funding	Elderly Units	Total Units	Total Set Aside Units	Very-Low Income Set Aside (30% to 50% AMI)	Low-Income Set-Aside (51% to 80% AMI)	Moderate Income Set-Aside (80% to 140%AMI)
Open Projects FY 2009-2014	$137,088,595.88	1356	4,661	4,580	3,136	1,350	94
Completed Projects FY 2014	34,249,187.83	132	841	779	320	389	70
Completed Projects FY2013	15,153,586.48	234	606	505	199	306	0
Completed Projects FY 2012	21,979,903.84	238	1,042	1,035	228	807	0
Completed Projects FY 2011	19,878,203.79	90	732	730	304	426	0
Completed Projects FY 2010	39,225,988.71	0	1,138	1,116	162	954	0
Completed Projects FY 2009	43,179,647.87	611	1,280	1,279	275	1,004	0
Total	**$310,755,114.40**	**2,661**	**10,299**	**10,024**	**4,624**	**5,236**	**164**

As it pertains to owner and renter-occupied units, this report includes four completed homeownership projects for a total of 96 units. Detailed information regarding all projects, including project name, developer name, type of project, district location, funding year and breakdown of types of set-aside

units are provided on the Affordable Housing Open Projects (Attachment 1) and Affordable Housing Projects Completed for FY 2009-2014 (Attachment 2).

If you have any questions regarding this information, please contact Public Housing and Community Development Director Michael Liu at 786-469-4106.

Attachments

c: Robert Cuevas, Jr., County Attorney
Russell Benford, Deputy Mayor
Michael Liu, Director, PHD
Jennifer Moon, Budget Director, OMB
Charles Anderson, Commission Auditor

Affordable Housing Open Projects from 2009 to 2014

Project Name	Developer Name	Project Address	Type of Project	Project Category	Total Net Amount	Dist #	Funding Source	Funding Year	% Const.	Total # Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate (80 to 140% AMI)
1815 Ali Baba Apartments	Neighborhood Housing LLC	1815 Ali Baba Ave.	Rental New Construction	Family	$498,722.00	1	HOME-CHDO	2014	0	4	4	1	3	0
					$498,722.00					4				
Amistad Apartments	Amistad Apartments, Ltd.	826 SW 5th Ave;515 SW 9th St.	Rental New Construction	Family	$1,000,000.00	5	Home	2011	100	89	89	0	89	0
					$1,000,000.00					89				
Biscayne River Village I	Biscayne River Village I, LLC	395 NW 1st St.	Rental New Construction	Family	$1,600,000.00	5	Surtax	2014	0	80	80	0	0	80
					$1,600,000.00					80				
Brickell View Terrace	Brickell View Terrace Apartments, Ltd.	940 SW 1st Ave.	Rental New Construction	Family	$2,000,000.00	5	Surtax	2014	50	125	100	100	0	0
					$2,000,000.00					125				
City Crossing Apartments	City Crossing, Ltd	230 SW12 St.	Rental New Construction	Family	$1,400,000.00	5	Surtax	2013	88	103	103	103	0	0
					$1,400,000.00					103				
City Heights Apartments	City Heights Apartments, Ltd.	145,153 SW 8 St. & 144 SW 7 St	Rental New Construction	Family	$175,000.00	5	Surtax	2011	99	98	98	10	88	0
					$175,000.00					98				
Coquina Place	Coquina Place Associates, Ltd.	11293 SW 216th St.	Rental New Construction	Family	$3,360,000.00	9	Surtax	2014	0	96	96	10	86	0
					$3,360,000.00					96				
Courtside Family Apartments	AMC HTG 1, Ltd	1600 NW 3 Ave.	Rental New Construction	Family	$1,750,000.00	3	Surtax	2014	0	84	84	84	0	0
					$1,750,000.00					84				
Dante Fascell	Dante Fascell Preservation, LLC	2929-2925 NW 18 Ave.	Public Housing Rental Rehab	Elderly	$252,773.00	3	Surtax	2013	99	146	146	146	0	0
					$252,773.00					146				
Florida City Village Phase VII	Centro Campesino	905 NW 4 Terrace/926 NW 3 Ln.	Rental New Construction	Family	$1,400,365.00	9	Home	2011	0	10	10	10	0	0
					$1,400,365.00					10				

Project Name	Developer Name	Project Address	Type of Project	Project Category	Total Net Amount	Dist #	Funding Source	Funding Year	% Const.	Total # Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate (80 to 140% AMI)
Golf View Apartments	CODEC, Inc.	255 Sierra Drive	Rental New Construction	Elderly	$150,000.00	5	HOME-CHDO	2013	0	50	50	50	0	0
					$150,000.00					50				
Golfside Villas/ Club West	Golfside Villas Preservation, LLC	6850 NW 179 St.	Rental Rehab	Family	$3,000,000.00	13	Surtax	2014	0	194	178	178	0	0
					$3,000,000.00					194				
Harding Village - Rehab	Carrfour Supportive Housing, Inc.	8520 Harding Ave.	Rental Rehab	Homeless	$180,517.52	4	HOME-CHDO	2013	0	94	94	94	0	0
					$180,517.52					94				
Island Living Apartments, Ltd.	Island Living Development, LLC	1201 NW 3rd Ave.	Rental New Construction	Family	$1,400,000.00	3	Surtax	2013	0	70	70	70	0	0
					$1,400,000.00					70				
Jack Orr Plaza	Jack Orr Plaza Phase One Developer, LLC	550 NW 5 St.	Public Housing Rental Rehab	Elderly	$2,848,594.00	5	Surtax	2013	93	200	200	0	200	0
					$2,848,594.00					200				
Joe Moretti Preservation Phase Two	Joe Moretti Preservation Phase Two, LLC	Adj. park-lot at 240 SW 9th St	Public Housing Rental Rehab	Elderly	$1,090,091.00	5	Surtax	2014	0	116	116	116	0	0
					$1,090,091.00					116				
John and Anita Fergurson Senior Residences a/k/a 11010 Pinkston Drive a/k/a/	Altera Associates, Ltd	11010 Pinkston Drive	Rental New Construction	Elderly (63 units)	$4,600,000.00	9	Surtax	2014 2013	0	79	79	0	79	0
					$4,600,000.00					79				
JPM Centre /Townhouse Villas	JPM and MDHA Development Corp.	3931-75 NW 183 St	Rental New Construction	Family	$2,180,103.05	1	Home	2014 2010	80	31	30	30	0	0
					$2,180,103.05					31				
Kanepeli Park	Housing Authority of the City of Miami Beach	234-246 Jefferson Ave.	Rental New Construction	Family	$420,000.00	5	Home	2010	40	21	21	7	14	0
					$420,000.00					21				
Keys Crossing	Keys Crossing. Ltd.	NW Corner SW 258 Ln-SW 143 Ave	Rental New Construction	Family	$7,700,000.00	8	Surtax	2014	0	100	100	10	90	0
					$7,700,000.00					100				

Project Name	Developer Name	Project Address	Type of Project	Project Category	Total Net Amount	Dist #	Funding Source	Funding Year	% Const.	Total # Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate (80 to 140% AMI)
La Joya Apartments	Tower Road Gardens, Ltd	26700-26790 SW 142 Ave.	Rental New Construction	Family	$5,743,474.00	9	Home	2012	90	140	140	21	119	0
								2011						
							Surtax	2009						
					$5,743,474.00					140				
Liberty Village Apartments	Osprey Apartments LLC/ Carrfour Supportive Housing, Inc.	5329 NW 17 Ave & 1620 NW 54 St	Rental Homeless New Const.	Family	$1,000,000.00	3	Home	2014	0	72	72	72	0	0
					$1,000,000.00					72				
London Apartments	MBCDC-The London LLC	1965-1975 Washington Ave.	Rental Rehab	Family	$1,208,482.00	5	CDBG	2009	25	33	33	33	0	0
							Surtax	2013						
					$1,208,482.00					33				
Magnolia North 15037 Duval Apartments	Magnolia North 15037 Duval Apartments, LLC	15037 Duval Ave.	Rental Rehab	Family	$464,000.00	1	Home	2013	0	4	4	4	0	0
					$464,000.00					4				
Magnolia North 2145 Apartments	Opa-Locka CDC	2145 Lincoln Ave.	Rental New Construction	Family	$1,265,519.00	1	Home	2013	0	12	12	12	0	0
							HOME-CHDO	2012						
								2011						
					$1,265,519.00					12				
Magnolia North Apartments	Opa-Locka CDC	15050 Duval St/2060-70 Lincoln	Rental Rehab	Family	$2,000,000.00	1	Home	2011	99	30	30	30	0	0
					$2,000,000.00					30				
Magnolia North Johnson Street Apartments	Magnolia North Johnson Street Apartments, LLC	14805 Johnson St.	Rental Rehab	Family	$300,664.00	1	Home	2013	0	12	12	12	0	0
							HOME-CHDO	2014						
					$300,664.00					12				
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	Family	$1,700,000.00	9	Surtax	2013	70	259	259	259	0	0
					$1,700,000.00					259				

Project Name	Developer Name	Project Address	Type of Project	Project Category	Total Net Amount	Dist #	Funding Source	Funding Year	% Const.	Total # Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate (80 to 140% AMI)
Martin Fine Villas	Martin Fine Special Needs, LLC	760 NW 13 Court	Public Housing New Construction	Special Needs	$1,095,534.00	5	Surtax	2014	0	50	50	50	0	0
					$1,095,534.00					50				
Metro South Senior Apartments	RLI Beneficial Development 11 LLC	6101 Sunset Drive	Rental New Construction	Elderly	$1,820,000.00	7	Surtax	2013 2011	18	91	91	91	0	0
					$1,820,000.00					91				
Northside Transit Village I	Northside Property I, Ltd.	NW 31st Ave and NW 79th St.	Rental New Construction	Family	$2,750,000.00	2	Surtax	2012	98	100	100	15	85	0
					$2,750,000.00					100				
Opa Lakes Apartments	Metro Realty	2491 NW 135th St.	Rental Rehab	Family	$2,520,667.00	1	NSP	2009	71	48	48	34	0	14
					$2,520,667.00					48				
Pelican Cove Apartments	Pelican Cove Associates, Ltd	NW 25 Ave. and NW 185 Terr	Rental New Construction	Family	$8,400,000.00	1	Surtax	2014 2013 2012	10	112	112	112	0	0
					$8,400,000.00					112				
Regency Pointe Apartments	Regency Pointe Apartments, Ltd.	1919-1921 NW 79th St.	Rental New Construction	Family	$2,500,000.00	2	Surtax	2012	99	104	82	10	72	0
					$2,500,000.00					104				
River Oaks Apartments	River Oaks Partners, Ltd.	501 NW 5 Ave.	Rental Rehab	Family	$4,790,000.00	8	Surtax	2014 2013	0	160	160	160	0	0
					$4,790,000.00					160				
RUDG-The Commons, LLC	RUDG-The Commons, LLC	SW Corner NW 207 St. NW 27 A	Rental New Construction	Elderly	$718,560.00	1	Surtax	2014	0	24	24	3	21	0
					$718,560.00					24				

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Seventh Avenue Transit Village I	Seventh Avenue I, Ltd.	6175 NW 6th Ct.	Rental New Construction	Family	$1,400,000.00	3	Surtax	2012	46	80	80	12	68	0
					$1,400,000.00					80				
Smathers Phase Two	Smathers Phase Two Developer, LLC	Aprox. SW 11 St. E side SW 30A	Public Housing New Construction	Elderly	$8,250,000.00	7	Surtax	2014	0	130	130	130	0	0
					$8,250,000.00					130				
South Miami Plaza	South Miami Plaza Manager, LLC	6701 SW 62 Ave.	Public Housing Rental Rehab	Elderly	$188,745.40	7	Surtax	2013	99	97	97	97	0	0
					$188,745.40					97				
St. John Bahamas Village Apartments	143 NW 77th Street, LLC	143 NW 77th St.	Rental New Construction	Family	$1,239,577.00	3	Home	2014 2013	0	9	9	9	0	0
					$1,239,577.00					9				
St. John Island Apartments	St. John CDC	1613-37 NW 1st. Place	Rental Rehab	Family	$498,722.00	3	Home	2014	0	48	48	0	48	0
					$498,722.00					48				
St. John Plaza	St. John Plaza Developers, LLC	1301 NW 3rd Ave.	Rental New Construction	Family	$2,700,000.00	3	Surtax	2014	0	90	90	90	0	0
					$2,700,000.00					90				
St. John Village Apartments	St. John CDC	1731 & 1741 NW 1st Ct	Rental Rehab	Family	$100,000.00	3	Home HOME-CHDO	2011 2010	99	16	16	16	0	0
					$100,000.00					16				
St. John Village Apts. II	St. John CDC	1445 NW 1 Pl	Rental Rehab	Family	$812,117.00	3	Home HOME-CHDO	2014 2013	0	10	10	0	10	0
					$812,117.00					10				
Stirrup Plaza	Stirrup Plaza Preservation Phase One, LLC	3150 Mundy St.	Public Housing Rental Rehab	Elderly	$185,201.60	7	Surtax	2013	99	100	100	100	0	0
					$185,201.60					100				

Project Name	Developer Name	Project Address	Type of Project	Project Category	Total Net Amount	Dist #	Funding Source	Funding Year	% Const.	Total # Units	Total Units Set Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate (80 to 140% AMI)
Stirrup Plaza Phase Two	Stirrup Plaza Phase Two, LLC	3127 SW 37 Ave.	Public Housing New Construction	Elderly	$3,464,375.00	7	Surtax	2014	0	100	100	100	0	0
					$3,464,375.00					100				
Superior Manor Apartments	Urban League of Greater Miami	5155 NW 24 Ave.	Rental New Construction	Elderly	$4,170,000.00	3	Surtax	2014	0	139	139	139	0	0
					$4,170,000.00					139				
The Barclay	MBCDC: The Barclay LLC	1940 Park Ave.	Rental Rehab	Family	$1,300,000.00	5	Surtax	2013	0	66	66	66	0	0
					$1,300,000.00					66				
The Pearl	Pearl Apartments, Ltd.	3372 NW 17th Ave.	Rental New Construction	Elderly	$2,980,387.00	3	Surtax	2014 2011	5	100	100	10	90	0
					$2,980,387.00					100				
The Plaza at the Lyric	Lyric Housing, Ltd. c/o The Gatehouse Group	NE corner NW 2nd Ave / NW 9St.	Rental New Construction	Family	$4,740,000.00	3	Surtax	2014 2013	10	158	158	158	0	0
					$4,740,000.00					158				
The Villages Apartments	The Village Miami, Ltd.	6886 NW 7 Ave.	Rental New Construction	Family	$7,006,405.31	3	Home Surtax	2014 2013 2014	0	150	150	150	0	0
					$7,006,405.31					150				
Villa Capri II	Villa Capri II Associates, Ltd	SW 280th St. & SW 145th Ave.	Rental New Construction	Family	$10,595,000.00	9	Home SHIP Surtax	2013 2014 2014	0	117	100	20	80	0
					$10,595,000.00					117				

Project Name	Developer Name	Project Address	Type of Project	Project Category	Total Net Amount	Dist #	Funding Source	Funding Year	% Const.	Total # Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate (80 to 140% AMI)
Washington Square	Green Turnkey Plaza, Ltd.	1146 NW 7 Court	Rental New Construction	Family	$175,000.00	3	Surtax	2011	99	89	89	89	0	0
					$175,000.00					89				
Willow Lake	Willow Lake Associates, Limited	South side of NW 202 Terr	Rental New Construction	Family	$12,000,000.00	1	Surtax	2014	0	121	121	13	108	0
					$12,000,000.00					121				
Total					**$137,088,595.88**					**4661**	**4580**	**3136**	**1350**	**94**

Information obtained from Access database 01/30/2015

Affordable Housing Projects Completed From Oct-2008 to Sep-2009
FY-2009

Project Name	Developer Name	Total Net Amount	Type of Project	Project Category	Funding Source	Dist. #	Funding Year	Total Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate Income (80 to 140% AMI)
Amber Garden	Amber Garden, LLC	$3,825,000.00	Rental New Construction	Elderly	Surtax	6	2007 2006	110	110	15	95	0
Biscayne Court	Georgia Apartments, LLC	$1,831,842.00	Rental New Construction	Elderly	SHIP	3	2009	60	60	12	48	0
Camacol Tower	Camacol Tower, Ltd.	$4,972,134.00	Rental New Construction	Elderly	Surtax	5	2008 2007	100	100	20	80	0
Florida City Villages Phase VI	Centro Campesino	$1,449,298.00	Homeowership New Construction	Family	Home	9	2005 2004 2001	13	13	0	13	0
La Palma Apartments	Peninsula Housing Development, Inc. XVII	$1,149,288.49	Rental New Construction	Elderly	Home Surtax	5	2005 2005	91	90	90	0	0
Little River Duplex	Gamenterprises, LLC	$286,726.00	Rental New Construction	Family	Surtax	2	2007	2	2	2	0	0
Mirabella Apartments	Mirabella I Associates, Ltd	$4,250,000.00	Rental New Construction	Family	Home	8	2011	204	204	21	183	0
Pinnacle Plaza	Pinnacle Housing Group	$6,209,529.00	Rental New Construction	Family	Surtax	2	2007 2005	132	132	20	112	0
Rainbow Park Gardens	Opa-Locka CDC	$1,497.38	Homeownership New Construction	Family	HOME-CHDO	1	2006	12	12	12	0	0
Sunrise Commons Apartments	Sunrise Commons, Ltd	$2,099,844.00	Rental New Construction	Family	SHIP Surtax	8	2009 2008 2007	106	106	22	84	0

Project Name	Developer Name	Total Net Amount	Type of Project	Project Category	Funding Source	Dist #	Funding Year	Total Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate Income (80 to 140% AMI)
The Emerald	Emerald Terrace Limited Partnership	$7,000,000.00	Rental New Construction	Family	Surtax	3	2008	124	124	19	105	0
Villa Aurora	Carrfour Supportive Housing, Inc.	$899,489.00	Rental Homeless New Const.	Homeless	Home	5	2006	76	76	0	76	0
Villa Patricia Phase I	BHG 79th Street, LLC	$5,380,000.00	Rental New Construction	Elderly	Surtax	3	2007 2006	125	125	23	102	0
Villa Patricia Phase II	Villa Patricia Phase II, LLC	$3,825,000.00	Rental New Construction	Elderly	Surtax	3	2007 2006	125	125	19	106	0
Total		**$43,179,647.87**						**1280**	**1279**	**275**	**1004**	**0**

Affordable Housing Projects Completed From Oct-2009 to Sep-2010
FY-2010

Project Name	Developer Name	Total Net Amount	Type of Project	Project Category	Funding Source	Dist #	Funding Year	Total Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate Income (80 to 140% AMI)
1200 Homestead 72, LLC	1200 Homestead 72, LLC	$500,000.00	Rental Rehab	Family	Surtax	9	2003	72	71	22	49	0
Country Club Villas I Apts.	Country Club Villas, Ltd	$2,000,000.00	Rental New Construction	Family	Surtax	13	2006	216	214	0	214	0
Emmaus Place	Emmaus Place, Inc.	$450,000.00	Rental Homeless Rehab	Foster Care Facility	Surtax	2	2008	7	7	0	7	0
Harding Village	Carrfour Supportive Housing, Inc.	$2,827,633.00	Rental Homeless Rehab	Homeless	Surtax	4	2007	92	74	0	74	0
Kings Terrace Apartments	Kings Terrace, LLC/Westview Collaborative Holding, LLC	$16,999,999.43	Rental New Construction	Family	NSP	2	2009	300	300	78	222	0
Madison View	Madison Housing, Ltd	$3,190,960.94	Rental New Construction	Family	Surtax	3	2009 2007	120	120	12	108	0
Poinciana Grove	Poinciana Grove, Ltd	$3,200,000.00	Rental New Construction	Family	Surtax	3	2008	80	80	12	68	0
SCLAD Plaza	Spinal Cord Living Assistance Dev	$543,000.00	Rental New Construction	Special Needs	Surtax	6	2009 2008	18	18	4	14	0
St. John Village Homes II	St. John CDC	$297,854.34	Homeownership	Family	Home	3	2010	11	10	0	10	0
Village Allapattah Phase I	Village Allapattah Phase I, LLC	$4,866,541.00	Rental New Construction	Family	Surtax	3	2008	110	110	17	93	0
Village Carver	Village Carver Phase I, LLC	$4,350,000.00	Rental New Construction	Family	Surtax	3	2008	112	112	17	95	0
Total		**$39,225,988.71**						**1138**	**1116**	**162**	**954**	**0**

Affordable Housing Projects Completed From Oct-2010 to Sep-2011
FY-2011

Project Name	Developer Name	Total Net Amount	Type of Project	Project Category	Funding Source	Dist #	Funding Year	Total Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate Income (80 to 140% AMI)
Leisure Villas	NHTE Southpoint, LLC/National Housing Trust/Enterprise Preservation Corporation	$3,492,200.00	Rental Rehab	Family	NSP	9	2008	30	30	13	17	0
Magnolia Landing	Magnolia Landings Apartments, Ltd	$2,840,060.00	Rental New Construction	Family	Surtax	8	2009 2008	150	150	15	135	0
Princeton Manor Apartments	Peninsula Housing Development Inc. IX	$554,510.41	Rental New Construction	Elderly	Home	9	2008	91	90	90	0	0
Southpoint Crossings	NHTE Southpoint, LLC/National Housing Trust/Enterprise Preservation Corporation	$7,544,489.00	Rental Rehab	Family	NSP	9	2008	123	122	63	59	0
The Beacon f/k/a Metro Apartments	Ark Development /Overtown I, LLC	$2,146,945.00	Rental New Construction	Family	Surtax	3	2009 2008	90	90	9	81	0
Verde Gardens Apartments	Carrfour Supportive Housing, Inc.	$2,999,999.38	Rental New Construction	Homeless	Home	9	2011 2010 2009	145	145	102	43	0
Woodside Oak Apartments	Woodside Oaks, Ltd	$300,000.00	Rental New Construction	Family	Surtax	9	2009	103	103	12	91	0
Total		**$19,878,203.79**						**732**	**730**	**304**	**426**	**0**

Affordable Housing Projects Completed From Oct-2011 to Sep-2012
FY-2012

Project Name	Developer Name	Total Net Amount	Type of Project	Project Category	Funding Source	Dist #	Funding Year	Total Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate Income (80 to 140% AMI)
Brownsville Transit Village II	Brownsville Village II, Ltd	$2,406,359.00	Rental New Construction	Elderly	Surtax	3	2009 2008	100	100	10	90	0
Dr. Barbara Carey-Shuler Manor	Liberty Gateway, Ltd	$3,000,000.00	Rental Homeless New Const.	Homeless	Surtax	3	2008 2007	90	90	10	80	0
Everett Stewart, Sr. Village	Carlisle Group IV, Ltd	$951,627.00	Rental New Construction	Family	Surtax	3	2008 2007	96	90	18	72	0
Harvard House f/k/a/ Tiffany Square	National Housing Trust/Enterprise Preservation Corporation Carrfour	$2,989,081.84	Rental Rehab	Family	NSP	4	2010	56	55	16	39	0
Parkview Gardens Apartments	Carrfour Supportive Housing, Inc.	$1,600,000.00	Rental New Construction	Family	Surtax	3	2007	60	60	0	60	0
Richmond Pine Apartments	Richmond Pine Limited Partnership	$1,000,000.00	Rental Rehab	Family	Surtax	9	2006	80	80	6	74	0
Solabella Rental	Legacy Pointe Associates, Ltd	$2,275,000.00	Rental New Construction	Family	Surtax	1	2009	92	92	19	73	0
The Allen Apartments	MBCDC: The Allen	$500,000.00	Rental Rehab	Elderly	Surtax	5	2009	39	39	10	29	0
Veranda Senior Apartments	HTG Veranda Senior, Ltd	$300,000.00	Rental New Construction	Elderly	Surtax	9	2009	99	99	20	79	0
Villa Capri	Villa Capri Associates, Ltd	$5,348,500.00	Rental New Construction	Family	Home Surtax	9	2011 2008	220	220	109	111	0
Vista Mar	Vista Mar Apartments, Ltd	$1,609,336.00	Rental New Construction	Family	Surtax	3	2009 2008	110	110	10	100	0
Total		**$21,979,903.84**						**1042**	**1035**	**228**	**807**	**0**

Affordable Housing Projects Completed From Oct-2012 to Sep-2013
FY-2013

Project Name	Developer Name	Total Net Amount	Type of Project	Project Category	Funding Source	Dist. #	Funding Year	Total Units	Total Units Set-Aside	Set-Aside Very Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate Income (80 to 140% AMI)
Anchorage Apartments /Expanded Hope VI Project	The Carlisle Group	$5,000,000.00	Rental New Construction	Family	NSP	3	2010	22	22	22	0	0
Brownsville Transit Village III	Brownsville Village III, Ltd	$300,000.00	Rental New Construction	Elderly	Surtax	3	2009	100	100	10	90	0
Camillus New Treatment Center	Camillus House, Inc.	$2,946,882.00	Rental Homeless New Const.	Homeless	Surtax	3	2007	40	32	32	0	0
Edison Gardens Apartments Hurricane Hardening	Tacolcy Economic Development Corp.	$250,000.00	Rental Rehab	Family	Home	3	2010	100	10	10	0	0
Henderson Court aka 328 Jefferson Avenue	Housing Authority of the City of Miami Beach	$600,000.00	Rental Rehab	Elderly	Surtax	5	2006 2005	4	4	4	0	0
Notre Dame Apartments	Notre Dame Apartments, LLC	$496,567.00	Rental New Construction	Family	Surtax	3	2009	64	64	7	57	0
Shepherd House	Carrfour Supportive Housing, Inc.	$347,483.48	Rental Homeless Rehab	Homeless	HOME-CHDO	8	2011	6	3	0	3	0
Steven E. Chaykin Apartments f/k/a 321-327 Michigan Avenue	Housing Authority of the City of Miami Beach	$1,600,000.00	Rental Rehab	Elderly	Surtax	5	2006	30	30	30	0	0
Villa Capri III	Villa Capri III Associates Limited	$300,000.00	Rental New Construction	Family	Surtax	9	2009	140	140	64	76	0
Village Carver II	Village Carver Phase II, LLC	$3,312,654.00	Rental New Construction	Family/Elderly	Surtax	3	2008	100	100	20	80	0
Total		**$15,153,586.48**						**606**	**505**	**199**	**306**	**0**

Affordable Housing Projects Completed From Oct-2013 to Sep-2014

FY-2014

Project Name	Developer Name	Total Net Amount	Type of Project	Project Category	Dist #	Funding Source	Funding Year	Total Units	Total Units Set-Aside	Set-Aside Very-Low Income (30 to 50% AMI)	Set-Aside Low Income (51 to 80% AMI)	Set-Aside Moderate (80 to 140% AMI)
Brownsville Transit Village IV	Brownsville Village IV, Ltd	$300,000.00	Rental New Construction	Family	3	Surtax	2009	102	102	11	91	0
Casa Matias f/k/a MCR Apartments I	MCR Apartments II, LLC	$300,000.00	Rental New Construction	Family/Homeless/ Special Needs	8	Surtax	2009	80	80	80	0	0
Circle Creek Apartments	Circle Creek Apartments, Ltd	$6,850,000.00	Rental New Construction	Family/Elderly	8	Home	2012	100	100	0	100	0
						HOME-CHDO	2012					
						Surtax	2012					
							2009					
Edison Terraces Apartments Rehab	Tacolcy Economic Development Corp.	$1,274,234.00	Rental Rehab	Family	3	Surtax	2007	120	120	10	100	10
							2006					
Gaita Gardens	Gaita Gardens 1254 & 1260 NW 59 St Corp.	$1,095,807.66	Rental Rehab	Family	3	CDBG	2008	8	8	8	0	0
Hampton Village Apartments	Hampton Village Apartments, LLC	$3,642,985.00	Rental New Construction	Family	3	NSP	2011	100	100	31	69	0
Lakeview Apartments	Urban League of Greater Miami	$922,373.29	Rental Rehab	Family	2	Home	2009	40	40	40	0	0
Town Center Apartments	RUDG- Town Center, LLC	$7,739,688.00	Rental New Construction	Family	1	NSP	2011	127	127	127	0	0
Venice Park Condominium	Venice Park Gardens, Inc	$471,792.88	Homeownership Rehab	Family	2	Surtax	2009	60	60	0	0	60
Waterford Apartments	Waterford I Associates, LTD	$11,177,307.00	Rental New Construction	Family	4	Home	2011	72	10	10	0	0
West Brickell Tower Apartments	West Brickell Tower, Ltd.	$475,000.00	Rental New Construction	Elderly	5	Surtax	2013	32	32	3	29	
							2011					
Total		**$34,249,187.83**						**841**	**779**	**320**	**389**	**70**