Memorandum

Date: June 29, 2026

Agenda Item No. 2(B)(9)
November 17, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

Subject: County Funded Affordable Housing Activities Report

This report is submitted pursuant to the reporting requirements listed in Miami-Dade County Resolution No. R-562-09, adopted by the Board of County Commissioners on May 5th, 2009. Per Section II, this serves to transmit the reports on all current and future affordable housing projects funded, in whole or in part, by Miami-Dade County, and administered by Housing and Community Development (HCD). Projects are listed on the attached reports by the Commission District and include information on the project name, developer, address, type of project, number of units, and funding source.

Attached Reports:

- ***Report #1***
  - ***Fiscal Year (FY) 2025 (April 1, 2025 – June 30, 2025) – Third Quarter***
  - In this quarter we were able to complete a total of 253 units, increasing the total number of units to 8,620 units.
- ***Report #2***
  - ***Fiscal Year (FY) 2025 (July 1, 2025 – September 30, 2025) – Fourth Quarter***
  - In this quarter we were able to complete a total of 1,162 units, increasing total number of units 9,782 units.
- ***Report #3***
  - ***Fiscal Year (FY) 2026 (October 1, 2025 – December 31, 2025) – First Quarter***
  - In this quarter we were able to complete a total of 797, increasing the total number of units to 10,579 units.
- ***Report #4***
  - ***Fiscal Year (FY) 2026 (January 1, 2026 – March 31, 2026) – Second Quarter***
  - In this quarter we were able to complete a total of 510, increasing the total number of units to 11,089.

The administration's focus on securing new housing units, preserving existing stock, and strengthening tenant protections demonstrates an aggressive approach to addressing Miami-Dade County's housing needs. HCD has continued to address the affordability crisis by accelerating construction, incentivizing developers, and providing continued relief for residents through assistance programs.

Attachment

c: Geri Bonzon-Keenan, County Attorney, County Attorney's Office
Jess McCarty, First Assistant County Attorney, County Attorney's Office
Office of the Mayor, Senior Staff
Arnold Palmer, Chief of Public Safety

Nathan Kogon, AICP Director, Housing & Community Development Department
Ray Baker, Director, Office of Management and Budget
Raimundo Delgado, Director, People and Internal Operations Department
Christina Cicilia, Director, Office of Policy and Budgetary Affairs
Adeyinka Majekodunmi, Commission Auditor, Office of the Commission Auditor
Basia Pruna, Director, Clerk of the Board

Report #1

Fiscal Year (FY) 2025 (April 1, 2025 – June 30, 2025) – Third Quarter
Affordable Housing Projects with HCD Managed Funds (Attachments A and B)

Awarded / Committed Funds by Funding Source	Cumulative Awarded Amount FY2025 Quarter 2	Cumulative Awarded Amount FY2025 Quarter 3	Awarded Amount Difference Between FY2025 Quarter 2 & FY2025 Quarter 3
Affordable Housing Trust Funds (AHTF)	$18,735,000.00	$18,735,000.00	$0.00
Capital Funds Program (CFP)	$1,500,000.00	$1,500,000.00	$0.00
Community Development Block Grant (CDBG) and HOME Community Housing Development (HOME-CHDO)	$8,523,452.41	$8,523,452.41	$0.00
Development Inflation Adjustment Funds (DIAF) *	$11,010,629.37	$8,179,629.37	($2,831,000.00)
Home Investment Partnership (HOME) *	$24,267,223.50	$20,752,483.50	($3,514,740.00)
Home Investment Partnership-American Rescue Plan Act (HOME-ARPA)	$10,033,000.00	$10,033,000.00	$0.00
Housing Development Assistance Grant (HOME-HDG)	$7,500,000.00	$7,500,000.00	$0.00
State Housing Initiative Program (SHIP)	$2,164,430.00	$2,164,430.00	$0.00
Documentary Stamp Surtax (Surtax) *	$198,202,969.52	$192,890,509.52	($5,312,460.00)
Surtax-Naturally Occurring Affordable Housing Preservation Rehabilitation Loan Program (NOAH)	$232,000.00	$232,000.00	$0.00
Total	**$282,168,704.80**	**$270,510,504.80**	**($11,658,200.00)**

*Funds awarded and depleted/withdrawn.
Note: Bracketed amounts represent the removal of allocated funds from the cumulative allocated amount because the project is now complete.

Funded Affordable Multifamily Housing Developments	FY2025- Quarter 2 Jan. 2025 – March 2025		FY2025- Quarter 3 Apr. 2025 – June 2025	
	# of Projects	# of Units	# of Projects	# of Units
Open *	73	10,372	68	9,454
Completed **	3	433	6	1,253
Total	**76**	**10,805**	**74**	**10,707**

*One (1) new project Essence MIA
** Six (6) projects were completed: Superior Manor Apartments II, Lincoln Gardens Elderly, Block 55 Residential (Swayer's Walk), Cutler Vista Apartments, Cutler Manor II- POAH and Liberty Square Phase Four.

Attachment A

Affordable Housing Projects Open (BCC FY-2025 Third Quarter Report from April 1, 2025 to June 30, 2025)

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
1	**13606 Villas of Magnolia North**	Palmetto Homes of Miami, Inc.	2061 Ali-Baba Ave./14911 Duval, Opa-Locka, FL 33054	Homeowners hip New Construction	Single Family Home	Family	05/04/26	2,750,000.00	95	18	0	0	0	0	2017	Surtax	Open	1,250,000.00	52,729.72	1,197,270.28
																		1,250,000.00	52,729.72	1,197,270.28
	Construction is ongoing and five homes have been sold.																			
	13630 Wellspring Apartments	The Integral Development, LLC	14703 NW 27 Ave., Opa-Locka, Fl 33054	Rental New Construction	Multi-Family	Elderly	11/19/25	31,547,770.00	94	99	99	67	32	0	2022	AHTF	Open	1,000,000.00	950,000.00	50,000.00
																		1,000,000.00	950,000.00	50,000.00
	Construction is 94% complete.																			
	13676 Ernie Martin Villas	Ernie Martin Villas, LLC	20900-21300 NW 14th Place, Miami Gardens, Fl 33169	Rental Rehab	Multi-Family	Family	08/07/26	97,190,668.00	40	288	288	46	242	0	2023	HOME	Open	750,000.00	0.00	750,000.00
															2023	Surtax	Open	4,896,743.00	1,521,940.90	3,374,802.10
															2022	SHIP	Open	1,553,257.00	0.00	1,553,257.00
																		7,200,000.00	1,521,940.90	5,678,059.10
	Project at 40% completion																			
	13413 Magnolia North 2145 Apartments	Public Housing and Community Development	2145 Lincoln Ave., Opa-Locka, FL 33054	Rental New Construction	Multi-Family	Family	12/31/25	6,179,519.00	0	12	12	8	4	0	2021	Surtax	Open	4,000,000.00	0.00	4,000,000.00
															2019	Surtax	Open	1,000,000.00	0.00	1,000,000.00
															2013	Home	Open	464,000.00	9,450.00	454,550.00
															2013	Home	Open	475,000.00	473,565.26	1,434.74
															2012	HOME-CHDO	Open	240,519.00	0.00	240,519.00
																		6,179,519.00	533,015.26	5,696,503.74
	HCD staff with Architect of record as to site plan																			
	13604 Magnolia North/ Cazo Construction Corp.	Cazo Construction Corp.	NW 151 St. on the N.St. Rd.9, Opa-Locka, FL 33054	Homeowners hip New Construction	Single Family Home	Elderly-Family	TBD	4,919,991.00	0	48	48	0	48	0	2017	Surtax	Open	1,250,000.00	0.00	1,250,000.00
																		1,250,000.00	0.00	1,250,000.00
	Funding is recommended for recapture.																			

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13593 Serenity Grove Apartments	Serenity Grove, LLC	18330 NW 12 Ave., Miami, FL 33169	Rental New Construction	Multi-Family	Elderly	12/31/25	38,129,915.00	0	150	150	24	126	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	3,750,000.00	0.00	3,750,000.00
															2019	Surtax	Open	2,100,000.00	0.00	2,100,000.00
																		6,850,000.00	**0.00**	**6,850,000.00**
	Project is in the credit underwriting process. Pending a 3rd extension to the Conditional Commitment Letter.																			
	Count of Projects: 6							180,717,863.00		615	597	145	452	0				23,779,519.00	3,057,685.88	20,721,833.12
2	**13612 Northside Transit Village III**	Northside Property III, Ltd.	180 NW 79 St. & 3181 NW 77St., Miami, Fl 33147	Rental New Construction	Multi-Family	Family	07/19/25	52,295,202.00	99	200	200	32	168	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Home	Open	2,000,000.00	1,900,000.00	100,000.00
															2020	Surtax	Open	6,000,000.00	4,768,740.00	1,231,260.00
																		9,000,000.00	**7,668,740.00**	**1,331,260.00**
	Construction is 99% complete with a Temporary Certificate of Occupancy (TCO).																			
	14699 NoMi Lofts	Sunshine State Development of South Florida, Inc.	1046 NE 128 St., Miami, Fl 33162	Rental New Construction	Multi-Family	Elderly	TBD	1,595,897.00	0	5	5	1	3	1	2023	Surtax	Open	398,974.00	0.00	398,974.00
																		398,974.00	**0.00**	**398,974.00**
	The development is in underwriting process.																			
	13690 Residences at Palm Court	Residences at Palm Court, LLC	930-950 NW 95 St.& 860 NW 95 S, Miami, Fl 33150	Rental New Construction	Multi-Family	Family	TBD	141,416,364.00	0	316	316	132	184	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	1,500,000.00	0.00	1,500,000.00
																		3,500,000.00	**0.00**	**3,500,000.00**
	Credit Underwriting Report is completed. Processed SURTAX Funding Agreement. Loan closing to be completed by the end of July 2025. Construction is to be completed by August 30, 2027.																			
	Count of Projects: 3							195,307,463.00		591	521	165	355	1				14,898,974.00	9,668,740.00	5,230,234.00
3	**13644 Alto Tower**	Blue CASL Dade, LLC.	2291-2277-2267 NW 36 St., Miami, Fl 33142	Rental Homeless New Const.	Multi-Family	Homeless	04/27/25	28,984,070.00	100	84	84	21	63	0	2021	HOME-ARPA	Open	2,050,000.00	1,947,500.00	102,500.00
																		2,050,000.00	**1,947,500.00**	**102,500.00**
	Construction is 100% complete. Project has received TCO.																			
	13609 Culmer Apartments	Culmer Apartments, Ltd.	800 NW 5th Ave., Miami, Fl 33136	Public Housing New Const.	Multi-Family	Family	06/27/25	113,162,221.02	96	239	239	52	187	0	2020	Surtax	Open	6,500,000.00	4,890,600.00	1,609,400.00
																		6,500,000.00	**4,890,600.00**	**1,609,400.00**
	Construction is 96% complete with a scheduled completion date of September 30, 2025.																			
	13613 The Villages Apartments Phase II	The Village Miami Phase II, LLC	890 NW 69 St., Miami, Fl 33150	Rental New Construction	Multi-Family	Family	04/17/25	34,464,431.00	95	120	120	28	92	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Surtax	Open	4,788,000.00	3,619,728.00	1,168,272.00
																		5,788,000.00	**4,619,728.00**	**1,168,272.00**
	Construction is 95% complete																			

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13595 Cazo Revolving Loan	Cazo Construction Corp.	2712 NW 12 Ave.- 2291 NW 50 St, Miami, FL 33127	Homeowners hip New Construction	Multi-Family	Family	12/31/25	1,999,357.00	70	23	23	6	11	6	2016	Surtax	Open	1,999,357.00	1,939,417.66	59,939.34
																		1,999,357.00	1,939,417.66	59,939.34
		23 Homes completed, remain for underpart processing.																		
	13611 Brownsville Transit Village V	Brownsville Village V, Ltd.	5115 NW 29th Ave., Miami, Fl 33142	Rental New Construction	Multi-Family	Family	03/31/26	34,673,650.00	66	120	120	20	100	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Surtax	Open	4,800,000.00	1,329,264.00	3,470,736.00
																		5,800,000.00	2,329,264.00	3,470,736.00
		Project under construction at 66% complete.																		
	13640 Courtside Apartments Phase II	AMC HTG 2, Ltd.	1698 NW 3 Ave. & 1501 NW 4 Ave, Miami, Fl 33136	Rental New Construction	Multi-Family	Family	04/02/27	56,117,720.00	50	120	120	26	94	0	2021	Surtax	Open	2,500,000.00	1,125,000.00	1,375,000.00
																		2,500,000.00	1,125,000.00	1,375,000.00
		Project under construction at 50% completed.																		
	13624 1560 NW 1st. Court (NOAH)	16 Corner Property Owner, LLC.	1560 NW 1st. Court, Miami, Fl 33136	Rental Rehab	Multi-Family	Family	07/30/25	2,390,951.00	32	8	8	8	0	0	2022	DIAF	Open	179,629.37	0.00	179,629.37
															2022	SURTAX-NOA	Open	232,000.00	36,576.06	195,423.94
																		411,629.37	36,576.06	375,053.31
		Rehabilitation is 32% completed.																		
	14702 14th Street Development	14th Street Development, LLC	1445 North Miami Ave., Miami, Fl 33136	Rental New Construction	Multi-Family	Family	TBD	150,829,000.00	0	398	318	0	119	199	2023	Surtax	Open	3,000,000.00	0.00	3,000,000.00
																		3,000,000.00	0.00	3,000,000.00
		The project is being forwarded for underwriting.																		
	13556 Citadelle Village	Citadelle Village, LLC- Haitian American CDC	181 NE 82 St., Miami, FL 33138	Rental New Construction	Multi-Family	Family	12/31/25	45,680,667.00	0	96	96	26	70	0	2019	Surtax	Open	2,400,000.00	0.00	2,400,000.00
															2017	Surtax	Open	1,000,000.00	0.00	1,000,000.00
																		3,400,000.00	0.00	3,400,000.00
		Pending a loan closing (tentative date is July 31, 2025).																		
	14704 Edison Towers	Edison Towers II, LLC	NW corner NW 58 St. & 6th Ct., Miami, FL 33127	Rental New Construction	Multi-Family	Elderly	TBD	42,050,121.00	0	96	96	11	85	0	2024	Surtax	Open	903,706.88	0.00	903,706.88
															2023	Surtax	Open	2,400,000.00	0.00	2,400,000.00
																		3,303,706.88	0.00	3,303,706.88
		Credit Underwriting Report to be ordered.																		
	13634 EVIVA Uptown Apartments	EVIVA Uptown Avenue 7, LLC	6013 NW 7th Ave., Miami, Fl 33127	Rental New Construction	Multi-Family	Family	12/31/25	59,955,899.00	0	214	43	0	43	0	2022	AHTF	Open	850,000.00	0.00	850,000.00
															2022	AHTF	Open	1,150,000.00	736,019.13	413,980.87
																		2,000,000.00	736,019.13	1,263,980.87
		The development is in the pre-development phase.																		

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13688 Liberty Renaissance	Liberty Renaissance Apartments LLC	1305-1361 & 1320-1370 NW 61 St, Miami, Fl 33142	Rental New Construction	Multi-Family	Elderly	TBD	32,868,271.00	0	98	98	16	82	0	2023	Surtax	Open	2,450,000.00	0.00	2,450,000.00
																		2,450,000.00	**0.00**	**2,450,000.00**
		Project is in the credit underwriting process.																		
	13605 Liberty Square Elderly- Block Nine	RUDG, LLC	1201 NW 63 St., Miami, FL 33147	Public Housing New Const.	Multi-Family	Elderly	TBD	49,365,177.00	0	132	0	0	0	0	2024	CFP	Open	500,000.00	116,962.18	383,037.82
																		500,000.00	**116,962.18**	**383,037.82**
		The development is in underwriting . The financial closing is projected for August 2025.																		
	13697 Liberty Square Phase Five	Liberty Square Phase Five Developer LLC	1441 NW 62 Street, Miami, Fl 33147	Public Housing New Const.	Multi-Family		TBD	174,852,731.00	0	424	0	0	0	0	2024	CFP	Open	1,000,000.00	1,000,000.00	0.00
																		1,000,000.00	**1,000,000.00**	**0.00**
		The development is in underwriting . The financial closing is projected for July 2025.																		
	13683 Lofts at Broadway	BHP Community Land Trust, Inc.	6200 NW 17 Ave., Miami, Fl 33147	Homeowners hip New Construction	Multi-Family	Family	TBD	15,043,930.00	0	32	32	0	32	0	2021	Surtax	Open	6,549,782.00	0.00	6,549,782.00
																		6,549,782.00	**0.00**	**6,549,782.00**
		Possible recapture.																		
	13684 NANA City Homes	Neighbors and Neighbors Assoc. Inc. (NANA)	Scattered Sites, Miami, Fl 33147	Homeowners hip New Construction	Single Family Home	Family-Elderly	TBD	9,883,030.54	0	37	37	0	0	37	2022	Surtax	Open	3,700,000.00	0.00	3,700,000.00
																		3,700,000.00	**0.00**	**3,700,000.00**
		No bids received for underwriting. The underwriting will have to be bid again.																		
	13619 Place Louverture	BHP Community Land Trust, Inc.	6601 NE Miami Place, Miami, Fl 33138	Homeowners hip New Construction	Townhouses	Family	12/31/25	7,891,530.00	0	13	13	0	11	2	2023	HOME-CHDO	Open	50,000.00	0.00	50,000.00
															2023	HOME-CHDO	Open	831,256.05	0.00	831,256.05
															2022	HOME-CHDO	Open	807,902.40	0.00	807,902.40
															2021	Surtax	Open	2,750,000.00	0.00	2,750,000.00
															2021	Home	Open	731,983.50	0.00	731,983.50
																		5,171,141.95	**0.00**	**5,171,141.95**
		Credit underwriting completed. Project undergoing loan closing process.																		
	13645 Rainbow Village	RGC Phase I, LLC	2000 NW 3rd. Ave., Miami, Fl 33127	Public Housing New Const.	Multi-Family	Family	10/19/26	178,297,727.00	0	310	310	91	219	0	2021	HOME-ARPA	Open	3,000,000.00	0.00	3,000,000.00
																		3,000,000.00	**0.00**	**3,000,000.00**
		The loan closed on January 16, 2025. The groundbreaking was held on June 5, 2025.																		

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13693 St. Mary Towers	St. Mary Towers Apartments, LLLP	7615 NW 2nd Ave., Miami, Fl 33150	Rental Rehab	Multi-Family	Elderly	TBD	41,068,267.00	0	100	100	16	84	0	2023	Surtax	Open	2,400,000.00	0.00	2,400,000.00
																		2,400,000.00	**0.00**	**2,400,000.00**
	Final CUR was issued on January 30, 2025. Pending a loan closing (tentative date is July 31, 2025).																			
	13614 View 29	2901 Wynwood, LLC	Inters. NW 29 St. & 2nd Ave., Miami, Fl 33147	Rental New Construction	Multi-Family	Family	12/31/25	42,993,860.00	0	116	116	24	36	56	2024	Surtax	Open	3,325,000.00	0.00	3,325,000.00
															2024	Home	Open	900,000.00	0.00	900,000.00
															2022	DIAF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	5,780,000.00	0.00	5,780,000.00
																		11,005,000.00	**0.00**	**########**
	The development is in underwriting process.																			
	13667 Yaeger Plaza	Yaeger Plaza Partners, LLC	1177 NW 62 St., Miami, FL 33150	Rental New Construction	Multi-Family	Family	06/30/25	58,309,479.00	0	135	135	27	108	0	2022	Home	Open	2,000,000.00	0.00	2,000,000.00
															2022	Surtax	Open	500,000.00	0.00	500,000.00
																		2,500,000.00	**0.00**	**2,500,000.00**
	Final CUR was issued on January 09, 2025. Pending a loan closing (tentative date is July 31, 2025).																			
	Count of Projects: 21							1,180,882,089.56		2915	2108	372	1436	300				80,231,977.20	**23,944,427.03**	**56,287,550.17**
4	**13664 Oasis at Aventura**	HTG Oasis, LLC	18700 - 18790 NE 25 Ave., Miami, Fl 33180	Rental New Construction	Multi-Family	Elderly	01/31/26	36,624,632.00	99	95	95	16	79	0	2022	Surtax	Open	2,375,000.00	2,161,073.61	213,926.39
																		2,375,000.00	**2,161,073.61**	**213,926.39**
	Project under construction at 99% with TCO.																			
	13663 Vista Breeze	Vista Breeze, Ltd.	300-280 S. Shore Drive, Miami Beach, Fl 33141	Rental New Construction	Multi-Family	Elderly	12/14/25	60,401,049.00	83	119	119	25	94	0	2022	Surtax	Open	5,950,000.00	3,437,404.25	2,512,595.75
																		5,950,000.00	**3,437,404.25**	**2,512,595.75**
	Construction is 83% completed with a scheduled completion date of December 14, 2025.																			
	13608 Eleven44	Housing Authority of the City of Miami Beach	1144 Marseille Drive, Miami Beach, FL 33141	Rental New Construction	Multi-Family	Family	12/31/25	5,699,999.00	0	22	22	3	19	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	1,300,000.00	0.00	1,300,000.00
																		2,300,000.00	**0.00**	**2,300,000.00**
	Credit Underwriting Report was ordered.																			

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside: Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13622 The Heron	Miami Beach Housing Initiatives, Inc./Housing Authority of the City of Miami Beach	1158 Marseille Drive, Miami Beach, Fl 33141	Rental New Construction	Multi-Family	Elderly	12/31/25	10,412,379.00	0	20	20	16	4	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	500,000.00	0.00	500,000.00
																		1,500,000.00	0.00	1,500,000.00
		Credit Underwriting Report to be ordered.																		
	Count of Projects: 4							113,138,059.00		256	256	60	196	0				12,125,000.00	5,598,477.86	6,526,522.14
5	**13635 The Gallery at West Brickell**	The Gallery at West Brickell, LLC	201 SW 10th St., Miami, Fl 33130	Rental New Construction	Multi-Family	Family	09/07/25	156,249,393.00	100	465	163	93	0	70	2021	Home	Open	2,000,000.00	2,000,000.00	0.00
															2021	Surtax	Open	1,500,000.00	1,068,454.13	431,545.87
																		3,500,000.00	3,068,454.13	431,545.87
		Construction is 100% complete with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy (CO) to be obtained by the end of August 2025.																		
	13599 Southside Preparatory Academy/ School House Apts.	The School Board Miami-Dade County	945 SW 3rd. Ave., Miami, Fl 33130	Public Housing New Const.	Multi-Family	Family	07/30/25	24,303,672.00	94	10	10	0	10	0	2022	AHTF	Open	1,000,000.00	1,000,000.00	0.00
																		1,000,000.00	1,000,000.00	0.00
		Construction is currently at 94% complete, with temporary certificate of occupancy scheduled for the end of March, 2025																		
	13662 Gallery at Marti Park	Gallery at Marti Park, LLC	450 SW 5th St.; 455 SW 6 St., Miami, Fl 33130	Rental New Construction	Multi-Family	Family	12/30/25	73,359,926.00	83	176	97	36	55	6	2022	Surtax	Open	4,000,000.00	2,411,319.36	1,588,680.64
																		4,000,000.00	2,411,319.36	1,588,680.64
		Construction is 83% complete with a scheduled completion date of December 30, 2025.																		
	13685 Jose Marti Villas	Jose Marti Vilas LLC	154 SW 17 Ave. & 455 SW 16 Ave, Miami, Fl 33135	Rental New Construction	Multi-Family	Elderly	06/18/26	53,926,968.00	76	146	146	97	49	0	2023	HOME-HDG	Open	1,500,000.00	0.00	1,500,000.00
															2023	Surtax	Open	2,000,000.00	1,139,830.82	860,169.18
																		3,500,000.00	1,139,830.82	2,360,169.18
		Construction is 76% completed with a scheduled completion date of December 30, 2025.																		
	13646 1175 South River Drive	Public Housing and Community Development	1175 NW South River Drive, Miami, Fl 33125	Public Housing New Const.	Multi-Family	Family	10/31/26	101,740,252.00	0	236	236	36	72	128	2022	AHTF	Open	1,000,000.00	20,473.34	979,526.66
																		1,000,000.00	20,473.34	979,526.66
		On April 1st, 2025, the MDA and 99-Year Ground Lease were approved by BCC.																		
	14706 Essence MIA (New Project)	8th Street Properties LLC	829-847-845 SW 8th Street, Miami, Fl 33130	Rental New Construction	Multi-Family	Family	TBD	32,973,289.00	0	88	88	0	18	70	2023	Surtax	Open	2,000,000.00	0.00	2,000,000.00
																		2,000,000.00	0.00	2,000,000.00
		The development is in underwriting process.																		

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13687 Gallery at Lummus Parc	Gallery at Lummus Parc, LLC	395 NW 1 St. & 25 NW N.R.Drive, Miami, Fl 33128	Rental New Construction	Multi-Family	Elderly-Family	TBD	188,171,065.00	0	452	226	91	0	135	2023	Surtax	Open	5,000,000.00	0.00	5,000,000.00
																		5,000,000.00	**0.00**	**5,000,000.00**
	Credit Underwriting Report was ordered. Loan closing to be completed by August 30, 2025. Construction to be completed by August 30, 2027.																			
	Count of Projects: 7							630,724,565.00		1573	966	353	204	409				20,000,000.00	7,640,077.65	12,359,922.35
6	**13567 Ludlam Trail Towers**	Ludlam Trail Towers, LLC	Coral Way West of 69 Ave., Miami, FL 33155	Rental New Construction	Multi-Family	Elderly	07/30/25	20,425,862.00	99	64	64	4	60	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2022	AHTF	Open	2,000,000.00	1,800,000.00	200,000.00
															2019	Surtax	Open	2,000,000.00	1,800,000.00	200,000.00
																		5,000,000.00	**4,600,000.00**	**400,000.00**
	Construction is 99% complete. Temporary Certificate of Occupancy (TCO) for the South Tower was issued on January 23, 2025. Temporary Certificate of Occupancy (TCO) for the North Tower was issued on January 23, 2025. A Ribbon Cutting was held on May 13, 2025.																			
	13531 Metro Grande III	Metro Grande Associates, Ltd. / Cornerstone Group	2005 West Okeechobee Rd., Hialeah, FL 33010	Rental New Construction	Multi-Family	Elderly	07/30/25	32,091,310.00	99	84	84	28	56	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2021	Surtax	Open	850,000.00	850,000.00	0.00
															2019	Surtax	Open	2,000,000.00	1,558,560.65	441,439.35
															2018	CDBG	Open	93,774.96	0.00	93,774.96
																		3,943,774.96	**3,408,560.65**	**535,214.31**
	Construction is 99% complete. Temporary Certificate of Occupancy (TCO) to be obtained by the end of July 2025.																			
	13666 Metro Grande II	Metro Grande II Associates, Ltd.	NW corner of W 19 St. & 9 Ave, Hialeah, Fl 33010	Rental New Construction	Multi-Family	Family	07/30/26	34,970,280.00	0	94	93	33	60	0	2023	Surtax	Open	2,975,000.00	0.00	2,975,000.00
															2023	Home	Open	1,564,000.00	0.00	1,564,000.00
															2022	Surtax	Open	5,640,000.00	0.00	5,640,000.00
																		10,179,000.00	**0.00**	**########**
	Credit Underwriting Report is completed. Loan closing is scheduled to be completed by August 30, 2025. Construction to be completed by August 30, 2027.																			
	Count of Projects: 3							87,487,452.00		242	241	65	176	0				19,122,774.96	8,008,560.65	11,114,214.31
7	**13665 Old Cutler Village Phase 2**	Old Cutler Village Phase 2, LLC	Inters. SW 216th St. & 104 Ct., Miami, Fl 33190	Rental New Construction	Multi-Family	Family	12/30/25	49,308,672.00	94	120	120	18	102	0	2022	Surtax	Open	6,000,000.00	4,999,946.10	1,000,053.90
																		6,000,000.00	**4,999,946.10**	**1,000,053.90**
	Construction is 94% complete with a scheduled completion date of September 30, 2025.																			
	Count of Projects: 1							49,308,672.00		120	120	18	102	0				6,000,000.00	4,999,946.10	1,000,053.90
8	**13661 Princeton Landings**	Princeton Landings, LLC	SW 240 St. along 127 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	06/09/25	102,989,663.00	98	334	333	0	134	199	2022	Surtax	Open	3,000,000.00	2,169,683.50	830,316.50
																		3,000,000.00	**2,169,683.50**	**830,316.50**
	Construction is 98% complete with a scheduled completion date of June 30, 2025.																			

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13638 Princeton Crossings	Princeton Crossings LLC	13841 SW 252 St., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	07/30/25	43,058,958.00	90	150	150	24	126	0	2021	Home	Open	1,017,500.00	966,150.00	51,350.00
															2021	Surtax	Open	3,750,000.00	2,059,331.81	1,690,668.19
																		4,767,500.00	3,025,481.81	1,742,018.19
		Construction is 90% complete with a scheduled completion date of September 30, 2025.																		
	Count of Projects: 2							146,048,621.00		484	483	24	260	199				7,767,500.00	5,195,165.31	2,572,334.69
9	**13571 Quail Roost Transit Village**	Quail Roost Transit Village I, Ltd.	18411 Homestead Ave., Homestead, FL 33157	Rental New Construction	Multi-Family	Family	07/30/25	83,074,648.00	100	200	200	72	128	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2021	Surtax	Open	3,000,000.00	1,925,000.00	1,075,000.00
															2020	Surtax	Open	4,000,000.00	4,000,000.00	0.00
															2020	Surtax	Open	3,000,000.00	2,700,000.00	300,000.00
																		11,000,000.00	9,625,000.00	1,375,000.00
		Construction is 100% complete with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy (CO) to be obtained by the end of July 2025.																		
	13675 Cordova Estates	Cordova Estates Housing	SW 336 St. & SW 172 Ave., Florida City, Fl 33034	Rental New Construction	Multi-Family	Family	07/30/25	59,614,151.00	99	190	190	31	159	0	2023	Surtax	Open	1,300,000.00	0.00	1,300,000.00
															2022	Surtax	Open	1,110,789.00	0.00	1,110,789.00
																		2,410,789.00	0.00	2,410,789.00
		Credit Underwriting Report is completed. Processed SURTAX Funding Agreement. Loan closing to be completed by July 30, 2025. Construction is 99% complete with a scheduled completion date of July 30, 2025.																		
	13641 Naranja Grand II	Naranja Grand, LLC	Waldin Dr. inters. & 147 Ave., Miami, Fl 33033	Rental New Construction	Multi-Family	Family	10/03/26	72,416,408.00	90	200	200	32	168	0	2021	Surtax	Open	4,000,000.00	3,599,776.71	400,223.29
																		4,000,000.00	3,599,776.71	400,223.29
		Per inspection report of 3/31/25 project at 90% completion.																		
	13679 Naranja Grand Senior	Naranja Grand, LLC	SW 280 St. & SW 147 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Elderly	12/31/25	44,365,475.00	90	120	120	20	100	0	2022	Surtax	Open	3,000,000.00	2,700,000.00	300,000.00
																		3,000,000.00	2,700,000.00	300,000.00
		Project under construction at 90% completed.																		
	13668 Royal Pointe	Royal Pointe Associates, Ltd.	11350 Dunbar Drive, Miami, Fl 33176	Rental New Construction	Multi-Family	Family	06/30/26	29,668,956.00	90	102	102	17	85	0	2023	AHTF	Open	510,000.00	0.00	510,000.00
															2023	Surtax	Open	952,157.64	498,577.09	453,580.55
															2023	SHIP	Open	611,173.00	0.00	611,173.00
															2022	Surtax	Open	2,836,000.00	963,184.77	1,872,815.23
															2022	Home	Open	1,850,000.00	1,384,479.00	465,521.00
															2022	Surtax	Open	2,750,000.00	2,750,000.00	0.00
															2021	HOME-	Open	500,000.00	0.00	500,000.00
																		10,009,330.64	5,596,240.86	4,413,089.78
		Per inspection report of 06/17/2025 project under construction at 90% complete.																		

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside: Very Low (30 to 50%)	Units Set-Aside: Low (51 to 80%)	Units Set-Aside: Mode rate (81 to 140%)	Funding Source Info: Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13642 **Southpointe Vista (Phase I)**	MHP FL I, LLC.	21255 SW 117 Ct., Miami, Fl 33177	Rental New Construction	Multi-Family	Family	12/31/25	45,118,852.00	90	124	124	19	105	0	2022	DIAF	Open	1,000,000.00	975,017.21	24,982.79
															2021	Surtax	Open	2,500,000.00	2,377,219.88	122,780.12
																		3,500,000.00	3,352,237.09	147,762.91
		Project under construction at 90% completed.																		
	13692 **Quail Roost Transit Village II**	Quail Roost Transit Village II, Ltd.	18555 Homestead Ave., Miami, Fl 33157	Rental New Construction	Multi-Family	Elderly	06/01/26	44,510,409.00	74	124	124	20	104	0	2023	Surtax	Open	4,960,000.00	0.00	4,960,000.00
																		4,960,000.00	0.00	4,960,000.00
		Construction is 74% complete with a scheduled completion date of December 30, 2025.																		
	13672 **Caribbean Isles**	Caribbean Isles LLLP	19755 SW 110th Ct., Miami, Fl 33157	Rental New Construction	Multi-Family	Elderly	10/30/26	0.00	36	104	104	0	104	0	2023	CDBG	Open	1,500,000.00	0.00	1,500,000.00
															2022	CDBG	Open	2,500,000.00	1,037,469.79	1,462,530.21
															2022	Surtax	Open	3,500,000.00	0.00	3,500,000.00
															2021	CDBG	Open	2,500,000.00	1,347,712.96	1,152,287.04
																		10,000,000.00	2,385,182.75	7,614,817.25
		Construction of the Garage is 36% completed with a scheduled completion date of December 30, 2025. SURTAX loan closing for the apartment building to be completed by August 30, 2025.																		
	13669 **Homestead Gardens Phase I**	DBC Procida LLC	1501 SW 6th St., Homestead, Fl 33030	Public Housing New Const.	Multi-Family	Family	12/10/26	93,415,448.00	25	162	162	101	61	0	2022	Surtax	Open	2,000,000.00	0.00	2,000,000.00
															2022	Home	Open	2,000,000.00	0.00	2,000,000.00
																		4,00,000.000	0.00	4,000,000.00
		Project under construction at 25% completion.																		
	13670 **Crossing at Quail Roost Senior Apartments**	Cutler Bay Centre Associates, Ltd.	10100 SW 186 St., Cutler Bay, Fl 33156	Rental New Construction	Multi-Family	Elderly	01/31/26	21,863,186.00	0	93	93	0	93	0	2022	Surtax	Open	2,500,000.00	0.00	2,500,000.00
																		2,500,000.00	0.00	2,500,000.00
		Credit Underwriting Report to be ordered.																		
	13615 **Cutler Manor Redevelopment**	POAH Cutler Manor II, LLC	10875 SW 216 St., Miami, Fl 33170	Rental New Construction	Multi-Family	Family	03/30/27	83,206,511.00	0	219	219	61	158	0	2022	Surtax	Open	1,750,000.00	0.00	1,750,000.00
															2021	HOME-ARPA	Open	2,033,000.00	0.00	2,033,000.00
															2021	HOME-ARPA	Open	2,450,000.00	0.00	2,450,000.00
																		6,233,000.00	0.00	6,233,000.00
		Credit Underwriting Report to be ordered. Loan closing to be completed by December 30, 2025. Construction to be completed by December 30, 2027.																		

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13689 **Heritage Village South**	Heritage Village South, Ltd.	Inters. 270 St. & SW 142 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	02/04/27	41,002,797.00	0	116	116	54	62	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	1,500,000.00	0.00	1,500,000.00
															2023	Surtax	Open	1,500,000.00	0.00	1,500,000.00
																		5,000,000.00	0.00	5,000,000.00
		Loan closing completed. Groundbreaking scheduled for 3rd qtr.																		
	14698 **Hibiscus Grove**	Hibiscus Grove, LP	9948 W. Hibiscus Street, Miami, Fl 33157	Rental New Construction	Multi-Family	Family	03/31/27	77,565,478.00	0	270	270	30	186	54	2023	Surtax	Open	5,000,000.00	0.00	5,000,000.00
																		5,000,000.00	0.00	5,000,000.00
		Loan closing completed. Groundbreaking scheduled for 3rd qtr.																		
	13658 **Modello II**	Modello II	15302 SW 282 St., Miami, FL 33033	Homeowners hip New Construction	Single Family Home	Family	12/31/25	0.00	0	50	50	0	50	0	2022	AHTF	Open	225,000.00	46,328.67	178,671.33
																		225,000.00	46,328.67	178,671.33
		Pre-development on-going. In the process of soliciting a developer. A Phase II environmental review was conducted and the remediation will be done during construction. Currently in the planning stage.																		
	13691 **Perrine Apartments II**	Perrine Apartments II, Ltd.	10060 W. Evergreen St., Miami, Fl 33157	Rental New Construction	Multi-Family	Elderly	12/19/26	54,767,499.00	0	150	150	56	94	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	2,000,000.00	0.00	2,000,000.00
															2023	Surtax	Open	1,000,000.00	0.00	1,000,000.00
																		5,000,000.00	0.00	5,000,000.00
		Loan closing completed. Groundbreaking scheduled for 3rd qtr.																		
	Count of Projects: 15							750,589,818.00		2224	2224	513	1657	54				77,062,119.64	27,528,766.08	49,533,353.56
10	13561 **The Village of Casa Familia**	Casa Familia Developer, LLC	10951 SW 84th St., Miami, FL 33173	Rental New Construction	Multi-Family	Disable	09/30/25	21,251,700.00	77	50	48	18	22	8	2022	AHTF	Open	2,000,000.00	1,096,380.00	903,620.00
															2019	Surtax	Open	2,000,000.00	1,096,380.00	903,620.00
																		4,000,000.00	2,192,760.00	1,807,240.00
		Construction is 77% complete with a scheduled completion date of September 30, 2025.																		
	13694 **Gardens at Casa Familia**	Gardens at Casa Familia, LLC	10921 SW 84th St., Miami, Fl 33173	Rental New Construction	Multi-Family	Disable	TBD	28,143,527.00	0	50	50	8	42	0	2023	Surtax	Open	2,000,000.00	0.00	2,000,000.00
																		2,000,000.00	0.00	2,000,000.00
		Credit Underwriting Report was completed. Processed SURTAX Funding Agreement. Loan closing to be completed by August 30, 2025. Construction to be completed by August 30, 2027																		
	13631 **Westchester**	Miami-Dade PHCD Development	9445 SW 24 Street, Miami, Fl	Rental New Construction	Multi-Family	Elderly	10/31/26	5,000,000.00	0	20	20	20	0	0	2022	AHTF	Open	2,000,000.00	262,780.20	1,737,219.80

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside: Very Low (30 to 50%)	Units Set-Aside: Low (51 to 80%)	Units Set-Aside: Mode rate (81 to 140%)	Funding Source Info: Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	Westchester Library Villas	Development Division Planning phase	Street, Miami, FL 33165	Construction														**2,000,000.00**	**262,780.20**	**1,737,219.80**
	Count of Projects: 3							54,395,227.00		120	118	46	64	8				8,000,000.00	2,455,540.20	5,544,459.80
11	**13648 Single Family Homes-South of Tamiami Executive Airport**	Public Housing and Community Development Planning phase.	N.side SW 143 Terr. & 145 Pl., Miami, FL 33186	Homeowners hip New Construction	Single Family Home		10/31/26	0.00	0	15	0	0	0	0	2022	AHTF	Open	2,000,000.00	1,642,500.00	357,500.00
																		2,000,000.00	**1,642,500.00**	**357,500.00**
	Count of Projects: 1							0.00		15	0	0	0	0				2,000,000.00	1,642,500.00	357,500.00
12	**13686 Lil Abner Apartments III**	CREI Holdings, LLC. Project under construction at 80% complete.	11239 NW 4 Terrace, Miami, Fl 33172	Rental New Construction	Multi-Family	Elderly	04/03/27	88,974,049.00	80	326	326	0	128	198	2023	Surtax	Open	5,000,000.00	3,450,000.00	1,550,000.00
																		5,000,000.00	**3,450,000.00**	**1,550,000.00**
	Count of Projects: 1							88,974,049.00		326	326	0	128	198				5,000,000.00	3,450,000.00	1,550,000.00
13	**13649 Hoffman Gardens**	Hialeah Housing Authority (HHA) The Funding Aggreement was fully executed on November 24, 2024. Construction is 15% complete.	995 W 75 St., Hialeah, Fl 33014	Rental New Construction	Multi-Family	Elderly	11/30/26	0.00	15	43	43	0	43	0	2022	AHTF	Open	2,000,000.00	0.00	2,000,000.00
																		2,000,000.00	**0.00**	**2,000,000.00**
	Count of Projects: 1							0.00		43	43	0	43	0				2,000,000.00	0.00	2,000,000.00
Grand Totals:	Count of Projects:68							3,477,573,878.56		9454	8003	1761	5073	1169				270,510,504.80	99,865,886.76	170,644,618.04

Summary Founding Sources

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)

Funding Sources	Total Net Amount ($)
Surtax	192,890,509.52
Home	20,752,483.50
AHTF	18,735,000.00
HOME-ARPA	10,033,000.00
CDBG	6,593,774.96
DIAF	8,179,629.37
HOME-HDG	7,500,000.00
SHIP	2,164,430.00
HOME-CHDO	1,929,677.45
CFP	1,500,000.00
SURTAX-NOA	232,000.00
Grand Totals:	**270,510,504.80**

Attachment B

Affordable Housing Projects Completed (BCC FY-2025 Third Quarter Report from April 1, to June 30, 2025)

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	C/O Date	Total Dev. Cost	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info			
											Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount
3	**Liberty Square Phase Four**	Liberty Square Phase Four	1415 NW 63 St., Miami, FL 33147	Rental New Construction	Multi-Family	Family	06/12/25	$33,425,850.00	193	193	79	114	0	2017	Surtax	Open	$1,000,000.00
														2018	Surtax	Open	$2,000,000.00
																	$3,000,000.00
	Lincoln Gardens Elderly	Lincoln Gardens Elderly, LLC	2425 NW 46 St., Miami, Fl 33142	Rental New Construction	Multi-Family	Elderly	06/30/25	$27,623,121.00	77	77	77	0	0	2022	DIAF	Open	$1,000,000.00
																	$1,000,000.00
	Sawyer's Walk	Block 55 Residential, LP	249 NW 6th St., Miami, Fl 33136	Rental New Construction	Multi-Family		06/30/25	$242,939,661.00	578	578	289	289	0	2022	DIAF	Open	$1,000,000.00
																	$1,000,000.00
	Superior Manor Apartments II	Superior Manor Phase II, LLC	2349 NW 51 St., Miami, Fl 33142	Rental New Construction	Multi-Family	Family	06/30/25	$22,067,510.00	76	76	9	67	0	2022	DIAF	Open	$831,000.00
														2020	Surtax	Open	$3,030,000.00
																	$3,861,000.00
9	**Cutler Manor II-POAH**	POAH- Preservation of Affordable Housing	11850 SW 216 St., Miami, FL 33170	Rental New Construction	Multi-Family	Family	04/01/25	$53,035,042.00	113	113	68	45	0	2020	Surtax	Open	$1,282,460.00
														2019	Surtax	Closed	$1,330,816.00
																	$2,613,276.00
	Cutler Vista Apartments	Cutler Vista Housing, L.P.	10469 SW 216 St., Miami, Fl 33190	Rental Rehab	Multi-Family	Family	05/22/25	$60,805,378.00	216	215	0	215	0	2020	Home	Closed	$3,514,740.00
																	$3,514,740.00
Grand Totals:		**Count of Projects: 6**						$439,896,562.00	1253	1252	522	730	0				$14,989,016.00

Report #2

Fiscal Year (FY) 2025 (July 1, 2025 – September 30, 2025) – Fourth Quarter
Affordable Housing Projects with HCD Managed Funds (Attachments C and D)

Awarded / Committed Funds by Funding Source	Cumulative Awarded Amount FY2025 Quarter 3	Cumulative Awarded Amount FY2025 Quarter 4	Awarded Amount Difference Between FY2025 Quarter 3 & FY2025 Quarter 4
Affordable Housing Trust Funds (AHTF)	$18,735,000.00	$18,735,000.00	$0.00
Capital Funds Program (CFP)	$1,500,000.00	$1,500,000.00	$0.00
Community Development Block Grant (CDBG) and HOME Community Housing Development (HOME-CHDO) *	$8,523,452.41	$9,195,111.45	$671,659.04
Development Inflation Adjustment Funds (DIAF) *	$8,179,629.37	$6,179,629.37	($2,000,000.00)
Home Investment Partnership (HOME) *	$20,752,483.50	$18,752,483.50	($2,000,000.00)
Home Investment Partnership-American Rescue Plan Act (HOME-ARPA) *	$10,033,000.00	$7,983,000.00	($2,050,000.00)
Housing Development Assistance Grant (HOME-HDG)	$7,500,000.00	$7,500,000.00	$0.00
State Housing Initiative Program (SHIP)	$2,164,430.00	$2,164,430.00	$0.00
Documentary Stamp Surtax (Surtax) *	$192,890,509.52	$175,254,720.52	($17,635,789.00)
Surtax-Naturally Occurring Affordable Housing Preservation Rehabilitation Loan Program (NOAH)	$232,000.00	$232,000.00	$0.00
Total	**$270,510,504.80**	**$247,496,374.84**	**(23,014,129.96)**

*Funds awarded and depleted/withdrawn.
Note: Bracketed amounts represent the removal of allocated funds from the cumulative allocated amount because the project is now complete.

Funded Affordable Multifamily Housing Developments	FY2025- Quarter 3 Apr. 2025 – June 2025		FY2025- Quarter 4 Jul. 2025 – Sept. 2025	
	# of Projects	# of Units	# of Projects	# of Units
Open	68	9,454	61	8,292
Completed **	6	1,253	7	1,162
Total	**74**	**10,707**	**68**	**9,454**

**Seven (7) projects were completed: Alto Tower, Oasis at Aventura, The Gallery at West Brickell, Metro Grande III, Old Culter Village Phase 2, Cordova Estates and Southpointe Vista Phase I.

Attachment C

Affordable Housing Open Projects (BCC FY-2025 Fourth Quarter Report from July 1, to September 30, 2025)

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (% AMI Category)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount	Draw Amount	Funding Amount Balance
1	13630 **Wellspring Apartments**	The Integral Development, LLC	14703 NW 27 Ave., Opa-Locka, Fl 33054	Rental New Construction	Multi-Family	Elderly	11/19/25	31,547,770.00	100	99	99	67	32	0	2022	AHTF	Open	1,000,000.00	950,000.00	50,000.00
																		1,000,000.00	950,000.00	50,000.00
	Construction is 100% complete. Pending Certificate of Occupancy.																			
	13606 **Villas of Magnolia North**	Palmetto Homes of Miami, Inc.	2061 Ali-Baba Ave./14911 Duval, Opa-Locka, FL 33054	Homeownership New Construction	Single Family Home	Family	05/04/26	2,750,000.00	95	18	0	0	0	0	2017	Surtax	Open	1,250,000.00	52,729.72	1,197,270.28
																		1,250,000.00	52,729.72	1,197,270.28
	Construction is ongoing and five homes have been sold.																			
	13676 **Ernie Martin Villas**	Ernie Martin Villas, LLC	20900-21300 NW 14th Place, Miami Gardens, Fl 33169	Rental Rehab	Multi-Family	Family	08/07/26	97,190,668.00	90	288	288	46	242	0	2023	HOME	Open	750,000.00	0.00	750,000.00
															2023	Surtax	Open	4,896,743.00	3,133,425.08	1,763,317.92
															2022	SHIP	Open	1,553,257.00	0.00	1,553,257.00
																		7,200,000.00	3,133,425.08	4,066,574.92
	Project is 90% complete,TCO pending																			
	13413 **Magnolia North 2145 Apartments**	Public Housing and Community Development	2145 Lincoln Ave., Opa-Locka, FL 33054	Rental New Construction	Multi-Family	Family	12/31/25	6,179,519.00	0	12	12	8	4	0	2021	Surtax	Open	4,000,000.00	0.00	4,000,000.00
															2019	Surtax	Open	1,000,000.00	0.00	1,000,000.00
															2013	Home	Open	464,000.00	9,450.00	454,550.00
															2013	Home	Open	475,000.00	473,565.26	1,434.74
															2012	HOME-CHDO	Open	240,519.00	0.00	240,519.00
																		6,179,519.00	483,015.26	5,696,504.74
	HCD in discussions with Architect and City of Opa Locka as to steps forward .																			
	13604 **Magnolia North/ Cazo Construction Corp.**	Cazo Construction Corp.	NW 151 St. on the N.St. Rd.9, Opa-Locka, FL 33054	Homeownership New Construction	Single Family Home	Elderly-Family	TBD	4,919,991.00	0	48	48	0	48	0	2017	Surtax	Open	1,250,000.00	0.00	1,250,000.00
																		1,250,000.00	0.00	1,250,000.00
	Funding is recommended for recapture.																			
	13593 **Serenity Grove Apartments**	Serenity Grove, LLC	18330 NW 12 Ave., Miami, FL 33169	Rental New Construction	Multi-Family	Elderly	12/31/25	38,129,915.00	0	150	150	24	126	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	3,750,000.00	0.00	3,750,000.00
															2019	Surtax	Open	2,100,000.00	0.00	2,100,000.00
																		6,850,000.00	0.00	6,850,000.00
	Project is in the credit underwriting process. Pending a 3rd extension to the Conditional Commitment Letter.																			
	Count of Projects: 6							180,727,863.00		615	597	145	452	0				23,729,519.00	4,619,170.06	19,110,348.94

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
2	13612 **Northside Transit Village III**	Northside Property III, Ltd.	180 NW 79 St. & 3181 NW 77St., Miami, Fl 33147	Rental New Construction	Multi-Family	Family	12/31/25	52,295,202.00	99	200	200	32	168	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Home	Open	2,000,000.00	2,000,000.00	0.00
															2020	Surtax	Open	6,000,000.00	5,346,600.00	653,400.00
																		9,000,000.00	8,346,600.00	653,400.00
		Construction is 99% complete with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy (CO) to be obtained by the end of October-2025.																		
	13690 **Residences at Palm Court**	Residences at Palm Court, LLC	930-950 NW 95 St.& 860 NW 95 S, Miami, Fl 33150	Rental New Construction	Multi-Family	Family	09/30/28	141,416,364.00	3	316	316	132	184	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	1,500,000.00	0.00	1,500,000.00
																		3,500,000.00	0.00	3,500,000.00
		Construction is 3% completed with a scheduled completion date of August 30, 2028																		
	14699 **NoMi Lofts**	Sunshine State Development of South Florida,	1046 NE 128 St., Miami, Fl 33162	Rental New Construction	Multi-Family	Elderly	TBD	1,595,897.00	0	5	5	1	3	1	2023	Surtax	Open	398,974.00	0.00	398,974.00
		Credit Underwriting underway.																398,974.00	0.00	398,974.00
	Count of Projects= 3							195,307,463.00		521	521	165	355	1				12,898,974.00	8,346,600.00	4,552,374.00
3	13609 **Culmer Apartments**	Culmer Apartments, Ltd.	800 NW 5th Ave., Miami, Fl 33136	Public Housing New Const.	Multi-Family	Family	10/30/25	113,162,221.02	99	239	239	52	187	0	2020	Surtax	Open	6,500,000.00	4,890,600.00	1,609,400.00
																		6,500,000.00	4,890,600.00	1,609,400.00
		Construction is 99% complete with a scheduled completion date of Octoberr 30, 2025																		
	13613 **The Villages Apartments Phase II**	The Village Miami Phase II, LLC	890 NW 69 St., Miami, Fl 33150	Rental New Construction	Multi-Family	Family	12/31/25	34,464,431.00	95	120	120	28	92	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Surtax	Open	4,788,000.00	3,619,728.00	1,168,272.00
																		5,788,000.00	4,619,728.00	1,168,272.00
		Construction is 95% complete																		
	13693 **St. Mary Towers**	St. Mary Towers Apartments, LLLP	7615 NW 2nd Ave., Miami, Fl 33150	Rental Rehab	Multi-Family	Elderly	08/18/27	40,391,569.00	90	100	100	16	84	0	2023	Surtax	Open	2,400,000.00	0.00	2,400,000.00
																		2,400,000.00	0.00	2,400,000.00
		The loan closed on September 19, 2025. Rehabilitation is 90% complete.																		
	13611 **Brownsville Transit Village V**	Brownsville Village V, Ltd.	5115 NW 29th Ave., Miami, Fl 33142	Rental New Construction	Multi-Family	Family	03/31/26	34,673,650.00	80	120	120	20	100	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Surtax	Open	4,800,000.00	2,819,232.00	1,980,768.00
																		5,800,000.00	3,819,232.00	1,980,768.00
		Project under construction at 80% complete.																		
	13640 **Courtside Apartments Phase II**	AMC HTG 2, Ltd.	1698 NW 3 Ave. & 1501 NW 4 Ave, Miami, Fl	Rental New Construction	Multi-Family	Family	04/02/27	56,117,720.00	80	120	120	26	94	0	2021	Surtax	Open	2,500,000.00	1,125,000.00	1,375,000.00
																		2,500,000.00	1,125,000.00	1,375,000.00
		Project under construction at 80% completed.																		
	13595 **Cazo Revolving Loan**	Cazo Construction Corp.	2712 NW 12 Ave.- 2291 NW 50 St, Miami, FL 33127	Homeownership New Construction	Multi-Family	Family	12/31/25	1,999,357.00	70	23	23	6	11	6	2016	Surtax	Open	1,999,357.00	1,939,417.66	59,939.34
																		1,999,357.00	1,939,417.66	59,939.34
		23 homes completed,4 homes pending completion																		

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13645 **Rainbow Village**	RGC Phase I, LLC	2000 NW 3rd. Ave., Miami, Fl 33127	Public Housing New Const.	Multi-Family	Family	10/19/26	178,297,727.00	51	310	310	91	219	0	2021	HOME-ARPA	Open	3,000,000.00	0.00	3,000,000.00
																		3,000,000.00	0.00	3,000,000.00
		Construction is underway and it is 51% completed.																		
	13624 **1560 NW 1st. Court (NOAH)**	16 Corner Property Owner, LLC.	1560 NW 1st. Court, Miami, Fl 33136	Rental Rehab	Multi-Family	Family	12/31/25	2,390,951.00	50	8	8	8	0	0	2022	DIAF	Open	179,629.37	161,666.43	17,962.94
															2022	SURTAX-NOA	Open	232,000.00	44,327.40	187,672.60
																		411,629.37	205,993.83	205,635.54
		Rehabilitation is 50% completed.																		
	14702 **14th Street Development**	14th Street Development, LLC	1445 North Miami Ave., Miami, Fl 33136	Rental New Construction	Multi-Family	Family	TBD	150,829,000.00	0	398	318	0	119	199	2023	Surtax	Open	3,000,000.00	0.00	3,000,000.00
																		3,000,000.00	0.00	3,000,000.00
		Project under going Credit Underwriting process.																		
	13556 **Citadelle Village**	Citadelle Village, LLC- Haitian American CDC	181 NE 82 St., Miami, FL 33138	Rental New Construction	Multi-Family	Family	12/31/25	45,680,667.00	0	96	96	26	70	0	2019	Surtax	Open	2,400,000.00	0.00	2,400,000.00
															2017	Surtax	Open	1,000,000.00	0.00	1,000,000.00
																		3,400,000.00	0.00	3,400,000.00
		Pending a loan closing (tentative date is December 18, 2025).																		
	14704 **Edison Towers II**	Edison Towers II, LLC	NW corner NW 58 St. & 6th Ct., Miami, FL 33127	Rental New Construction	Multi-Family	Elderly	TBD	42,050,121.00	0	96	96	11	85	0	2025	HOME-CHDO	Open	50,000.00	0.00	50,000.00
															2025	HOME-CHDO	Open	715,434.00	0.00	715,434.00
															2024	Surtax	Open	903,706.88	0.00	903,706.88
															2023	Surtax	Open	2,400,000.00	0.00	2,400,000.00
																		4,069,140.88	0.00	4,069,140.88
		Credit Underwriting Report to be ordered.																		
	13634 **EVIVA Uptown Apartments**	EVIVA Uptown Avenue 7, LLC	6013 NW 7th Ave., Miami, Fl 33127	Rental New Construction	Multi-Family	Family	12/31/25	59,955,899.00	0	214	43	0	43	0	2022	AHTF	Open	850,000.00	0.00	850,000.00
															2022	AHTF	Open	1,150,000.00	736,019.13	413,980.87
																		2,000,000.00	736,019.13	1,263,980.87
		The development is in the pre-development phase.																		
	13688 **Liberty Renaissance**	Liberty Renaissance Apartments LLC	1305-1361 & 1320-1370 NW 61 St, Miami, Fl 33142	Rental New Construction	Multi-Family	Elderly	TBD	32,868,271.00	0	98	98	16	82	0	2023	Surtax	Open	2,450,000.00	0.00	2,450,000.00
																		2,450,000.00	0.00	2,450,000.00
		Project is in the credit underwriting process.																		
	13605 **Liberty Square Elderly- Block Nine**	RUDG, LLC	1201 NW 63 St., Miami, FL 33147	Public Housing New Const.	Multi-Family	Elderly	TBD	49,365,177.00	0	132	0	0	0	0	2024	CFP	Open	500,000.00	116,962.18	383,037.82
																		500,000.00	116,962.18	383,037.82
		The construction loan closed is projected to be completed by October, 2025.																		

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount	Draw Amount	Funding Amount Balance
	13697 **Liberty Square Phase Five**	Liberty Square Phase Five Developer LLC	1441 NW 62 Street, Miami, Fl 33147	Public Housing New Const.	Multi-Family		TBD	174,852,731.00	0	424	0	0	0	0	2024	CFP	Open	1,000,000.00	1,000,000.00	0.00
																		1,000,000.00	1,000,000.00	0.00
		The construction loan is projected to be closed by October, 2025.																		
	13683 **Lofts at Broadway**	BHP Community Land Trust, Inc.	6200 NW 17 Ave., Miami, Fl 33147	Homeownership New Construction	Multi-Family	Family	TBD	15,043,930.00	0	32	32	0	32	0	2021	Surtax	Open	6,549,782.00	0.00	6,549,782.00
																		6,549,782.00	0.00	6,549,782.00
		Possible recapture.																		
	13684 **NANA City Homes**	Neighbors and Neighbors Assoc. Inc. (NANA)	Scattered Sites, Miami, Fl 33147	Homeownership New Construction	Single Family Home	Family-Elderly	TBD	9,883,030.54	0	37	37	0	0	37	2022	Surtax	Open	3,700,000.00	0.00	3,700,000.00
																		3,700,000.00	0.00	3,700,000.00
		No bids received for underwriting. The underwriting will have to be bid again.																		
	13619 **Place Louverture**	BHP Community Land Trust, Inc.	6601 NE Miami Place, Miami, Fl 33138	Homeownership New Construction	Townhouses	Family	12/31/25	7,891,530.00	0	13	13	0	11	2	2023	HOME-CHDO	Open	50,000.00	0.00	50,000.00
															2023	HOME-CHDO	Open	831,256.05	0.00	831,256.05
															2022	HOME-CHDO	Open	807,902.40	0.00	807,902.40
															2021	Surtax	Open	2,750,000.00	0.00	2,750,000.00
															2021	Home	Open	731,983.50	0.00	731,983.50
																		5,171,141.95	0.00	5,171,141.95
		Project undergoing loan closing process.																		
	13614 **View 29**	2901 Wynwood, LLC	Inters. NW 29 St. & 2nd Ave., Miami, Fl 33147	Rental New Construction	Multi-Family	Family	12/31/25	42,993,860.00	0	116	116	24	36	56	2024	Surtax	Open	3,325,000.00	0.00	3,325,000.00
															2024	Home	Open	900,000.00	0.00	900,000.00
															2022	DIAF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	5,780,000.00	0.00	5,780,000.00
																		##########	0.00	11,005,000.00
		The development is in underwriting process.																		
	13667 **Yaeger Plaza**	Yaeger Plaza Partners, LLC	1177 NW 62 St., Miami, FL 33150	Rental New Construction	Multi-Family	Family	12/31/26	58,309,479.00	0	135	135	27	108	0	2022	Home	Open	2,000,000.00	0.00	2,000,000.00
															2022	Surtax	Open	500,000.00	0.00	500,000.00
																		2,500,000.00	0.00	2,500,000.00
		Pending a loan closing (tentative date is December 17, 2025)																		
	Count of Project ID							1,151,221,774.55		2531	2024	353	1877	380				33,744,051.23	18,453,552.80	55,291,098.40
4	13663 **Vista Breeze**	Vista Breeze, Ltd.	300-280 S. Shore Drive, Miami Beach, Fl 33141	Rental New Construction	Multi-Family	Elderly	12/14/25	60,401,049.00	91	119	119	25	94	0	2022	Surtax	Open	5,950,000.00	4,903,662.75	1,046,337.25
																		5,950,000.00	4,903,662.75	1,046,337.25
		Construction is 91% completed with a scheduled completion date of December 14, 2025.																		

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13608 **Eleven44**	Housing Authority of the City of Miami Beach	1144 Marseille Drive, Miami Beach, FL 33141	Rental New Construction	Multi-Family	Family	12/31/25	5,699,999.00	0	22	22	3	19	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	1,300,000.00	0.00	1,300,000.00
																		2,300,000.00	0.00	2,300,000.00
		Credit Underwriting Report was ordered.																		
	13622 **The Heron**	Miami Beach Housing Initiatives, Inc./Housing Authority of the	1158 Marseille Drive, Miami Beach, Fl 33141	Rental New Construction	Multi-Family	Elderly	12/31/25	10,412,379.00	0	20	20	16	4	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	500,000.00	0.00	500,000.00
																		1,500,000.00	0.00	1,500,000.00
		Credit Underwriting Report to be ordered.																		
	Count of Projects: 3							76,513,427.00		161	161	44	117	0				9,750,000.00	4,903,662.75	4,846,337.25
5	13599 **Southside Preparatory Academy/ School House Apts.**	The School Board Miami-Dade County	945 SW 3rd. Ave., Miami, Fl 33130	Public Housing New Const.	Multi-Family	Family	12/31/25	24,303,672.00	99	10	10	0	10	0	2022	AHTF	Open	1,000,000.00	1,000,000.00	0.00
																		1,000,000.00	1,000,000.00	0.00
		Apartment units are pending substantial completion, and punch list items are currently being addressed. A property management company will be established once substantial completion is achieved, in order to begin pre-leasing activities.																		
	13662 **Gallery at Marti Park**	Gallery at Marti Park, LLC	450 SW 5th St.; 455 SW 6 St., Miami, Fl 33130	Rental New Construction	Multi-Family	Family	12/30/25	73,359,926.00	92	176	97	36	55	6	2022	Surtax	Open	4,000,000.00	3,336,787.84	663,212.16
																		4,000,000.00	3,336,787.84	663,212.16
		Construction is 92% complete with a scheduled completion date of December 30, 2025.																		
	13685 **Jose Marti Villas**	Jose Marti Villas LLC	154 SW 17 Ave. & 455 SW 16 Ave, Miami, Fl 33135	Rental New Construction	Multi-Family	Elderly	06/18/26	53,926,968.00	89	146	146	97	49	0	2023	HOME-HDG	Open	1,500,000.00	0.00	1,500,000.00
															2023	Surtax	Open	2,000,000.00	1,139,830.82	860,169.18
																		3,500,000.00	1,139,830.82	2,360,169.18
		Construction is 89% completed with a scheduled completion date of December 30, 2025.																		
	13646 **1175 South River Drive**	Public Housing and Community Development	1175 NW South River Drive, Miami, Fl 33125	Public Housing New Const.	Multi-Family	Family	10/31/26	101,740,252.00	0	236	236	36	72	128	2022	AHTF	Open	1,000,000.00	20,473.34	979,526.66
																		1,000,000.00	20,473.34	979,526.66
		Projected to have a financial closing by Q4 of 2026, subject to funding.																		
	14706 **Essence MIA**	8th Street Properties LLC	829-847-845 SW 8th Street, Miami, Fl 33130	Rental New Construction	Multi-Family	Family	TBD	32,973,289.00	0	88	88	0	18	70	2023	Surtax	Open	2,000,000.00	0.00	2,000,000.00
																		2,000,000.00	0.00	2,000,000.00
		Pending a Credit Underwriting Report.																		
	13687 **Gallery at Lummus Parc**	Gallery at Lummus Parc, LLC	395 NW 1 St. & 25 NW N.R.Drive, Miami, Fl 33128	Rental New Construction	Multi-Family	Elderly-Family	TBD	188,171,065.00	0	452	226	91	0	135	2023	Surtax	Open	5,000,000.00	0.00	5,000,000.00
																		5,000,000.00	0.00	5,000,000.00
		Credit Underwriting Report was ordered. Loan closing to be completed by April 30, 2026. Construction to be completed by April 30, 2028.																		
	Count of Projects: 6							474,475,172.00		1108	803	260	204	339				16,500,000.00	5,497,092.00	11,002,908.00

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (Per AMI Source)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
6	13567 **Ludlam Trail Towers**	Ludlam Trail Towers, LLC	Coral Way West of 69 Ave., Miami, FL 33155	Rental New Construction	Multi-Family	Elderly	10/30/25	20,425,862.00	100	64	64	4	60	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2022	AHTF	Open	2,000,000.00	2,000,000.00	0.00
															2019	Surtax	Open	2,000,000.00	2,000,000.00	0.00
																		5,000,000.00	5,000,000.00	0.00
	Project complete 100% pending Certificate of Occupancy.																			
	13666 **Metro Grande II**	Metro Grande II Associates, Ltd.	NW corner of W 19 St. & 9 Ave, Hialeah, Fl 33010	Rental New Construction	Multi-Family	Family	07/30/26	34,970,280.00	0	94	93	33	60	0	2023	Surtax	Open	2,975,000.00	0.00	2,975,000.00
															2023	Home	Open	1,564,000.00	0.00	1,564,000.00
															2022	Surtax	Open	5,640,000.00	0.00	5,640,000.00
																		########	0.00	10,179,000.00
	Credit Underwriting Report was ordered. Loan closing is scheduled to be completed by December 30, 2025. Construction to be completed by December 30, 2027.																			
	Count of Projects: 2							55,396,142.00		158	157	37	120	0				15,179,000.00	5,000,000.00	10,179,000.00
8	13661 **Princeton Landings**	Princeton Landings, LLC	SW 240 St. along 127 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	10/31/25	102,989,663.00	100	334	333	0	134	199	2022	Surtax	Open	3,000,000.00	2,169,683.50	830,316.50
																		3,000,000.00	2,169,683.50	830,316.50
	Construction is complete (Buildings A2, A3, A4, A5, A6, B and C obtained a Certificate of Occupancy (CO). Building A1 obtained a Temporary Certificate of Occupancy (TCO).																			
	13638 **Princeton Crossings**	Princeton Crossings LLC	13841 SW 252 St., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	10/30/25	43,058,958.00	98	150	150	24	126	0	2021	Home	Open	1,017,500.00	966,150.00	51,350.00
															2021	Surtax	Open	3,750,000.00	2,059,331.81	1,690,668.19
																		4,767,500.00	3,025,481.81	1,742,018.19
	Construction is 98% complete with a scheduled completion date of October 30, 2025.																			
	Count of Projects: 2							146,048,621.00		484	483	24	260	199				7,767,500.00	5,195,165.31	2,572,334.69
9	13641 **Naranja Grand II**	Naranja Grand, LLC	Waldin Dr. inters. & 147 Ave., Miami, Fl 33033	Rental New Construction	Multi-Family	Family	10/03/26	72,416,408.00	100	200	200	32	168	0	2021	Surtax	Open	4,000,000.00	3,599,776.71	400,223.29
																		4,000,000.00	3,599,776.71	400,223.29
	Project 100% complete. Pending Certificate of Occupancy.																			
	13679 **Naranja Grand Senior**	Naranja Grand, LLC	SW 280 St. & SW 147 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Elderly	12/31/25	44,365,475.00	100	120	120	20	100	0	2022	Surtax	Open	3,000,000.00	2,700,000.00	300,000.00
																		3,000,000.00	2,700,000.00	300,000.00
	Project 100% completed. Pending Certificate of Occupancy.																			

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13689 **Heritage Village South**	Heritage Village South, Ltd.	Inters. 270 St. & SW 142 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	02/04/27	41,002,797.00	31	116	116	54	62	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	1,500,000.00	0.00	1,500,000.00
															2023	Surtax	Open	1,500,000.00	0.00	1,500,000.00
																		5,000,000.00	0.00	5,000,000.00
		Project under construction at 31% complete.																		
	13691 **Perrine Apartments II**	Perrine Apartments II, Ltd.	10060 W. Evergreen St., Miami, Fl 33157	Rental New Construction	Multi-Family	Elderly	12/19/26	54,767,499.00	25	150	150	56	94	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	2,000,000.00	0.00	2,000,000.00
															2023	Surtax	Open	1,000,000.00	0.00	1,000,000.00
																		5,000,000.00	0.00	5,000,000.00
		Project is under construction at 25% complete.																		
	14698 **Hibiscus Grove**	Hibiscus Grove, LP	9948 W. Hibiscus Street, Miami, Fl 33157	Rental New Construction	Multi-Family	Family	03/31/27	77,565,478.00	23	270	270	30	186	54	2023	Surtax	Open	5,000,000.00	0.00	5,000,000.00
																		5,000,000.00	0.00	5,000,000.00
		Project under construction at 23% complete.																		
	13670 **Crossing at Quail Roost Senior Apartments**	Cutler Bay Centre Associates, Ltd.	10100 SW 186 St., Cutler Bay, Fl 33156	Rental New Construction	Multi-Family	Elderly	01/31/26	21,863,186.00	0	93	93	0	93	0	2022	Surtax	Open	2,500,000.00	0.00	2,500,000.00
																		2,500,000.00	0.00	2,500,000.00
		Credit Underwriting Report to be ordered.																		
	13615 **Cutler Manor Redevelopment**	POAH Cutler Manor II, LLC	10875 SW 216 St., Miami, Fl 33170	Rental New Construction	Multi-Family	Family	03/30/27	83,206,511.00	0	219	219	61	158	0	2022	Surtax	Open	1,750,000.00	0.00	1,750,000.00
															2021	HOME-ARPA	Open	2,033,000.00	0.00	2,033,000.00
															2021	HOME-ARPA	Open	2,450,000.00	0.00	2,450,000.00
																		6,233,000.00	0.00	6,233,000.00
		Credit Underwriting Report to be ordered. Loan closing to be completed by June 30, 2026. Construction to be completed by June 30, 2028.																		
	13658 **Modello II**	Modello II	15302 SW 282 St., Miami, FL 33033	Homeownership New Construction	Single Family Home	Family	12/31/25	TBD	0	50	50	0	50	0	2022	AHTF	Open	225,000.00	46,328.67	178,671.33
																		225,000.00	46,328.67	178,671.33
		Pre-development on-going. In the process of soliciting a developer. A Phase II environmental review was conducted and the remediation will be done during construction. Currently in the planning stage.																		
	Count of Projects: 13							645,856,815.00		1910	1910	463	1393	54				70,927,310.64	32,701,993.78	38,225,336.86
10	13561 **The Village of Casa Familia**	Casa Familia Developer, LLC	10951 SW 84th St., Miami, FL 33173	Rental New Construction	Multi-Family	Disable	11/30/25	21,251,700.00	90	50	48	18	22	8	2022	AHTF	Open	2,000,000.00	1,417,680.00	582,320.00
															2019	Surtax	Open	2,000,000.00	1,417,680.00	582,320.00
																		4,000,000.00	2,835,360.00	1,164,640.00
		Construction is 90% complete with a scheduled completion date of November 30, 2025.																		

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13694 **Gardens at Casa Familia**	Gardens at Casa Familia, LLC	10921 SW 84th St., Miami, Fl 33173	Rental New Construction	Multi-Family	Disable	09/17/27	28,143,527.00	0	50	50	8	42	0	2023	Surtax	Open	2,000,000.00	629,411.82	1,370,588.18
																		2,000,000.00	629,411.82	1,370,588.18
		Loan closing was completed on September 17, 2025. Construction started on September 29, 2025, and it is scheduled to be completed by September 17, 2027.																		
	13631 **Westchester Library Villas**	Miami-Dade PHCD Development Division	9445 SW 24 Street, Miami, Fl 33165	Rental New Construction	Multi-Family	Elderly	10/31/26	5,000,000.00	0	20	20	20	0	0	2022	AHTF	Open	2,000,000.00	262,780.20	1,737,219.80
		Planning phase																2,000,000.00	262,780.20	1,737,219.80
	Count of Projects: 3							54,395,227.00		120	118	46	64	8				8,000,000.00	3,727,552.02	4,272,447.98
11	13648 **Single Family Homes-South of Tamiami Executive Airport**	Public Housing and Community Development	N.side SW 143 Terr. & 145 Pl., Miami, FL 33186	Homeownership New Construction	Single Family Home		10/31/26	TBD	0	15	0	0	0	0	2022	AHTF	Open	2,000,000.00	1,642,500.00	357,500.00
		Planning phase.																2,000,000.00	1,642,500.00	357,500.00
	Count of Projects: 1									15	0	0	0	0				2,000,000.00	1,642,500.00	357,500.00
12	13686 **Lil Abner Apartments III**	CREI Holdings, LLC.	11239 NW 4 Terrace, Miami, Fl 33172	Rental New Construction	Multi-Family	Elderly	04/03/27	88,974,049.00	85	326	326	0	128	198	2023	Surtax	Open	5,000,000.00	4,162,500.00	837,500.00
		Project under construction at 85% complete.																5,000,000.00	4,162,500.00	837,500.00
	Count of Projects: 1							88,974,049.00		326	326	0	128	198				5,000,000.00	4,162,500.00	837,500.00
13	13649 **Hoffman Gardens**	Hialeah Housing Authority (HHA)	995 W 75 St., Hialeah, Fl 33014	Rental New Construction	Multi-Family	Elderly	11/30/26	TBD	45	43	43	0	43	0	2022	AHTF	Open	2,000,000.00	0.00	2,000,000.00
		Construction is underway and it is 45% complete. .																2,000,000.00	0.00	2,000,000.00
	Count of Projects: 1									43	43	0	43	0				2,000,000.00	0.00	2,000,000.00
Grand Totals:	Count of Projects: 61							3,068,906,100.56		8292	7143	1535	4509	1099				247,496,374.84	94,249,188.72	153,247,186.12

Attachment D

Affordable Housing Projects Completed (BCC FY-2025 Fourth Quarter Report from July 1, to September 30, 2025)

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	C/O Date	Total Dev. Cost	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info			
											Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount
3	**Alto Tower**	Blue CASL Dade, LLC.	2291-2277-2267 NW 36 St., Miami, Fl 33142	Rental Homeless New Const.	Multi-Family	Homeless	09/26/25	$28,984,070.00	84	84	21	63	0	2021	HOME-ARPA	Closed	$2,050,000.00
																	$2,050,000.00
4	**Oasis at Aventura**	HTG Oasis, LLC	18700 - 18790 NE 25 Ave., Miami, Fl 33180	Rental New Construction	Multi-Family	Elderly	07/08/25	$36,624,632.00	95	95	16	79	0	2022	Surtax	Open	$2,375,000.00
																	$2,375,000.00
5	**The Gallery at West Brickell**	The Gallery at West Brickell, LLC	201 SW 10th St., Miami, Fl 33130	Rental New Construction	Multi-Family	Family	08/05/25	$156,249,393.00	465	163	93	0	70	2021	Home	Closed	$2,000,000.00
														2021	Surtax	Open	$1,500,000.00
																	$3,500,000.00
6	**Metro Grande III**	Metro Grande Associates, Ltd. / Cornerstone Group	1015 W 19th Street, Hialeah, FL 33010	Rental New Construction	Multi-Family	Elderly	08/27/25	$32,091,310.00	84	84	28	56	0	2022	DIAF	Closed	$1,000,000.00
														2021	Surtax	Closed	$850,000.00
														2019	Surtax	Open	$2,000,000.00
														2018	CDBG	Open	$93,774.96
																	$3,943,774.96
7	**Old Cutler Village Phase 2**	Old Cutler Village Phase 2, LLC	Inters. SW 216th St. & 104 Ct., Miami, Fl 33190	Rental New Construction	Multi-Family	Family	07/31/25	$49,308,672.00	120	120	18	102	0	2022	Surtax	Open	$6,000,000.00
9	**Cordova Estates**	Cordova Estates Housing	SW 336 St. & SW 172 Ave., Florida City, Fl 33034	Rental New Construction	Multi-Family	Family	07/31/25	$59,614,151.00	190	190	31	159	0	2023	Surtax	Open	$1,300,000.00
														2022	Surtax	Open	$1,110,789.00
																	$2,410,789.00
	Southpointe Vista (Phase I)	MHP FL I, LLC.	21255 SW 117 Ct., Miami, Fl 33177	Rental New Construction	Multi-Family	Family	08/14/25	$45,118,852.00	124	124	19	105	0	2022	DIAF	Closed	$1,000,000.00
														2021	Surtax	Open	$2,500,000.00
																	$3,500,000.00
Grand Totals:		**Count of Projects: 7**						**$407,991,080.00**	**1162**	**860**	**226**	**564**	**70**				**$23,779,563.96**

Report #3

Fiscal Year (FY) 2026 (October 1, 2025 – December 31, 2025) – First Quarter
Affordable Housing Projects with HCD Managed Funds (Attachments E and F)

Awarded / Committed **Funds by Funding Source**	**Cumulative Awarded Amount FY2025 Quarter 4**	**Cumulative Awarded Amount FY2026 Quarter 1**	**Awarded Amount Difference Between FY2025 Quarter 4 & FY2026 Quarter 1**
Affordable Housing Trust Funds (AHTF)*	$18,735,000.00	$15,735,000.00	($3,000,000.00)
Capital Funds Program (CFP) *	$1,500,000.00	$1,000,000.00	($500,000.00)
Community Development Block Grant (CDBG) and HOME Community Housing Development (HOME-CHDO)	$9,195,111.45	$10,195,111.45	$1,000,000.00
Development Inflation Adjustment Funds (DIAF) *	$6,179,629.37	$4,179,629.37	($2,000,000.00)
Home Investment Partnership (HOME)	$18,752,483.50	$ 18,752,483.50	$0.00
Home Investment Partnership-American Rescue Plan Act (HOME-ARPA) *	$7,983,000.00	$7,983,000.00	$0.00
Housing Development Assistance Grant (HOME-HDG)	$7,500,000.00	$7,500,000.00	$0.00
State Housing Initiative Program (SHIP)	$2,164,430.00	$2,164,430.00	$0.00
Documentary Stamp Surtax (Surtax) *	$175,254,720.52	$159,265,509.52	($15,989,211.00)
Surtax-Naturally Occurring Affordable Housing Preservation Rehabilitation Loan Program (NOAH)	$232,000.00	$232,000.00	$0.00
Total	**$247,496,374.84**	**$227,007,163.84**	**($20,489,211.00)**

*Funds awarded and depleted/withdrawn.
Note: Bracketed amounts represent the removal of allocated funds from the cumulative allocated amount because the project is now complete.

Funded Affordable Multifamily Housing Developments	**FY2025- Quarter 4 Jul. 2025 – Sept. 2025**		**FY2026- Quarter 1 Oct. 2025 – Dec. 2025**	
	# of Projects	**# of Units**	**# of Projects**	**# of Units**
Open *	61	8,292	58	7,517
Completed **	7	1,162	5	797
Total	**68**	**9,454**	**63**	**8,314**

*Three (3) new projects: Princeton Manor, Liberty Square Phase Six, LLC and Liberty Square Educational Campus
**Five (5) projects were completed: Wellspring Apartments, St. Mary Towers, Ludlam Trail Towers, Princeton Landings and Quail Roost Transit Village. Also, Liberty Square Elderly-Block Nine (demolition project) was paid-off.

Affordable Housing Projects Open Projects (BCC FY-2026 First Quarter Report from October 1, to December 31, 2025)

Dist. #	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
1	**13606 Villas of Magnolia North**	Palmetto Homes of Miami, Inc.	2061 Ali-Baba Ave./14911 Duval, Opa-Locka, FL 33054	Homeownership New Construction	Single Family Home	Family	05/04/26	2,750,000.00	95	18	0	0	0	0	2017	Surtax	Open	1,250,000.00	52,729.72	1,197,270.28
																		1,250,000.00	52,729.72	1,197,270.28
	Construction is ongoing and five homes have been sold.																			
	13676 Ernie Martin Villas	Ernie Martin Villas, LLC	20900 NW 14th Place, Miami Gardens, Fl 33169	Rental Rehab	Multi-Family	Family	08/07/26	97,190,668.00	90	288	288	46	242	0	2023	HOME	Open	750,000.00	0.00	750,000.00
															2023	Surtax	Open	4,896,743.00	4,442,005.41	454,737.59
															2022	SHIP	Open	1,553,257.00	0.00	1,553,257.00
																		7,200,000.00	4,442,005.41	2,757,994.59
	Project is 90% complete,TCO pending																			
	13413 Magnolia North 2145 Apartments	Public Housing and Community Development	2145 Lincoln Ave., Opa-Locka, FL 33054	Rental New Construction	Multi-Family	Family	12/31/25	6,179,519.00	0	12	12	8	4	0	2021	Surtax	Open	4,000,000.00	0.00	4,000,000.00
															2019	Surtax	Open	1,000,000.00	0.00	1,000,000.00
															2013	Home	Open	464,000.00	9,450.00	454,550.00
															2013	Home	Open	475,000.00	473,565.26	1,434.74
															2012	HOME-CHDO	Open	240,519.00	0.00	240,519.00
																		6,179,519.00	483,015.26	5,696,503.74
	HCD in discussions with Architect and City of Opa Locka as to steps forward .																			
	13604 Magnolia North/ Cazo Construction Corp.	Cazo Construction Corp.	NW 151 St. on the N.St. Rd.9, Opa-Locka, FL 33054	Homeownership New Construction	Single Family Home	Elderly-Family	TBD	4,919,991.00	0	48	48	0	48	0	2017	Surtax	Open	1,250,000.00	0.00	1,250,000.00
																		1,250,000.00	0.00	1,250,000.00
	Funding is recommended for recapture.																			
	13593 Serenity Grove Apartments	Serenity Grove, LLC	18330 NW 12 Ave., Miami, FL 33169	Rental New Construction	Multi-Family	Elderly	12/31/25	38,129,915.00	0	150	150	24	126	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	3,750,000.00	0.00	3,750,000.00
															2019	Surtax	Open	2,100,000.00	0.00	2,100,000.00
																		6,850,000.00	0.00	6,850,000.00
	Project is in the credit underwriting process. A 3rd extension to the Conditional Commitment Letter was issued on 01/7/2026.																			

Dist. #	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	Count of Projects: 5						4	149,170,093.00		516	498	78	420	0				22,729,519.00	4,977,750.39	17,751,768.61
2	**13612 Northside Transit Village III**	Northside Property III, Ltd.	180 NW 79 St. & 3181 NW 77St., Miami, Fl 33147	Rental New Construction	Multi-Family	Family	12/31/25	52,295,202.00	99	200	200	32	168	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Home	Open	2,000,000.00	2,000,000.00	0.00
															2020	Surtax	Open	6,000,000.00	5,346,600.00	653,400.00
																		9,000,000.00	8,346,600.00	653,400.00
		Construction is 99% complete with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy (CO) to be obtained by the end of February 2026.																		
	14699 NoMi Lofts	Sunshine State Development of South Florida, Inc.	1046 NE 128 St., Miami, Fl 33162	Rental New Construction	Multi-Family	Elderly	TBD	1,595,897.00	85	5	5	0	3	2	2023	Surtax	Open	398,974.00	0.00	398,974.00
																		398,974.00	0.00	398,974.00
		Credit Underwriting underway.																		
	13690 Residences at Palm Court	Residences at Palm Court, LLC	930-950 NW 95 St.& 860 NW 95 S, Miami, Fl 33150	Rental New Construction	Multi-Family	Family	09/30/28	141,416,364.00	9	316	316	132	184	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	1,500,000.00	0.00	1,500,000.00
																		3,500,000.00	0.00	3,500,000.00
		Construction is 9% completed with a scheduled completion date of August 30, 2028																		
	Count of Projects: 3						2	195,807,463.00		521	521	164	355	2				12,888,974.00	8,346,600.00	4,552,374.00
3	**13609 Culmer Apartments**	Culmer Apartments, Ltd.	800 NW 5th Ave., Miami, Fl 33136	Public Housing New Const.	Multi-Family	Family	10/30/25	113,162,221.02	99	239	239	52	187	0	2020	Surtax	Open	6,500,000.00	6,175,000.00	325,000.00
																		6,500,000.00	6,175,000.00	325,000.00
		Construction is 99% complete with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy to be obtained by the end of February 2026.																		
	13624 1560 NW 1st. Court (NOAH)	16 Corner Property Owner, LLC.	1560 NW 1st. Court, Miami, Fl 33136	Rental Rehab	Multi-Family	Family	12/31/25	2,390,951.00	95	8	8	8	0	0	2022	DIAF	Open	179,629.37	161,666.43	17,962.94
															2022	SURTAX-NOA	Open	232,000.00	44,327.40	187,672.60
																		411,629.37	205,993.83	205,635.54
		Rehabilitation is 95% complete. A Ribbon Cutting Ceremony is shedule fo January 14, 2026.																		
	13613 The Villages Apartments Phase II	The Village Miami Phase II, LLC	890 NW 69 St., Miami, Fl 33150	Rental New Construction	Multi-Family	Family	12/31/25	34,464,431.00	95	120	120	28	92	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Surtax	Open	4,788,000.00	4,309,200.00	478,800.00
																		5,788,000.00	5,309,200.00	478,800.00
		Construction is 95% complete																		
	13611 Brownsville Transit Village V	Brownsville Village V, Ltd.	5115 NW 29th Ave., Miami, Fl 33142	Rental New Construction	Multi-Family	Family	03/31/26	34,673,650.00	90	120	120	20	100	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Surtax	Open	4,800,000.00	3,430,512.00	1,369,488.00
																		5,800,000.00	4,430,512.00	1,369,488.00
		Project under construction at 90% complete.																		

Dist. #	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13640 Courtside Apartments Phase II	AMC HTG 2, Ltd.	1698 NW 3 Ave. & 1501 NW 4 Ave, Miami, Fl 33136	Rental New Construction	Multi-Family	Family	04/02/27	56,117,720.00	80	120	120	26	94	0	2021	Surtax	Open	2,500,000.00	2,250,000.00	250,000.00
																		2,500,000.00	**2,250,000.00**	**250,000.00**
	Project under construction at 80% completed.																			
	13595 Cazo Revolving Loan	Cazo Construction Corp.	2712 NW 12 Ave.- 2291 NW 50 St, Miami, FL 33127	Homeownership New Construction	Multi-Family	Family	12/31/25	1,999,357.00	70	23	23	6	11	6	2016	Surtax	Open	1,999,357.00	1,939,417.66	59,939.34
																		1,999,357.00	**1,939,417.66**	**59,939.34**
	23 homes completed,4 homes pending completion																			
	13645 Rainbow Village	RGC Phase I, LLC	2000 NW 3rd. Ave., Miami, Fl 33127	Public Housing New Const.	Multi-Family	Family	10/19/26	178,297,727.00	60	310	310	91	219	0	2021	HOME-ARPA	Open	3,000,000.00	0.00	3,000,000.00
																		3,000,000.00	**0.00**	**3,000,000.00**
	Construction is underway and it is 60% completed.																			
	14702 14th Street Development	14th Street Development, LLC	1445 North Miami Ave., Miami, Fl 33136	Rental New Construction	Multi-Family	Family	TBD	150,829,000.00	0	398	318	0	119	199	2023	Surtax	Open	3,000,000.00	0.00	3,000,000.00
																		3,000,000.00	**0.00**	**3,000,000.00**
	Project under going Credit Underwriting process.																			
	13556 Citadelle Village	Citadelle Village, LLC- Haitian American CDC	181 NE 82 St., Miami, FL 33138	Rental New Construction	Multi-Family	Family	12/31/25	45,680,667.00	0	96	96	26	70	0	2019	Surtax	Open	2,400,000.00	0.00	2,400,000.00
															2017	Surtax	Open	1,000,000.00	0.00	1,000,000.00
																		3,400,000.00	**0.00**	**3,400,000.00**
	Pending a loan closing (tentative date is January 2026).																			
	14704 Edison Towers II	Edison Towers II, LLC	NW corner NW 58 St. & 6th Ct., Miami, FL 33127	Rental New Construction	Multi-Family	Elderly	TBD	42,050,121.00	0	96	96	11	85	0	2025	HOME-CHDO	Open	50,000.00	0.00	50,000.00
															2025	HOME-CHDO	Open	715,434.00	0.00	715,434.00
															2024	Surtax	Open	903,706.88	0.00	903,706.88
															2023	Surtax	Open	2,400,000.00	0.00	2,400,000.00
																		4,069,140.88	**0.00**	**4,069,140.88**
	Credit Underwriting Report was ordered.																			
	13634 EVIVA Uptown Apartments	EVIVA Uptown Avenue 7, LLC	6013 NW 7th Ave., Miami, Fl 33127	Rental New Construction	Multi-Family	Family	12/31/25	59,955,899.00	0	214	43	0	43	0	2022	AHTF	Open	850,000.00	0.00	850,000.00
															2022	AHTF	Open	1,150,000.00	736,019.13	413,980.87
																		2,000,000.00	**736,019.13**	**1,263,980.87**
	The development is in the pre-development phase.																			
	13688 Liberty Renaissance	Liberty Renaissance Apartments LLC	1305-1361 & 1320-1370 NW 61 St, Miami, Fl 33142	Rental New Construction	Multi-Family	Elderly	TBD	32,868,271.00	0	98	98	16	82	0	2023	Surtax	Open	2,450,000.00	0.00	2,450,000.00
																		2,450,000.00	**0.00**	**2,450,000.00**
	Project is in the credit underwriting process.																			

Dist. #	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	14711 **Liberty Square Educational Campus- Pre Development**	Liberty Square Educational Campus Developer LLC	1305 NW 63rd Terrace, Miami, FL 33147	Public Housing New Const.	Multi-Family		03/30/26	0.00	0	0	0	0	0	0	2020	CDBG	Open	350,000.00	0.00	350,000.00
																		350,000.00	**0.00**	**350,000.00**
		Loan closing to be completed by January 14 ,2026. Demolition work to start by January 26, 2026 and be completed by the end of March 2026.																		
	13697 **Liberty Square Phase Five**	Liberty Square Phase Five Developer LLC	1441 NW 62 Street, Miami, Fl 33147	Public Housing New Const.	Multi-Family	Family	04/06/28	165,447,194.00	0	408	408	204	204	0	2024	CFP	Open	1,000,000.00	0.00	1,000,000.00
																		1,000,000.00	**0.00**	**1,000,000.00**
		Construction lan closed in October 2025.																		
	14710 **Liberty Square Phase Six- Pre Development**	Liberty Square Phase Six Developer LLC	1301 NW 62nd. St., Miami, Fl 33147	Public Housing New Const.	Multi-Family		03/30/26	0.00	0	0	0	0	0	0	2020	CDBG	Open	650,000.00	0.00	650,000.00
																		650,000.00	**0.00**	**650,000.00**
		Loan closing was completed on December 31, 2025. Demolition work to start by January 19, 2026, and be completed by the end of March 2026.																		
	13683 **Lofts at Broadway**	BHP Community Land Trust, Inc.	6200 NW 17 Ave., Miami, Fl 33147	Homeownership New Construction	Multi-Family	Family	TBD	15,043,930.00	0	32	32	0	32	0	2021	Surtax	Open	6,549,782.00	0.00	6,549,782.00
		Project on hold. Possible recapture.																		
	13684 **NANA City Homes**	Neighbors and Neighbors Assoc. Inc. (NANA)	Scattered Sites, Miami, Fl 33147	Homeownership New Construction	Single Family Home	Family-Elderly	TBD	9,883,030.54	0	37	37	0	0	37	2022	Surtax	Open	3,700,000.00	0.00	3,700,000.00
																		3,700,000.00	**0.00**	**3,700,000.00**
		No bids received for underwriting. The underwriting will have to be bid again.																		
	13619 **Place Louverture**	BHP Community Land Trust, Inc.	6601 NE Miami Place, Miami, Fl 33138	Homeownership New Construction	Townhouses	Family	12/31/25	7,891,530.00	0	13	13	0	11	2	2023	HOME-CHDO	Open	50,000.00	0.00	50,000.00
															2023	HOME-CHDO	Open	831,256.05	0.00	831,256.05
															2022	HOME-CHDO	Open	807,902.40	0.00	807,902.40
															2021	Surtax	Open	2,750,000.00	0.00	2,750,000.00
															2021	Home	Open	731,983.50	0.00	731,983.50
																		5,171,141.95	**0.00**	**5,171,141.95**
		Project undergoing loan closing process.																		
	13614 **View 29**	2901 Wynwood, LLC	Inters. NW 29 St. & 2nd Ave., Miami, Fl 33147	Rental New Construction	Multi-Family	Family	12/31/25	42,993,860.00	0	116	116	24	36	56	2024	Surtax	Open	3,325,000.00	0.00	3,325,000.00
															2024	Home	Open	900,000.00	0.00	900,000.00
															2022	DIAF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	5,780,000.00	0.00	5,780,000.00
																		11,005,000.00	**0.00**	**11,005,000.00**
		The development is in underwriting process.																		

Dist. #	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13667 **Yaeger Plaza**	Yaeger Plaza Partners, LLC	1177 NW 62 St., Miami, FL 33150	Rental New Construction	Multi-Family	Family	12/20/27	58,309,479.00	0	135	135	27	108	0	2022	Home	Open	2,000,000.00	0.00	2,000,000.00
															2022	Surtax	Open	500,000.00	0.00	500,000.00
																		2,500,000.00	0.00	2,500,000.00
		Loan closing was held on December 18, 2025.																		
	Count of Projects: 20						15	1,052,059,038.56		2583	2332	539	1493	300				71,844,051.20	21,046,142.62	50,797,908.58
4	13663 **Vista Breeze**	Vista Breeze, Ltd.	300-280 S. Shore Drive, Miami Beach, Fl 33141	Rental New Construction	Multi-Family	Elderly	02/28/26	60,401,049.00	95	119	119	25	94	0	2022	Surtax	Open	5,950,000.00	4,903,662.75	1,046,337.25
																		5,950,000.00	4,903,662.75	1,046,337.25
		Construction is 95% completed. Vista Apartments obtained a Temporary Certificate of Occupancy (TCO). Breeze Apartments to obtain the TCO by January 30, 2026.																		
	13608 **Eleven44**	Housing Authority of the City of Miami Beach	1144 Marseille Drive, Miami Beach, FL 33141	Rental New Construction	Multi-Family	Family	12/31/25	5,699,999.00	0	22	22	3	19	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	1,300,000.00	0.00	1,300,000.00
																		2,300,000.00	0.00	2,300,000.00
		Credit Underwriting Report to be ordered.																		
	13622 **The Heron**	Miami Beach Housing Initiatives, Inc./Housing Authority of the City of Miami Beach	1158 Marseille Drive, Miami Beach, Fl 33141	Rental New Construction	Multi-Family	Elderly	12/31/25	10,412,379.00	0	20	20	16	4	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	500,000.00	0.00	500,000.00
																		1,500,000.00	0.00	1,500,000.00
		Credit Underwriting Report to be ordered.																		
	Count of Projects: 3						3	76,513,427.00		161	161	44	117	0				9,750,000.00	4,903,662.75	4,846,337.25
5	13599 **Southside Preparatory Academy/ School House Apts.**	The School Board Miami-Dade County	945 SW 3rd. Ave., Miami, Fl 33130	Public Housing New Const.	Multi-Family	Family	12/31/25	24,303,672.00	99	10	10	0	10	0	2022	AHTF	Open	1,000,000.00	1,000,000.00	0.00
																		1,000,000.00	1,000,000.00	0.00
		Contractor is currently working on punchlist items																		
	13662 **Gallery at Marti Park**	Gallery at Marti Park, LLC	450 SW 5th St.; 455 SW 6 St., Miami, Fl 33130	Rental New Construction	Multi-Family	Family	12/30/25	73,359,926.00	97	176	97	36	55	6	2022	Surtax	Open	4,000,000.00	3,336,787.84	663,212.16
																		4,000,000.00	3,336,787.84	663,212.16
		Construction is 97% complete with a scheduled completion date of February 28, 2026.																		
	13685 **Jose Marti Villas**	Jose Marti Villas LLC	154 SW 17 Ave. & 455 SW 16 Ave, Miami, Fl 33135	Rental New Construction	Multi-Family	Elderly	06/18/26	53,926,968.00	94	146	146	97	49	0	2023	HOME-HDG	Open	1,500,000.00	0.00	1,500,000.00
															2023	Surtax	Open	2,000,000.00	1,139,830.82	860,169.18
																		3,500,000.00	1,139,830.82	2,360,169.18
		Construction is 94% completed with a scheduled completion date of February 27, 2026.																		

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												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13646 1175 South River Drive	Public Housing and Community Development	1175 NW South River Drive, Miami, Fl 33125	Public Housing New Const.	Multi-Family	Family	10/31/26	101,740,252.00	0	236	236	36	72	128	2022	AHTF	Open	1,000,000.00	20,473.34	979,526.66
																		1,000,000.00	**20,473.34**	**979,526.66**
		Projected to have a financial closing by Q4 of 2026, subject to funding.																		
	14706 Essence MIA	8th Street Properties LLC	829-847-845 SW 8th Street, Miami, Fl 33130	Rental New Construction	Multi-Family	Family	TBD	32,973,289.00	0	88	88	0	18	70	2023	Surtax	Open	2,000,000.00	0.00	2,000,000.00
																		2,000,000.00	**0.00**	**2,000,000.00**
		Pending a Credit Underwriting Report.																		
	13687 Gallery at Lummus Parc	Gallery at Lummus Parc, LLC	395 NW 1 St. & 25 NW N.R.Drive, Miami, Fl 33128	Rental New Construction	Multi-Family	Elderly-Family	TBD	188,171,065.00	0	452	226	91	0	135	2023	Surtax	Open	5,000,000.00	0.00	5,000,000.00
																		5,000,000.00	**0.00**	**5,000,000.00**
		Credit Underwriting Report was ordered. Loan closing to be completed by April 30, 2026. Construction to be completed by April 30, 2028.																		
	Count of Projects: 6						4	474,475,172.00		1108	803	260	204	339				16,500,000.00	5,497,092.00	11,002,908.00
6	**13666 Metro Grande II**	Metro Grande II Associates, Ltd.	NW corner of W 19 St. & 9 Ave, Hialeah, Fl 33010	Rental New Construction	Multi-Family	Family	07/30/26	34,970,280.00	0	94	93	33	60	0	2025	Surtax	Open	300,000.00	0.00	300,000.00
															2023	Surtax	Open	2,975,000.00	0.00	2,975,000.00
															2023	Home	Open	1,564,000.00	0.00	1,564,000.00
															2022	Surtax	Open	5,640,000.00	0.00	5,640,000.00
																		10,479,000.00	**0.00**	**10,479,000.00**
		Credit Underwriting Report was ordered. Loan closing is scheduled to be completed by April 30, 2026. Construction to be completed by April 30, 2028.																		
	Count of Projects: 1						1	34,970,280.00		94	93	33	60	0				10,479,000.00	0.00	10,479,000.00
8	**13638 Princeton Crossings**	Princeton Crossings LLC	13841 SW 252 St., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	12/30/25	43,058,958.00	99	150	150	24	126	0	2021	Home	Open	1,017,500.00	966,150.00	51,350.00
															2021	Surtax	Open	3,750,000.00	2,059,331.81	1,690,668.19
																		4,767,500.00	**3,025,481.81**	**1,742,018.19**
		Construction is 99% completed with a scheduled completion date of January 30, 2026.																		
	14709 Princeton Manor	Princeton Manor LLC	NW of SW 252 St. and US1, Miami, FL 33032	Rental New Construction	Multi-Family	Elderly	TBD	0.00	0	132	5	0	5	0	2025	Surtax	Open	1,110,789.00	0.00	1,110,789.00
																		1,110,789.00	**0.00**	**1,110,789.00**
		Draft 2 of the Credit Underwriting Report received on 1/6/26 and approved by HCD on 1/7/26																		
	Count of Projects: 2						1	43,058,958.00		282	155	24	131	0				5,878,289.00	3,025,481.81	2,852,807.19
9	**13641 Naranja Grand II**	Naranja Grand, LLC	Waldin Dr. inters. & 147 Ave., Miami, Fl 33033	Rental New Construction	Multi-Family	Family	10/03/26	72,416,408.00	100	200	200	32	168	0	2021	Surtax	Open	4,000,000.00	3,599,776.71	400,223.29
																		4,000,000.00	**3,599,776.71**	**400,223.29**
		Project 100% complete. Pending Certificate of Occupancy.																		

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												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13679 **Naranja Grand Senior**	Naranja Grand, LLC	SW 280 St. & SW 147 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Elderly	12/31/25	44,365,475.00	100	120	120	20	100	0	2022	Surtax	Open	3,000,000.00	2,700,000.00	300,000.00
																		3,000,000.00	**2,700,000.00**	**300,000.00**
		Project 100% completed. Pending Certificate of Occupancy.																		
	13668 **Royal Pointe**	Royal Pointe Associates, Ltd.	11350 Dunbar Drive, Miami, Fl 33176	Rental New Construction	Multi-Family	Family	06/30/26	29,668,956.00	100	102	102	17	85	0	2023	AHTF	Open	510,000.00	413,375.40	96,624.60
															2023	Surtax	Open	952,157.64	498,577.09	453,580.55
															2023	SHIP	Open	611,173.00	0.00	611,173.00
															2022	Surtax	Open	2,836,000.00	2,545,973.37	290,026.63
															2022	Home	Open	1,850,000.00	1,499,499.00	350,501.00
															2022	Surtax	Open	2,750,000.00	2,750,000.00	0.00
															2021	HOME-ARPA	Open	500,000.00	405,270.00	94,730.00
																		10,009,330.64	**8,112,694.86**	**1,896,635.78**
		Project is 100% completed pending to obtained Certificate of Occupancy (C.O.)																		
	13692 **Quail Roost Transit Village II**	Quail Roost Transit Village II, Ltd.	18555 Homestead Ave., Miami, Fl 33157	Rental New Construction	Multi-Family	Elderly	06/01/26	44,510,409.00	99	124	124	20	104	0	2023	Surtax	Open	4,960,000.00	3,005,313.60	1,954,686.40
																		4,960,000.00	**3,005,313.60**	**1,954,686.40**
		Construction is 99% complete with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy (CO) to be obtained by the end of February 2026.																		
	13669 **Homestead Gardens Phase I**	DBC Procida LLC	1501 SW 6th St., Homestead, Fl 33030	Public Housing New Const.	Multi-Family	Family	12/10/26	93,415,448.00	60	162	162	101	61	0	2022	Home	Open	2,000,000.00	0.00	2,000,000.00
															2022	Surtax	Open	2,000,000.00	0.00	2,000,000.00
																		4,000,000.00	**0.00**	**4,000,000.00**
		Project under construction at 60% completion.																		
	13691 **Perrine Apartments II**	Perrine Apartments II, Ltd.	10060 W. Evergreen St., Miami, Fl 33157	Rental New Construction	Multi-Family	Elderly	12/19/26	54,767,499.00	45	150	150	56	94	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	2,000,000.00	581,040.00	1,418,960.00
															2023	Surtax	Open	1,000,000.00	290,520.00	709,480.00
																		5,000,000.00	**871,560.00**	**4,128,440.00**
		Project is under construction at 45% complete.																		
	13689 **Heritage Village South**	Heritage Village South, Ltd.	Inters. 270 St. & SW 142 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	02/04/27	41,002,797.00	35	116	116	54	62	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	1,500,000.00	0.00	1,500,000.00
															2023	Surtax	Open	1,500,000.00	0.00	1,500,000.00
																		5,000,000.00	**0.00**	**5,000,000.00**
		Project under construction at 35% complete.																		

Dist. #	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	14698 Hibiscus Grove	Hibiscus Grove, LP	9948 W. Hibiscus Street, Miami, Fl 33157	Rental New Construction	Multi-Family	Family	03/31/27	77,565,478.00	35	270	270	30	186	54	2023	Surtax	Open	5,000,000.00	0.00	5,000,000.00
																		5,000,000.00	0.00	5,000,000.00
		Project under construction at 35% complete.																		
	13672 Caribbean Isles	Caribbean Isles LLLP	19901 SW 110 Court, Miami, Fl 33157	Rental New Construction	Multi-Family	Elderly	12/16/27	67,568,537.00	0	142	142	2	140	0	2023	CDBG	Open	1,500,000.00	1,287,297.19	212,702.81
															2022	CDBG	Open	2,500,000.00	2,335,269.79	164,730.21
															2022	Surtax	Open	3,500,000.00	0.00	3,500,000.00
															2021	CDBG	Open	2,500,000.00	2,229,192.96	270,807.04
																		10,000,000.00	5,851,759.94	4,148,240.06
		SURTAX loan closing was completed on December 16, 2025. Pre-Construction meeting was held on January 7, 2026.																		
	13670 Crossing at Quail Roost Senior Apartments	Cutler Bay Centre Associates, Ltd.	10100 SW 186 St., Cutler Bay, Fl 33156	Rental New Construction	Multi-Family	Elderly	01/31/26	21,863,186.00	0	93	93	0	93	0	2022	Surtax	Open	2,500,000.00	0.00	2,500,000.00
																		2,500,000.00	0.00	2,500,000.00
		Credit Underwriting report to be ordered. Loan Closing to be completed by March 30, 2026. Construction to be completed by March 2028.																		
	13615 Cutler Manor Redevelopment	POAH Cutler Manor II, LLC	10875 SW 216 St., Miami, Fl 33170	Rental New Construction	Multi-Family	Family	03/30/27	83,206,511.00	0	219	219	61	158	0	2022	Surtax	Open	1,750,000.00	0.00	1,750,000.00
															2021	HOME-ARPA	Open	2,033,000.00	0.00	2,033,000.00
															2021	HOME-	Open	2,450,000.00	0.00	2,450,000.00
																		6,233,000.00	0.00	6,233,000.00
		Credit Underwriting Report to be ordered. Loan closing to be completed by June 30, 2026. Construction to be completed by June 30, 2028.																		
	13658 Modello II	Modello II	15302 SW 282 St., Miami, FL 33033	Homeownership New Construction	Single Family Home	Family	12/31/25	0.00	0	50	50	0	50	0	2022	AHTF	Open	225,000.00	58,838.28	166,161.72
																		225,000.00	58,838.28	166,161.72
		Pre-development on-going. In the process of soliciting a developer. A Phase II environmental review was conducted and the remediation will be done during construction. Currently in the planning stage.																		
	Count of Projects: 12						12	630,350,704.00		1748	1748	393	1301	54				59,927,330.64	24,199,943.39	35,727,387.25
10	**13561 The Village of Casa Familia**	Casa Familia Developer, LLC	10951 SW 84th St., Miami, FL 33173	Rental New Construction	Multi-Family	Disable	11/30/25	21,251,700.00	99	50	48	18	22	8	2022	AHTF	Open	2,000,000.00	1,710,190.00	289,810.00
															2019	Surtax	Open	2,000,000.00	1,710,190.00	289,810.00
																		4,000,000.00	3,420,380.00	579,620.00
		Construction is 99% completed with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy (CO) to be obtained by the end of February 2026.																		
	13694 Gardens at Casa Familia	Gardens at Casa Familia, LLC	10921 SW 84th St., Miami, Fl 33173	Rental New Construction	Multi-Family	Disable	09/17/27	28,143,527.00	28	50	50	8	42	0	2023	Surtax	Open	2,000,000.00	629,411.82	1,370,588.18
																		2,000,000.00	629,411.82	1,370,588.18
		Construction is 28% completed with a scheduled completion date of September 17, 2027.																		

Dist. #	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13631 Westchester Library Villas	Miami-Dade PHCD Development Division	9445 SW 24 Street, Miami, Fl 33165	Rental New Construction	Multi-Family	Elderly	10/31/26	5,000,000.00	0	20	20	20	0	0	2022	AHTF	Open	2,000,000.00	262,780.20	1,737,219.80
		This project is on hold.																**2,000,000.00**	**262,780.20**	**1,737,219.80**
	Count of Projects: 3						3	54,395,227.00		120	118	46	64	8				8,000,000.00	4,312,572.02	3,687,427.98
11	**13648 Single Family Homes-South of Tamiami Executive Airport**	Public Housing and Community Development	N.side SW 143 Terr. & 145 Pl., Miami, FL 33186	Homeownership New Construction	Single Family Home		10/31/26	0.00	0	15	0	0	0	0	2022	AHTF	Open	2,000,000.00	1,646,500.00	353,500.00
		This project is under planning.																**2,000,000.00**	**1,646,500.00**	**353,500.00**
	Count of Projects: 1						1	0.00		15	0	0	0	0				2,000,000.00	1,646,500.00	353,500.00
12	**13686 Lil Abner Apartments III**	CREI Holdings, LLC.	11239 NW 4 Terrace, Miami, Fl 33172	Rental New Construction	Multi-Family	Elderly	04/03/27	88,974,049.00	85	326	326	0	128	198	2023	Surtax	Open	5,000,000.00	4,162,500.00	837,500.00
		Project under construction at 85% complete.																**5,000,000.00**	**4,162,500.00**	**837,500.00**
	Count of Projects: 1						1	88,974,049.00		326	326	0	128	198				5,000,000.00	4,162,500.00	837,500.00
13	**13649 Hoffman Gardens**	Hialeah Housing Authority (HHA)	995 W 75 St., Hialeah, Fl 33014	Rental New Construction	Multi-Family	Elderly	11/30/26	0.00	50	43	43	0	43	0	2022	AHTF	Open	2,000,000.00	0.00	2,000,000.00
		Construction is underway and it is 50% complete.																**2,000,000.00**	**0.00**	**2,000,000.00**
	Count of Projects: 1						1	0.00		43	43	0	43	0				2,000,000.00	0.00	2,000,000.00
Grand Totals:	Count of Projects: 58						48	2,799,274,411.56		1592	1592	1592	1116	1116				227,007,163.84	82,118,244.98	144,888,918.86

Dist. #	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)

Summary Founding Sources

Funding Sources	Total Net Amount ($)
Surtax	159,265,509.52
Home	18,752,483.50
AHTF	15,735,000.00
HOME-ARPA	7,983,000.00
CDBG	7,500,000.00
HOME-HDG	7,500,000.00
DIAF	4,179,629.37
HOME-CHDO	2,695,111.45
SHIP	2,164,430.00
CFP	1,000,000.00
SURTAX-NOA	232,000.00
Grand Totals:	**227,007,163.84**

Attachment F

Affordable Housing Projects Completed (BCC FY-2026 First Quarter Report from October 1, to December 31, 2025)

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	C/O Date	Total Dev. Cost	Total Units	Total Units Set-Aside	Units Set-Aside			Funding Source Info			
											Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount
1	**Wellspring Apartments**	The Integral Development, LLC	14703 NW 27 Ave., Opa-Locka, Fl 33054	Rental New Construction	Multi-Family	Elderly	12/19/25	$31,547,770.00	99	99	67	32	0	2022	AHTF	Open	$1,000,000.00
																	$1,000,000.00
3	**St. Mary Towers**	St. Mary Towers Apartments, LLLP	7615 NW 2nd Ave., Miami, Fl 33150	Rental Rehab	Multi-Family	Elderly	10/14/25	$40,391,569.00	100	100	16	84	0	2023	Surtax	Open	$2,400,000.00
																	$2,400,000.00
6	**Ludlam Trail Towers**	Ludlam Trail Towers, LLC	Coral Way West of 69 Ave., Miami, FL 33155	Rental New Construction	Multi-Family	Elderly	10/14/25	$20,425,862.00	64	64	4	60	0	2022	DIAF	Closed	$1,000,000.00
														2022	AHTF	Closed	$2,000,000.00
														2019	Surtax	Closed	$2,000,000.00
																	$5,000,000.00
8	**Princeton Landings**	Princeton Landings, LLC	SW 240 St. along 127 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	10/01/25	$102,989,663.00	334	333	0	134	199	2022	Surtax	Open	$3,000,000.00
																	$3,000,000.00
9	**Quail Roost Transit Village**	Quail Roost Transit Village I, Ltd.	18411 Homestead Ave., Homestead, FL 33157	Rental New Construction	Multi-Family	Family	10/27/25	$83,074,648.00	200	200	72	128	0	2022	DIAF	Open	$1,000,000.00
														2021	Surtax	Open	$3,000,000.00
														2020	Surtax	Open	$4,000,000.00
														2020	Surtax	Open	$3,000,000.00
																	$11,000,000.00
Grand Totals:		**Count of Projects: 5**						**$278,429,512.00**	**797**	**796**	**159**	**438**	**199**				**$22,400,000.00**

Report #4

Fiscal Year (FY) 2026 (January 1, 2026 – March 31, 2026) – Second Quarter
Affordable Housing Projects with HCD Managed Funds (Attachments G and H)

Awarded / Committed Funds by Funding Source	**Cumulative Awarded Amount FY2026 Quarter 1**	**Cumulative Awarded Amount FY2026 Quarter 2**	**Awarded Amount Difference Between FY2026 Quarter 1 & FY2026 Quarter 2**
Affordable Housing Trust Funds (AHTF) *	$15,735,000.00	$13,225,000.00	($2,510,000.00)
Capital Funds Program (CFP)	$1,000,000.00	$1,000,000.00	$0.00
Community Development Block Grant (CDBG) and HOME Community Housing Development (HOME-CHDO) *	$10,195,111.45	$4,445,111.45	($5,750,000.00)
Development Inflation Adjustment Funds (DIAF) *	$4,179,629.37	$3,000,000.00	($1,179,629.37)
Home Investment Partnership (HOME) *	$18,752,483.50	$12,984,983.50	($5,767,500.00)
Home Investment Partnership-American Rescue Plan Act (HOME-ARPA) *	$7,983,000.00	$7,509,578.00	($473,422.00)
Housing Development Assistance Grant (HOME-HDG)	$7,500,000.00	$7,500,000.00	$0.00
State Housing Initiative Program (SHIP) *	$2,164,430.00	$1,553,257.00	($611,173.00)
Documentary Stamp Surtax (Surtax)*	$159,265,509.52	$139,602,569.88	($19,662,939.64)
Surtax-Naturally Occurring Affordable Housing Preservation Rehabilitation Loan Program (NOAH) *	$232,000.00	$0.00	($232,000.00)
Total	**$227,007,163.84**	**$190,820,499.83**	**($36,186,664.01)**

*Funds awarded and depleted/withdrawn.
Note: Bracketed amounts represent the removal of allocated funds the cumulative allocated amount because the project is now complete.

Affordable Multifamily Housing Developments	**FY2026- Quarter 1 Oct. 2025 – Dec. 2025**		**FY2026- Quarter 2 Jan. 2026 – Mar. 2026**	
	# of Projects	**# of Units**	**# of Projects**	**# of Units**
Open *	58	7,517	54	7,004
Completed **	5	797	5	510
Total	**63**	**8,314**	**59**	**7,514**

*Two (2) new projects: Rainbow Village III-Pre Development and BAC-Unity Plaza Townhome Development.
**Five (5) projects were completed: Northside Transit Village III, 16 Corner Owner-1560 NW 1st Ct., Princeton Crossings, Royal Pointe and The Village of Casa Familia. Also, The Loft at Broadway was removed due to funds being recaptured.

Affordable Housing Open Projects (BCC FY-2026 Second Quarter Report from January 1, to March 31, 2026)

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
1	13676 **Ernie Martin Villas**	Ernie Martin Villas, LLC	20900 NW 14th Place, Miami Gardens, Fl 33169	Rental Rehab	Multi-Family	Family	08/07/26	97,190,668.00	100	288	288	46	242	0	2023	HOME	Open	750,000.00	0.00	750,000.00
															2023	Surtax	Open	4,896,743.00	4,442,005.41	454,737.59
															2022	SHIP	Open	1,553,257.00	1,035,514.09	517,742.91
																		7,200,000.00	5,477,519.50	1,722,480.50
	Project is complete, CO has been requested. Grand opening held on March 16,2026.																			
	13606 **Villas of Magnolia North**	Palmetto Homes of Miami, Inc.	2061 Ali-Baba Ave./14911 Duval, Opa-Locka, FL 33054	Homeownership New Construction	Single Family Home	Family	05/04/26	2,750,000.00	95	18	0	0	0	0	2017	Surtax	Open	1,250,000.00	52,729.72	1,197,270.28
																		1,250,000.00	52,729.72	1,197,270.28
	Construction is ongoing and five homes have been sold.																			
	13413 **Magnolia North 2145 Apartments**	Public Housing and Community Development	2145 Lincoln Ave., Opa-Locka, FL 33054	Rental New Construction	Multi-Family	Family	TBD	6,179,519.00	0	12	12	8	4	0	2021	Surtax	Open	4,000,000.00	0.00	4,000,000.00
															2019	Surtax	Open	1,000,000.00	0.00	1,000,000.00
															2013	Home	Open	464,000.00	9,450.00	454,550.00
															2013	Home	Open	475,000.00	473,565.26	1,434.74
															2012	HOME-CHDO	Open	240,519.00	0.00	240,519.00
																		6,179,519.00	483,015.26	5,696,503.74
	HCD staff continues to work with Architect of record for development of site																			
	13604 **Magnolia North/ Cazo Construction Corp.**	Cazo Construction Corp.	NW 151 St. on the N.St. Rd.9, Opa-Locka, FL 33054	Homeownership New Construction	Single Family Home	Elderly-Family	TBD	4,919,991.00	0	48	48	0	48	0	2017	Surtax	Open	1,250,000.00	0.00	1,250,000.00
																		1,250,000.00	0.00	1,250,000.00
	Funding is recommended for recapture.																			
	13593 **Serenity Grove Apartments**	Serenity Grove, LLC	18330 NW 12 Ave., Miami, FL 33169	Rental New Construction	Multi-Family	Elderly	TBD	38,129,915.00	0	150	150	24	126	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	3,750,000.00	0.00	3,750,000.00
															2019	Surtax	Open	2,100,000.00	0.00	2,100,000.00
																		6,850,000.00	0.00	6,850,000.00
	Project is in the credit underwriting process. A 3rd extension to the Conditional Commitment Letter was issued on 01/7/2026.																			
	Count of Projects: 5							149,170,093.00		516	498	78	420	0				22,729,519.00	6,013,264.48	16,716,254.52
2	14699 **NoMi Lofts**	Sunshine State Development of South Florida.	1046 NE 128 St., Miami, Fl 33162	Rental New Construction	Multi-Family	Elderly	TBD	1,595,897.00	85	5	5	0	3	2	2023	Surtax	Open	398,974.00	0.00	398,974.00

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
		Inc.																398,974.00	0.00	398,974.00
		Project is in the Loan Closing Phase																		
	13690 Residences at Palm Court	Residences at Palm Court, LLC	930-950 NW 95 St.& 860 NW 95 S, Miami, Fl 33150	Rental New Construction	Multi-Family	Family	09/30/28	141,416,364.00	22	316	316	132	184	0	2023	HOME-HDG	Open	2,000,000.00	1,052,477.56	947,522.44
															2023	Home	Open	1,500,000.00	0.00	1,500,000.00
																		3,500,000.00	1,052,477.56	2,447,522.44
		Construction is 22% completed with a scheduled completion date of August 30, 2028																		
	14714 Unity Plaza Townhome Development	BAC Funding Corporation	6600 NW 27th Ave., Miami, Fl 33147	Homeownership New Construction	Townhouses	Family	TBD	11,877,963.00	0	29	29	0	0	29	2023	Surtax	Open	8,500,000.00	0.00	8,500,000.00
		Project in underwriting process.																8,500,000.00	0.00	8,500,000.00
	Count of Projects: 3							154,890,224.00		350	350	132	187	31				12,398,974.00	1,052,477.56	11,346,496.44
3	**13611 Brownsville Transit Village V**	Brownsville Village V, Ltd.	5115 NW 29th Ave., Miami, Fl 33142	Rental New Construction	Multi-Family	Family	03/31/26	34,673,650.00	100	120	120	20	100	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Surtax	Open	4,800,000.00	3,996,408.00	803,592.00
																		5,800,000.00	4,996,408.00	803,592.00
		Project at 100% completed with TCO issued on 01/12/2026,																		
	14711 Liberty Square Educational Campus- Pre Development	Liberty Square Educational Campus Developer LLC	1305 NW 63rd Terrace, Miami, FL 33147	Public Housing New Const.	Multi-Family		03/30/26	0.00	100	0	0	0	0	0	2020	CDBG	Open	350,000.00	350,000.00	0.00
																		350,000.00	350,000.00	0.00
		Demolition work is 100% completed. Processed final payment request. Project closeout of CDBG CV funds cannot be completed until new Educational Campus is completed.																		
	14710 Liberty Square Phase Six- Pre Development	Liberty Square Phase Six Developer LLC	1301 NW 62nd. St., Miami, Fl 33147	Public Housing New Const.	Multi-Family		03/30/26	0.00	100	0	0	0	0	0	2020	CDBG	Open	650,000.00	650,000.00	0.00
																		650,000.00	650,000.00	0.00
		Demolition work is 100% completed. Processed final payment request. Project closeout of CDBG CV funds cannot be completed until new housing development is completed.																		
	13609 Culmer Apartments	Culmer Apartments, Ltd.	800 NW 5th Ave., Miami, Fl 33136	Public Housing New Const.	Multi-Family	Family	03/31/26	113,162,221.02	99	239	239	52	187	0	2020	Surtax	Open	6,500,000.00	6,175,000.00	325,000.00
																		6,500,000.00	6,175,000.00	325,000.00
		Construction is 99% complete with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy to be obtained by the end of May- 2026.																		
	13613 The Villages Apartments Phase II	The Village Miami Phase II, LLC	890 NW 69 St., Miami, Fl 33150	Rental New Construction	Multi-Family	Family	03/31/26	34,464,431.00	99	120	120	28	92	0	2022	DIAF	Open	1,000,000.00	1,000,000.00	0.00
															2020	Surtax	Open	4,788,000.00	4,548,600.00	239,400.00
																		5,788,000.00	5,548,600.00	239,400.00
		Project obtained TCO. Construction at 99% completed																		
	13640 Courtside Apartments Phase II	AMC HTG 2, Ltd.	1698 NW 3 Ave. & 1501 NW 4 Ave, Miami, Fl 33136	Rental New Construction	Multi-Family	Family	04/02/27	56,117,720.00	90	120	120	26	94	0	2021	Surtax	Open	2,500,000.00	2,250,000.00	250,000.00
																		2,500,000.00	2,250,000.00	250,000.00
		Construction is 90% complete. A TCO was issued on December 31, 2025. and a TCO Extension for the North Building only was issued on March 24, 2026																		

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	13595 Cazo Revolving Loan	Cazo Construction Corp.	2712 NW 12 Ave.- 2291 NW 50 St, Miami, FL 33127	Homeownership New Construction	Multi-Family	Family	03/31/26	1,999,357.00	70	23	23	6	11	6	2016	Surtax	Open	1,999,357.00	1,939,417.66	59,939.34
																		1,999,357.00	**1,939,417.66**	**59,939.34**
		23 homes completed,4 homes pending completion																		
	13645 Rainbow Village	RGC Phase I, LLC	2000 NW 3rd. Ave., Miami, Fl 33127	Public Housing New Const.	Multi-Family	Family	10/19/26	178,297,727.00	70	310	310	91	219	0	2021	HOME-ARPA	Open	3,000,000.00	1,515,510.00	1,484,490.00
																		3,000,000.00	**1,515,510.00**	**1,484,490.00**
		Construction is underway and it is 70% complete.																		
	13697 Liberty Square Phase Five	Liberty Square Phase Five Developer LLC	1441 NW 62 Street, Miami, Fl 33147	Public Housing New Const.	Multi-Family	Family	04/06/28	165,447,194.00	26	408	408	204	204	0	2024	CFP	Open	1,000,000.00	0.00	1,000,000.00
																		1,000,000.00	**0.00**	**1,000,000.00**
		Construction is on going at 26% completed.																		
	14702 14th Street Development	14th Street Development, LLC	1445 North Miami Ave., Miami, Fl 33136	Rental New Construction	Multi-Family	Family	TBD	164,344,856.00	0	398	319	0	120	199	2023	Surtax	Open	3,000,000.00	0.00	3,000,000.00
																		3,000,000.00	**0.00**	**3,000,000.00**
		Final Credit underwriting report completed, project undergoing loan closing process																		
	13556 Citadelle Village	Citadelle Village, LLC- Haitian American CDC	8251 NE 1st. Place, Miami, FL 33138	Rental New Construction	Multi-Family	Family	03/31/28	45,680,667.00	0	96	96	26	70	0	2019	Surtax	Open	2,400,000.00	0.00	2,400,000.00
															2017	Surtax	Open	1,000,000.00	0.00	1,000,000.00
																		3,400,000.00	**0.00**	**3,400,000.00**
		The loan closed on March 31, 2026.																		
	14704 Edison Towers II	Edison Towers II, LLC	NW corner NW 58 St. & 6th Ct., Miami, FL 33127	Rental New Construction	Multi-Family	Elderly	09/30/28	42,050,121.00	0	96	96	11	85	0	2025	HOME-CHDO	Open	50,000.00	0.00	50,000.00
															2025	HOME-CHDO	Open	715,434.00	0.00	715,434.00
															2024	Surtax	Open	903,706.88	0.00	903,706.88
															2023	Surtax	Open	2,400,000.00	0.00	2,400,000.00
																		4,069,140.88	**0.00**	**4,069,140.88**
		Credit Underwriting Report was ordered. Loan closing to be completed by the end of September 2026. Construction to be completed by the end of September 2028.																		
	13634 EVIVA Uptown Apartments	EVIVA Uptown Avenue 7, LLC	6013 NW 7th Ave., Miami, Fl 33127	Rental New Construction	Multi-Family	Family	03/31/26	59,955,899.00	0	214	43	0	43	0	2022	AHTF	Open	850,000.00	0.00	850,000.00
															2022	AHTF	Open	1,150,000.00	736,019.13	413,980.87
																		2,000,000.00	**736,019.13**	**1,263,980.87**
		Pending recapture.																		
	13688 Liberty Renaissance	Liberty Renaissance Apartments LLC	1305-1361 & 1320-1370 NW 61 St, Miami, Fl 33142	Rental New Construction	Multi-Family	Elderly	TBD	32,868,271.00	0	98	98	16	82	0	2023	Surtax	Open	2,450,000.00	0.00	2,450,000.00
																		2,450,000.00	**0.00**	**2,450,000.00**

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
		Project is in the credit underwriting process.																		
	13684 NANA City Homes	Neighbors and Neighbors Assoc. Inc. (NANA)	Scattered Sites, Miami, Fl 33147	Homeownership New Construction	Single Family Home	Family-Elderly	TBD	9,883,030.54	0	37	37	0	0	37	2022	Surtax	Open	3,700,000.00	0.00	3,700,000.00
																		3,700,000.00	**0.00**	**3,700,000.00**
		Pending.																		
	13619 Place Louverture	BHP Community Land Trust, Inc.	6601 NE Miami Place, Miami, Fl 33138	Homeownership New Construction	Townhouses	Family	TBD	7,891,530.00	0	13	13	0	11	2	2023	HOME-CHDO	Open	50,000.00	0.00	50,000.00
															2023	HOME-CHDO	Open	831,256.05	0.00	831,256.05
															2022	HOME-CHDO	Open	807,902.40	0.00	807,902.40
															2021	Surtax	Open	2,750,000.00	0.00	2,750,000.00
															2021	Home	Open	731,983.50	0.00	731,983.50
																		5,171,141.95	**0.00**	**5,171,141.95**
		Project undergoing loan closing process.																		
	14713 Rainbow Village Phase III Pre-development	RGC Phase III, LLC	2140 NW 3rd. Ave., Miami, Fl 33136	Public Housing New Const.	Multi-Family	N/A	TBD	145,000,000.00	0	0	0	0	0	0	2025	CDBG	Open	750,000.00	0.00	750,000.00
																		750,000.00	**0.00**	**750,000.00**
		Project is in the credit underwriting process. Bid out to procure a General Contractor(GC) to complete the work.																		
	13614 View 29	2901 Wynwood, LLC	Inters. NW 29 St. & 2nd Ave., Miami, Fl 33147	Rental New Construction	Multi-Family	Family	TBD	42,993,860.00	0	116	116	24	36	56	2022	DIAF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	5,780,000.00	0.00	5,780,000.00
																		6,780,000.00	**0.00**	**6,780,000.00**
		Project is in the underwriting process.																		
	13667 Yaeger Plaza	Yaeger Plaza Partners, LLC	1177 NW 62 St., Miami, FL 33150	Rental New Construction	Multi-Family	Family	12/20/27	58,309,479.00	0	135	135	27	108	0	2022	Home	Open	2,000,000.00	0.00	2,000,000.00
															2022	Surtax	Open	500,000.00	0.00	500,000.00
																		2,500,000.00	**0.00**	**2,500,000.00**
		Loan closed on December 18, 2025. Project underway.																		
	Count of Projects: 19							1,193,140,013.56		2543	2293	531	1462	300				61,407,639.83	**24,160,954.79**	**37,246,685.04**
4	**13663 Vista Breeze**	Vista Breeze, Ltd.	300-280 S. Shore Drive, Miami Beach, Fl 33141	Rental New Construction	Multi-Family	Elderly	03/31/26	60,401,049.00	98	119	119	25	94	0	2022	Surtax	Open	5,950,000.00	4,903,662.75	1,046,337.25
																		5,950,000.00	**4,903,662.75**	**1,046,337.25**
		Construction is 98% completed. Vista Apartments obtained a Temporary Certificate of Occupancy (TCO). Breeze Apartments to obtain the TCO by April 30, 2026..																		
	13608 Eleven44	Housing Authority of the City of Miami Beach	1144 Marseille Drive, Miami Beach, FL 33141	Rental New Construction	Multi-Family	Family	TBD	5,699,999.00	0	22	22	3	19	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	1,300,000.00	0.00	1,300,000.00
																		2,300,000.00	**0.00**	**2,300,000.00**

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
		Waiting for developer to confirm if this project is not feasible anymore.																		
	13622 The Heron	Miami Beach Housing Initiatives, Inc./Housing Authority of the City of Miami Beach	1158 Marseille Drive, Miami Beach, Fl 33141	Rental New Construction	Multi-Family	Elderly	TBD	10,412,379.00	0	20	20	16	4	0	2022	AHTF	Open	1,000,000.00	0.00	1,000,000.00
															2020	Surtax	Open	500,000.00	0.00	500,000.00
																		1,500,000.00	0.00	1,500,000.00
		Waiting for developer to confirm if this project is not feasible anymore.																		
	Count of Projects: 3							76,513,427.00		161	161	44	117	0				9,750,000.00	4,903,662.75	4,846,337.25
5	13662 Gallery at Marti Park	Gallery at Marti Park, LLC	450 SW 5th St.; 455 SW 6 St., Miami, Fl 33130	Rental New Construction	Multi-Family	Family	04/30/26	73,359,926.00	99	176	97	36	55	6	2022	Surtax	Open	4,000,000.00	3,574,727.98	425,272.02
																		4,000,000.00	3,574,727.98	425,272.02
		Construction is 99% complete with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy to be obtained by the end of April 2026.																		
	13685 Jose Marti Villas	Jose Marti Villas LLC	154 SW 17 Ave. & 455 SW 16 Ave, Miami, Fl 33135	Rental New Construction	Multi-Family	Elderly	06/18/26	53,926,968.00	99	146	146	97	49	0	2023	HOME-HDG	Open	1,500,000.00	1,500,000.00	0.00
															2023	Surtax	Open	2,000,000.00	1,139,830.82	860,169.18
																		3,500,000.00	2,639,830.82	860,169.18
		Construction is 99% completed with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy (CO) to be obtained by the end of April 2026.																		
	13599 Southside Preparatory Academy/ School House Apts.	The School Board Miami-Dade County	945 SW 3rd. Ave., Miami, Fl 33130	Public Housing New Const.	Multi-Family	Family	03/31/26	24,303,672.00	99	10	10	0	10	0	2022	AHTF	Open	1,000,000.00	1,000,000.00	0.00
																		1,000,000.00	1,000,000.00	0.00
		Out of the 10 units, 9 should be turned over this month. The UFAS unit is still missing some required accessibility item																		
	13646 1175 South River Drive - Gallery Riverwalk	Public Housing and Community Development	1175 NW South River Drive, Miami, Fl 33125	Public Housing New Const.	Multi-Family	Family	10/31/26	101,740,252.00	0	236	236	36	72	128	2022	AHTF	Open	1,000,000.00	20,473.34	979,526.66
																		1,000,000.00	20,473.34	979,526.66
		The developer is working in obtaining a master building permit. This project is expected to have a financail closing in 2027.																		
	14706 Essence MIA	8th Street Properties LLC	829-847-845 SW 8th Street, Miami, Fl 33130	Rental New Construction	Multi-Family	Family	TBD	32,973,289.00	0	88	88	0	18	70	2023	Surtax	Open	2,000,000.00	0.00	2,000,000.00
																		2,000,000.00	0.00	2,000,000.00
		In Underwriting - 2nd CUR draft received																		
	13687 Gallery at Lummus Parc	Gallery at Lummus Parc, LLC	395 NW 1 St. & 25 NW N.R.Drive, Miami, Fl 33128	Rental New Construction	Multi-Family	Elderly-Family	05/30/28	188,171,065.00	0	452	226	91	0	135	2023	Surtax	Open	5,000,000.00	0.00	5,000,000.00
																		5,000,000.00	0.00	5,000,000.00

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
	Credit Underwriting Report was ordered. Loan closing to be completed by May 30, 2026. Construction to be completed by May 30, 2028.																			
	Count of Projects: 6							474,475,172.00		1108	803	260	204	339				16,500,000.00	7,235,032.14	9,264,967.86
6	**13666 Metro Grande II**	Metro Grande II Associates, Ltd.	NW corner of W 19 St. & 9 Ave, Hialeah, Fl 33010	Rental New Construction	Multi-Family	Family	05/30/28	34,970,280.00	0	94	93	33	60	0	2025	Surtax	Open	300,000.00	0.00	300,000.00
															2023	Surtax	Open	2,975,000.00	0.00	2,975,000.00
															2023	Home	Open	1,564,000.00	0.00	1,564,000.00
															2022	Surtax	Open	5,640,000.00	0.00	5,640,000.00
																		10,479,000.00	**0.00**	**10,479,000.00**
	Credit Underwriting Report First Draft is completed. Loan closing is scheduled to be completed by May 30, 2026. Construction to be completed by May 30, 2028.																			
	Count of Projects: 1							34,970,280.00		94	93	33	60	0				10,479,000.00	0.00	10,479,000.00
8	**14709 Princeton Manor**	Princeton Manor LLC	13841 SW 252 St., Miami, FL 33032	Rental New Construction	Multi-Family	Elderly	TBD	47,951,865.00	0	132	132	20	112	0	2025	Surtax	Open	1,110,789.00	0.00	1,110,789.00
																		1,110,789.00	**0.00**	**1,110,789.00**
	In construction loan closing process.																			
	Count of Projects: 1							47,951,865.00		132	132	20	112	0				1,110,789.00	0.00	1,110,789.00
9	**13641 Naranja Grand II**	Naranja Grand, LLC	Waldin Dr. inters. & 147 Ave., Miami, Fl 33033	Rental New Construction	Multi-Family	Family	10/03/26	72,416,408.00	100	200	200	32	168	0	2021	Surtax	Open	4,000,000.00	3,599,776.71	400,223.29
																		4,000,000.00	**3,599,776.71**	**400,223.29**
	Project completed, TCO/C.O requested.																			
	13679 Naranja Grand Senior	Naranja Grand, LLC	SW 280 St. & SW 147 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Elderly	03/31/26	44,365,475.00	100	120	120	20	100	0	2022	Surtax	Open	3,000,000.00	2,700,000.00	300,000.00
																		3,000,000.00	**2,700,000.00**	**300,000.00**
	Project completed, TCO/C.O. requested.																			
	13692 Quail Roost Transit Village II	Quail Roost Transit Village II, Ltd.	18555 Homestead Ave., Miami, Fl 33157	Rental New Construction	Multi-Family	Elderly	06/01/26	44,510,409.00	100	124	124	20	104	0	2023	Surtax	Open	4,960,000.00	4,449,541.60	510,458.40
																		4,960,000.00	**4,449,541.60**	**510,458.40**
	Construction is 100% complete with a Temporary Certificate of Occupancy (TCO). Certificate of Occupancy (CO) to be obtained by the end of April 2026.																			
	13689 Heritage Village South	Heritage Village South, Ltd.	Inters. 270 St. & SW 142 Ave., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	02/04/27	41,002,797.00	70	116	116	54	62	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	1,500,000.00	0.00	1,500,000.00
															2023	Surtax	Open	1,500,000.00	0.00	1,500,000.00
																		5,000,000.00	**0.00**	**5,000,000.00**
	Project under construction at 70% complete.																			
	13669 Homestead Gardens Phase I	DBC Procida LLC	1501 SW 6th St., Homestead, Fl 33030	Public Housing New Const.	Multi-Family	Family	12/10/26	93,415,448.00	70	162	162	101	61	0	2022	Home	Open	2,000,000.00	900,000.00	1,100,000.00
															2022	Surtax	Open	2,000,000.00	900,000.00	1,100,000.00
																		4,000,000.00	**1,800,000.00**	**2,200,000.00**

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
		Project under construction at 70% completion.																		
	13691 **Perrine Apartments II**	Perrine Apartments II, Ltd.	10060 W. Evergreen St., Miami, Fl 33157	Rental New Construction	Multi-Family	Elderly	12/19/26	54,767,499.00	70	150	150	56	94	0	2023	HOME-HDG	Open	2,000,000.00	0.00	2,000,000.00
															2023	Home	Open	2,000,000.00	954,360.00	1,045,640.00
															2023	Surtax	Open	1,000,000.00	477,180.00	522,820.00
																		5,000,000.00	**1,431,540.00**	**3,568,460.00**
		Project is under construction at 70% complete.																		
	14698 **Hibiscus Grove**	Hibiscus Grove, LP	9948 W. Hibiscus Street, Miami, Fl 33157	Rental New Construction	Multi-Family	Family	03/31/27	77,565,478.00	53	270	270	30	186	54	2023	Surtax	Open	5,000,000.00	0.00	5,000,000.00
																		5,000,000.00	**0.00**	**5,000,000.00**
		Project under construction at 53% complete.																		
	13672 **Caribbean Isles**	Caribbean Isles LLLP	19901 SW 110 Court, Miami, Fl 33157	Rental New Construction	Multi-Family	Elderly	12/16/27	67,568,537.00	15	142	142	2	140	0	2022	Surtax	Open	3,500,000.00	0.00	3,500,000.00
																		3,500,000.00	**0.00**	**3,500,000.00**
		Construction is 15% completed with a scheduled completion date of December 22, 2027.																		
	13670 **Crossing at Quail Roost Senior Apartments**	Cutler Bay Centre Associates, Ltd.	10100 SW 186 St., Cutler Bay, Fl 33156	Rental New Construction	Multi-Family	Elderly	07/30/28	21,863,186.00	0	93	93	0	93	0	2022	Surtax	Open	2,500,000.00	0.00	2,500,000.00
																		2,500,000.00	**0.00**	**2,500,000.00**
		Credit Underwriting Report first draft is completed. Loan Closing to be completed by July 30, 2026. Construction to be completed by July 30, 2028																		
	13615 **Cutler Manor Redevelopment- Harvest Point Phase I**	POAH Cutler Manor II, LLC	10875 SW 216 St., Miami, Fl 33170	Rental New Construction	Multi-Family	Family	07/30/28	83,206,511.00	0	219	219	61	158	0	2022	Surtax	Open	1,750,000.00	0.00	1,750,000.00
															2021	HOME-ARPA	Open	26,578.00	0.00	26,578.00
															2021	HOME-ARPA	Open	2,033,000.00	0.00	2,033,000.00
															2021	HOME-ARPA	Open	2,450,000.00	0.00	2,450,000.00
																		6,259,578.00	**0.00**	**6,259,578.00**
		Credit Underwriting Report to be ordered. Loan closing to be completed by July 30, 2026. Construction to be completed by July 30, 2028.																		
	13658 **Modello II**	Modello II	15302 SW 282 St., Miami, FL 33033	Homeownership New Construction	Single Family Home	Family	03/31/26	0.00	0	50	50	0	50	0	2022	AHTF	Open	225,000.00	58,838.28	166,161.72
																		225,000.00	**58,838.28**	**166,161.72**
		Pre-development on-going. In the process of soliciting a developer. A Phase II environmental review was conducted and the remediation will be done during construction. Currently in the planning stage.																		
	Count of Projects: 11							600,681,748.00		1646	1646	376	1216	54				43,444,578.00	**14,039,696.59**	**29,404,881.41**
10	13694 **Gardens at Casa Familia**	Gardens at Casa Familia, LLC	10921 SW 84th St., Miami, Fl 33173	Rental New Construction	Multi-Family	Disable	09/17/27	28,143,527.00	61	50	50	8	42	0	2023	Surtax	Open	2,000,000.00	1,180,169.47	819,830.53

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
																		2,000,000.00	1,180,169.47	819,830.53
		Construction is 61% completed with a scheduled completion date of September 17, 2027.																		
	13631 Westchester Library Villas	Miami-Dade PHCD Development Division	9445 SW 24 Street, Miami, Fl 33165	Rental New Construction	Multi-Family	Elderly	TBD	5,000,000.00	0	20	20	20	0	0	2022	AHTF	Open	2,000,000.00	262,780.20	1,737,219.80
																		2,000,000.00	262,780.20	1,737,219.80
		This remains the same. I am waiting for guidance on this project to cancel it.																		
	Count of Projects: 2							33,147,527.00		70	70	28	42	0				4,000,000.00	1,442,949.67	2,557,050.33
11	13648 Single Family Homes-South of Tamiami Executive Airport	Public Housing and Community Development	N.side SW 143 Terr. & 145 Pl., Miami, FL 33186	Homeownership New Construction	Single Family Home		10/31/26	0.00	0	15	0	0	0	0	2022	AHTF	Open	2,000,000.00	1,646,500.00	353,500.00
																		2,000,000.00	1,646,500.00	353,500.00
		Project remains under planning. The land was acquired in 2022 using AHTF. The total mount for the acquisition was $1,530,000.00. Therefore, the $2,000,000.00 AHTF should reflects this.																		
	Count of Projects: 1							0.00		15	0	0	0	0				2,000,000.00	1,646,500.00	353,500.00
12	13686 Lil Abner Apartments III	CREI Holdings, LLC.	11239 NW 4 Terrace, Miami, Fl 33172	Rental New Construction	Multi-Family	Elderly	04/03/27	88,974,049.00	100	326	326	0	128	198	2023	Surtax	Open	5,000,000.00	4,162,500.00	837,500.00
																		5,000,000.00	4,162,500.00	837,500.00
		Project completed, TCO/C.O. requested.																		
	Count of Projects: 1							88,974,049.00		326	326	0	128	198				5,000,000.00	4,162,500.00	837,500.00
13	13649 Hoffman Gardens	Hialeah Housing Authority (HHA)	995 W 75 St., Hialeah, Fl 33014	Rental New Construction	Multi-Family	Elderly	11/30/26	0.00	50	43	43	0	43	0	2022	AHTF	Open	2,000,000.00	0.00	2,000,000.00
																		2,000,000.00	0.00	2,000,000.00
		Construction is underway and it is 50% complete. .																		
	Count of Projects: 1							0.00		43	43	0	43	0				2,000,000.00	0.00	2,000,000.00
Grand Totals:	Count of Projects: 54							2,853,910,398.56		7004	6415	1502	3991	922				190,820,499.83	64,657,037.98	126,163,461.85

Summary Founding Sources	
Funding Sources	Total Net Amount ($)
Surtax	139,602,569.88
AHTF	13,225,000.00
Home	12,984,983.50
HOME-ARPA	7,509,578.00

Comm. Distr.	Project ID / Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	Est. Comp. Date	Total Dev. Cost	% Cons.	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info					
												Very Low (30 to 50%)	Low (51 to 80%)	Mode rate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount ($)	Draw Amount ($)	Funding Amount Balance ($)
HOME-HDG		7,500,000.00																		
DIAF		3,000,000.00																		
HOME-CHDO		2,695,111.45																		
CDBG		1,750,000.00																		
SHIP		1,553,257.00																		
CFP		1,000,000.00																		
Grand Totals:		**190,820,499.83**																		

Affordable Housing Projects Completed (BCC FY-2026 Second Quarter Report from January 1, to March 31, 2026)

Comm. District	Project Name	Developer Name	Project Address	Tenure Type	Project Type	Project Category	C/O Date	Total Dev. Cost	Total Units	Total Units Set-Aside	Units Set-Aside (By AMI Groups)			Funding Source Info			
											Very Low (30 to 50%)	Low (51 to 80%)	Moderate (81 to 140%)	Funding Year	Funding Source Code	Funding Current Status	Funding Total Net Amount
2	**Northside Transit Village III**	Northside Property III, Ltd.	180 NW 79 St. & 3181 NW 77St., Miami, Fl 33147	Rental New Construction	Multi-Family	Family	02/06/26	$52,295,202.00	200	200	32	168	0	2022	DIAF	Closed	$1,000,000.00
														2020	Home	Closed	$2,000,000.00
														2020	Surtax	Open	$6,000,000.00
																	$9,000,000.00
3	**1560 NW 1st. Court (NOAH)**	16 Corner Property Owner, LLC.	1560 NW 1st. Court, Miami, Fl 33136	Rental Rehab	Multi-Family	Family	03/20/26	$2,390,951.00	8	8	8	0	0	2022	DIAF	Open	$179,629.37
														2022	SURTAX-NOA	Open	$232,000.00
																	$411,629.37
8	**Princeton Crossings**	Princeton Crossings LLC	13850 SW 250 St., Miami, Fl 33032	Rental New Construction	Multi-Family	Family	02/23/26	$43,058,958.00	150	150	24	126	0	2021	Home	Closed	$1,017,500.00
														2021	Surtax	Open	$3,750,000.00
																	$4,767,500.00
9	**Royal Pointe**	Royal Pointe Associates, Ltd.	11350 Dunbar Drive, Miami, Fl 33176	Rental New Construction	Multi-Family	Family	03/12/26	$29,668,956.00	102	102	17	85	0	2023	AHTF	Open	$510,000.00
														2023	Surtax	Open	$952,157.64
														2023	SHIP	Open	$611,173.00
														2022	Surtax	Open	$2,836,000.00
														2022	Home	Open	$1,850,000.00
														2022	Surtax	Closed	$2,750,000.00
														2021	HOME-ARPA	Open	$500,000.00
																	$10,009,330.64
10	**The Village of Casa Familia**	Casa Familia Developer, LLC	10951 SW 84th St., Miami, FL 33173	Rental New Construction	Multi-Family	Disable	03/17/26	$21,251,700.00	50	48	18	22	8	2022	AHTF	Open	$2,000,000.00
														2019	Surtax	Open	$2,000,000.00
																	$4,000,000.00
Grand Totals:		**Count of Projects: 5**						$148,665,767.00	510	508	99	401	8				$28,188,460.01

Summary Founding Sources

Funding Sources	Total Net Amount
Surtax	$18,288,157.64
Home	$4,867,500.00
AHTF	$2,510,000.00
DIAF	$1,179,629.37
SHIP	$611,173.00
HOME-ARPA	$500,000.00
SURTAX-NOA	$232,000.00
Grand Totals:	**$28,188,460.01**