

State Housing Initiatives Partnership (SHIP) Program
Annual Report and Local Housing Incentives Certification

On Behalf of Miami-Dade County (Local Government), I hereby certify that:

1. The Annual Report information submitted electronically to Florida Housing Finance Corporation is true and accurate for the closeout year 2018-2019 and interim years 2019-2020 and 2020-2021.
2. The local housing incentives or local housing incentive plan have been implemented or are in the process of being implemented. Including, at a minimum:
 - a. Permits as defined in s.163.3164 (15) and (16) for affordable housing projects are expedited to a greater degree than other projects; and
 - b. There is an ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption.
3. The cumulative cost per newly constructed housing per housing unit, from these actions is estimated to be \$ 0.
4. The cumulative cost per rehabilitated housing per housing unit, from these actions is estimated to be \$ 0.

Staff Member responsible for submitting annual report to FHFC: Amber Riviere

Gloria M. Madison ^{10/19/21} / J. D. Patterson ^{10/19/21}
Witness Signature Date Chief Elected Official or Designee Signature Date
CHIEF PUBLIC SAFETY OFFICER

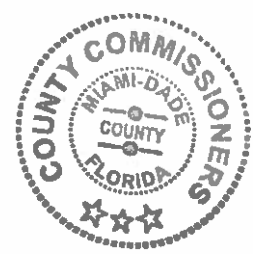
Gloria M. Madison J. D. Patterson
Witness Printed Name Chief Elected Official or Designee Printed Name

Shirley L. Jones ^{10/19/21}
Witness Signature Date

Shirley L. Jones
Witness Printed Name

or [Signature] ^{10/20/2021}
Signature Date

ATTEST (Seal)



420.9075 (10) Each county or eligible municipality shall submit to the corporation by September 15 of each year a report of its affordable housing programs and accomplishments through June 30 immediately preceding submittal of the report. The report shall be certified as accurate and complete by the local government's chief elected official or his or her designee. Transmittal of the annual report by a county's or eligible municipality's chief elected official, or his or her designee, certifies that the local housing incentive strategies, or, if applicable, the local housing incentive plan, have been implemented or are in the process of being implemented pursuant to the adopted schedule for implementation.

Title: SHIP Annual Report

Report Status: Approved

Miami-Dade County FY 2018/2019 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance	\$1,143,000.00	18				
Homeownership Totals:		\$1,143,000.00	18				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
21	Rental Development	\$3,433,706.60	63				
Rental Totals:		\$3,433,706.60	63				
Subtotals:		\$4,576,706.60	81				

Additional Use of Funds

Use	Expended
Administrative	\$143,710.10
Homeownership Counseling	\$920,100.00
Admin From Program Income	\$221,231.77
Admin From Disaster Funds	\$.00

Totals:	\$5,861,748.47	81	\$.00	\$.00
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$1,437,101.00
Program Income (Interest)	\$251,642.00
Program Income (Payments)	\$4,172,993.33
Recaptured Funds	\$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$12.14
Total:	\$5,861,748.47

* Carry Forward to Next Year: \$.00

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	445	476	572	699	864
VLI	741	794	953	1,101	1,228
LOW	1,186	1,270	1,525	1,761	1,965
MOD	1,779	1,906	2,289	2,643	2,949
Up to 140%	2,075	2,224	2,670	3,083	3,440

Recap of Funding Sources for Units Produced ("Leveraging")

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$4,576,706.60	5.92%
Public Moneys Expended	\$18,966,463.00	24.55%
Private Funds Expended	\$48,460,176.00	62.73%
Owner Contribution	\$5,254,031.00	6.80%
Total Value of All Units	\$77,257,376.60	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,143,000.00	\$1,437,113.14	79.53%	65%
Construction / Rehabilitation	\$3,673,706.60	\$1,437,113.14	255.63%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$3,433,706.60	58.58%
Very Low	\$373,000.00	6.36%
Low	\$310,000.00	5.29%
Moderate	\$460,000.00	7.85%
Over 120%-140%	\$.00	.00%
Totals:	\$4,576,706.60	78.08%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low	\$3,433,706.60	63		0	\$3,433,706.60	63
Very Low	\$373,000.00	5		0	\$373,000.00	5
Low	\$310,000.00	5		0	\$310,000.00	5
Moderate	\$460,000.00	8		0	\$460,000.00	8
Over 120%-140%		0		0	\$.00	0
Totals:	\$4,576,706.60	81	\$.00	0	\$4,576,706.60	81

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Purchase Assistance	Homestead		1	1			2
Purchase Assistance	Miami		2	1	3		6
Purchase Assistance	Unincorporated		1	2	1		4
Purchase Assistance	Miami Gardens		1	1			2
Purchase Assistance	Opa Locka				1		1
Purchase Assistance	Hialeah				1		1
Purchase Assistance	Florida City				2		2
Rental Development	Miami	44					44
Rental Development	Hialeah	9					9
Rental Development	Unincorporated	10					10
Totals:		63	5	5	8		81

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Purchase Assistance	Homestead		2			2
Purchase Assistance	Miami		3	2	1	6
Purchase Assistance	Unincorporated		1	3		4
Purchase Assistance	Miami Gardens		1	1		2
Purchase Assistance	Opa Locka		1			1
Purchase Assistance	Hialeah				1	1
Purchase Assistance	Florida City		2			2
Rental Development	Miami			4	40	44
Rental Development	Hialeah			5	4	9

Rental Development	Unincorporated				10	10
Totals:			10	15	56	81

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Purchase Assistance	Homestead		1	1	2
Purchase Assistance	Miami	5	1		6
Purchase Assistance	Unincorporated	1	2	1	4
Purchase Assistance	Miami Gardens		2		2
Purchase Assistance	Opa Locka		1		1
Purchase Assistance	Hialeah	1			1
Purchase Assistance	Florida City		2		2
Rental Development	Miami	44			44
Rental Development	Hialeah	5	4		9
Rental Development	Unincorporated	10			10
Totals:		66	13	2	81

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Purchase Assistance	Homestead			2				2
Purchase Assistance	Miami		2	4				6
Purchase Assistance	Unincorporated		1	3				4
Purchase Assistance	Miami Gardens		1	1				2
Purchase Assistance	Opa Locka			1				1
Purchase Assistance	Hialeah			1				1
Purchase Assistance	Florida City		1	1				2
Rental Development	Miami			44				44
Rental Development	Hialeah			9				9
Rental Development	Unincorporated		1	9				10
Totals:			6	75				81

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Purchase Assistance	Homestead				0
Purchase Assistance	Miami				0
Purchase Assistance	Unincorporated				0

Purchase Assistance	Miami Gardens				0
Purchase Assistance	Opa Locka				0
Purchase Assistance	Hialeah				0
Purchase Assistance	Florida City				0
Rental Development	Miami			44	44
Rental Development	Hialeah			4	4
Rental Development	Unincorporated			10	10
Totals:				58	58

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units
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Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting	required by code	Required	Adopted	2013
Ongoing review process	AHAC	AHAC Review	Implemented, in LHAP	2013
Impact fee modifications	In Zoning Code	AHAC Review	Adopted	2009
Flexible densities	In Zoning Code	AHAC Review	Adopted	2009
Allowance of accessory dwelling units	In Zoning Code	AHAC Review	Adopted	2009
Allowance of flexible lot sizes	In Zoning Code	AHAC Review	Adopted	2009
Support of development near transportation/employment hubs	In Zoning Code	AHAC Review	Adopted	2009

Support Services

There are a variety of services available and open to all qualifying residents. These include, Homebuyer Counseling, Rental Assistance, Tenant-based Rental Assistance, a Forbearance Program, Foreclosure Prevention, Community Outreach, Stakeholder Round Tables, and a Lender Partner Program. Miami-Dade County coordinates and leverages various funding sources to support these activities.

Other Accomplishments

Miami-Dade County continues to utilize Surtax and private funding, to leverage and maximize the used of SHIP funding. The County also allocates HOME and CDBG dollars, pursuant to our community development processes, further contributing to our affordable housing finance strategy.

Availability for Public Inspection and Comments

The availability for public inspection and comment announcement is posted on the Miami-Dade County Public Housing and Community Development website. In light of the ongoing pandemic, PHCD offices are closed to the public, so direct email addresses and cellular phone numbers of staff were provided to ensure, residents could obtain copies of the report and had access to provide comments.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **2050**

Mortgage Foreclosures

A. Very low income households in foreclosure: **21**

B. Low income households in foreclosure: **80**

C. Moderate households in foreclosure: **50**

Foreclosed Loans Life-to-date: **151**

SHIP Program Foreclosure Percentage Rate Life to Date: **7.37**

Mortgage Defaults

A. Very low income households in default: **53**

B. Low income households in default: **203**

C. Moderate households in default: **125**

Defaulted Loans Life-to-date: **381**

SHIP Program Default Percentage Rate Life to Date: **18.59**

Strategies and Production Costs

Strategy	Average Cost
Purchase Assistance	\$63,500.00
Rental Development	\$54,503.28

Expended Funds

Total Unit Count: **81** Total Expended Amount: **\$4,576,706.60**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Purchase Assistance	Perez Carvajal	500 NE 21st Terrace	Homestead	33033	\$70,000.00	
Purchase Assistance	Calvo	15690 SW 82nd Circle Lane #9-10	Miami	33193	\$70,000.00	
Purchase Assistance	Ospina	14195 SW 87th Street Unit #209B	Unincorporated Miami-Dade	33183	\$70,000.00	
Purchase Assistance	Alexander	422 NE 210th Circle Terrace #205-1	Unincorporated Miami-Dade	33179	\$30,000.00	
Purchase Assistance	Downing	4230 N.W. 178th Terrace	Miami Gardens	33055	\$70,000.00	

Purchase Assistance	Berenguer	661 NE 195th Street #407	Unincorporated Miami-Dade	33179	\$79,000.00	
Purchase Assistance	Patterson	1418 NW 68th Terrace	Miami	33147	\$80,000.00	
Purchase Assistance	Crichlow	1710 NW 179th Terrace	Miami Gardens	33056	\$80,000.00	
Purchase Assistance	Santiago Rosa	13005 S.W. 261st Terrace	Homestead	33032	\$70,000.00	
Purchase Assistance	Fonseca Garcia	5501 N.W. 7th Street, Unit #E207	Miami	33126	\$64,000.00	
Purchase Assistance	Rivas	14100 NW 23rd Place	Opa Locka	33054	\$60,000.00	
Purchase Assistance	Gutierrez	7090 NW 177th Street #100-9	Unincorporated Miami-Dade	33015	\$50,000.00	
Purchase Assistance	Carmona Jr.	14855 SW 104th Street #14-12	Miami	33193	\$60,000.00	
Purchase Assistance	Martin	6190 West 19th Avenue, Unit #106	Hialeah	33012	\$60,000.00	
Purchase Assistance	Chirino Valdes	270 N.W. 107th Avenue, Unit #212	Miami	33172	\$60,000.00	
Purchase Assistance	Jecroix	219 SW 6th Lane #43	Florida City	33034	\$60,000.00	
Purchase Assistance	Bradley	981 NW 109th Street	Miami	33168	\$60,000.00	
Purchase Assistance	Olaira Alvarez	674 S.W. 2nd Place, Unit #53	Florida City	33034	\$50,000.00	
Rental Development	Ramirez	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Garmendia	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Perdomo	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Audivert	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Palacio	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Reyes	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Quevedo	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Ceballos	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Colon	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Castillo	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Castillo	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Cabrera	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Sagarra Cabrera	100 SW 22nd Avenue	Miami	33135	\$45,102.27	

Rental Development	Castro	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Alfonso	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Figueroa Sierra	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Ramirez	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Flores	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Llopis	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Lara	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Archaga	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Cabrera	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Duvall	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Morejon	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Alfonso	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Rodriguez	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Villegas	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Cruz	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Martin	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Charris	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Sanchez Penton	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Rodriguez	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Lopez Ruiz	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Boza	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Iglesias	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Oviedo	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Castillo	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Rives	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Sanchez	100 SW 22nd Avenue	Miami	33135	\$45,102.27	

Rental Development	Perez Aguero	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Perez	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Ruiz	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Rodriguez	100 SW 22nd Avenue	Miami	33135	\$45,102.27	
Rental Development	Medrano	100 SW 22nd Avenue	Miami	33135	\$45,102.51	
Rental Development	BAEZ	1190 SE 8th Avenue	Hialeah	33010	\$80,000.00	
Rental Development	LOPEZ	1190 SE 8th Avenue	Hialeah	33010	\$80,000.00	
Rental Development	RODRIGUEZ	1190 SE 8th Avenue	Hialeah	33010	\$80,000.00	
Rental Development	YULION	1190 SE 8th Avenue	Hialeah	33010	\$80,000.00	
Rental Development	QUINTERO	1190 SE 8th Avenue	Hialeah	33010	\$80,000.00	
Rental Development	GIL	1190 SE 8th Avenue	Hialeah	33010	\$80,000.00	
Rental Development	GUZMAN	1190 SE 8th Avenue	Hialeah	33010	\$80,000.00	
Rental Development	GARCIA	1190 SE 8th Avenue	Hialeah	33010	\$80,000.00	
Rental Development	REYES	1190 SE 8th Avenue	Hialeah	33010	\$80,000.00	
Rental Development	RODGERS	19755 SW 110th Ct	Miami	33157	\$72,918.96	
Rental Development	BOWENS	19755 SW 110th Ct	Miami	33157	\$72,935.84	
Rental Development	ZAMBRANO	19755 SW 110th Ct	Miami	33157	\$72,918.96	
Rental Development	SALGADO	19755 SW 110th Ct	Miami	33157	\$72,918.96	
Rental Development	ARREBATO	19755 SW 110th Ct	Miami	33157	\$72,918.96	
Rental Development	SARMIENTO	19755 SW 110th Ct	Miami	33157	\$72,918.96	
Rental Development	VERDECIA	19755 SW 110th Ct	Miami	33157	\$72,918.96	
Rental Development	PEREIRA GUILLEN	19755 SW 110th Ct	Miami	33157	\$72,918.96	
Rental Development	REYES	19755 SW 110th Ct	Miami	33157	\$72,918.96	
Rental Development	CASANOLA	19755 SW 110th Ct	Miami	33157	\$72,918.96	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Miami-Dade County	Local Government	ALL	Administration	\$364,941.87

Program Income

Program Income Funds	
Loan Repayment:	\$4,172,993.33
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$251,642.00
Total:	\$4,424,635.33

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	348
Approved	240
Denied	105

Explanation of Recaptured funds

Description	Amount
n/a	\$0.00
Total:	\$0.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By
Caribbean Village	Caribbean Village, Ltd. Pinnacle Housing Group, LLC	19755 SW 110th Ct	Miami	33157	\$729,206.48	10	
LeJuene Gardens	Spinal Cord Living Assistance Development	1190 SE 8th Avenue	Hialeah	33010	\$720,000.00	9	
The Jasmine	Jasmine Housing, LTD	100 SW 22nd Avenue	Miami	33135	\$1,984,500.12	44	

Northside Transit Village II	Northside Property II, Ltd.	3181 NW 77th St	Miami	33147	\$1,101,900.00	18	
Liberty Square Phase III	Liberty Square Phase Three-RUDG-LLC	1415 NW 63 St	Miami	33147	\$547,914.01	7	
Las Brisas Trace	Las Brisas Trace Developer, LLC	2478 NW 55 St. & 5500 NW 27 Av	Miami	33142	\$2,000,000.00	25	
Sunset Pointe II Apartments	Sunset Pointe II Apartments	1177 NW 76 St.	Miami	33150	\$2,400,000.00	30	
Edison Place	Tacolcy Edison Gardens, LLC	5900 NW 6 Ave. 651 NW 58St	Miami	33127	\$2,000,000.00	25	
Brisas del Este Phase Two, LLC	Brisas del Este Phase Two, LLC	2926 NW 18th Ave.	Miami	33142	\$1,600,000.00	20	
Brisas del Rio Apartments	Brisas del Rio Apartments, LLC	850 NW 13 Ct.	Miami	33125	\$414,802.32	6	

Single Family Area Purchase Price

The average area purchase price of single family units:

180,962.00

Or

Not Applicable

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
2	Purchase Assistance	\$80,000.00	1		
21	Rental Development	\$2,454,948.72	45		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(2) Purchase Assistance	Receiving Supplemental Security Income	\$80,000.00	1		
(21) Rental Development	Receiving Supplemental Security Income	\$1,734,948.72	36		
(21) Rental Development	Person with Disabling Condition (not DD)	\$720,000.00	9		

Provide a description of efforts to reduce homelessness:

The Rapid Re-Housing Program is created to assist individuals or families who require utility deposit, security deposits and/or temporary rental assistance not to exceed 12 months to reduce the time in which they are experiencing homelessness and, if needed, sustain housing.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$1,905,883.00	
Program Income	\$3,883,468.68	
Program Funds Expended	\$1,879,282.49	
Program Funds Encumbered	\$2,117,814.07	
Total Administration Funds Expended	\$382,261.00	
Total Administration Funds Encumbered		
Homeownership Counseling	\$338,100.00	
Disaster Funds		
65% Homeownership Requirement	\$1,420,000.00	74.51%
75% Construction / Rehabilitation	\$2,089,814.07	109.65%
30% Very & Extremely Low Income Requirement	\$1,942,750.82	33.56%
30% Low Income Requirement	\$1,049,820.56	18.13%
20% Special Needs Requirement	\$1,528,146.60	80.18%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	
Program Funds Expended	
Program Funds Encumbered	\$8,414,802.32

LG Submitted Comments:

Edits made to the report by the LG resulted in report status being changed back to "Unsubmitted"