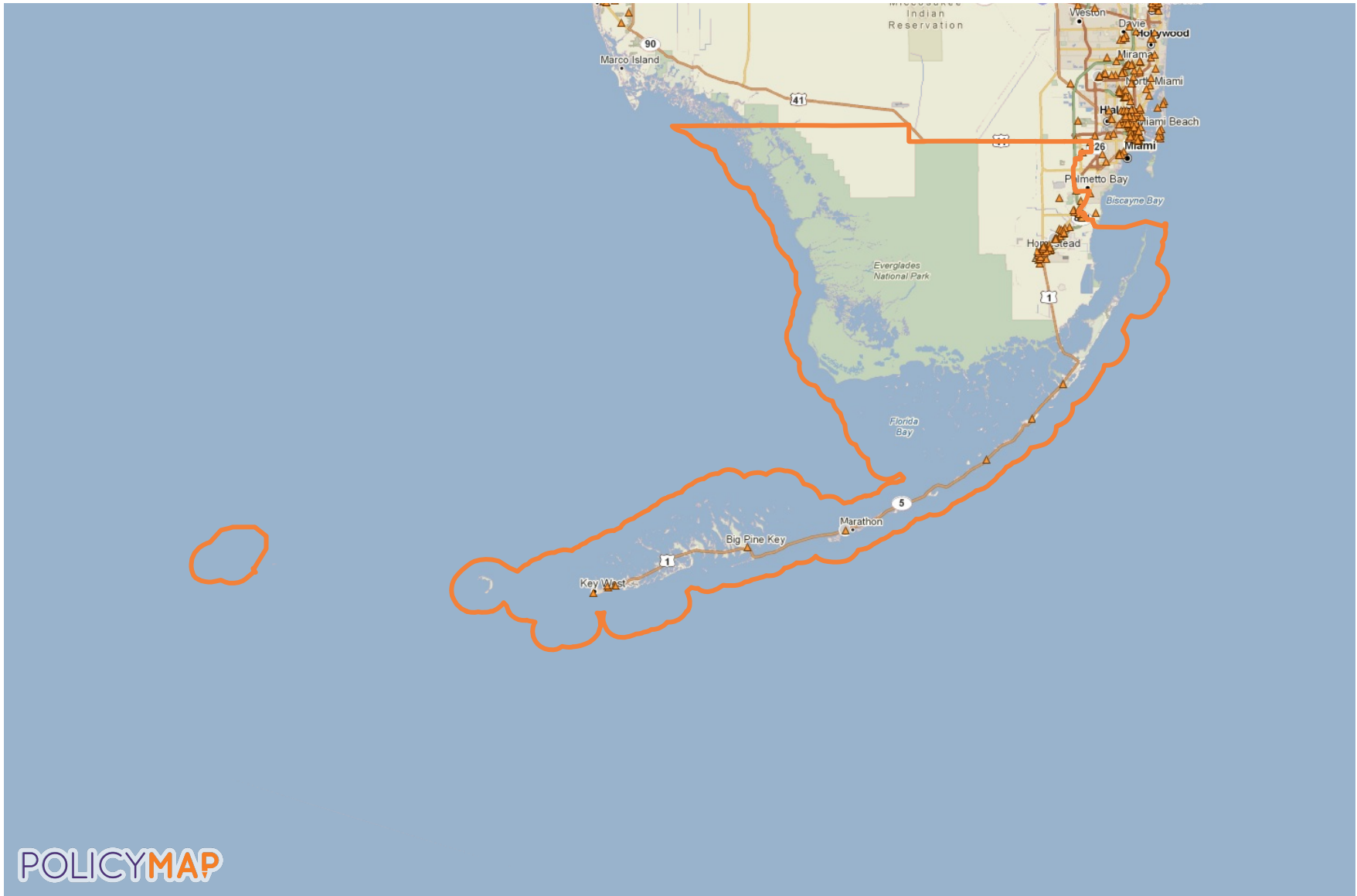




**NOVOGRADAC
& COMPANY** LLP[®]
CERTIFIED PUBLIC ACCOUNTANTS

LIHTC Properties in Florida's 26th District (Debbie Mucarsel-Powell - D) Through 2016



LIHTC Properties in Florida Through 2016

Project Name	Address	City	State	Zip Code	Nonprofit Sponsor	Allocation Year	Annual Allocated Amount	Year Placed in Service	Construction Type	Total Units	Low Income Units	Rent or Income Ceiling	Credit Percentage	Tax-Exempt Bond	HUD Multi-Family Financing/Rental Assistance
B & V PHASE I	906 NW FIRST AVE	HOMESTEAD	FL	33030	No	1988	Insufficient Data	Insufficient Data	Acquisition and Rehab	97	97		Not Indicated		
B & V PHASE II	960 NE FIRST AVE	HOMESTEAD	FL	33030	No	1988	Insufficient Data	Insufficient Data	Acquisition and Rehab	190	190		Not Indicated		
CUTLERWOOD APTS	11000 SW 202ND DR	CUTLER BAY	FL	33189	No	1989	Insufficient Data	Insufficient Data	Acquisition and Rehab	161	161		Not Indicated		
DOUGLASS SQUARE	800 EMMA ST	KEY WEST	FL	33040	No	1991	Insufficient Data	Insufficient Data	New Construction	50	17		Not Indicated		
POLYNESIAN	50 NE SIXTH ST	HOMESTEAD	FL	33030	No	1988	Insufficient Data	Insufficient Data	Not Indicated	84	84		Not Indicated		
RIVERSIDE (CUTLER BAY)	21600 SW 104TH CT	CUTLER BAY	FL	33190	No	1988	Insufficient Data	Insufficient Data	New Construction	200	70		Not Indicated		
SEAGRAPE VILLAGE	1 NE 12TH AVE	HOMESTEAD	FL	33030	No	1988	Insufficient Data	Insufficient Data	Not Indicated	112	112		Not Indicated		
SOUTH DADE HOUSING	65 NW EIGHTH ST	HOMESTEAD	FL	33030	No	1988	Insufficient Data	Insufficient Data	Acquisition and Rehab	144	144		Not Indicated		
SPRING TREE III	3805 SW 103RD AVE	OLYMPIA HEIGHTS	FL	33165	No	1989	Insufficient Data	Insufficient Data	Acquisition and Rehab	42	42		Not Indicated		
WEST DADE II	10335 SW 40TH ST	OLYMPIA HEIGHTS	FL	33165	No	1988	Insufficient Data	Insufficient Data	Acquisition and Rehab	209	209		Not Indicated		
ATLANTIC PINES (BIG PINE KEY)	400 CNTY RD	BIG PINE KEY	FL	33043	Yes	1991	Insufficient Data	1993	New Construction	14	14		70 % present value	No	
RIVERWALK II	271 SE SIXTH AVE	HOMESTEAD	FL	33030	No	1993	Insufficient Data	1993	New Construction	112	112		70 % present value	No	
KEYS ARRANGEMENTS IV	15401 SW 288TH ST	HOMESTEAD	FL	33033	No	1991	Insufficient Data	1993	Acquisition and Rehab	80	80		Both 30% and 70% present value	No	

LIHTC Properties in Florida Through 2016

Project Name	Address	City	State	Zip Code	Nonprofit Sponsor	Allocation Year	Annual Allocated Amount	Year Placed in Service	Construction Type	Total Units	Low Income Units	Rent or Income Ceiling	Credit Percentage	Tax-Exempt Bond	HUD Multi-Family Financing/Rental Assistance
KEYS PHASES I & II	15425 SW 288TH ST	HOMESTEAD	FL	33033		1993	Insufficient Data	1993	Not Indicated	80	80		70 % present value	No	
HOMESTEAD PLAZA	170 NE TENTH ST	HOMESTEAD	FL	33030	No	1993	Insufficient Data	1994	Acquisition and Rehab	28	28		70 % present value	No	
LEISURE VILLAS	15203 SW 288TH ST	HOMESTEAD	FL	33033	Yes	1993	Insufficient Data	1994	New Construction	30	30		70 % present value	No	
TEAL POINTE APTS	151 SE EIGHTH ST	HOMESTEAD	FL	33030	Yes	1993	Insufficient Data	1994	Acquisition and Rehab	45	45		70 % present value	No	
BISCAYNE PALM CLUB	15495 SW 288TH ST	HOMESTEAD	FL	33033		1994	Insufficient Data	1994	Not Indicated	114	114		70 % present value	No	
GARDEN WALK	21352 SW 112TH AVE	CUTLER BAY	FL	33189	Yes	1995	Insufficient Data	1995	New Construction	228	228		70 % present value	No	
CABANA CLUB APTS	19701 SW 110TH CT	CUTLER BAY	FL	33157	No	1996	Insufficient Data	1995	New Construction	334	330		Both 30% and 70% present value	No	
CORAL GARDENS	250 SW 14TH AVE	HOMESTEAD	FL	33030		1995	Insufficient Data	1995	Not Indicated	92	92		70 % present value	No	
CARIBBEAN WEST	12140 SW 200TH ST	MIAMI	FL	33177		1995	Insufficient Data	1995	Not Indicated	102	102		70 % present value	No	
MALIBU GARDENS	13800 SW 268TH ST	NARANJA	FL	33032		1996	Insufficient Data	1995	Not Indicated	259	259		Both 30% and 70% present value	Yes	
SOUTHPOINT CROSSING	897 W LUCY ST	FLORIDA CITY	FL	33034		1996	Insufficient Data	1995	Not Indicated	123	123		70 % present value	No	
PHOENIX	1534 NE EIGHTH ST	HOMESTEAD	FL	33033		1996	Insufficient Data	1995	Not Indicated	164	164		70 % present value	No	
LANDINGS	301 NE 11TH ST	HOMESTEAD	FL	33030		1996	Insufficient Data	1995	Not Indicated	101	101		70 % present value	No	

LIHTC Properties in Florida Through 2016

Project Name	Address	City	State	Zip Code	Nonprofit Sponsor	Allocation Year	Annual Allocated Amount	Year Placed in Service	Construction Type	Total Units	Low Income Units	Rent or Income Ceiling	Credit Percentage	Tax-Exempt Bond	HUD Multi-Family Financing/Rental Assistance
MARINER'S COVE - KEY WEST	3314 NORTHSIDE DR	KEY WEST	FL	33040	No	1996	Insufficient Data	1996	New Construction	78	78		70 % present value	No	
VILLA BISCAYNE	15300 SW 284TH ST	HOMESTEAD	FL	33033	No	1996	Insufficient Data	1996	New Construction	180	180		70 % present value	No	
ROYAL PALM GARDENS	1112 E MOWRY DR	HOMESTEAD	FL	33030	No	1997	Insufficient Data	1996	New Construction	145	145		70 % present value	No	
RIVER OAKS (FLORIDA CITY)	501 NW FIFTH AVE	FLORIDA CITY	FL	33034		1996	Insufficient Data	1996	Not Indicated	160	160		70 % present value	No	
HOMESTEAD COLONY	810 E MOWRY DR	HOMESTEAD	FL	33030		1996	Insufficient Data	1996	Not Indicated	312	312		70 % present value	No	
NARANJA VILLAS	26360 SW 139TH PL	NARANJA	FL	33032	No	1997	Insufficient Data	1997	Both New Construction and A/R	90	90		Both 30% and 70% present value	No	
SAN SHERRI VILLAS	454 W MOWRY DR	HOMESTEAD	FL	33030	No	1997	Insufficient Data	1997	New Construction	80	80		Both 30% and 70% present value	No	
HARDIN HAMMOCK ESTATES	22555 SW 107TH PL	MIAMI	FL	33170	No	1998	Insufficient Data	1997	New Construction	200	200		70 % present value	No	
PALM VILLAS	50 SW SIXTH AVE	FLORIDA CITY	FL	33034	No	1998	Insufficient Data	1997	New Construction	91	91		70 % present value	No	
PARK GREEN	1050 NW NINTH AVE	FLORIDA CITY	FL	33034		1999	Insufficient Data	1998	Not Indicated	8	8		70 % present value	No	
KEYS PHASE III	15425 SW 288TH ST	HOMESTEAD	FL	33033		1999	Insufficient Data	1998	Not Indicated	48	48		70 % present value	No	
HOWARD PARK	950 NW 15TH ST	FLORIDA CITY	FL	33034	No	2000	Insufficient Data	1999	New Construction	16	16		70 % present value	No	
JUBILEE COURTYARDS	119 S REDLAND RD	FLORIDA CITY	FL	33034	Yes	2000	Insufficient Data	1999	New Construction	98	98		30 % present value	Yes	

LIHTC Properties in Florida Through 2016

Project Name	Address	City	State	Zip Code	Nonprofit Sponsor	Allocation Year	Annual Allocated Amount	Year Placed in Service	Construction Type	Total Units	Low Income Units	Rent or Income Ceiling	Credit Percentage	Tax-Exempt Bond	HUD Multi-Family Financing/Rental Assistance
CAMERON CREEK	1712 NW THIRD TER	FLORIDA CITY	FL	33034	No	2002	Insufficient Data	2002	New Construction	148	148		70 % present value	No	
INN TRANSITION SOUTH	11900 SW 202ND ST	MIAMI	FL	33177	Yes	2003	Insufficient Data	2002	New Construction	56	56		70 % present value	No	
MONTEREY POINTE	1452 E MOWRY DR	HOMESTEAD	FL	33033	No	2003	Insufficient Data	2002	New Construction	336	336		30 % present value	Yes	
REDLAND ARMS	970 DAVIS PKWY	FLORIDA CITY	FL	33034	Yes	2003	Insufficient Data	2002	New Construction	66	66		70 % present value	No	
RUNNING BROOK	12085 SW 206TH ST	MIAMI	FL	33177	No	2002	Insufficient Data	2002	New Construction	186	186		30 % present value	Yes	
SUNSET BAY	10030 SW 224TH ST	CUTLER BAY	FL	33190	No	2002	Insufficient Data	2002	New Construction	308	308		30 % present value	Yes	
TRADEWINDS HAMMOCKS	100 HAMMOCKS TRAIL	KEY LARGO	FL	33037	No	2004	Insufficient Data	2002	New Construction	66	66		70 % present value	No	
HIDDEN GROVE	13815 SW 271ST TER	HOMESTEAD	FL	33032	No	2002	Insufficient Data	2002	New Construction	288	288		30 % present value	Yes	
CAPTIVA CLUB	17680 SW 107TH AVE	MIAMI	FL	33157	No	2004	Insufficient Data	2003	New Construction	136	136		30 % present value	Yes	
OLD CUTLER VILLAGE	10407 OLD CUTLER RD	CUTLER BAY	FL	33190	No	2004	Insufficient Data	2003	New Construction	288	288		70 % present value	No	
BONITA POINTE	613 E PALM DR	FLORIDA CITY	FL	33034	No	2005	Insufficient Data	2004	New Construction	164	164		30 % present value	Yes	
MERIDIAN WEST	6701 SHRIMP RD	KEY WEST	FL	33040	No	2005	Insufficient Data	2004	New Construction	102	102		70 % present value	No	
TUSCANY PLACE	25370 SW 137TH AVE	HOMESTEAD	FL	33032	No	2004	Insufficient Data	2004	New Construction	340	340		30 % present value	Yes	

LIHTC Properties in Florida Through 2016

Project Name	Address	City	State	Zip Code	Nonprofit Sponsor	Allocation Year	Annual Allocated Amount	Year Placed in Service	Construction Type	Total Units	Low Income Units	Rent or Income Ceiling	Credit Percentage	Tax-Exempt Bond	HUD Multi-Family Financing/Rental Assistance
CAYO DEL MAR	5501 THIRD AVE	KEY WEST	FL	33040	No	2003	\$1,300,000	2005	Acquisition and Rehab	130	130	60% AMGI	70 % present value	No	
MERRITT PLACE ESTATES	701 SW 12TH ST	FLORIDA CITY	FL	33034		2009	Insufficient Data	2005	Not Indicated	159	159		70 % present value	No	
CUTLER HAMMOCK	10376 SW 212TH ST	CUTLER BAY	FL	33189	No	1992	\$665,334	2007	Acquisition and Rehab	262	262	60% AMGI	30 % present value	Yes	
RIVERWALK I	330 NE 18TH AVE	HOMESTEAD	FL	33033	No	1993	\$285,152	2008	Acquisition and Rehab	123	123	60% AMGI	Both 30% and 70% present value	Yes	
CUTLER RIVERSIDE	21630 SW 104TH CT	CUTLER BAY	FL	33190	No	2009	\$649,063	2009	Acquisition and Rehab	200	200	60% AMGI	30 % present value	Yes	
POSTMASTER	8800 SW EIGHTH ST	MIAMI	FL	33174	No	2005	\$454,666	2009	New Construction	55	55	60% AMGI	70 % present value	No	
SEA GRAPE I	7159 OVERSEAS HWY	MARATHON	FL	33050	No	2010	\$1,435,000	2009	New Construction	56	56	60% AMGI	70 % present value	No	
SUNRISE COMMONS	16600 SW 146TH CT	MIAMI	FL	33177	No	2010	\$2,100,000	2009	New Construction	106	106	60% AMGI	70 % present value	No	
ORCHID GROVE	750 NW EIGHTH ST	FLORIDA CITY	FL	33034	Yes	2011	Insufficient Data	2010	New Construction	80	80	60% AMGI	70 % present value	No	
SEA GRAPE II	7159 OVERSEAS HWY	MARATHON	FL	33050	No	2010	\$700,000	2010	New Construction	28	28	60% AMGI	70 % present value	No	
COLONY LAKES	1502 E MOWRY DR	HOMESTEAD	FL	33033	No	2012	\$656,904	2011	Acquisition and Rehab	220	330	60% AMGI	Both 30% and 70% present value	Yes	
BCC	21160 SW 112TH AVE	CUTLER BAY	FL	33189	No	2013	\$349,603	2011	Acquisition and Rehab	103	103	60% AMGI	30 % present value	Yes	No
CASA MATIAS	14340 SW 260TH ST	NARANJA	FL	33032	Yes	2012	\$1,701,307	2011	New Construction	80	80	60% AMGI	70 % present value	No	

LIHTC Properties in Florida Through 2016

Project Name	Address	City	State	Zip Code	Nonprofit Sponsor	Allocation Year	Annual Allocated Amount	Year Placed in Service	Construction Type	Total Units	Low Income Units	Rent or Income Ceiling	Credit Percentage	Tax-Exempt Bond	HUD Multi-Family Financing/Rental Assistance
FLAGLER VILLAGE	5300 MACDONALD AVE	KEY WEST	FL	33040	No	2012	\$1,225,000	2011	New Construction	49	49	60% AMGI	70 % present value	No	
MIRABELLA	12801 SW 252ND ST	PRINCETON	FL	33032	No	2012	\$2,561,000	2011	New Construction	204	204	60% AMGI	70 % present value	No	
POINCIANA ROYALE	1341 MCCARTHY LN	KEY WEST	FL	33040	No	2011	\$1,250,000	2011	New Construction	50	50	60% AMGI	30 % present value	Yes	
WOODSIDE OAKS	26205 SW 144TH AVE	HOMESTEAD	FL	33032	Yes	2010	\$1,680,000	2011	New Construction	103	103	60% AMGI	70 % present value	No	
MAGNOLIA LANDING APTS	25881 SW 143RD CT	NARANJA	FL	33032	Yes	2012	Insufficient Data	2011	New Construction	150			TCEP only	No	
BLUE WATER WORKFORCE HOUSING	100 BURTON DR	TAVERNIER	FL	33070	Yes	2012	\$900,000	2011	New Construction	36	36	60% AMGI	70 % present value	No	
HAINLIN MILLS	10400 SW 216TH ST	CUTLER BAY	FL	33190	No	2013	\$509,521	2012	Both New Construction and A/R	144	143	60% AMGI	30 % present value	Yes	No
VERANDA SENIOR	28355 SW 152ND AVE	HOMESTEAD	FL	33033	No	2011	\$543,651	2012	New Construction	99	99	60% AMGI	30 % present value	Yes	No
WINCHESTER GARDENS	16440 SW 304TH ST	HOMESTEAD	FL	33033	No	2012	\$385,090	2012	Acquisition and Rehab	117	116	60% AMGI	30 % present value	Yes	No
BANYAN GROVE	5455 MACDONALD AVE	STOCK ISLAND	FL	33040		2013	Insufficient Data	2013	Not Indicated	48	48		70 % present value	No	
VILLA CAPRI I	14500 SW 280TH ST	HOMESTEAD	FL	33032		2013	Insufficient Data	2013	Not Indicated	220	220		30 % present value	Yes	
CIRCLE CREEK	26000 SW 146TH CT	HOMESTEAD	FL			2014	Insufficient Data	2013	Not Indicated	100	100		30 % present value	Yes	
WET-NET VILLAS	81101 OVERSEAS HWY	ISLAMORADA	FL	33036		2014	Insufficient Data	2014	Not Indicated	36	36		70 % present value	No	

Project Name	Address	City	State	Zip Code	Nonprofit Sponsor	Allocation Year	Annual Allocated Amount	Year Placed in Service	Construction Type	Total Units	Low Income Units	Rent or Income Ceiling	Credit Percentage	Tax-Exempt Bond	HUD Multi-Family Financing/Rental Assistance
LA JOYA	26760 SW 142 Avenue	Naranja	FL	33032	No	2013	\$772,189	2015	New Construction	150	150	60% AMGI	30 % present value	Yes	

Location: Florida's 26th District (Carlos Curbelo - R) (Congressional District, 115th)							\$20,123,480			10293	10084				
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79 Projects Reported

Point source: LIHTC

Note: The values and totals are provided as a reference and the validity of the data cannot be guaranteed. All data should be verified with the HUD website before using it in the decision making process.

Source: www.policymap.com