

# MEMORANDUM

HSSC  
Agenda Item No. 3B

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

**DATE:** February 11, 2013

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution authorizing conveyance of six (6) single family home sites located in the northwest quadrant of Miami-Dade County to Miami-Dade Affordable Housing Foundation, Inc.

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The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Co-Prime Sponsors Commissioner Barbara J. Jordan and Commissioner Jean Monestime.



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R. A. Cuevas, Jr.  
County Attorney

RAC/smm

# Memorandum



**Date:** March 5, 2013

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

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Conveyance of Six Single Family Home Building Sites to Miami-Dade Affordable Housing Foundation, Inc. for Development of Infill Housing

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution authorizing the following: 1) the conveyance of six (6) single family home building sites to Miami-Dade Affordable Housing Foundation, Inc., a not-for-profit Florida corporation, for infill housing development for qualified very-low, low-, and moderate-income families; 2) the waiver of Implementing Order No. 3-44 as it relates to the conveyance process established in the Section entitled "Availability of County Property"; and 3) the execution of County Deeds for the six (6) lots, in substantially the form as Attachment A.

Upon approval of the attached resolution, the Board Chairperson will be authorized to execute and record the County Deeds, in substantially the form attached hereto, and the County Mayor or the County Mayor's designee will be authorized to take all actions necessary to accomplish the conveyance of the six (6) lots to Miami-Dade Affordable Housing Foundation, Inc. and enforce the deed restrictions specified in the County Deed.

## **Scope**

The County acquired the six (6) folios located in the northwest quadrant of the County by tax deed and/or that reverted back to the County by not-for-profit corporations that were unable to develop the properties, free and clear of liens, taxes, and mortgages. Information regarding the folios from the Miami-Dade County Office of the Property Appraiser is included as Attachment B. The 2012 Assessed Value, district location and other related information of each folio is provided below:

### **Folio Information**

<b>Folio Number</b>	<b>Address</b>	<b>2012 Assessed Value</b>	<b>District</b>	<b>Lot Size in Sq. Feet</b>
34-2115-008-1100	About 2291 NW 152 Terrace	\$10,827	1	6,500
34-2117-004-3090	About 15695 NW 38 Court	\$17,107	1	9,600
06-2126-020-0270	720 NW 133 Street	\$15,993	2	8,031
30-2135-002-1100	845 NW 111 Street	\$24,288	2	9,750
30-2135-010-0290	1167 NW 113 Terrace	\$19,669	2	7,950
30-2135-002-1470	981 NW 109 Street	\$30,168	2	13,205

## **Fiscal Impact**

The conveyance of the six (6) parcels will eliminate the County's obligation to maintain the parcels, which costs approximately \$2,455 per year, and will eliminate the County's obligation to pay the annual special assessments, which are currently \$144 per year, for all lots. Once the homes are built and sold to

qualified buyers, it is estimated that approximately \$1,100 in ad valorem taxes will be generated annually per home. The conveyance of the six (6) single family home building sites to Miami-Dade Affordable Housing Foundation, Inc., for infill housing development is ten dollars (\$10.00) for each executed deed, pursuant to section 125.38, Florida Statutes and Sections 17-121 et seq. of the Code of Miami-Dade County, to be paid by Miami-Dade Affordable Housing Foundation, Inc.

**Track Record/Monitoring**

This project will be monitored by Jorge Cibrán, Director of Facilities and Development Division, Public Housing and Community Development, Infill Housing Initiative Program.

**Background**

The Miami-Dade Affordable Housing Foundation, Inc. has made a formal request for six (6) vacant County-owned parcels to develop homes and to sell them to affordable first-time homebuyers in the County's Infill Housing Initiative Program as noted per Attachment C. Miami-Dade Affordable Housing Foundation, Inc. works closely with the Housing Finance Authority of Miami-Dade County to provide homeownership counseling and affordable mortgage financing to low and moderate income families.

Miami-Dade Affordable Housing Foundation, Inc. has been providing homeownership counseling services to low and moderate income families for many years. Palmetto Homes, the builder, has a track record of building affordable single family homes and will be using energy efficient building materials in the new homes. Additionally, Miami-Dade Affordable Housing Foundation, Inc. will bear all of the costs of construction using their own funds or NSP 3 Program funds from the City of Miami Gardens. No construction financing will be required.

The requested lots are part of the County's inventory of lots set aside for the Infill Housing Initiative Program. The parcels were offered to the Infill Housing Developer Pool through Work Order Proposal Request (WOPR) #3 on November 6, 2012; however, there was no interest. Miami-Dade Affordable Housing Foundation, Inc. shall perform its own due diligence and evaluation to make a final determination whether the lots are buildable for the intended use. However, many of the lots require corrective actions, such as variances of zoning and platting, of which Miami-Dade Affordable Housing Foundation, Inc. is fully aware and willing to undertake. At the time of conveyance, Miami-Dade Affordable Housing Foundation, Inc. is willing to pay the outstanding special assessments and real estate taxes on the lots. The following chart provides background information on the lots as required by Resolution R-376-11.

Folio Number	How County Acquired Property & Other Background Information	Maintenance Costs, Special Assessments, Title Search.	Estimated Maintenance Costs (Annual Lawn Care by number of years)	Estimated Taxes by No. of Years
34-2115-008-1100	Escheatment Tax Deed 2/2/2004	County has paid to have the property maintained since 2/2004	\$290 X 9=\$2,610	\$203
34-2117-004-3090	Tax Deed 12/15/1999. Conveyed to Fortuna Trucking Company, Inc. / Fortex Construction, Inc. on June 7, 2001. Lot reverted to County on 9/16/2008.	County has paid to have the property maintained since 9/2008	\$429 X 4.5=\$1,930	\$259
30-2135-002-1470	8/2/2000 HUD deeded lot to Greater Miami Neighborhood, Inc. (GM); GM deeded the lot to MDHA Housing Development, Inc. 6/21/2002 and MDHA deeded the lot to the County 7/18/2008.	County has paid to have the property maintained since 7/2008	\$590 X 4.5=\$2,655	\$20
06-2126-020-0270	6/14/2001 HUD deeded lot to Greater Miami Neighborhood, Inc. (GM); GM deeded the lot to MDHA Housing Development, Inc. 6/21/2002 and MDHA deeded the lot to the County 7/18/2008.	County has paid to have the property maintained since 07/2008	\$359 X 4.5=\$1,616	0
30-2135-002-1100	6/14/2001 HUD deeded lot to Greater Miami Neighborhood, Inc. (GM); GM deeded the lot to MDHA Housing Development, Inc. 6/21/2002 and MDHA deeded the lot to the County 7/18/2008	County has paid to have the property maintained since 07/2008	\$435 X 4.5=\$1,958	\$16
30-2135-010-0290	9/19/2001 HUD deeded lot to Greater Miami Neighborhood, Inc. (GM); GM deeded the lot to MDHA Housing Development, Inc. 6/21/2002 and MDHA deeded the lot to the County 7/18/2008.	County has paid to have the property maintained since 7/2008	\$355 X 4.5=\$1,598	\$149
Total			\$12,367	\$647

Additionally, the properties will be conveyed subject to the following restrictions:

- That the properties shall be developed as affordable housing, as defined by, and, in accordance with the requirements of the Infill Housing Initiative established in Sections 17-121 through 128 of the Code of Miami-Dade County and the County's Infill Housing Initiative Guidelines.
- That the affordable housing developed on the properties shall be sold to very-low, low- or moderate-income households.
- That the sales price of the home shall not exceed \$175,000 or appraised value, whichever is lower.
- That a restrictive covenant shall be recorded on the property at time of sale to the qualified homebuyer stating that the property shall remain affordable during the control period, which commences on the initial closing date, and resets automatically every 20 years if there is a resale of the property, for a maximum of 60 years. However, should the same purchaser remain in the home for 20 years, the restrictive covenant shall automatically be released. The purposes of the restrictions are intended to preserve the County's inventory of affordable homes for a minimum of 20 years. It is the responsibility of the developer to assure the restrictive covenant is executed at the time of initial sale. The restrictive covenant also sets the upper limit of subsequent sales price to future home purchasers through a resale multiplier.
- All real estate taxes and assessments shall be paid when due and no liens or unauthorized encumbrances shall be levied against the property.
- Assess each infill lot to determine if duplexes, triplexes or quadplexes can be built on these lots, and where feasible, make every effort to develop the properties as such, subject to the review and approval of the County Mayor or County Mayor's designee.

In the event that Miami-Dade Affordable Housing Foundation, Inc. defaults on the deed restrictions, the County shall have the right to re-enter and take possession of the property.

In light of the fact that these lots are being conveyed directly to Miami-Dade Affordable Housing Foundation, Inc., it is necessary to waive the section of Implementing Order No. 3-44 entitled "Availability of County Property," which states that properties that have been determined to be suitable for infill housing will be offered to a pre-qualified pool through a competitive work order proposal process. Regardless of the requirements of Implementing Order No. 3-44, the Board is further authorized to convey these lots to Miami-Dade Affordable Housing Foundation, Inc. pursuant to section 125.38 of the Florida Statutes, which permits the Board to convey County property to a not-for-profit organization for the purpose of promoting community interest and welfare if the Board determines the property is not needed for use by the County and the not-for-profit organization will use said property for "public or community interest and welfare."

Attachments



Russell Benford, Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** March 5, 2013

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No.

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required



Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No.  
3-5-13

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING CONVEYANCE OF SIX (6) SINGLE FAMILY HOME SITES LOCATED IN THE NORTHWEST QUADRANT OF MIAMI-DADE COUNTY TO MIAMI-DADE AFFORDABLE HOUSING FOUNDATION, INC. A NOT-FOR-PROFIT, FLORIDA CORPORATION, FOR INFILL HOUSING DEVELOPMENT AT A PRICE OF TEN DOLLARS (\$10.00); AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 3-44 AS IT RELATES TO THE SECTION ENTITLED AVAILABILITY OF COUNTY PROPERTY; AND AUTHORIZING THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

**WHEREAS**, Miami-Dade Affordable Housing Foundation, Inc., a not-for-profit Florida corporation, has submitted an application to this Board requesting that the County convey to them six (6) single family home sites for infill housing development for qualified very-low, low-and-moderate income families; and

**WHEREAS**, this Board is satisfied that said properties can be used for infill housing development and is not needed for County purposes; and

**WHEREAS**, this Board finds that pursuant to Section 125.38 of the Florida Statutes the conveyance of said property to Miami-Dade Affordable Housing Foundation, Inc. serves the best interest of the County; and

**WHEREAS**, this Board adopted Resolution No. R-527-12 for the lots located in District 1 and Resolution No. R-763-12 for the lists located in District 2, which declared the six (6) lots surplus,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

**Section 1.** The foregoing recitals are incorporated in this resolution and are approved.

**Section 2.** This Board hereby approves the conveyance of six (6) single family home sites, legally described in Attachment A, to Miami-Dade Affordable Housing Foundation, Inc., a not-for-profit Florida Corporation, for infill housing development at a price of ten dollars (\$10.00) pursuant to Section 125.38, Florida Statutes and Sections 17-121, et seq. of the Code of Miami-Dade County.

**Section 3.** This Board hereby approves the waiver of Administrative Order 3-44 as it relates to the Section entitled "Availability of County Property."

**Section 4.** This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on properties identifying the County's name and the name of the district commissioner.

**Section 5.** Pursuant to Section 125.411, Florida Statutes, this Board authorizes the Chairperson to execute a County Deed, in substantially the form attached hereto and made a part hereof as Attachment A. Further, the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the public record all deeds, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within thirty (30) days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.



The foregoing resolution was offered by Commissioner  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman  
Lynda Bell, Vice Chair

Bruno A. Barreiro  
Jose "Pepe" Diaz  
Sally A. Heyman  
Jean Monestime  
Sen. Javier D. Souto  
Juan C. Zapata

Esteban L. Bovo, Jr.  
Audrey M. Edmonson  
Barbara J. Jordan  
Dennis C. Moss  
Xavier L. Suarez

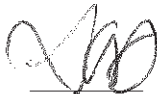
The Chairperson thereupon declared the resolution duly passed and adopted this 5<sup>th</sup> day of March, 2013. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Terrance A. Smith

Instrument prepared by:  
PHCD Infill Housing Program  
PHCD 701 NW 1<sup>st</sup> Court, 16<sup>th</sup> Floor  
Miami, Florida 33136

Folio No: See Exhibit "A"

## COUNTY DEED

**THIS DEED**, made this       day of       , 201\_\_ AD. by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and Miami-Dade Affordable Housing Foundation, Inc., not-for-profit 501 (c)(3) Florida corporation party of the second part, whose address is 7300 NW 19 Street, Suite 502, Miami, Florida 33126:

### **WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his or her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

***As legally described in Exhibit "A" attached:*** (the "Property").

**THIS CONVEYANCE IS SUBJECT TO** all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Property shall be developed as affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative established in Sections 17-121 through 128 of the Code of Miami-Dade County and the County's Infill Housing Initiative Guidelines.
2. That the Property shall be developed as affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative established in Sections 17-121 through 128 of the Code of Miami-Dade County and the County's Infill Housing Initiative Guidelines, within one (1) year of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy. In the event Party of the Second Part fails to complete the construction of the home within one (1) year from the date of this deed, Party of the First Part may grant an extension of the time frame in which Party of the Second Part must complete the home. To be effective, such extension by Party of the First Part, must (i) be requested in writing by Party of the Second part prior to its expiration date, and (ii) shall be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee approving such extension and specifying the new time frame in which Party of the Second Part must complete the home. The letter by Party of the First Part shall be conclusive evidence upon which any party may rely that the restriction has been extended.

3. That the affordable housing developed on the Property shall be sold to a low-income household, as defined in Sections 17-122(k) of the Code of Miami-Dade County but under no circumstances shall the sales price of the Property exceed One Hundred Seventy-Five Thousand and 00/100 (\$175,000.00).

Party of the Second Part shall require that the qualified household purchasing the Property execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant;" and include the following language in the deed of conveyance:

"This property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the property shall remain affordable during the "Control Period." The "Control Period" commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the developer to the first qualified household, and resets automatically every 20 years for a maximum of 60 years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County Mayor or Mayor's designee. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the Property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Party of the Second Part may encumber the property with:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Property is equal to or greater than the amount of such mortgage(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon receiving proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office

of the Clerk of the Circuit Court of Miami-Dade County, Florida.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within thirty (30) days of notification of the default by the County. If the Party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the Property and to terminate and revert in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, the Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed of Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Carlos A. Gimenez, Mayor

Approved for legal sufficiency \_\_\_\_\_

The foregoing was authorized by Resolution No. R-\_\_\_\_\_-1\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

<b>Folio Number</b>	<b>Legal Description</b>
34-2115-008-1100	LOT 11 BLOCK 7 ,ELEANOR PARK, thereof, as recorded in Official Records Book 45 at Page 91, of Public Records of Miami-Dade County, Florida.
34-2117-004-3090	N. 80 FT OF W. 120 FT OF Tract 78 , VENTIAN GARDENS REVISED, Section 17, Township 52 South, Range 41 East, thereof, as recorded in Official Records Book 31 at Page 37 of Public Records of Miami-Dade County, Florida.
30-2135-002-1470	LOTS 22 and 23 BLOCK 8, PINEWOOD PARK EXTENSION, thereof, as recorded in Official Records Book 34 at Page 91, of Public Records of Miami-Dade County, Florida.
06-2126-020-0270	LOT 7 BLOCK 2 , DE PAULY HEIGHTS, thereof, as recorded in Official Records Book 49 at Page 8, of Public Records of Miami-Dade County, Florida.
30-2135-002-1100	LOTS 22 thru 24 BLOCK 6, PINEWOOD PARK EXTENSION, thereof, as recorded in Official Records Book 34 at Page 91 of Public Records of Miami-Dade County, Florida.
30-2135-010-0290	LOT 13 BLOCK 12 ,LAWNDALE 4 <sup>th</sup> ADDITION , thereof, as recorded in Official Records Book 47 at Page 31 ,of Public Records of Miami-Dade County, Florida.

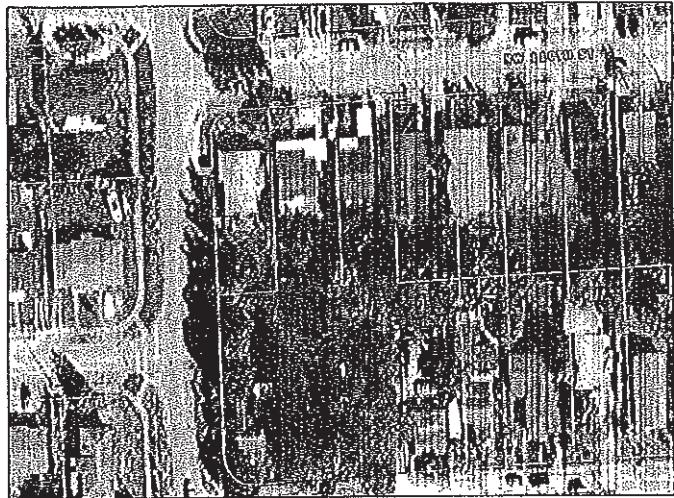


Attachment B

MIAMI-DADE COUNTY  
OFFICE OF THE PROPERTY APPRAISER  
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia  
Property Appraiser

<b>Property Information:</b>		
Folio	30-2135-002-1470	
Property Address	981 NW 109 ST	
Owner Name(s)	MIAMI DADE COUNTY GSA R/E MGMT	
Mailing Address	111 NW 1 ST #2460 MIAMI FL 33128	
Primary Zone	5700 DUPLEXES - GENERAL	
Use Code	0080 VACANT LAND GOVERNMENT	
Beds/Baths/Half	0/0/0	
Floors	0	
Living Units	0	
Adj. Sq. Footage	0	
Lot Size	13,205 SQ FT	
Year Built	0	
Legal Description	PINWOOD PARK EXT PB 34-91 LOTS 22 & 23 BLK 8 LOT SIZE 95,000 X 139 OR 20531-4365 06 2002 5 COC 26506-3178 07 2008 3 OR 26506-3178 0708 01	
<b>Assessment Information:</b>		
	Current	Previous
Year	2012	2011
Land Value	\$28,939	\$41,201
Building Value	\$1,229	\$1,229
Market Value	\$30,168	\$42,430
Assessed Value	\$30,168	\$42,430
<b>Exemption Information:</b>		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0



Aerial Photography 2012

<b>Taxable Value Information:</b>			
	Current	Previous	
Year	2012	2011	
	Exemption/Taxable	Exemption/Taxable	
County	\$30,168 / \$0	\$42,430 / \$0	
School Board	\$30,168 / \$0	\$42,430 / \$0	
City	\$0 / \$0	\$0 / \$0	
Regional	\$30,168 / \$0	\$42,430 / \$0	
<b>Sale Information:</b>			
Date	Amount	Recording Book-Page	Qualification Code
7/2008	\$0	26506-3178	Sales which are disqualified as a result of examination of the deed
6/2002	\$0	20531-4365	Sales which are disqualified as a result of examination of the deed
5/2001	\$0	19728-1589	Sales which are disqualified as a result of examination of the deed
5/2000	\$0	19132-3061	Sales which are disqualified as a result of examination of the deed
1/1998	\$45,000	17977-1052	Sales which are qualified



12/1996	\$0	17479-3232	Sales which are disqualified as a result of examination of the deed
2/1992	\$0	15937-4604	Sales which are disqualified as a result of examination of the deed

**Disclaimer:**

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property information inquiries, comments, and suggestions email: [pawebmail@miamidade.gov](mailto:pawebmail@miamidade.gov)  
GIS inquiries, comments, and suggestions email: [gis@miamidade.gov](mailto:gis@miamidade.gov)

Generated on: Thursday, December 06, 2012



MIAMI-DADE COUNTY  
OFFICE OF THE PROPERTY APPRAISER  
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia  
Property Appraiser

Property Information:		
Folio	30-2135-002-1100	
Property Address	845 NW 111 ST	
Owner Name(s)	MIAMI DADE COUNTY GSA R/E MGMT	
Mailing Address	111 NW 1 ST #2460 MIAMI FL 33128	
Primary Zone	0100 SINGLE FAMILY - GENERAL	
Use Code	0080 VACANT LAND GOVERNMENT	
Beds/Baths/Half	0/0/0	
Floors	0	
Living Units	0	
Adj. Sq. Footage	0	
Lot Size	9,750 SQ FT	
Year Built	0	
Legal Description	PINWOOD PK EXT PB 34-91 LOTS 22 THRU 24 BLK 6 LOT SIZE 75.00 X 130.00 OR 20531-4365 06 2002 5 COC 26506-3178 07 2008 3 OR 26506-3178 0708 01	
Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$24,288	\$34,914
Building Value	\$0	\$0
Market Value	\$24,288	\$34,914
Assessed Value	\$24,288	\$34,914
Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0



Aerial Photography 2012

Taxable Value Information:			
		Current	Previous
Year		2012	2011
		Exemption/Taxable	Exemption/Taxable
County		\$24,288 / \$0	\$34,914 / \$0
School Board		\$24,288 / \$0	\$34,914 / \$0
City		\$0 / \$0	\$0 / \$0
Regional		\$24,288 / \$0	\$34,914 / \$0
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
7/2008	\$0	26506-3178	Sales which are disqualified as a result of examination of the deed
6/2002	\$0	20531-4365	Sales which are disqualified as a result of examination of the deed
5/2001	\$0	19728-1437	Sales which are disqualified as a result of examination of the deed
1/2000	\$0	18958-0535	Sales which are disqualified as a result of examination of the deed
10/1999	\$0	19062-3097	Sales which are disqualified as a result of examination of the deed

7/1987	\$34,000	13277-3237	Sales which are qualified
6/1986	\$35,000	12943-0172	Sales which are qualified

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MIAMI-DADE COUNTY  
OFFICE OF THE PROPERTY APPRAISER  
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia  
Property Appraiser

Property Information:		
Folio	06-2126-020-0270	
Property Address	720 NW 133 ST	
Owner Name(s)	MIAMI DADE COUNTY GSA R/E MGMT	
Mailing Address	111 NW 1 ST #2460 MIAMI FL 33128	
Primary Zone	0400 SGL FAMILY - 901-1200 SQF	
Use Code	0080 VACANT LAND GOVERNMENT	
Beds/Baths/Half	0/0/0	
Floors	0	
Living Units	0	
Adj. Sq. Footage	0	
Lot Size	8,031.87 SQ FT	
Year Built	0	
Legal Description	DE PAULY HEIGHTS PB 49-8 LOT 7 BLK 2 LOT SIZE 60.390 X 133 OR 20531-4365 06 2002 5 COC 26506-3178 07 2008 3 OR 26506-3178 0708 01	
Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$15,993	\$15,993
Building Value	\$0	\$0
Market Value	\$15,993	\$15,993
Assessed Value	\$15,993	\$15,993
Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0



Aerial Photography 2012

Taxable Value Information:			
		Current	Previous
Year		2012	2011
		Exemption/Taxable	Exemption/Taxable
County		\$15,993 / \$0	\$15,993 / \$0
School Board		\$15,993 / \$0	\$15,993 / \$0
City		\$15,993 / \$0	\$15,993 / \$0
Regional		\$15,993 / \$0	\$15,993 / \$0
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
7/2008	\$0	26506-3178	Sales which are disqualified as a result of examination of the deed
6/2002	\$0	20531-4365	Sales which are disqualified as a result of examination of the deed
8/2000	\$0	19225-1047	Sales which are disqualified as a result of examination of the deed
8/1999	\$0	00000-0000	Sales which are disqualified as a result of examination of the deed
7/1999	\$0	18702-0563	Sales which are disqualified as a result of examination of the deed

8/1996	\$57,000	17309-2332	Sales which are qualified
9/1989	\$48,000	14273-2815	Sales which are qualified

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MIAMI-DADE COUNTY  
OFFICE OF THE PROPERTY APPRAISER  
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia  
Property Appraiser

Property Information:	
Folio	30-2135-010-0290
Property Address	1167 NW 113 TER
Owner Name(s)	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST #2460 MIAMI FL 33128
Primary Zone	5700 DUPLEXES - GENERAL
Use Code	0080 VACANT LAND GOVERNMENT
Beds/Baths/Half	0/0/0
Floors	0
Living Units	0
Adj. Sq. Footage	0
Lot Size	7,950 SQ FT
Year Built	0
Legal Description	35 52 41 LAWNDALE 4TH ADDN PB 47-31 LOT 13 BLK 12 LOT SIZE 75.000 X 106 OR 20531-4365 06 2002 5 COC 26506-3178 07 2008 3

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$19,669	\$28,004
Building Value	\$0	\$0
Market Value	\$19,669	\$28,004
Assessed Value	\$19,669	\$28,004

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0



Aerial Photography 2012

Taxable Value Information:			
	Current	Previous	
Year	2012	2011	
	Exemption/Taxable	Exemption/Taxable	
County	\$19,669 / \$0	\$28,004 / \$0	
School Board	\$19,669 / \$0	\$28,004 / \$0	
City	\$0 / \$0	\$0 / \$0	
Regional	\$19,669 / \$0	\$28,004 / \$0	
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
7/2008	\$0	26506-3178	Sales which are disqualified as a result of examination of the deed
6/2002	\$0	20531-4365	Sales which are disqualified as a result of examination of the deed
8/2000	\$0	19240-1232	Sales which are disqualified as a result of examination of the deed
12/2000	\$0	19409-1438	Sales which are disqualified as a result of examination of the deed
6/1997	\$37,200	17680-3162	Sales which are qualified
8/1980	\$47,000	10835-0579	Sales which are qualified

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MIAMI-DADE COUNTY  
OFFICE OF THE PROPERTY APPRAISER  
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia  
Property Appraiser

Property Information:		
Folio	34-2117-004-3090	
Property Address		
Owner Name(s)	MIAMI DADE COUNTY GSA	
Mailing Address	111 NW 1 ST # 2460 MAMI FL 33128	
Primary Zone	0100 SINGLE FAMILY - GENERAL	
Use Code	0080 VACANT LAND GOVERNMENT	
Beds/Baths/Half	0/0/0	
Floors	0	
Living Units	0	
Adj. Sq. Footage	0	
Lot Size	9,600 SQ FT	
Year Built	0	
Legal Description	17 52 41 .22 AC VENETIAN GARDENS REV PB 31-37 N80FT OF W120FT OF TR 78 LOT SIZE 80.000 X 120 F/A/U 30 3117 004 3090 OR 28573 - 2199 09 2008 4	
Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$17,107	\$17,107
Building Value	\$0	\$0
Market Value	\$17,107	\$17,107
Assessed Value	\$17,107	\$17,107
Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0



Aerial Photography 2012

Taxable Value Information:			
		Current	Previous
Year		2012	2011
		Exemption/Taxable	Exemption/Taxable
County		\$17,107 / \$0	\$17,107 / \$0
School Board		\$17,107 / \$0	\$17,107 / \$0
City		\$17,107 / \$0	\$17,107 / \$0
Regional		\$17,107 / \$0	\$17,107 / \$0
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
5/2007	\$0	25703-2407	Sales which are disqualified as a result of examination of the deed
5/2007	\$0	00000-0000	Sales which are disqualified as a result of examination of the deed
9/1974	\$5,000	00000-0000	Sales which are qualified

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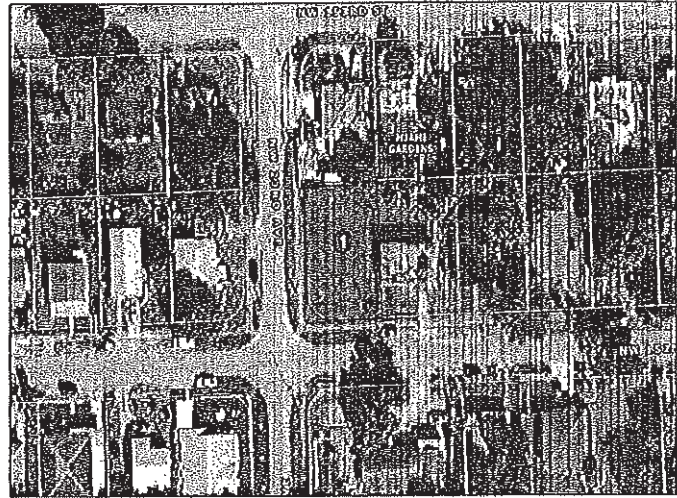
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MIAMI-DADE COUNTY  
OFFICE OF THE PROPERTY APPRAISER  
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia  
Property Appraiser

Property Information:																									
Folio	34-2115-008-1100																								
Property Address																									
Owner Name(s)	MIAMI-DADE COUNTY GSA R/E MGMT																								
Mailing Address	111 NW 1 ST STE 2460 MIAMI FL 33128-1929																								
Primary Zone	0100 SINGLE FAMILY - GENERAL																								
Use Code	0080 VACANT LAND GOVERNMENT																								
Beds/Baths/Half	0/0/0																								
Floors	0																								
Living Units	0																								
Adj. Sq. Footage	0																								
Lot Size	6,500 SQ FT																								
Year Built	0																								
Legal Description	ELEANOR PARK PB 45-91 LOT 11 BLK 7 LOT SIZE SITE VALUE F/A/U 30-2115-008-1100 OR 22032-0487 0204 3 OR 00000-0000 0176 01																								
Assessment Information:																									
	<table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td>2012</td> <td>2011</td> </tr> <tr> <td>Land Value</td> <td>\$10,827</td> <td>\$10,827</td> </tr> <tr> <td>Building Value</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Market Value</td> <td>\$10,827</td> <td>\$10,827</td> </tr> <tr> <td>Assessed Value</td> <td>\$10,827</td> <td>\$10,827</td> </tr> </tbody> </table>		Current	Previous	Year	2012	2011	Land Value	\$10,827	\$10,827	Building Value	\$0	\$0	Market Value	\$10,827	\$10,827	Assessed Value	\$10,827	\$10,827						
	Current	Previous																							
Year	2012	2011																							
Land Value	\$10,827	\$10,827																							
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Exemption Information:																									
	<table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td>2012</td> <td>2011</td> </tr> <tr> <td>Homestead</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>2nd Homestead</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Senior</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Veteran Disability</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Civilian Disability</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Widow(er)</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>		Current	Previous	Year	2012	2011	Homestead	\$0	\$0	2nd Homestead	\$0	\$0	Senior	\$0	\$0	Veteran Disability	\$0	\$0	Civilian Disability	\$0	\$0	Widow(er)	\$0	\$0
	Current	Previous																							
Year	2012	2011																							
Homestead	\$0	\$0																							
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Widow(er)	\$0	\$0																							



Aerial Photography 2012

Taxable Value Information:			
	Current	Previous	
Year	2012	2011	
	Exemption/Taxable	Exemption/Taxable	
County	\$10,827 / \$0	\$10,827 / \$0	
School Board	\$10,827 / \$0	\$10,827 / \$0	
City	\$10,827 / \$0	\$10,827 / \$0	
Regional	\$10,827 / \$0	\$10,827 / \$0	
Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
1/1975	\$15,300	00000-0000	Sales which are disqualified as a result of examination of the deed
11/1974	\$17,400	00000-0000	Sales which are qualified

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## MIAMI-DADE AFFORDABLE HOUSING FOUNDATION, INC.



Greg Fortner  
 Director, Public Housing and Community Development Department  
 701 NW 1<sup>st</sup> Court  
 Miami, FL 33136

Re: 34-2115-008-1100  
 34-2117-004-3090  
 30-2135-002-1470 981 NW 109 Street  
 06-2126-020-0270 720 NW 133 Street  
 30-2135-002-1100 845 NW 111 Street  
 30-2135-010-0290 1167 NW 113 Terrace

Dear Mr. Fortner

The Miami-Dade Affordable Housing Foundation, Inc. ("the Foundation") hereby requests that Miami-Dade County convey the above-referenced properties to the Foundation. The Foundation will construct and sell each one to a low- to moderate-income first-time homebuyer. Properties will be developed to the highest density allowed by Miami-Dade County.

The Foundation will bear all of the costs for the construction of the home using its own funds. No outside construction financing will be required. The maximum sales price will be \$175,000 as determined by the County. The Foundation will provide HUD-approved homebuyer counseling to the purchasers and will assist them with obtaining permanent financing.

The Foundation implemented a housing development program in January 2011 and brought on Anne Manning to direct it. Ms. Manning was at the helm of Miami Habitat for Humanity for 15 years and has extensive experience in all facets of the development process, including building in distressed communities, negotiating regulatory barriers to ensure successful delivery of units, keeping projects on budget and on schedule, and complying fully with contractual terms.

Since implementing the program, the Foundation has acquired 16 properties; four of these have been sold or under contract. Of the remaining 12, seven are under construction and five have been submitted for permit.

The Foundation is a HUD-certified housing counseling agency and has provided services to thousands of Miami-Dade residents in its 12-year history, and it has worked closely with homebuyers to access bank financing and grant subsidies through government entities and philanthropic organizations. The

PHONE: 305-371-9330  
 FAX: 305-371-9339  
 E-MAIL: MDAHFI@MIAMI-DADE.ORG

A NOT-FOR-PROFIT 501(C)(3) CORPORATION

Page 2  
September 26, 2012

The Foundation is a HUD-certified housing counseling agency and has provided services to over 5,000 of Miami-Dade residents in its 12-year history, and it has worked closely with home buyers to access bank financing and grant subsidies through government entities and philanthropic organizations. The

Foundation markets its home buyer workshops with strategically placed flyers, advertisements on English- and Spanish-language radio spots, and advertisements in local community papers and in partnership with the Housing Finance Authority of Miami-Dade County.

Upon conveyance of the County properties to the Foundation, staff will begin permitting the properties and will start construction as soon as permits are issued.

There is no litigation with MDAFHI. Should you have any question or need additional information, please contact me or our Director of Housing Development, Anne Manning.

Sincerely,



Opal A. Jones  
Executive Director

Enclosures: current financial statements; audited financials for 2012; two sets of elevations and floor plans for two models; insurance binders

cc: Patricia J. Braynon, Director  
Housing Finance Authority of Miami-Dade County