

Memorandum



Date: July 1, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Amended
Agenda Item No. 8(K)(1)(B)

From: George M. Burgess
County Manager

Resolution No. R-746-08

Subject: Resolution Approving the Workforce Housing Plan, 2008 to 2015 (Plan) and the Submittal of the Plan to the Florida Department of Community Affairs

The following item was amended at the July 1, 2008 meeting of the Board of County Commissioners to include the following:

1. Amend language to state that the inventory of sites identified in the Plan will be updated on an ongoing basis. The changes to the inventory consist of a) the County working with municipalities, who are also required to prepare an inventory of real property within their jurisdiction, in identifying sites suitable for Workforce Housing and create a joint inventory and b) add privately owned and County owned sites to the inventory as they become available. As such, the Workforce Housing Plan will be updated annually to reflect any changes to the inventory of sites.
2. Clarify that the sites identified in the Plan do not have any vested rights for County funding. All development projects that apply or have been awarded any type of funding assistance from Miami-Dade County are subject to existing County, state and federal regulations, as applicable, for the allocation of such funds.
3. Change the list of sites in this Plan to reflect a total of 709. The changes are due to the removal of the Palmetto Transit Station site in Table 5-2 and Appendix 1, and the adjustment of infill housing program sites to 563.
4. Include language that the Workforce Housing Plan will also focus on additional policies that encourage development opportunities that best meet the needs of the workforce throughout the County by providing ownership and rental housing for households at various income levels. To facilitate this effort, a more detailed analysis of the rental housing market will be included during the next update of the Workforce Housing Plan.

RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) adopt the attached Workforce Housing Plan for 2008 to 2015 (Plan) and authorize the Mayor or his designee to submit the Plan to the Florida Department of Community Affairs (DCA), pursuant to Section 163.3177, Florida Statutes.

SCOPE

The Plan identifies several sites and sets the policy framework for the development of workforce housing across Miami-Dade County.

FISCAL IMPACT

Approval of this item will not create a fiscal impact to the County. However, the submission of the Plan is a requirement pursuant to Section 163.3177, Florida Statutes, in order to receive State housing assistance grants.

TRACK RECORD/MONITOR

OCED and General Services Administration (GSA) will be responsible for tracking and monitoring the development of the sites identified in the Plan for which the County has committed funding.

The Plan sets the County's policy for the provision of workforce housing, and does not involve the issuing of any contracts at this time.

BACKGROUND

In 2007, the Florida Legislature passed a legislative mandate intended to address the affordable housing needs of workforce households throughout the State. The legislation amended Chapter 163 of the Florida Statutes to require certain counties in the State, such as Miami-Dade County, to adopt a Workforce Housing Plan by July 1, 2008.

On April 24, 2008, the BCC approved a Comprehensive Plan Amendment (Application 17) (Ordinance No. 08-47) that requires Miami-Dade County to adopt a Workforce Housing Plan and also adopted the state's definition of "workforce housing." The State defines "workforce housing" as housing that is affordable to households with incomes at or below 140 percent of the area median income (AMI). These actions adopted by the BCC were taken in order to comply with the requirements of Chapter 163 of the Florida Statutes.

Staff from OCED, GSA and Planning and Zoning worked together to develop the required Plan, which is intended to increase the variety and supply of housing that is affordable to workforce residents in Miami-Dade County. In addition, the Plan provides an analysis of the current housing market, identifies (County-owned and potential private) sites suitable for such housing and establishes strategies and recommendations aimed at facilitating development.

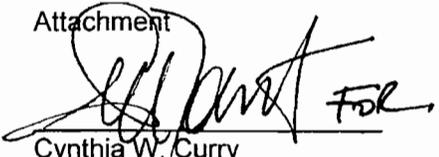
According to the housing analysis, 90 percent of the households in Miami-Dade County cannot afford to purchase a median priced home without being cost burdened and 50 percent of the households cannot afford a median priced 2-bedroom apartment without also experiencing cost burden. Cost burdened households spend more than 30 percent of their household income toward housing costs. As projected in the housing analysis, approximately 91,499 workforce households in Miami-Dade County will be cost burdened by 2015. The proposed Workforce Housing Plan seeks to address the needs of these households.

The identification of sites for workforce housing is a minimum requirement of the Plan pursuant to State Statute. The Plan identifies 709 County-owned sites that have been made available for the development of workforce housing at various income levels. An additional 177 private sector sites have been committed to providing affordable workforce housing in the next five years, for a total of over 5,000 housing units. In addition, the Plan also identifies areas designated as community urban centers, which require all residential mixed-use developments located within the boundaries to provide a minimum of 12.5 percent of their units for workforce housing.

The focus of the Plan is the development and preservation of affordable housing units for all sectors of the workforce, including extremely low-, very low-, low-, and moderate-income households. This focus is on both homeownership and rental opportunities.

Lastly, the Plan also seeks to foster the development of workforce housing by recommending strategies that create incentives for private sector developers, streamline the zoning and permitting process, and encourage employer assisted housing programs.

Attachment

A handwritten signature in black ink, appearing to read 'Cynthia W. Curry', with the initials 'FDR' written to the right of the signature.

Cynthia W. Curry
Senior Advisor to the County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: July 1, 2008

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

SUBJECT: Amended
Agenda Item No. 8(K)(1)(B)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved  Mayor
Veto _____
Override _____

Amended
Agenda Item No. 8(K)(1)(B)
7-1-08

RESOLUTION NO. R- 746-08

RESOLUTION APPROVING THE MIAMI-DADE COUNTY WORKFORCE HOUSING PLAN, 2008 TO 2015; AUTHORIZING THE FILING WITH THE STATE OF FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS IN COMPLIANCE WITH CHAPTER 163.3177, FLORIDA STATUTES; AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO MAKE NON-SUBSTANTIVE MODIFICATIONS TO THE WORKFORCE HOUSING PLAN FOR 2008 TO 2015

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves the Miami-Dade County Workforce Housing Plan (Plan), 2008 to 2015; authorizes the filing of the Plan with the State of Florida Department of Community Affairs; and authorizes the County Mayor or his designee to make non-substantive modifications to the Workforce Housing Plan, 2008 to 2015.

The foregoing resolution was offered by Commissioner **Dennis C. Moss** who moved its adoption. The motion was seconded by Commissioner **Carlos A. Gimenez** and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	absent	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	absent	Dennis C. Moss	aye
Dorrian D. Rolle	absent	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

Resolution No. R-746-08

Amended

Agenda Item No. 8(K)(1)(B)

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The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of July, 2008. 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: **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JM

John McInnis

Miami-Dade County
Workforce Housing Plan, 2008 to 2015

March 2008
(As Amended July 1, 2008)

Prepared by:

Miami-Dade Department of Planning & Zoning,
Office of Community and Economic Development,
and the General Services Administration



Carlos Alvarez
MAYOR

Board of County Commissioners

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Barbara J. Jordan
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George M. Burgess
COUNTY MANAGER

R. A. Cuevas, Jr.
COUNTY ATTORNEY

Harvey Ruvin
CLERK OF THE COURTS

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

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I. Introduction

BACKGROUND

In 2007, the Florida Legislature passed a legislative mandate intended to address the affordable housing needs of workforce households throughout the State. The legislation amended Chapter 163 of the Florida Statutes to require certain counties in the State, such as Miami-Dade County, to adopt a Workforce Housing Plan (Plan) by July 1, 2008. At a minimum, the Plan must identify sites suitable for affordable workforce housing. The affordable Workforce Housing Plan presented in this report seeks to address this requirement. The inventory of sites identified in the Plan will be updated on an ongoing basis, with the goal of providing affordable workforce housing countywide.

The purpose of the Workforce Housing Plan is to increase the variety and supply of housing that is affordable to the workforce in Miami-Dade County. The Plan provides an analysis of the current housing market, identifies sites suitable for such housing and establishes strategies and recommendations aimed at facilitating development. The Workforce Housing Plan builds on a long list of efforts by Miami-Dade County to address the housing needs of workforce families.

DEFINITIONS

References to affordable housing and income limit categories made throughout the Workforce Housing Plan are based on standard definitions developed by the U.S. Department of Housing and Urban Development (HUD), as well as the State of Florida and Miami-Dade County.

According to the State of Florida, workforce housing is defined as housing that is affordable to natural persons or families whose total household income is at or below 140 percent of the area median income (AMI). This definition is inclusive of extremely low, very low, low, and moderate-income households, since many of these households represent working poor families. Since the workforce category encompasses extremely low, very low, low, and moderate income households, the Workforce Housing Plan recognizes the need to have different strategies to address the housing needs of the various income groups. As such, the Plan identifies the programs and funding sources which are best suited to meet the needs of households within each income limit category. Miami-Dade County does not recognize workforce housing as being a category distinct from affordable housing for working families of varying household incomes. Miami-Dade County does encourage sites to be developed near employment centers and within close proximity of transit services and supports employment based housing efforts targeting specific segments of the labor force.

The income limit categories discussed throughout the report represent the maximum income a family may earn, as a percent of the area median income (AMI), in order to qualify for certain housing assistance programs. These categories include extremely low, very low, low, moderate-income and workforce households. The AMI and the income limit categories for Miami-Dade County are published in a report published by HUD annually. Below are the various income limit categories:

- Extremely Low: At or below 30% of the AMI
- Very Low: 30.01 to 50% of the AMI

- Low: 50.01% to 80% of the AMI
- Moderate: 80.01% to 140% of the AMI¹

AFFORDABLE WORKFORCE HOUSING PLAN

The affordable Workforce Housing Plan consists of seven sections. Section I describes the intent of the plan and defines the workforce target market. Section II provides an analysis of the housing supply in Miami-Dade County, including an assessment of the sales and rental trends in the housing market. Section III examines the current and future housing demand, as well as the population, economic, and labor force trends that affect the housing market. This section includes a cost burden and affordability gap analysis and provides a projection of housing need for 2015. Section IV presents a discussion of the factors that affect affordability. Section V provides an inventory of sites suitable for the development of workforce housing followed by a description of the funding that is available to develop the sites. Finally, the Workforce Housing Plan concludes with a description of existing County strategies for promoting the development of affordable workforce housing and provides recommendations for future strategies and policies.

SUMMARY OF FINDINGS

The following is a brief summary of the key findings and recommendations in the Workforce Housing Plan:

- The median wage in Miami-Dade County is \$26,300, which means that half of the workforce earns less than that amount.
- Although the general rule of thumb is that an affordable purchase price is 2.5 times a household's gross yearly income (a ratio of 2.5:1). In 2007, the median sales price of a single family home of \$380,100 was 8.4 times greater than the median household income, or 14.5 times greater than the median salary of an individual worker.
- Although the median sales price of homes have decreased by as much as 15 percent from 2007, the cost of housing still remains out of reach for most households.
- It is estimated that 90 percent of households in Miami-Dade County could not afford to purchase a home without being cost burdened. Cost burdened households spend more than 30 percent of their household income toward housing costs.
- Approximately half of the households in Miami-Dade County could not afford the rent for a median priced 2-bedroom apartment (\$1,182) without also being cost burdened.
- From 2000 to 2015, it is projected that 91,499 of workforce households in Miami-Dade County will become cost burdened. Approximately 34,120 are estimated to be very low income, 21,395 low income and 35,984 moderate income households. These households represent those in need of affordable workforce housing.

¹ Federal programs define moderate income as 80.01 to 120% of the AMI; however, some county programs for moderate income households include those between 80.01 to 140% of the AMI.

- To address the need for workforce housing in the coming years, ~~688~~ 709 county owned sites have been made available for the development of workforce housing at various income levels. An additional 177 private sector sites have committed to providing affordable workforce housing in the next five years, for over 5,000 housing units. In addition, six areas in unincorporated Miami-Dade County designated as Community Urban Centers, now require all new residential mixed-use development located within the Community Urban Center boundaries to provide a minimum of 12.5 percent of the residential units for workforce housing. It is important to note that Miami-Dade County will continue to identify sites that are suitable for workforce housing throughout the planning period identified in this document. As such, the Workforce Housing Plan will be updated annually to reflect any changes to the inventory of sites.
- In the next five years, Miami-Dade County will identify sites for workforce housing. The focus will be on the development and preservation of affordable housing units for all sectors of the workforce, including extremely low, very low, low, and moderate income households. Both ownership and rental opportunities will be provided. The County will also seek to foster the development of workforce housing by creating incentives for private sector developers, streamlining the zoning and permitting process, and encouraging employer assisted housing programs.
- Other recommendations for facilitating the development and preservation of workforce housing include, but are not limited to, the adoption of policies that help to: 1) preserve government assisted affordable housing with expiring periods; 2) encourage employer assisted housing programs; 3) provide foreclosure mitigation programs; 4) create a unified land amendment and zoning process; and 5) encourage the ongoing identification and development of sites suitable for workforce housing countywide.

It is recommended that the County consider adopting the policies and strategies presented in the Workforce Housing Plan in order to strengthen its current efforts and increase the availability of affordable housing for its workforce.

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II. Housing Supply

The Housing Supply Analysis provides an estimate of the current and projected supply of housing in Miami-Dade County. In this portion of the analysis, the existing housing inventory is examined, including the type, age, and condition of the existing housing stock. Housing occupancy and vacancy rates, housing sales trends and rental housing trends are analyzed to determine the residential market activity in the area. In this report, housing supply represents the number of units available for sale or rent at any given time, the housing inventory refers to the total number of housing units found within the County

HOUSING INVENTORY

In 2006, there were over 950,000 housing units in Miami-Dade County. As can be seen below, the majority of the housing stock consists of single family detached and attached housing. The remaining inventory consists of multifamily units (from townhouses to high-rises), mobile homes, and other miscellaneous types of housing.

From 2000 to 2006, approximately 100,753 units were added to the housing inventory, an increase of 12 percent. While single-family attached and detached units accounted for much of the growth, there was also a significant increase in the number of multifamily units, with approximately 47,301 units added to the inventory. As can be seen, however, duplexes (2 units) mobile homes, and other forms of housing, such as boat, RVs, etc., experienced a loss.

**TABLE II-1 - Housing Units by Type in Miami-Dade County
2000 to 2006**

Type	2000		2006		Change	
	Units	Percent	Units	Percent	Change	% Change
1 Unit Detached	363,849	43%	411,756	43%	47,907	13%
1 Unit Attached	84,720	10%	94,148	10%	9,428	11%
2 Units	21,913	3%	19,172	2%	(2,741)	-13%
3 - 19 Units	131,459	15%	149,131	16%	17,672	13%
20 or More Units	234,178	27%	263,807	28%	29,629	13%
Mobile Homes	15,338	2%	14,674	2%	(664)	-4%
Boat, RV, van, etc.	821	0%	343	0%	(478)	-58%
Total	852,278	100%	953,031	100%	100,753	12%

Source: U.S. Census Bureau, Census 2000, and American Community Survey, 2006

Although in the last five years there was a large amount of new construction in Miami-Dade County, many of the housing units that were constructed were priced at an upscale market rate and were not affordable to a majority of the workforce. Due to the recent slowdown in the housing market, it is anticipated that few new residential projects will be undertaken in the intermediate time horizon. However, additional new units will be added to the housing inventory in the next few years as a result of projects already in the pipeline. Most of these pending projects are multi-family condominium complexes located near the coastline. These units are

likely to contribute to the slowdown in the housing market by increasing the supply of units available for sale.

HOUSING CONDITIONS

Age of Housing and Substandard Housing Units

The age of housing is often used as an indicator of housing conditions since older homes are more likely to have issues related to deferred maintenance, building code violations, and hurricane vulnerability. In Miami-Dade County, approximately half of the housing stock is 25 years or older. It should be noted that units built prior to 1978 also run the risk of lead-paint hazards. In the Miami-Dade, over 285,000 units are at risk.

Substandard Housing

In addition to having an older housing stock, it is estimated that 43,000 households in Miami-Dade County are living in substandard conditions. Housing units are considered to be substandard if they lack a complete kitchen or plumbing facilities or if they are overcrowded (more than one person per room). As can be seen below, most of the County's substandard housing conditions are a result of overcrowding.

TABLE II-2
Substandard Housing in Miami-Dade County
2006

Housing Conditions	Number	%
Lacking complete plumbing facilities	5,085	0.5%
Lacking complete kitchen facilities	8,208	0.9%
Overcrowded	38,665	4.1%

Source: U.S. Census Bureau, American Community Survey 2006.

Note: overcrowded units may also lack complete plumbing and kitchen facilities.

Hurricane Damage

Damage resulting from Hurricane Wilma in 2005 has also contributed to the deterioration of the housing stock in Miami-Dade County. According to the Federal Emergency Management Agency (FEMA) nearly 17,000 homes occupied by elderly, disabled, and low income residents in Miami-Dade County experienced roof damage during Hurricane Wilma in 2005. Due to lack of insurance or the high cost of the insurance deductible, many property owners were unable to repair their roofs. Although Miami-Dade County has implemented the "No Blue Roofs" program to assist in the repairs of damaged homes, some homes are still in need of repairs.

Loss of Affordable Units

In addition to the age and deterioration of the housing stock, it is important to note that the inventory of affordable housing units in Miami-Dade County has declined steadily since 2000. Factors such as condominium and mobile home conversions and expiring affordability restrictions have served to diminish the stock of affordable housing. Between 2002 and 2005, over 24,000 rental units were lost due to condominium conversions. In 2004 alone, Miami-Dade County led the nation with 11,524 condominium conversion sales, worth \$1.7 billion². Miami-Dade County's mobile home supply has also declined to 14,674 units in 2006, a loss of 4

² Real Capital Analytics

1.5

percent of the mobile homes (664 units) since 2000. Furthermore, the supply of assisted rental housing in Miami-Dade County, which includes housing for the elderly, homeless, disabled, and the general population (as well as special needs households), has also experienced a decrease due to physical deterioration, expiring affordability restrictions, and the need for recapitalization. Of 36,013 assisted units, up to 5,342 are in danger of being lost in the next five years to contract expiration and expiring affordability periods.

HOUSING MARKET

Housing Sales Trends

Since 2000, Miami-Dade County has become one of the most expensive housing markets in the State of Florida and throughout the nation. According to the Florida Realtors Association, the median sales price of a single family home increased from \$138,200 in 2000 to \$380,100 in 2007, an increase of 175 percent.

**TABLE II-3: Median Single Family Home Value
Miami-Dade County (1996-2007)**

Year	Amount	Change from Previous Year
1996	\$112,700	5%
1997	\$117,800	5%
1998	\$121,800	3%
1999	\$133,800	9%
2000	\$138,200	3%
2001	\$159,600	15%
2002	\$184,700	16%
2003	\$223,100	21%
2004	\$273,900	23%
2005	\$351,200	28%
2006	\$375,800	7%
2007	\$380,100	1%

Source: Florida Realtors Association, 2008.

While there has been significant appreciation, South Florida has started to witness the leveling off of housing prices, a sign of market stabilization. In January of 2008, the median sales price of a single family home declined to \$336,800, a decrease of 15 percent below the same month in the previous year.

Higher costs and market instability have also contributed to a sharp decline in the sale of homes. In Miami-Dade, sales dropped 49 percent for single family homes and 82 percent for condominiums since first quarter of 2006. This trend is likely to continue as a result of the downturn in the economic market.

Rental Housing Trends

Similar to the homeownership market, rental rates have increased significantly since 2000. In Miami-Dade County, the median rent rose from \$647 in 2000 to \$1,182 in 2007, an increase of 83 percent in just seven years. The County's relatively low inventory of rental units, compounded by the high rate of rental units converted to condominiums, has contributed to the high cost of rental housing.

III. HOUSING DEMAND AND NEEDS ASSESSMENT

The Housing demand analysis examines current and projected housing demand based on the labor market and economic base, as well as population and household trends. Population, industry and job growth are compared with income and wages to determine the amount individuals and families can spend on housing.

DEMOGRAPHIC TRENDS

Population Growth

For decades, Miami-Dade County has experienced rapid population growth. Already the most populous county in the State of Florida, Miami-Dade's estimated population in 2006 of 2,435,167 is projected to reach over 3 million by 2025. During the period from 1990-2005, population grew by 435,105, at an annual rate of 1.33 percent. Over the next twenty years, 2005-2025, projections indicate that population will grow by 617,680, at a somewhat lower annual rate of 1.14 percent. While population growth will not be as robust as in the past, it remains significantly above the national annual growth rate of 0.84 percent for the projected period. With such growth rates, the demand for affordable housing is likely to remain high.

Immigration

South Florida continues to serve as a gateway to the United States for many immigrants. In fact, Miami-Dade County has one of the highest percentages of immigrants in the world. Over half of the County's residents – or 1,170,597 people – were born in foreign countries. It is important to realize that much of the current foreign-born population is of recent arrival. Year of entry data, as depicted in Table III-1, show that of the current 1,170,597 foreign-born residents, 416,059 or 36.2 percent arrived in the past decade. Moreover, it is estimated that under two-thirds of the current foreign-born population in Miami-Dade entered this country in the last twenty years. It is expected that immigration will continue to be a major driver in the County's population growth. Although the increase in immigration provides a constant supply of new labor, the influx of new residents also places additional demand on the housing market.

TABLE III-1: Year of Entry for Foreign Born Population, Miami-Dade County

Year of Entry	Miami-Dade	Percent of Total Foreign Born Population in 2000
Before 1965	138,712	12.1%
1965 to 1969	114,893	10.0%
1970 to 1974	88,590	7.7%
1975 to 1979	64,577	5.6%
1980 to 1984	173,011	15.1%
1985 to 1989	151,923	13.2%
1990 to 1994	171,213	14.9%
1995 to March 2000	244,846	21.3%

Source: U.S. Census Bureau, Census 2000. Miami-Dade County, Department of Planning and Zoning, Research Section, 2007.

ECONOMIC TRENDS AND LABOR MARKET

In recent years, it has become apparent that the ability to preserve an adequate supply of workforce housing is critical in attracting and maintaining a viable labor force. This section provides an analysis of the leading industries and occupations in Miami-Dade County, and explores the relationship between the housing market and the labor market.

Employment Base

Miami-Dade County continues to be a strong economic force in the State of Florida, with an employment base of 1,152,636. Among the leading industries are Trade, Transportation, and Utilities (258,852), Professional and Business Services (165,239), and Government (152,733).

TABLE III-2 Employment by Industry
Miami-Dade County, 2006

Industry	Employment	
	Number of Employees	As percentage of total
Total, All Industries	1,152,636	100.0
Agriculture, Forestry, Fishing and Hunting	9,109	0.8
Mining	585	0.1
Construction	46,907	4.1
Manufacturing	48,549	4.2
Trade, Transportation, and Utilities	258,852	22.5
Information	24,167	2.1
Financial Activities	72,094	6.3
Professional and Business Services	165,239	14.3
Education and Health Services	141,786	12.3
Leisure and Hospitality	100,773	8.7
Other Services (Except Government)	40,295	3.5
Government	152,733	13.3
Self-Employed and Unpaid Family Workers	91,547	7.9

Source: Agency for Workforce Innovation, Employment Projections program, Bureau of Labor Statistics . Miami-Dade County, Department of Planning and Zoning, Research Section, 2007.

Employment by Occupation

According to data from the Bureau of Labor Statistics, the two largest occupational categories in the Miami-Dade economy are Office and Administrative Support, and Sales and Related Activities. These occupations account for 21.4 and 12.4 percent of employment in Miami-Dade County, respectively. Both of these sectors are significantly over-represented, by about 20 percent, relative to the US economy. It is important to note that these occupations tend to represent low-wage employment positions.

**TABLE III-3: Occupational Employment and Wages by Major Occupational Group
United States and the Miami-Dade County, 2004**

Occupational Group	Employment as Percent of Total	
	US	Miami-Dade
Total	100.00%	100.00%
Office and administrative support	17.7	21.4
Sales and related	10.5	12.4
Transportation and material moving	7.5	8.1
Food preparation and serving related	8.2	7.3
Healthcare practitioners and technical	5	5.5
Production	7.9	4.7
Education, training, and library	6.2	4.6
Business and financial operations	4.0	4.2
Building and grounds cleaning and maintenance	3.4	3.7
Protective service	2.3	3.6
Construction and extraction	4.8	3.6
Installation, maintenance, and repair	4.1	3.6
Management	4.8	3.3
Personal care and service	2.4	2.8
Community and social services	1.3	2.3
Healthcare support	2.6	2.0
Computer and mathematical	2.3	1.8
Arts, design, entertainment, sports, and media	1.2	1.5
Architecture and engineering	1.9	1.2
Legal	0.7	1.1
Life, physical, and social science	0.9	0.6
Farming, fishing, and forestry	0.4	(1)

Source: Bureau of Labor Statistics: Occupational Employment Statistics (OES) Survey, Miami-Dade County, Department of Planning and Zoning, 2006.

Notes:

(1) – Estimates not released.

These statistics are from the Occupational Employment Statistics (OES) survey, a federal-state cooperative program between BLS and State Workforce Agencies.

Employment Growth

According to the Florida Agency for Workforce Innovation Labor Market Statistics, approximately 15,063 new jobs will be created each year through 2014. Among the fastest growing jobs in Miami-Dade County are retail sales persons, laborers, registered nurses and sales representatives. The table below identifies the ten fastest growing occupations in the County and projects the expected increase in employment through 2014.

20

TABLE III-4: Occupations with Largest Projected Growth in Miami-Dade County

Occupation	2006
Retail Salespersons	37,621
Laborers & Freight, Stock, & Material Movers, Hand	26,241
Registered Nurses	22,873
Sales Reps., Wholesale and Manufacturing, Other	21,661
Janitors & Cleaners (Except Maids & Housekeeping	19,166
Security Guards	18,877
Customer Service Representative	17,655
Waiters and Waitresses	16,935
Lawyers	11,062
Nursing Aides, Orderlies, and Attendants	10,203
ALL OCCUPATIONS	1,152,641

Source: Florida Agency for Workforce Innovation and U.S. Department of Labor, 2007.

Occupation and Income Analysis

The table below lists the ten leading occupations in Miami-Dade County and the median wage for each. These occupations account for just over a fifth of the jobs in Miami-Dade County. Almost all of those leading occupations, with the exception of registered nurses and sales representatives, earn less than the County's median annual wage. The median wage in Miami-Dade County is \$26,300, which means that half of the workforce earns less than that amount.

TABLE III-5: Leading Occupations in Miami-Dade County

Occupations	Employment (2006)	Median Annual Wage (2007)
Retail Salespersons	34,700	\$21,590
Office Clerks, General	28,360	\$22,672
Registered Nurses	21,600	\$63,814
Sales Reps., Wholesale & Mfr.	19,810	\$39,894
Freight, Stock, & Material Movers	19,230	\$19,697
Stock Clerks and Order Fillers	18,720	\$19,718
Security Guards	18,380	\$19,677
Waiters and Waitresses	17,830	\$19,302
Janitors and Cleaners	17,620	\$18,595
Secretaries	16,840	\$26,562
ALL OCCUPATIONS	1,017,240	\$26,312

Source: Florida Agency for Workforce Innovation and U.S. Department of Labor.

Given that the median wage is \$26,312, most households need to have at least two wage earners in order to have an income that exceeds the county median household income of \$45,200. Nevertheless, it is important to consider the possibility that some households rely on a single income. The tables below estimate an employee's income status as a percentage of AMI, based on their wages alone. Information is provided for the leading occupations in Miami-Dade County and the essential occupations, such as teachers, police, and fire fighters and nurses.

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TABLE III-6A: Workforce by Income – Leading Occupations

Leading Occupations	<50% AMI <\$22,600	<80% AMI <\$36,200	<100% AMI <\$45,200	<140% AMI <\$63,300
Retail Salespersons	X			
Office Clerks, General		X		
Registered Nurses				X
Sales Reps., Wholesale & Mfr.			X	
Freight, Stock, & Material Movers	X			
Stock Clerks and Order Fillers	X			
Security Guards	X			
Waiters and Waitresses	X			
Janitors and Cleaners	X			
Secretaries		X		

Source: Florida Agency for Workforce Innovation and U.S. Department of Labor, 2007. Miami-Dade County, Department of Planning and Zoning, Research Section, 2008.

TABLE III-6B: Workforce by Income - Essential Occupations

Essential Occupations	<50% AMI <\$22,600	<80% AMI <\$36,200	<100% AMI <\$45,200	<140% AMI <\$63,300	<160% AMI <\$72,320
Middle School Teachers				X	
Preschool Teachers	X				
Fire Fighters					X
Police Officers				X	
Licensed Nurses			X		
Registered Nurses					X

Source: Florida Agency for Workforce Innovation and U.S. Department of Labor, 2007. Miami-Dade County, Department of Planning and Zoning

The above occupations represent important components of Miami-Dade County's overall workforce. In order meet their demand, there needs to be an adequate supply of housing, at different price levels. In recent years, however, much of the housing production has been aimed at the luxury and upscale market. The demand for workforce housing has not been adequately addressed.

COST BURDEN AND AFFORDABILITY GAP ANALYSIS

This section provides a discussion of the disparity between incomes and housing costs in Miami-Dade County and provides an affordability gap analysis.

Income

Not only do the wages and salaries of employees in Miami-Dade County rank below the national average for metropolitan areas, they also have been stagnant in recent years. According to the American Community Survey, median earnings for all workers in the county have gone from \$22,207 in 2000 to \$23,972 in 2006, an increase of 8 percent without adjustment for inflation.

However, during this same time period, inflation has reduced the general purchasing power of the above-mentioned incomes. After adjusting for inflation, the 2006 American Community Survey indicates that the median per capita income is \$21,716 and the median household income is \$41,237.

Housing Affordability

Although the cost of housing has almost tripled since 2000, wages have not kept pace with the rising cost of housing. Housing is considered affordable to a family if the related housing expenses are 30 percent or less of the gross household income. The general rule of thumb is that an affordable purchase price is 2.5 times a household's gross yearly income (a ratio of 2.5:1). In 2007, the median sales price for a single family home was \$380,100 in Miami-Dade County was 8.4 times greater than the median household income, or 14.5 times greater than the median salary of an individual worker. As a result, over 90 percent of households in Miami-Dade County could not afford to purchase a home without being cost burdened.

At over \$380,000, the purchase price of a single family home is only affordable to households with a gross income of over \$150,000. In terms of the rental market, approximately half of the households could not afford the rent to a median priced 2-bedroom apartment (\$1,182) without paying more than 30 percent of their household income.

Affordability Gap

Given the growing disparity between wages and housing costs, it is important to determine the extent of the affordability gap at various income levels. An affordability gap analysis determines the difference between what a household with a median income can afford and the actual median market price of a home, condominium or rental apartment. The higher the affordability gap, the more likely there is a need for affordable housing. As can be seen on Table III-7 below, substantial affordability gaps exist at all income levels for the purchase of single family homes, condominiums and, even rental housing. The problem not only affects entry level or low wage occupations but also many at 140 percent of the AMI, including jobs considered to be essential to the local economy. Indeed, the majority of leading occupations in Miami-Dade County would not qualify for a mortgage as a single wage earning household. In most cases, subsidies of over \$100,000 would be needed for most workforce households to be able to purchase or rent a market rate housing unit. This is unrealistic given the limited resources available for providing affordable housing.

TABLE III-7 2007 Affordability Gap for Miami-Dade County

	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	140% AMI
Income	\$13,560	\$22,600	\$36,160	\$45,200	\$54,240	\$63,280
Single Family						
Median Price 2007	\$380,100	\$380,100	\$380,100	\$380,100	\$380,100	\$380,100
Affordable Mortgage	\$33,900	\$56,500	\$90,400	\$113,000	\$135,600	\$158,200
Affordability Gap	\$345,175	\$321,582	\$286,193	\$262,600	\$239,007	\$215,415
Condominium						
Median Price 2007	\$272,000	\$272,000	\$272,000	\$272,000	\$272,000	\$272,000
Affordable Mortgage	\$33,900	\$56,500	\$90,400	\$113,000	\$135,600	\$158,200
Affordability Gap	\$237,075	\$213,482	\$178,093	\$154,500	\$130,907	\$107,315

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TABLE III-7 2007 Affordability Gap for Miami-Dade County

	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	140% AMI
Income	\$13,560	\$22,600	\$36,160	\$45,200	\$54,240	\$63,280
Rent						
Median Rent	\$1,182	\$1,182	\$1,182	\$1,182	\$1,182	\$1,182
Affordable Rent	\$339	\$565	\$904	\$1,130	\$1,356	\$1,582
Affordability Gap	\$843	\$617	\$278	\$52	(\$174)	(\$400)

Source: Miami-Dade County Department of Planning and Zoning

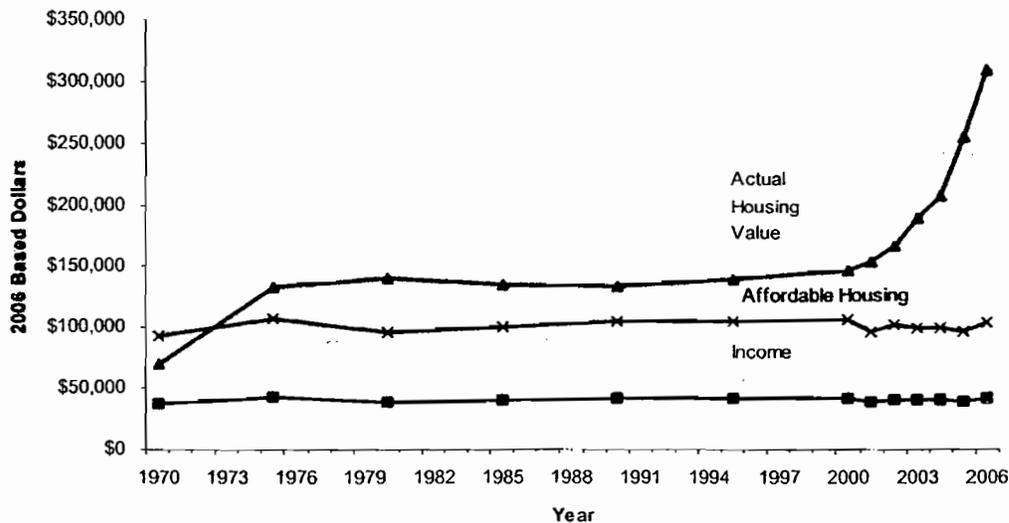
Notes: Based on 2007 Median Family Income of \$45,200 published by HUD.

Taxes were determined using the Miami-Dade County Tax Estimator and average insurance was calculated using the State of Florida shopandcomparerates.com website.

The affordability gap analysis provided above was performed using the 2007 median sales price for a single family home and a condominium. Financing with a 5 percent down payment and a 30 year fixed mortgage at a 6.5 percent interest rate is assumed. The affordable mortgage includes taxes and insurance and assumes that the homeowner will have Homestead Exemption; however, debt ratios were not factored. The affordability gap for rental properties is based on the median rent for a two-bedroom apartment.

The chart below shows that the median value of a home has not been an "affordable purchase" for a median income household in Miami-Dade County since the early 1970s. It also shows the dramatic disparity between housing values and the median household income that occurred from 2000 to 2006.

"Housing Affordability Gap" Median Income v. Median Housing Value 1970-2006
(Adjusted to 2006 Constant Dollars)



Source: U.S. Census Bureau, Census 1970-2000, ACS 2000-2006. BLS CPI Miami-Dade County, Department of Planning and Zoning 2008.

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Very Low to Moderate Income Households

The following table indicates that the number of working poor families in Miami-Dade County appears to be growing, while the number of moderate income households has decreased. Indeed, from 2000 to 2006, the County experienced an 11 percent loss of moderate income households, whereas the number of very low and low income households increased by approximately 14 percent.

Table III-8 Total Households in Miami-Dade County

INCOME	2000 Census	2006 ACS
Very Low Income (<50% MFI)	249,409	288,956
Low Income (>50% & <80% MFI)	136,844	150,294
Moderate Income (>80% & <140% MFI)	223,410	199,538
SUBTOTAL	609,664	638,788

Source: U.S. Census Bureau, 2000 Census, American Community Survey 2006. U.S. Department of Housing and Urban Development, Miami-Dade County, Department of Planning and Zoning, Research Section 2008.

Cost Burden

In this analysis, housing need is based on cost burden of housing relative to household income. Cost burden occurs when a household spends more than 30 percent of its income toward housing costs. In 2000, there were a total of 248,438 cost burdened households in the very low, low, and moderate income categories. They represented 51.7 percent of all workforce households with incomes below 140 percent of MFI. Those found to have the highest cost burden were low and very low income households, with a cost burden of 56.9 percent and 71.7 percent respectively. This is important since approximately half the workforce in Miami-Dade County earn at or below \$26,300. These wages can be categorized as low and very low income. Indeed, eight of the ten leading occupations in Miami-Dade County had annual wages below \$27,000, with half the occupations paying less than \$20,000 annually (See table III-5). With such wages, it is necessary to have multiple incomes in a household in order to avoid being housing cost burdened.

In terms of tenure, it was found that approximately 45.6 percent of owner-occupied units were cost burdened, in comparison to 56.9 percent of the renter occupied units. In regard to household size, 80.6 percent of very low income households with 5 or more members were found to be cost burdened.

**TABLE III-9 Housing Need by Type, Tenure, and Income Range
Miami-Dade County, 2000**

Household Size	Owner-Occupied		Renter-Occupied		Total Households	
	Cost Burdened	Not Cost Burdened	Cost Burdened	Not Cost Burdened	Cost Burdened	Not Cost Burdened
Very Low-Income						
1-2	28,194	13,777	55,859	19,906	84,053	33,683
3-4	9,819	3,063	21,740	11,826	31,559	14,889
5+	5,977	1,598	13,533	3,084	19,510	4,682
Subtotal:	43,991	18,438	91,132	34,816	135,122	53,254

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**TABLE III-9 Housing Need by Type, Tenure, and Income Range
Miami-Dade County, 2000**

Low-Income							
1-2	12,527	16,938	21,839	10,981	34,366	27,883	
3-4	9,998	6,779	13,480	8,901	23,478	15,660	
5+	6,219	4,366	4,950	4,354	11,169	8,709	
Subtotal:	28,743	28,064	40,269	24,235	69,013	52,252	
Moderate Income							
1-2	10,928	34,204	9,757	24,405	20,685	58,609	
3-4	11,969	26,099	4,948	19,627	16,917	45,725	
5+	5,197	13,317	1,504	8,732	6,701	22,049	
Subtotal:	28,094	73,619	16,209	52,764	44,303	126,383	
Totals							
1-2	51,649	64,919	87,455	55,292	139,104	120,211	
3-4	31,786	35,941	40,168	40,354	71,954	76,294	
5+	19,281	19,281	19,987	16,170	37,380	35,451	
Grand Total:	100,828	120,140	147,610	111,816	248,438	231,956	

Source: Miami-Dade County, Department of Planning and Zoning, Research Section, 2003.

2015 Projections

It is projected that the number of cost burdened households in the very low income category will grow by 34,120 in the 2000 to 2015 period. The comparable figure for low, and moderate-income households is 21,395 and 35,984 respectively. Thus, it is estimated that 91,499 workforce households will become cost burdened by 2015.

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IV. Factors Affecting Housing Affordability

Below is a brief discussion of some of the factors that have limited the ability to develop and provide affordable housing in Miami-Dade County:

Cost of Construction and Land

In the last few years, developers have found it increasingly difficult to construct affordable workforce housing in Miami-Dade County due to the escalating costs of real estate and lack of buildable sites. The increasing costs of materials, fuel, and construction have made it challenging to build affordable housing without deep government subsidies or profit losses. In the case of affordable rental housing, the question is whether rental income generated from below-market rents can support the long-term financing and other operating costs once a project is developed. In the case of homeownership units, the issue is whether below market purchase prices cover the cost of development while offering the developer a reasonable profit. For units to remain affordable to the workforce, developers must either reduce their profit margins or subsidies must be obtained.

Subsidies Available For Affordable Housing

As discussed above, the cost of development and subsequent long-term debt financing must be significantly reduced to allow for below-market rents or purchase prices. Providing development subsidies in the form of low interest, deferred and/or forgivable financing is one tool to promote affordable housing development. However, the subsidies needed in today's marketplace are far above the amount available through traditional government programs. The gap between the actual cost of housing and the amount that most families in the County can afford is extensive. In fact, most low-income families would not even qualify to purchase the median priced single-family house or condominium. It is estimated that moderate-income households would need subsidies above \$100,000 to afford the median condominium and \$200,000 for the median single-family house. The amount of subsidy necessary to produce units of rental housing affordable to households of low, very low and extremely low income also is substantial.

Private Lending

The infusion of credit during the housing boom spurred the subprime lending market and encouraged aggressive and often unscrupulous lending practices. Low-income families who could not qualify for standard mortgages were the primary victims of predatory lending. As the interest rates on adjustable-rate loans reset, many are now having difficulty affording the inflated payments. The result has been a significant increase in the number of foreclosures. According to RealtyTrac, nationwide foreclosures have risen 55 percent in the first half of 2007, and, in Florida, one out of every 81 households is in foreclosure. In Miami-Dade County mortgage foreclosure filings increased from 7,829 in 2005 to 26,391 in 2007.³ These figures include both residential and commercial mortgages. In 2008, there have been 3,434 foreclosures for the month of January alone.

³ Miami-Dade County Clerk of Courts, 2008.

**Table IV-1 Residential and Commercial
Mortgage Foreclosures in Miami-Dade
County, 2002-Jan 2008**

2002	14,567
2003	11,605
2004	9,606
2005	7,829
2006	9,814
2007	26,391
Jan. 2008	3,434

Source: Miami-Dade County Clerk of Courts, 2008.

Reacting to the rise of foreclosures and the closure of many unregulated mortgage companies, lending institutions have begun to reevaluate risky loans and tighten their lending standards. A July 2007 survey by the Federal Reserve Board noted that 14 percent of domestic banks tightened their lending standards on prime residential mortgages, 40 percent increased standards for nontraditional mortgage products and 56 percent restricted subprime lending. The likely result is less available credit for homeowners. The recent credit squeeze will make it particularly difficult for low-income families to qualify for a mortgage. Developers are also experiencing difficulty in obtaining financing for their projects.

Property Taxes

An important component of housing costs is property taxes. Although the millage rate used to calculate property taxes has remained flat or declined slightly, actual property taxes have more than doubled since 2000. This was the result of an increase in home values of 130 percent between 2000 and 2007. This increase does not affect all homeowners equally. New homeowners, with homestead exemptions, do not enjoy the benefits of a law that covers long time homeowners, namely "Save Our Homes". The Save Our Homes policy limits the annual increase in assessed value to 3 percent. Even with this provision, however, these homeowners experienced an estimated increase in property taxes of 27 percent since 2000, compared to 130 percent increase without this provision.

Property Insurance

In some cases, the cost of property insurance combined with property taxes have made housing costs unaffordable to many home owners, particularly those with fixed incomes. The cost of insurance premiums has gone up in large measure due to the reluctance of insurance carriers to offer property insurance in South Florida. In fact, many lower cost carriers do not offer insurance in South Florida. This is a direct result of several destructive hurricane seasons. In addition, there have been increases in insurance rates due to the appreciation of property values. The average rate in Miami-Dade County for property insurance from Citizen's Property Insurance, the State insurer of last resort, was \$3,804. Although the State has been trying to address this issue, many homeowners are still having a difficult time maintaining their insurance.

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V. Sites Available for Workforce Housing

COUNTY-OWNED LAND AVAILABLE FOR WORKFORCE HOUSING

In order to address the need for affordable workforce housing and facilitate the construction of such units, Miami-Dade County has established several programs that make County owned land available for the construction of affordable housing units. Such programs seek to address the economic challenges of affordable housing development by providing the land, offering development funds and reducing some of the development costs that are controlled by Miami-Dade regulations and processes. The following describes the various programs and the sites that have been identified by the County. To date, **709** sites have been made available for affordable workforce housing development. Although the existing sites identified may be located in certain communities, additional sites will be added to the inventory on an on-going basis in order to assure that workforce housing opportunities are available countywide. The Workforce Housing Plan will be updated annually to reflect new sites that are added to the inventory.

TABLE V-1 County-Owned Sites Available for Workforce Housing

Program	Sites Identified for Development	Extremely Low	Very Low	Low	Median Moderate	Workforce
		30% of Median	50% of Median	80% of Median	120% of Median	140% of Median
GOB Multi-Family Housing Development Program (Multi-family housing)	27	X	X	X	X	X
Infill Housing Program (Single-Family Housing)	563	X	X	X	X	X
OCED Community Development Block Grant Sites (Mix of Multi-family and Single Family Housing)	119	X	X	X		
Total	709					

Source: Miami-Dade County Department of Planning and Zoning.

Building Better Communities General Obligation Bond (GOB): Multi-Family Housing Development Program

On November 2, 2004, Miami-Dade County voters approved the Building Better Communities General Obligation Bond Program (GOB Program) and, on March 1, 2005, the Miami-Dade County Board of County Commissioners (BCC) authorized the issuance of such bonds to develop multi-family, mixed-use affordable housing on County-owned sites. The GOB Multi-Family Housing Development Program is a component of the 15 year Building Better Communities Bond Program during which \$137.7 million will be directed towards development of affordable housing for families and individuals. At a future date, an additional \$32.3 Million will be directed towards affordable housing development of up to six public housing sites controlled by Miami-Dade Housing Agency (MDHA). The Miami-Dade County Office of Community and Economic Development (OCED) is responsible for administering this program.

The GOB program awards site control of county-owned lands through long-term leases to developers that are competitively selected in order to facilitate development of affordable housing. General obligation bond proceeds under the County's Building Better Communities Bond Program are awarded along with site control to leverage other funding sources to cover the cost of housing development. To maximize the resources available to develop affordable housing on County-owned land, costs resulting from County-controlled regulations and administrative processes are also mitigated. A multi-disciplinary, cross-agency housing development team is responsible for reviewing the projects and identifying legislative and administrative solutions that promote expeditious and financially efficient housing development on the County sites. The GOB program encourages development projects that target a mix of affordable household incomes, not to exceed 140 percent of area median income for Miami-Dade County. At a minimum, 15 percent of the total number of units in a proposed project must be affordable to Extremely Low income households.

Currently, the County has 27 sites that are part of the Multi-family Housing Development GOB program. Six of the parcels are considered "fast track" sites, since they meet the minimum regulatory requirements to develop housing in feasible quantities and within a reasonable time (Category 1). Most of these sites are in rapid transit stations and will be treated as Transit Oriented Developments. A Request for Proposal (RFP) was issued for some of the fast-track sites and proposals are currently being evaluated. An additional three sites have been categorized for "potential" development (Category 2). These sites include county-owned land located in other municipalities. In order to determine the development readiness and/or feasibility of developing these sites, additional discussions are needed with County agencies and the municipalities in which the sites are located. Category 3 represents approximately eight sites located throughout unincorporated Miami-Dade County and have been categorized for long-term development. These sites require a land use amendment and the creation of a new zoning district in order to achieve the optimal density thresholds needed to develop affordable housing. The timeline for developing these sites is three to ten years. Category 4 represents two sites that require further input regarding the design concept. An additional nine sites have been added to the inventory but have not been categorized. (See the maps at the end of this section.)

TABLE V-2 Building Better Communities GOB Sites Available for Future Development

Site	Address	Commission District	Revised Category
Okeechobee Metrorail Station (TOD)*	2005 W. Okeechobee Rd.	13	1
Northside Metrorail Station (TOD)*	3150 NW 79 St	2	1
Caribbean Boulevard (TOD)*	SW 200 St and US1	9	1
Hialeah	501 Palm Ave	6	1
CAA Headquarters	395 NW 1 St	5	1
Parkway	2929 NW 17 St	5	1
International Mall	NW 13 St and 105 Ave	12	2
Frankie Rolle Center	3750 S. Dixie Hwy	7	2
Miami Gardens	3600 NW 163 St	1	2
Royal Colonial	SW 280 St and 152 Ave	9	3
West Dade Library	9445 Coral Way	10	3
Gran Via	SW 127 Ave and 8 St	11	3
Public Health Site	21910 SW 102 Ave	8	3
Senator Villas	SW 89 Ct and 40 St	10	3
Phil Smith	29600-50 S. Dixie Hwy	9	3
Family Resource Center	2320 SW 62 St	3	3
82 Street Site	8240 NW 7 Ave	2	3
South Dade Government Center	10750 SW 211 St	8	4
Landmark	20600 SW 47 Ave	1	4
Opa-Locka	16345 NW 25 th Ave	1	Pending
Transit Hub	62 St and NW 7 Ave	2 & 3	Pending
Lincoln Gardens	4771 NW 24 Ct	3	Pending
Elizabeth Verrick	1613 SW 25 Ave	5	Pending
Three Round Towers	2920 NW 18 Ave	3	Pending
Joe Moretti	535 SW 6 Ave	5	Pending
Dante Fascell	2936 NW 17 Ave	3	Pending
Annie Coleman	2501 NW 58 St	3	Pending

Source: Miami-Dade County Office of Community and Economic Development, 2008.

OCED anticipates that approximately 1,524 units will be produced on the first 6 "fast track" sites. Projections of units that can be developed on the remaining sites will be dependent on development restrictions, and the ability to amend the Comprehensive Development Master Plan and zoning regulations to accommodate the desired densities for the proposed projects. The overall goal of the Multi-family Housing Development GOB program is to produce a maximum number of housing units affordable to a mix of household incomes, along with some on-site commercial and/or retail use, while ensuring that density and design are sensitive to surrounding neighborhoods

Infill Housing Program

In March of 2001, the Board of County Commissioners adopted Ordinance No. 01-47, creating the Infill Housing Initiative. The Infill Housing Initiative seeks to increase the availability of affordable single family homes for low and moderate income persons. The program aims to

maintain the stock of affordable housing, and equitably distribute homeownership opportunities within the Infill Target Area of Miami-Dade County. To encourage developers to build affordable housing, the Initiative provides several incentives, including free land for qualified developers, and forgiveness of County liens on private lots. Funding assistance is also available in the form of second mortgages for qualified buyers. On June 5, 2006, the Infill Housing Program was transferred to Department of General Services Administration to administer the procedures and carry out the goals of the Initiative.

To participate in the program, applicants must be part of a pool of pre-qualified developers selected by the Miami-Dade County Procurement Department. These developers receive a Work Order Proposal Request (WOPR) for selected Infill sites. Those who are interested must submit building plans of the homes that they propose to build. A selection committee evaluates the proposed plans based on sales price, design, number of bedrooms, bathrooms, energy efficiency, amenities etc. The developers who score the most points are awarded the lots. These homes, in turn, are sold to qualified first time, low-moderate income home buyers.

Currently, there are **563** sites available for the development of affordable housing. Approximately half the sites are either under construction, in the process of starting the building process, or pending construction. The remaining sites have been identified for future development. Some are ready to build and others will require minor modifications before they can be awarded to developers for construction.

OCED Community Development Block Grant Sites

The Office of Community and Economic Development (OCED) currently owns **119** sites throughout Miami-Dade County that are available for development. Most of the properties are suitable for residential use; however, some can also be developed for commercial uses. The majority of the parcels are currently vacant and are ready for development, but some may require rezoning. Community Development Block Grant (CDBG) funding has been identified to develop the properties; therefore, federal guidelines must be followed. The program targets households at or below 80 percent of the median income. Currently, OCED is in the process of establishing procedures for selecting developers to provide affordable housing on the sites. (See the maps at the end of this section and the Appendix for a full list of the sites.)

PRIVATE SECTOR SITES AVAILABLE FOR WORKFORCE HOUSING

In addition to making county owned land available for the development of workforce housing, Miami-Dade County has implemented various programs intended to encourage the private sector to address the affordable workforce housing needs of the community. These programs serve to assure that workforce housing is developed throughout the County and is not concentrated in specific geographic areas. Below is a description of the various programs and an inventory of the number of privately-owned sites that have been made available for workforce development. As can be seen, private sector developers and non-profit organizations have committed to providing affordable workforce housing on 177 sites. Additional private sites will be added to the inventory as they become available. The Workforce Housing Plan will be updated annually to reflect such changes. The emphasis will be on encouraging the private sector to provide workforce housing opportunities countywide.

TABLE V-4 Private Sector Sites Available for Workforce Housing

Program	Sites Identified for Development	Very Low	Low	Low	Median Moderate	Workforce
		50% of Median	65% of Median	80% of Median	120% of Median	140% of Median
Workforce Housing Development Program: Voluntary Inclusionary Zoning Program	14 sites (608 units)		X	X	X	X
HDLAD-Funded Housing Development Projects	163 sites (5,235 units)	X	X	X	X	X
Total Sites	177 sites (5,877 units)					
Standard Urban Centers District Regulations	6 urban center districts		X	X	X	X

Source: Miami-Dade County Department of Planning and Zoning.

Workforce Housing Development Program: Voluntary Inclusionary Zoning Program

On February 4, 2007, the Miami-Dade County Workforce Housing Development Program became effective. This voluntary inclusionary zoning program targets "workforce" households between 65 and 140 percent of the AMI. Developers that voluntarily participate in the program obtain density bonuses if they make 5 to 12.5 percent of the units available for workforce housing. In certain cases, developers are able to make a monetary contribution to the Affordable Housing Trust Fund, in lieu of construction of workforce units. To assure that the units remain affordable, the program requires restrictive covenants with a 20 year control period.

Approximately 14 projects that were subject to CDMP amendments voluntarily proffered covenants to build workforce housing, for a total of 608 units. Most of the covenants committed to making an average of 10 to 20 percent of the units available for workforce housing if the

Inclusionary Zoning ordinance was in effect. It is important to note that many of the developers agreed to a higher percent of units than the Inclusionary Zoning Program required. To date, only one of the projects has received zoning approval. The remaining projects are in the process of being approved or have suspended further action due to the current housing market.

Housing Development and Loan Administration Division (HDLAD) Housing Development Projects

The Housing Development and Loan Administration Division of OCED manages a variety of affordable housing programs funded and regulated at the local, state, and federal levels. Through these programs, OCED has awarded funding to develop or rehabilitate housing on 163 sites. These projects are expected to result in the construction or rehabilitation of 6,068 housing units, of which 5,235 units have been set aside for extremely low, very low, low, moderate, and workforce households. The units are schedule for completion on or before 2010. The projects include homeownership and rental housing and are developed by non-profit organizations and private sector developers. These projects are being funded with HOME, SHIP and Surtax funds.

TABLE V-5 Housing Development and Loan Administration Division (HDLAD) Approved Development Up to 2010

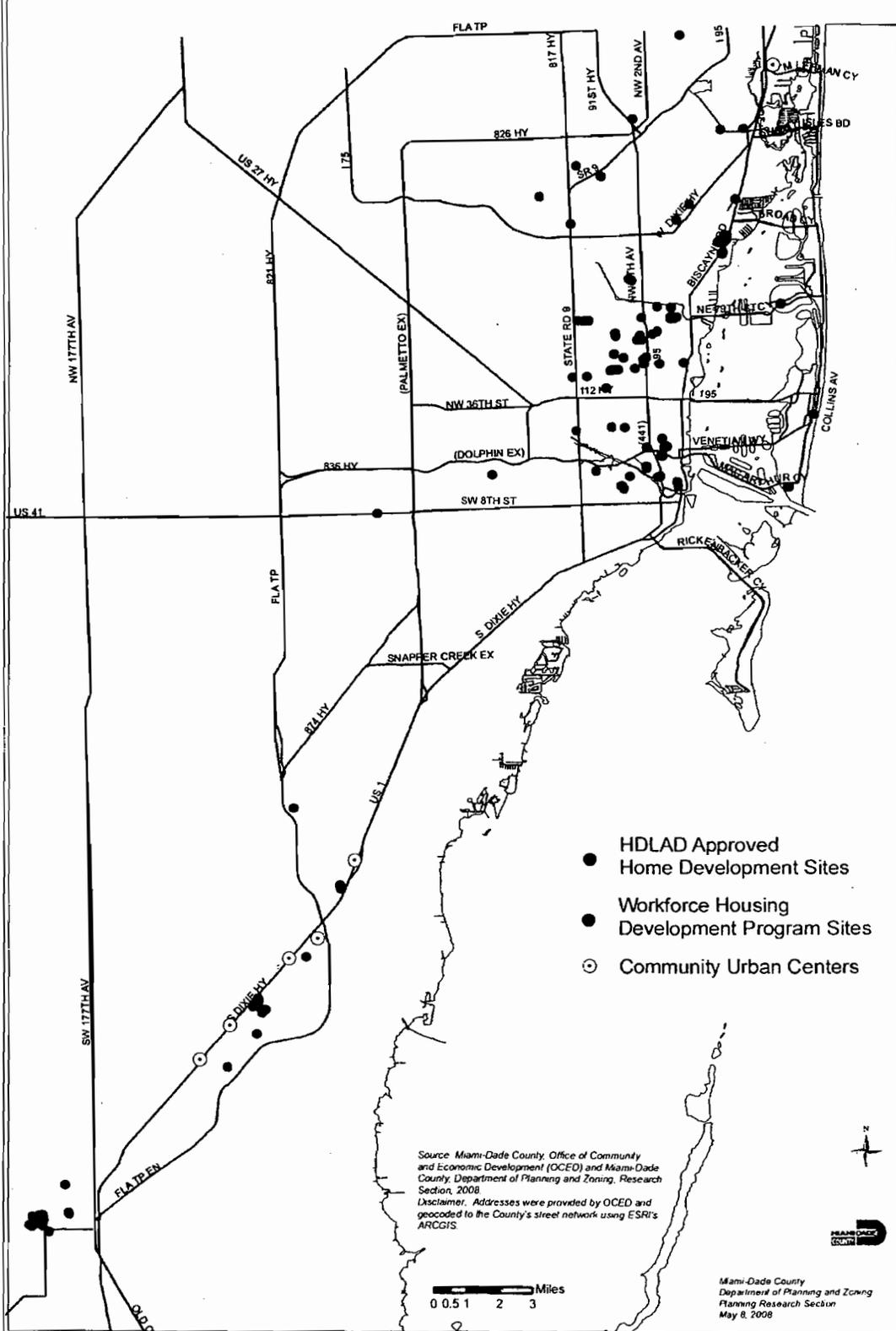
Programs	Total Units	Units Set-Aside	Sites
Homeownership (Construction Loan)	551	345	84
Homeownership Assistant (Second Mortgage)	567	377	6
Homeownership Rehab (Const. Loan)	31	31	14
Rental Homeless New Const.	300	300	5
Rental New Construction	2,714	2,544	30
Rental Rehabilitation	1,758	1,491	24
Total	6,068	5,235	163

Source: The HDLAD Approved Home Development Report, Office of Community and Economic Development, March 2008

Standard Urban Centers District Regulations

In addition to the sites discussed above, the County has identified areas suitable for the development of workforce housing. These areas, known as Community Urban Centers (CUCs), are in or near major employment centers and are located within the County's mass transit corridors. In order to promote transit oriented development and workforce housing in these areas, the County has adopted Standard Urban Center District Regulations for CUCs and has engaged in charettes to guide current and future development. The regulations apply to CUCs in the unincorporated areas of the County and require all residential mixed-use developments that are located within the CUC boundaries to provide a minimum of 12.5 percent of their units for workforce housing (specifically for households with incomes between 65 to 140 percent of the AMI). There are six community urban centers in unincorporated Miami-Dade County: Naranja Community Urban District, Goulds Community Urban Center, Princeton Community Urban Center, Ojus Urban Area, Perrine Community Urban Center, and Cutler Ridge Metropolitan Urban Center. Because many of the Urban Centers have not completed their rezoning process, the impact of the workforce housing regulations has not been determined.

Private Sector Sites Available for Workforce Housing



VI. Financial Feasibility

This section provides an overview of the funding sources available for the development of workforce housing in Miami-Dade County and strategies and programs that are in place to utilize the funds. It is important to note, however, that the sites identified in the Plan do not have any vesting rights for County funding. All development projects that apply or have been awarded any type of funding assistance from Miami-Dade County are subject to existing County, state and federal regulations, as applicable, for the allocation of such funds.

FUNDING AVAILABLE FOR WORKFORCE HOUSING

In the coming years, Miami-Dade County will seek to provide homeownership and rental housing opportunities for workforce households at various income levels, including extremely low, very low, low, and moderate income households. Below is a brief description of some of the primary funding sources available to develop and preserve such housing:

TABLE VI-1 Funding Sources for Affordable Housing and Target Income Categories

Funding Sources	Source	Target Income Category
Miami-Dade County-Administered Funding		
State Housing Initiative Partnership (SHIP)	State	At least 30% of funding for 50% of AMI At least 30% of funding for 80% AMI Balance of funding for up to 120% AMI
Documentary Surtax Program (Surtax)	County	At least 50% of funding for 80% of AMI Balance of funding for 140% of AMI
General Obligation Bond (GOB)	County	up to 140% AMI
Community Development Block Grant (CDBG)	Federal	up to 80% AMI
Home Investment Partnership Program (HOME)	Federal	up to 80% AMI
Non-County Administered Funding		
Florida Housing Credit Program (federal Low Income Housing Credit Program)	State	up to 60% AMI
State Apartment Incentive Loan (SAIL)	State	up to 60% AMI

Miami-Dade County-Administered Funding Sources

- State Housing Initiative Partnership Program (SHIP):** Funding for the SHIP program was established as a result of the 1992 William E. Sadowski Affordable Housing Act. These state funds are derived from the collection of documentary stamp tax revenues and are allocated to local governments throughout Florida on a population-based formula. A minimum of 65 percent of the funds must be spent on eligible homeownership activities; a minimum of 75 percent of funds must be spent on eligible construction activities; mortgage assistance toward the purchase of newly developed units through

new construction or rehabilitation counts towards this 75 percent threshold. The program requires that 30 percent of the funds benefit very-low income persons (50% of AMI), 30 percent low income person (80% AMI), and the balance households with income up to 120 percent of the AMI.

- **Documentary Surtax Program:** Miami-Dade County is the only county in Florida to have a local Documentary Surtax Program. The Documentary Surtax Program collects \$0.45 on every \$100 of recorded commercial property sales. The funds are used for a wide-range of housing programs that assist both rental and homeownership projects, including the financing of construction, rehabilitation, or purchase of housing for low-income and moderate-income families. The Documentary Surtax program may benefit households up to 140% of AMI, however, at least 50 percent of funds must be used to benefit low-income families (at or below 80% of the AMI).
- **General Obligation Bond (GOB):** On November 2, 2004, the voters of Miami-Dade County approved the Building Better Communities GOB. The general obligation bond earmarked \$137.7 million for preservation and development of affordable housing units and provided for the development of six new public housing developments. (See section V for more details.)
- **Community Development Block Grant Program (CDBG):** As an entitlement jurisdiction, Miami-County receives federal CDBG dollars. The CDBG funds must be directed towards providing decent housing, a suitable living environment, and opportunities to expand economic opportunities. CDBG program funds can be used to repair or rehabilitate housing, to provide new or increased public services to local residents or to fund initiatives that generate or retain new jobs. Eligible activities for CDBG funding must meet one or more of the national objectives set by HUD and benefit the low and moderate income persons of Miami-Dade County.
- **HOME Investment Partnership Program (HOME):** This is a federal formula-based allocation program to assist very-low and low-income families in purchasing or renting affordable housing units produced by developers. These funds may be used for a range of activities related to building or rehabilitating housing for rent or ownership, home purchase assistance, or homeowner rehabilitation assistance. In the case of rental housing (development, rehabilitation or rent assistance), at least 90 percent of benefiting families must have incomes at or below 60 percent of the AMI. In rental projects with 5 or more units, at least 20 percent of the units must be occupied by families with incomes at or below 50 percent of the AMI. In all other cases, benefiting households may not exceed 80 percent of (AMI).

Non-County Administered Funding Sources

The following programs administered by the Florida Housing Finance Corporation are available for the development of affordable housing. Private and county funds are leveraged to secure financing made available through these programs.

- **Florida Housing Credit Program (also known as the federal Low Income Housing Credit Program):** Miami-Dade County-administered funds are utilized as leverage for competitively awarded housing credits administered by the Florida Housing Finance Corporation (FHFC) under the Housing Credit (HC) Program. The (HC) program

provides for-profit and nonprofit organizations with a dollar-for-dollar reduction in federal tax liability in exchange for the acquisition, substantial rehabilitation, or new construction of low and very low income rental housing units. Each housing project must set aside a minimum percent of units for residents at or below 60 percent of the AMI for the duration of the compliance period, which is a minimum of 30 years.

- **State Apartment Incentive Loan (SAIL):** Funded through Florida's Housing Trust Fund, the program provides low-interest gap financing to affordable housing developers. This money serves to bridge the gap between the development's primary financing and the total cost of the development. SAIL dollars are available for the construction or substantial rehabilitation of multifamily units affordable to very low income individuals and families. Project must set aside a minimum percent of units for residents at or below 60 percent of the AMI in order to participate in the program.

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Below is a brief description of the County's existing efforts under each strategy and an update on what has been achieved to date.

Increase Homeownership Through Homebuyer Assistance

This strategy aims to increase homeownership opportunities through the provision of homebuyer assistance. This strategy is being addressed through the following activities.

- **Homeownership Assistance**
Miami-Dade County's Homeownership Assistance program provides funds to very-low, low and moderate-income families to acquire newly-constructed and existing housing units in Miami-Dade County. Surtax, SHIP and HOME funds are used to provide homebuyer mortgage assistance, mainly in the form of soft second mortgages. Under the policy "finish what we started," the homebuyer mortgage assistance program will be primarily directed toward assisting families to purchase units produced under the County's Infill Housing and Affordable Housing Development Programs. Approximately 2,600 homebuyer mortgage loans have been made since FY 2001.
- **Down Payment and Closing Cost Assistance**
Down payment and closing cost assistance is also made available through the County's Metro-Miami Action Plan Trust and is funded by Surtax monies.
- **Home Buyer Education and Counseling**
The Homebuyer Education and Counseling program provides education and counseling to eligible persons regarding purchasing and financing of single-family affordable housing units. Homebuyer counseling is a requirement for homeownership assistance. Homeownership counseling is a component of all the homeownership programs. Program services are provided predominately by community non-profits under Surtax and SHIP funding agreements.
- **Partnerships with Banking and Financial Institutions**
Through this strategy, Miami-Dade County has established partnerships with the banking and lending community in support of its various housing programs. Institutions participate in financing housing development, and the provision of first mortgages. The County's SHIP, Surtax and HOME funds, used to support affordable housing are leveraged through lenders, allowing the County to offer second and third mortgages to homebuyers. This strategy provides a project benefit in the reduction of time that developers and homebuyers are able to obtain financing, loans and mortgages, which provides a cost savings.

Generate Additional Affordable Housing Stock For Homeownership and Rent

The County utilizes a number of strategies to generate additional affordable housing stock:

- (1) Provide private developers with low-cost construction financing;
- (2) Utilize County resources to leverage capital funds from other sources including tax credit equity, SAIL funds and private financing;
- (3) Make County-owned parcels available for housing development, thereby removing land costs and increasing affordability for homeownership or rent;

- (4) Impose long-term affordability periods on all projects financed with County funds or built on County parcels leased or transferred to private developers;
- (5) Offer density bonus and other incentives to develop workforce housing through an Inclusionary Zoning Ordinance; and
- (6) Remove regulatory barriers and impediments to affordable housing development.

Under these strategies, approximately 11,500 rental units and 5,568 homeownership units have been developed since 1984. An additional 5,598 rental units and 1,139 homeownership units are currently in development.

The County has developed specific housing programs employing the above strategies to create a range of affordable housing options for the County's workforce.

- **Infill Housing Initiative for Homeownership**

The Infill Housing Initiative seeks to increase the availability of affordable single family homes for low and moderate income persons. The program also aims to maintain the stock of affordable housing, and equitably distribute homeownership opportunities within the Infill Target Area of Miami-Dade County. To encourage developers to build affordable housing, the Initiative provides several incentives, including free land for qualified developers, forgiveness of County liens on private lots, and deferral and/or refund of impact fees. Funding assistance is also available in the form of second mortgages for qualified buyers. Homes developed under this program must remain affordable for twenty (20) years ("Control Period"). The Control Period begins on the initial sale date of the eligible home and resets automatically every 20 years for a maximum of 60 years, except that in the event the home is owned by the same owner for an entire 20-year period, said home shall be released from the affordability restrictions. (See Section V for more details.)

- **New Construction and Substantial Rehabilitation Financing for Homeownership and Rent**

Miami-Dade County provides construction financing to affordable housing developers towards new construction or rehabilitation of affordable multi-family rental housing and homeownership units. Surtax, SHIP, HOME, CDBG dollars primarily fund such loans, which in turn leverage additional development funds.

Multi-family rental housing developments are subject to an affordability period and, typically, a development will have a mix of market and occupancy-restricted units (a percentage of units set aside specifically for low income to extremely low income households).

- **GOB Multi-Family Affordable Rental Housing Development Program**

This program promotes the development of affordable multifamily rental housing on vacant County land. Approximately 27 parcels have been identified for use under this Program. The County will partner with private developers to create affordable rental housing. In order to maintain long-term affordability, the County will retain title to the parcels. Private developers will be provided site control for a term sufficient to satisfy other funding sources that are leveraged by an award of GOB funds towards construction costs. (See Section V for more details.)

- **Voluntary Inclusionary Zoning Ordinance and Other Development Incentives**
The intent of the following land use policies is to encourage the private sector to develop affordable housing by providing incentives such as transfer of density bonus rights, land assembly mechanisms, and land donation policies. This is an existing on-going strategy. As part of the strategy, the County implemented a voluntary Inclusionary zoning ordinance. Approximately 608 housing units were set aside for workforce housing as a direct or indirect result of the ordinance. In addition, the County Comprehensive Development Master Plan allows non-profit organizations up to 17 percent density bonus if their projects include affordable housing. Other policies, such as transfer of density bonuses, are being considered for future adoption. (See Section V for more details.)
- **Efforts to Remove Regulatory Barriers and Impediments to Affordable Housing Development**

Expedited Permitting, Review of Infrastructure and Deferral/Waiver of Impact Fees

To maximize the resources available to develop affordable housing, costs resulting from County-controlled regulations and administrative processes should be mitigated. These costs arise from zoning requirements that limit efficient use of available land, impact fees, delays in platting and permitting and infrastructure related to water and sewer and other municipal services. In response, the County has created an expedited permitting process, established a fast tracking system for roads, water and sewer verification; and deferral of impact fees.

Establishment of a Multi-Disciplinary Cross-Agency Housing Development Team

A team of housing professionals, and related County department staff has been established to develop action plans for the creation of affordable housing in the Miami-Dade County and identify additional solutions for the removal of regulatory barriers and impediments to affordable housing development. The interdisciplinary Housing Development Team is comprised of staff of the Office of Community and Economic Development (OCED); Department of Planning and Zoning (DPZ); General Services Administration (GSA); Miami-Dade Transit (MDT); Water and Sewer Department (WASD); and outside housing consultants. The County initially established the GOB Multi-Disciplinary Team to implement the County's General Obligation Bond Affordable Housing Initiative program in Miami-Dade County. Due to the Team's success, the Team has been recruited to evaluate other affordable housing initiatives and provide recommendations for improving current processes.

Preserve Existing Affordable Housing Stock

- **Owner-Occupied Rehabilitation Loan Program**
This program is designed to preserve the existing affordable housing stock by providing assistance in the rehabilitation of single family homes. Utilizing Surtax, SHIP and HOME funds, Miami-Dade County provides low interest rehabilitation loans to existing homeowners for essential repairs. Since FY 2001, 473 rehabilitation loans have been issued to single-family homeowners for home repairs and 331 loans for installing hurricane shutters or windows.

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- **Affordable Rental Housing Preservation through Rehabilitation Loans or Grants**
The County also provides rehabilitation loans to private owners of older affordable housing stock in need of repair and/or upgrading. These loans are funded with Surtax, SHIP, HOME, Rental Rehabilitation and/or HODAG funds.

RECOMMENDATIONS FOR FUTURE STRATEGIES

In addition to the existing strategies listed above, it is recommended that Miami-Dade County adopt and implement the strategies listed below in the coming years. Some of these strategies are already in the process of being implemented.

- **Require developers to provide a displacement plan if their project causes displacement**
To address the issue of housing displacement due to the redevelopment of existing housing structures, all development projects that receive financial support from Miami-Dade County must demonstrate that there will be no displaced individuals as a result of the development. If the relocation of individuals is necessary, a relocation plan must be submitted.
- **Establish a unified land use amendment and zoning application process for affordable housing projects**
In order to reduce the cost and time associated in obtaining land use and zoning approval for the development of affordable housing, Miami-Dade County should explore the feasibility of creating a unified land use amendment and zoning application process. This will require amending existing County Code and regulations with respect to advertising, public hearings, and evaluation, as well as examining the fee structure for such an application.
- **Consider Establishing a Community Land Trust**
Miami-Dade County may consider establishing a Community Land Trust as a potential vehicle for encouraging the development of affordable housing. Community Land Trusts serve to reduce the cost of housing development by acquiring and the holding land, while only selling the residential housing units on the land. This is generally done in the form of long-term renewable leases (typically ninety-nine years) that may be assignable to the heirs of the leaseholder.
- **Require CRA Involvement of Affordable Housing Development and Employer-Assisted Housing**
This strategy seeks the involvement of Community Redevelopment Agencies in supporting the development of affordable housing within their Community Redevelopment Areas by including such activity in their Community Redevelopment Plans and directing CRA Trust Fund monies toward affordable housing development and/or employer-assisted housing programs.

⁴ Community Affordable Housing Strategies Alliance (CASHA) Final Report

⁵ IBID.

- **Support Foreclosure Mitigation Programs**
Support foreclosure mitigation programming centered on the use of foreclosure intervention counselors to assist homeowners in negotiating a mitigation plan with their lender to prevent foreclosure. Such mitigation efforts should entail restructuring existing loans or refinancing the home, taking into account that the homeowner may not have the resources to make up for the missed payments. County support could include funds to partially cover missed mortgage payments owed as incentive for lenders to enter into mitigation to avoid foreclosure.
- **Get Foreclosed Properties Reoccupied Quickly**
The County will work with area lenders to develop a plan to prevent abandonment of foreclosed properties.
- **Preservation of Government-Assisted Affordable Housing with Expiring Compliance Periods**
Rehabilitation funds should be targeted toward projects subject to an expiring affordability period. Projects accepting rehabilitation funds would become subject to a new affordability period, extending the use of the property as affordable housing.
- **Implement a Response to Mobile Home Conversion**
The County should develop a response for persons at risk of displacement due to mobile home conversion, including alternative rental and homeownership opportunities.
- **Encourage private sector involvement in the development or rehabilitation of affordable housing**
 - Miami-Dade County should encourage the involvement of experienced for-profit developers that have successful track records in the delivery of new or rehabilitated affordable housing by providing development incentives outside of construction financing/grant programs. Such incentives can include expedited land use review and permitting, impact fee waivers and deferrals, and income-based property value appraisals as permitted by state law.
 - Foster partnerships between nonprofit organizations and experienced private-sector developers in housing rehabilitation activities.
- **Encourage employer assisted housing programs**
This strategy seeks to promote public and private sector employer-assisted housing programs, especially those that encourage employees to own or rent in the neighborhood adjacent to the employer. This is a newly created strategy, which has recently been implemented by a number of private sector employers.⁶ Several employers in Miami-Dade County plan to implement such programs, including Miami-Dade County Public Schools and Jackson Health Systems to name a few.
- **Encourage the Development of Workforce Housing Countywide**
Miami-Dade County will seek to increase the availability of affordable workforce housing opportunities countywide. The focus will be on adopting policies that encourage development that best meets the needs of the workforce throughout the County. This

⁶ Community Affordable Housing Strategies Alliance (CASHA) Final Report

includes providing ownership and rental housing for households at various income levels. To facilitate this effort, a more detailed analysis of the rental housing market will be included during the next update of the Workforce Housing Plan. Other policies to be considered may include density bonuses for workforce housing projects located in close proximity to transit corridors and/or employment centers.

- **Work with Municipalities in Identifying Sites Suitable for Workforce Housing**
Chapter 166.0451, F.S. requires all municipalities in the State of Florida to prepare an inventory of real property within their jurisdiction for which they hold title and which can be used for affordable housing. Given this requirement, Miami-Dade County will work with local municipalities in identifying sites suitable for affordable workforce housing and create a joint inventory of such sites. The joint inventory will serve as a comprehensive means of tracking the number of sites that have been identified in both the incorporated and unincorporated areas of Miami-Dade County.

In order to increase the availability of affordable workforce housing, it is recommended that Miami-Dade County continue to implement the strategies and policies presented above. These strategies will help to assure that affordable housing is developed and maintained countywide and that the County's workforce has an adequate supply of housing opportunities in the future.

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Appendices

- Appendix 1: Building Better Communities General Obligation Bond (GOB): Multifamily Housing Development Program Sites
- Appendix 2: Infill Housing Program Sites: Under Construction or Pending Construction
Approved Infill Housing Program Sites
Conditionally Approved Infill Housing Program Sites
- Appendix 3: OCED Community Development Block Grant Sites
- Appendix 4: Workforce Housing Development Program Sites Committed through the CDMP Process (Voluntary Inclusionary Zoning Ordinance)
- Appendix 5: Housing Development and Loan Administration Housing Development Sites

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Appendix 1: Building Better Communities General Obligation Bond (GOB):
Multifamily Housing Development Program Sites

#	Site	Address	Commission District	Revised Category
1	Okeechobee Metrorail Station (TOD)*	2005 W. Okeechobee Rd.	13	1
2	Northside Metrorail Station (TOD)*	3150 NW 79 St	2	1
3	Caribbean Boulevard (TOD)*	SW 200 St and US1	9	1
4	Hialeah	501 Palm Ave	6	1
5	CAA Headquarters	395 NW 1 St	5	1
6	Parkway	2929 NW 17 St	5	1
7	International Mall	NW 13 St and 105 Ave	12	2
8	Frankie Rolle Center	3750 S. Dixie Hwy	7	2
9	Miami Gardens	3600 NW 163 St	1	2
10	Royal Colonial	SW 280 St and 152 Ave	9	3
11	West Dade Library	9445 Coral Way	10	3
12	Gran Via	SW 127 Ave and 8 St	11	3
13	Public Health Site	21910 SW 102 Ave	8	3
14	Senator Villas	SW 89 Ct and 40 St	10	3
15	Phil Smith	29600-50 S. Dixie Hwy	9	3
16	Family Resource Center	2320 SW 62 St	3	3
17	82 Street Site	8240 NW 7 Ave	2	3
18	South Dade Government Center	10750 SW 211 St	8	4
19	Landmark	20600 SW 47 Ave	1	4
20	Opa-Locka	16345 NW 25 th Ave	1	Pending
21	Transit Hub	62 St and NW 7 Ave	2 & 3	Pending
22	Lincoln Gardens	4771 NW 24 Ct	3	Pending
23	Elizabeth Verrick	1613 SW 25 Ave	5	Pending
24	Three Round Towers	2920 NW 18 Ave	3	Pending
25	Joe Moretti	535 SW 6 Ave	5	Pending
26	Dante Fascell	2936 NW 17 Ave	3	Pending
27	Annie Coleman	2501 NW 58 St	3	Pending

*TOD: Transit Oriented Development
1-Fast Track
2-Potential Development

3-Long-Term Development
4-Under Design Concept

Appendix 1: Building Better Communities General Obligation Bond (GOB): Multifamily Housing Development Program Sites

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Attachment 2: Infill Housing Program Sites: Under Construction or Pending Construction

Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
1	3031150320155	BAC FUNDING CORPORATION	3	Private	ACTIVE	98%	UNDER CONSTRUCTION	NOT SOLD
2	0101090001270	SAVE-A-HOUSE, INC.	5	Conveyed	ACTIVE	60%	UNDER CONSTRUCTION	NOT SOLD
3	0131120000290	SAVE-A-HOUSE, INC.	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
4	0131120140470	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
5	0131130090820	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	74%	UNDER CONSTRUCTION	NOT SOLD
6	0131130230342	MDHA DEVELOPMENT CORPORATION	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
7	0131130421880	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
8	0131130480180	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
9	0131130500180	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	97%	UNDER CONSTRUCTION	NOT SOLD
10	0131130510330	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	81%	UNDER CONSTRUCTION	NOT SOLD
11	0131130600530	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
12	0131130690480	FORTEX CONSTRUCTION, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
13	0131140160710	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
14	3031210130080	SJD, CORP. / PHOENIX HOUSING FOUNDATION, INC.	3	Conveyed	ACTIVE	35%	UNDER CONSTRUCTION	NOT SOLD
15	0131140170650	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
16	3031110310460	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
17	0131140170640	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
18	0131140180090	FORTEX CONSTRUCTION, INC.	2	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
19	0131140180120	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
20	0131140180250	D.A. COMMUNITY BUILDERS, INC.	2	Private	ACTIVE	1%	UNDER CONSTRUCTION	NOT SOLD
21	0131140180470	FORTEX CONSTRUCTION, INC.	2	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
22	0131140180480	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
23	0131140180640	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
24	0131140180980	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
25	0131140181180	FORTEX CONSTRUCTION, INC.	2	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
26	0131140181250	FORTEX CONSTRUCTION, INC.	2	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
27	0131140181310	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
28	0131140190650	735 NW 69 ST	FORTEX CONSTRUCTION, INC.	2	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
29	0131140190650	875 NW 69 ST	FORTEX CONSTRUCTION, INC.	2	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
30	0131140270310	1508 NW 65 ST	D.A. COMMUNITY BUILDERS, INC.	2	Private	ACTIVE	1%	UNDER CONSTRUCTION	NOT SOLD
31	3069120040950	ADJ E 21739 SW 120 AVE	DODEC, INC.	9	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
32	3069120030150	ADJ E 11750 SW 212 ST	PINARD GROUP, INC.	9	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
33	0131140270510	1541 NW 64 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
34	0131140270880	1524 NW 64 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
35	0131140271320	1610 NW 62 TERR	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
36	0131140271350	1626 NW 62 TERR	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
37	0131140290100	781 NW 55 ST	FORTEX CONSTRUCTION, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
38	0131140300400	929 NW 55 TERR	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	97%	UNDER CONSTRUCTION	NOT SOLD
39	0131140352230	6000 NW 15 AVE	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
40	0131140352650	1531 A NW 58 TERR	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	98%	UNDER CONSTRUCTION	NOT SOLD
41	0131140380280	844 NW 63 ST	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
42	0131140380350	1020 NW 63 ST	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
43	0131140381800	1090 NW 65 ST	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
44	0131140382250	920 NW 66 ST	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
45	0131150050950	1706 NW 69 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
46	0131150052710	6320 NW 17 AVE	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
47	3069120040190	11928 SW 212 ST	GREATER MIAMI, INC.	9	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
48	3060180050090	10801 W OLD CUTLER RD	PINARD GROUP, INC.	9	Bid Combined	INACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
49	0131220000751	3743 NW 20 AVE	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	96%	UNDER CONSTRUCTION	NOT SOLD
50	0131220350650	1723 NW 43 ST	FERNANDO S. RUIZ	3	Bid	ACTIVE	64%	UNDER CONSTRUCTION	UNDER CONTRACT
51	0131220350720	1745 NW 43 ST	FERNANDO S. RUIZ	3	Bid	ACTIVE	79%	UNDER CONSTRUCTION	UNDER CONTRACT
52	0131220350871	1871 NW 41 ST	FERNANDO S. RUIZ	3	Bid	ACTIVE	1%	UNDER CONSTRUCTION	NOT SOLD
53	0131220350880	1870 NW 42 ST	FORTEX CONSTRUCTION, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
54	0131220350920	1868 NW 42 ST	FERNANDO S. RUIZ	3	Bid	ACTIVE	1%	UNDER CONSTRUCTION	NOT SOLD
55	0131220351140	1842 NW 43 ST	FERNANDO S. RUIZ	3	Bid	ACTIVE	79%	UNDER CONSTRUCTION	NOT SOLD
56	0131220390150	1832 NW 45 ST	HAVEN ECONOMIC DEVELOPMENT, INC.	3	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
57	0131220390191	1831 NW 44 ST	HAVEN ECONOMIC DEVELOPMENT, INC.	3	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
58	0131220470380	1744 NW 46 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
59	0131220523090	1781 NW 53 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
60	0131230150681	4646 NW 15 CT	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
61	0131230220550	799 NW 44 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid Split	ACTIVE	20%	UNDER CONSTRUCTION	NOT SOLD
62	0131230372680	1256 NW 42 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
63	0131230373870	1280 NW 41 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
64	0131240030100	674 NW 46 ST	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	94%	UNDER CONSTRUCTION	NOT SOLD
65	0131240134000	685 NW 50 ST	PEOPLE HELPING PEOPLE ACHIEVE GOALS, INC.	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
66	0131250050030	166 NE 28 ST	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
67	0131250193020	228 A NW 32 ST	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	97%	UNDER CONSTRUCTION	NOT SOLD
68	0131260080260	787 NW 34 ST	FORTEK CONSTRUCTION, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
69	0131260080265	793 NW 34 ST	FORTEK CONSTRUCTION, INC.	3	Bid Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
70	0131260290140	792 NW 36 ST	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	93%	UNDER CONSTRUCTION	NOT SOLD
71	0131260310030	3521 NW 11 CT	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
72	0131260391900	1276 NW 31 ST	ALLAPATTAH BUSINESS DEVELOPMENT AUTHORITY, INC.	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
73	0131260391490	2961 NW 13 AVE	ALLAPATTAH BUSINESS DEVELOPMENT AUTHORITY, INC.	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
74	0131260393770	1361 NW 31 ST	NER YITZCHAK OF HIGHLAND LAKES, INC.	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
75	0131260394150	1344 NW 31 ST	NER YITZCHAK OF HIGHLAND LAKES, INC.	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
76	0131360210900	236 NW 16 ST	HABITAT FOR HUMANITY OF GREATER	3	Conveyed	ACTIVE	35%	PENDING CONSTRUCTION	NOT SOLD
77	1078130090090	223 NW 2 ST	MIAMI-DADE COMMUNITY DEVELOPMENT, INC.	9	Conveyed	ACTIVE	99%	UNDER CONSTRUCTION	NOT SOLD
78	1078130090110	231 NW 2 ST	MIAMI-DADE COMMUNITY DEVELOPMENT, INC.	9	Conveyed	ACTIVE	99%	UNDER CONSTRUCTION	NOT SOLD
79	1678240000533	1753-59 Lucy ST	FLORIDA CITY FOUNDATION, INC.	9	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
80	1678240010070	963 NW 15 ST	FLORIDA CITY FOUNDATION, INC.	9	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
81	1678240010110	1423 Redland RD	FLORIDA CITY FOUNDATION, INC.	9	Conveyed	ACTIVE	1%	UNDER CONSTRUCTION	NOT SOLD
82	1678240010210	904 NW 14 ST	FLORIDA CITY FOUNDATION, INC.	9	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
83	1678240050260	1210 NW 6 AVE	FLORIDA CITY FOUNDATION, INC.	9	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
84	1678240080310	530-32 NW 15 ST	FLORIDA CITY FOUNDATION, INC.	9	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
85	1678250181700	901 SW 7 PL	CITYWIDE DEVELOPMENT CORPORATION, INC.	9	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
86	1678250182150	902 SW 8 PL	CITYWIDE DEVELOPMENT CORPORATION, INC.	9	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD

Attachment 2: Infill Housing Program Sites: Under Construction or Pending Construction

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
87	3021270081490	12240 NW 18 CT	EQUITABLE HOUSING CORP.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
88	3021340050870	1920+ NW 113 Terr	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
89	3021350000170	1021 NW 103 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
90	3021350220170	11204 NW 15 CT	MIAMI-DADE EMPOWERMENT TRUST, INC	2	Conveyed	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
91	3031010030670	295 NW 97 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
92	3031030080320	2143 NW 97 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
93	3031030190640	1901+ NW 97 St	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
94	3031030230190	2187 NW 90 ST	D.A. COMMUNITY BUILDERS, INC.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
95	3031040030280	2905 NW 98 ST	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
96	3031040100080	3135+ NW 88 St	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
97	3031090200360	3110+ NW 77 St	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
98	3031100100170	1732 NW 76 TERR	BETTER HOMES DEVELOPMENT CORPORATION	2	Private	ACTIVE	83%	PENDING CONSTRUCTION UNDER CONSTRUCTION	NOT SOLD
99	3031100110172	1736-36 NW 78 ST	YOUTH IN ACTION CENTER, INC. CDC	2	Conveyed	ACTIVE	35%	UNDER CONSTRUCTION	NOT SOLD
100	3031100280670	7202 NW 20 AVE	MIAMI-DADE EMPOWERMENT TRUST, INC	2	Conveyed	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
101	3031100280680	7138 NW 20 AVE	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
102	3031100281130	2135 NW 70 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
103	3031100281190	2120 NW 72 ST	PEOPLE HELPING PEOPLE	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
104	3031100281220	2120 NW 72 ST	PEOPLE HELPING PEOPLE	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
105	3031100350710	2000 NW 86 ST	ACHIEVE GOALS, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
106	3031100380040	1730 NW 86 TERR	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Bid	ACTIVE	97%	UNDER CONSTRUCTION	UNDER CONTRACT NOT SOLD
107	3421170050020	ADJ S 16400 NW 40 CT	PERSONAL PARADISE DEVELOPERS, INC.	1	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
108	3031100430220	1811 NW 83 ST	FORTEX CONSTRUCTION, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
109	3031100570170	1928 NW 83 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
110	3031100570270	20XX NW 83 ST	MIAMI-DADE EMPOWERMENT TRUST, INC	2	Conveyed Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
111	3031100570340	1990 NW 83 ST	MDHA DEVELOPMENT CORPORATION	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
112	3031100571330	2225 NW 80 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Bid	ACTIVE	96%	UNDER CONSTRUCTION	NOT SOLD
113	3031100571600	2345 NW 79 TERR	PERSONAL PARADISE DEVELOPERS, INC.	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
114	3031100571850	2178 NW 79 TERR	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
115	3031110030030	1609 NW 82 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
116	3031110110040	1320 NW 81 TERR	MIAMI-DADE EMPOWERMENT TRUST, INC	2	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
117	3031110120050	1331 NW 82 ST	FORTEX CONSTRUCTION, INC.	2	Conveyed	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
118	3031110230170	7111 NW 18 AVE	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
119	3031110230450	7193 NW 15 CT	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
120	3031110240070	1170 NW 77 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
121	3031160095950	5620 NW 28 AVE	HAVEN ECONOMIC DEVELOPMENT, INC.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
122	3031110270090	1311 NW 77 TERR	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
123	3031110270220	1320 NW 77 ST	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
124	3031110320030	1228+ NW 75 ST	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
125	3031110370950	8150 NW 14 AVE	PERSONAL PARADISE DEVELOPERS, INC.	2	Bid	ACTIVE	99%	UNDER CONSTRUCTION	NOT SOLD
126	3031110380120	1460+ NW 74 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
127	3031110380130	1470+ NW 74 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
128	3031110380610	1657 NW 73 ST	MDHA DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
129	3031110400080	8409 NW 14 CT	MIAMI-DADE EMPOWERMENT TRUST, INC.	2	Conveyed	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
130	3031110400110	8418 NW 14 AVE	CITYWIDE DEVELOPMENT CORPORATION, INC.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
131	3031110410010	8100+ NW 14 PL	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
132	3031110410231	7937 NW 15 AVE	PERSONAL PARADISE DEVELOPERS, INC.	2	Bid	ACTIVE	99%	UNDER CONSTRUCTION	NOT SOLD
133	3031110410240	7925 NW 15 AVE	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
134	3031110430050	1555+ NW 84 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
135	3031110440192	1840+ NW 13 CT	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
136	3031110470220	7927 NW 10 CT	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
137	3031110470480	7945 NW 11 AVE	BETTER HOMES DEVELOPMENT CORPORATION	2	Private	ACTIVE	96%	UNDER CONSTRUCTION	NOT SOLD
138	3031110500123	8418 NW 15 AVE	MIAMI-DADE EMPOWERMENT TRUST, INC.	2	Conveyed	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
139	3031120230225	470 NW 83 ST	AFFORDABLE HOUSING PROGRAMS, INC.	2	Bid	ACTIVE	69%	UNDER CONSTRUCTION	CLOSED
140	3031120230230	480 NW 83 ST	AFFORDABLE HOUSING PROGRAMS, INC.	2	Bid	ACTIVE	69%	UNDER CONSTRUCTION	NOT SOLD
141	3031120230540	8135 NW 5 AVE	AFFORDABLE HOUSING PROGRAMS, INC.	2	Bid	ACTIVE	69%	UNDER CONSTRUCTION	NOT SOLD
142	3031120231530	239 NW 80 ST	AFFORDABLE HOUSING PROGRAMS, INC.	2	Bid	ACTIVE	87%	UNDER CONSTRUCTION	NOT SOLD
143	3031120231800	490 NW 80 ST	SAVE-A-HOUSE, INC.	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
144	3031150040060	5905 NW 19 AVE	MIAMI-DADE COMMUNITY DEVELOPMENT, INC.	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
145	3031150050550	1780 NW 69 TERR	MIAMI-DADE EMPOWERMENT TRUST, INC.	2	Conveyed	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
146	3031150056390	1655 NW 69 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD
147	3031150140380	1961 NW 55 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
148	3031150170260	7016 NW 19 AVE	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	2	Conveyed	RE-CONVEYED	0%	PENDING CONSTRUCTION	NOT SOLD

Attachment 2: Infill Housing Program Sites: Under Construction or Pending Construction

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
149	3031150170400	2000 NW 89 TERR	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0.0%	PENDING CONSTRUCTION	NOT SOLD
150	3031150170410	8900 NW 20 AVE	MIAMI-DADE EMPOWERMENT TRUST, INC.	2	Conveyed	REVERTED	0.0%	PENDING CONSTRUCTION	NOT SOLD
151	3031150250150	5721 NW 23 AVE	MIAMI-DADE COMMUNITY DEVELOPMENT, INC.	3	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
152	3421170043090	ADJ W. 15650 NW 37 PL	FORTEX CONSTRUCTION, INC.	1	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
153	3031150250190	2285 NW 57 ST	HAVEN ECONOMIC DEVELOPMENT, INC.	3	Private	ACTIVE	99.0%	UNDER CONSTRUCTION	CONTRACT NOT SOLD
154	3031150271040	5840 NW 19 AVE	HAVEN ECONOMIC DEVELOPMENT, INC.	3	Private	ACTIVE	99.0%	UNDER CONSTRUCTION	NOT SOLD
155	3031150330090	6021 NW 24 CT	WORKFORCE DEVELOPMENT PARTNERSHIP, INC.	3	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
156	3031150380020	2321+ NW 68 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0.0%	PENDING CONSTRUCTION	NOT SOLD
157	3031150360130	6781 NW 23 CT	MIAMI-DADE EMPOWERMENT TRUST, INC.	2	Conveyed	REVERTED	0.0%	PENDING CONSTRUCTION	NOT SOLD
158	3031150370130	6221+ NW 23 AVE	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0.0%	PENDING CONSTRUCTION	NOT SOLD
159	3031150370290	8323 NW 23 AVE	D.A. COMMUNITY BUILDERS, INC.	2	Private	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
160	3031150410120	6031 NW AVE	SJD, CORP. / PHOENIX HOUSING FOUNDATION, INC.	3	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
161	3031150420320	5416 NW 24 AVE	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	79.0%	UNDER CONSTRUCTION	NOT SOLD
162	3031150430690	2480 NW 88 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0.0%	PENDING CONSTRUCTION	NOT SOLD
163	3031160060041	3051+ NW 64 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	2	Conveyed	RE-CONVEYED	0.0%	PENDING CONSTRUCTION	NOT SOLD
164	3031210160090	3114 NW 63 ST	SJD, CORP. / PHOENIX HOUSING FOUNDATION, INC.	3	Conveyed	ACTIVE	68.0%	UNDER CONSTRUCTION	NOT SOLD
165	3031210160120	3100 NW 53 ST	FORTEX CONSTRUCTION, INC.	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
166	3031210260830	29XX NW 44 ST	NEIGHBORS AND NEIGHBORS ASSOCIATION, INC.	3	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
167	3031210261210	2721 NW 44 ST	NEIGHBORS AND NEIGHBORS ASSOCIATION, INC.	2	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
168	3031210270120	3315 NW 43 TERR	UNIVERSAL TRUTH COMMUNITY DEVELOPMENT CORPORATION	2	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
169	30312103300210	4501 NW 32 AVE	UNIVERSAL TRUTH COMMUNITY DEVELOPMENT CORPORATION	3	Conveyed	ACTIVE	65.0%	UNDER CONSTRUCTION	NOT SOLD
170	30312103300230	3192 NW 45 ST	UNIVERSAL TRUTH COMMUNITY DEVELOPMENT CORPORATION	3	Conveyed	ACTIVE	65.0%	UNDER CONSTRUCTION	NOT SOLD
171	3031220081890	3910 NW 23 AVE	FORTEX CONSTRUCTION, INC.	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
172	3031220141720	1901 NW 46 ST	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	99.0%	UNDER CONSTRUCTION	NOT SOLD
173	3031220160210	2120 NW 45 ST	CITYWIDE DEVELOPMENT CORPORATION, INC.	3	Private	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
174	3031220250220	4428 NW 23 AVE	NEIGHBORS AND NEIGHBORS ASSOCIATION, INC.	3	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
175	3031220250280	4426 NW 23 AVE	NEIGHBORS AND NEIGHBORS ASSOCIATION, INC.	3	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
176	3031220250510	4304 NW 23 CT	FORTEX CONSTRUCTION, INC.	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
177	3031220260100	2170 NW 50 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	80.0%	UNDER CONSTRUCTION	NOT SOLD
178	3031220290300	4506 NW 22 CT	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
179	3031220290435	4400 NW 23 AVE	HAVEN ECONOMIC DEVELOPMENT, INC.	3	Private	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
180	3031220310250	2494 NW 43 ST	EQUITABLE HOUSING CORP.	3	Private	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
181	3031220310440	2448 NW 42 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
182	3031220320090	4100 NW 23 CT	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
183	3031220320270	4141 NW 23 CT	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	59.0%	UNDER CONSTRUCTION	NOT SOLD
184	3031220525620	19XX NW 53 St	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
185	3050320000990	Adj. E / 10281 SW 179 ST	D.S. DEVELOPMENT CORPORATION	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
186	3050320040020	10171 W GUAYA ST	AMERICAN CONSTRUCTION & FINANCING CORPORATION	9	Bid	ACTIVE	40.0%	UNDER CONSTRUCTION	NOT SOLD
187	3050320100111	10334 SW 172 ST	AMERICAN CONSTRUCTION & FINANCING CORPORATION	9	Bid	ACTIVE	1.0%	UNDER CONSTRUCTION	NOT SOLD
188	3050320100250	10320 SW 173 ST	AMERICAN CONSTRUCTION & FINANCING CORPORATION	9	Bid	ACTIVE	94.0%	UNDER CONSTRUCTION	NOT SOLD
189	3050320101390	10250 SW 175 ST	AMERICAN CONSTRUCTION & FINANCING CORPORATION	9	Bid	ACTIVE	94.0%	UNDER CONSTRUCTION	NOT SOLD
190	3050320101410	10270 SW 175 ST	AMERICAN CONSTRUCTION & FINANCING CORPORATION	9	Bid	ACTIVE	94.0%	UNDER CONSTRUCTION	NOT SOLD
191	3050320101420	10270 SW 175 ST	AMERICAN CONSTRUCTION & FINANCING CORPORATION	9	Bid	ACTIVE	94.0%	UNDER CONSTRUCTION	NOT SOLD
192	30503201400410	Adj. S 18230 SW 102 PL	ADVANCED COMMUNITY HOUSING, LLC	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
193	30503201400420	2 lots ADJ S 18230 SW 102 PL	ADVANCED COMMUNITY HOUSING, LLC	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
194	3060070030140	11509 SW 216 ST	ADVANCED COMMUNITY HOUSING, LLC	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
195	3069120040460	Adj. N 21415 SW 120 AVE	COMMUNITY REINVESTMENT AGENCY, INC.	9	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
196	3069120040480	Adj. S 21435 SW 120 AVE	COMMUNITY REINVESTMENT AGENCY, INC.	9	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
197	3069120040500	Adj. 2 lots S 21435 SW 120 AVE	COMMUNITY REINVESTMENT AGENCY, INC.	9	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
198	3069120040780	Adj E of 11955 SW 217 ST	DODEC, INC.	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
199	3069120040791	Adj. W 21650 SW 119 AVE	DODEC, INC.	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
200	3069120041070	Adj. E / 11960 SW 217 ST	COMMUNITY REINVESTMENT AGENCY, INC.	9	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
201	3069120050010	ADJ W 11905 SW 216 ST	DODEC, INC.	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
202	3069120060090	12252 SW 219 ST	PINARD GROUP, INC.	9	Bid	ACTIVE	1.0%	UNDER CONSTRUCTION	NOT SOLD
203	3069120060130	12235 SW 220 ST	PINARD GROUP, INC.	9	Bid	ACTIVE	1.0%	UNDER CONSTRUCTION	NOT SOLD
204	3069120080180	12101 SW 220 ST	PINARD GROUP, INC.	9	Bid	ACTIVE	69.0%	UNDER CONSTRUCTION	NOT SOLD
205	3069120081120	ADJ W 12170 SW 216 ST	DODEC, INC.	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
206	3069120081149	ADJ E 12130 SW 216 ST	DODEC, INC.	9	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
207	3069120081293	2 lots ADJ E 12040 SW 215 ST	DODEC, INC.	9	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
208	3069130010540	11780 SW 222 ST	PINARD GROUP, INC.	9	Bid	ACTIVE	63%	UNDER CONSTRUCTION	NOT SOLD
209	3069130020210	ADJ N 21900 SW 118 AVE	ADVANCED COMMUNITY HOUSING, LLC	9	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
210	3069130050490	12250 SW 216 ST	DODEC, INC.	9	Bid	ACTIVE	16%	UNDER CONSTRUCTION	NOT SOLD
211	3069340030100	26525 SW 137 CT	AMERICAN CONSTRUCTION & FINANCING CORPORATION	9	Bid	ACTIVE	1%	UNDER CONSTRUCTION	NOT SOLD
212	3421090080202	31XX NW 188 Terr	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	1	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
213	3421110040980	960 NW 182 ST	PEOPLE HELPING PEOPLE ACHIEVE GOALS, INC.	1	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
214	3421150030790	2330 NW 162 TERR	CITYWIDE DEVELOPMENT CORPORATION, INC.	1	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
215	3421150080520	2291 NW 153 ST	BETTER HOMES DEVELOPMENT CORPORATION	1	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
216	0131130300710	329 NW 59 TERR	SOUTHERN REAL ESTATE SERVICES, INC.	3	Bid	ACTIVE	99%	UNDER CONSTRUCTION	UNDER CONTRACT
217	0131130422300	5537 NW 4 AVE	SOUTHERN REAL ESTATE SERVICES, INC.	3	Bid	ACTIVE	99%	UNDER CONSTRUCTION	UNDER CONTRACT
218	0131130470050	253 NW 55 ST	SOUTHERN REAL ESTATE SERVICES, INC.	3	Bid	ACTIVE	99%	UNDER CONSTRUCTION	UNDER CONTRACT
219	0131130630280	5931 NW 1 PL	SOUTHERN REAL ESTATE SERVICES, INC.	3	Bid Split	ACTIVE	94%	UNDER CONSTRUCTION	UNDER CONTRACT
220	0131130630950	5934 NW 1 PL	SOUTHERN REAL ESTATE SERVICES, INC.	3	Bid	ACTIVE	94%	UNDER CONSTRUCTION	UNDER CONTRACT
221	0131130630590	5818 NW 1 PL	SOUTHERN REAL ESTATE SERVICES, INC.	3	Bid	ACTIVE	99%	UNDER CONSTRUCTION	UNDER CONTRACT
222	0131240211080	77 NW 38 ST	AFFORDABLE HOUSING SOLUTIONS FOR FLORIDA, INC.	3	Conveyed	ACTIVE	87%	UNDER CONSTRUCTION	UNDER CONTRACT
223	0131260300340	3235 NW 10 AVE	AFFORDABLE HOUSING SOLUTIONS FOR FLORIDA, INC.	3	Conveyed	ACTIVE	98%	UNDER CONSTRUCTION	NOT SOLD
224	3031020021070	9239 NW 15 AVE	FRIENDSHIP CIRCLE OF FLORIDA, INC.	2	Conveyed	ACTIVE	94%	UNDER CONSTRUCTION	NOT SOLD
225	3069120081530	EAST 1/2 -12002 SW 213 ST	DODEC, INC.	9	Bid	ACTIVE	20%	UNDER CONSTRUCTION	NOT SOLD
226	3069120081535	WEST 1/2 -12002 SW 213 ST	DODEC, INC.	9	Bid Split	ACTIVE	35%	UNDER CONSTRUCTION	NOT SOLD
227	0131130090625	163 NE 69 ST	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid Split	ACTIVE	74%	UNDER CONSTRUCTION	NOT SOLD
228	0131130510335	5995 N Miami AVE	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	81%	UNDER CONSTRUCTION	NOT SOLD
229	0131140300405	931 NW 55 TERR NW 55 TERR	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	97%	UNDER CONSTRUCTION	NOT SOLD
230	0131140352625	1531 B NW 58 TERR	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	98%	UNDER CONSTRUCTION	NOT SOLD
231	0131250193025	228 NW 32 ST	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	97%	UNDER CONSTRUCTION	NOT SOLD
232	0131260290145	792 NW 36 ST	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	93%	UNDER CONSTRUCTION	NOT SOLD
233	3031220320275	4143 NW 23 CT	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	69%	UNDER CONSTRUCTION	NOT SOLD
234	0131120280060	7621 NW 8 CT	SOUTHERN REAL ESTATE SERVICES, INC.	3	Bid	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
235	0131130060240	53 NW 68 TERR	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	1.0%	UNDER CONSTRUCTION	NOT SOLD
236	0131130060340	163 NW 69 TERR	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
237	01311302800150	6244 NE 1 PL	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
238	01311302411510	6820 NW 6 CT	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
239	01311302411581	6821 NW 6 CT	SOUTHERN REAL ESTATE SERVICES, INC	2	Bid	ACTIVE	1.0%	UNDER CONSTRUCTION	NOT SOLD
240	01311302411920	6822 NW 5 PL	SOUTHERN REAL ESTATE SERVICES, INC	2	Bid Split	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
241	01311303502220	5499 NE MIAMI PL	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
242	01311303801120	169 NW 68 ST	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	1.0%	UNDER CONSTRUCTION	NOT SOLD
243	0131130510140	97 NE 60 ST	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
244	0131130600270	152 NW 58 ST	AFFORDABLE HOUSING SOLUTIONS FOR FLORIDA, INC.	3	Conveyed	ACTIVE	1.0%	UNDER CONSTRUCTION	UNDER CONTRACT
245	0131130640080	163 NE 55 ST	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid Split	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
246	0131130652450	78 NE 57 ST	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
247	0131140181440	1470 NW 69 ST	SOUTHERN REAL ESTATE SERVICES, INC	2	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
248	0131140210781	6310 NW 11 AVE	SOUTHERN REAL ESTATE SERVICES, INC	2	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
249	0131230060601	788 NW 50 ST	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
250	0131230150600	4736 NW 15 CT	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
251	0131230151120	4612 NW 15 AVE	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
252	0131230240060	1160 NW 51 ST	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid Split	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
253	0131230340880	1481 NW 40 ST	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
254	0131230370220	1401 NW 45 ST	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
255	0131230374600	1250 NW 39 ST	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
256	0131230400240	1350 NW 51 TERR	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
257	0131260380250	1061 NW 31 ST	SOUTHERN REAL ESTATE SERVICES, INC	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
258	1078130380320	405 SW 7 AVE	HOME ACCESS PROPERTIES, INC.	9	Bid	ACTIVE	88.0%	UNDER CONSTRUCTION	NOT SOLD
259	1078130430200	304 SW 4 CT	HOME ACCESS PROPERTIES, INC.	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
260	1078130430350	307 SW 5 ST	HOME ACCESS PROPERTIES, INC.	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
261	1078130540180	720 SW 12 AVE	HOME ACCESS PROPERTIES, INC.	9	Bid	ACTIVE	92.0%	UNDER CONSTRUCTION	NOT SOLD
262	3021340040330	2145 NW 115 ST	AMERICAN COMMUNITY PARTNERSHIPS, INC.	2	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
263	3021340040340	3 lots N 11505 NW 22 AVE	AMERICAN COMMUNITY PARTNERSHIPS, INC.	2	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
264	3021340040350	4 lots N 11505 NW 22 AVE	AMERICAN COMMUNITY PARTNERSHIPS, INC.	2	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
265	3021340040360	2085 NW 115 ST	AMERICAN COMMUNITY PARTNERSHIPS, INC.	2	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
266	3021340040370	2065 NW 115 ST	AMERICAN COMMUNITY PARTNERSHIPS, INC.	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
267	3031100150210	ADJ E 1774 NW 73 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
268	3031100280030	ADJ E 1932 NW 71	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
269	3031100280280	Adj. E / 1943 NW 72 ST	CFM HOUSING CORP.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
270	3031100280840	7016 NW 20 AVE	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
271	3031100281110	ADJ W 2132 NW 71 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
272	3031100281120	2141 NW 70 ST	CFM HOUSING CORP.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
273	3031100281340	Adj. W 7200 NW 21 AVE	CFM HOUSING CORP.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
274	3031100282040	ADJ E 2286 NW 74 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
275	3031100282080	7019 NW 20 AVE	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
276	3031150050080	1780 NW 71 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
277	3031150050580	1780 NW 69 TERR	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
278	3031150051180	1786 NW 68 TERR	CFM HOUSING CORP.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
279	3031150053750	1860 NW 63 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
280	3031150053900	ADJ E 1829 NW 62 TERR	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
281	3031150053920	ADJ W 1829 NW 62 TERR	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
282	3031150053950	1861 NW 62 TERR	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
283	3031150054900	1879 NW 65 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
284	3031150055580	1872 NW 68 TERR	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
285	3031150056720	ADJ E 1821 NW 68 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
286	3031150056760	1827 NW 68 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
287	3031150056930	ADJ E 1840 NW 69 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
288	3031150056350	1817 NW 69 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
289	3031150056460	1882 NW 70 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
290	3031150056470	ADJ W 1870 NW 70 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
291	3031150056660	1827 NW 69 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
292	3031150056740	ADJ W 1865 NW 69 TERR	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
293	3031150170220	7019 NW 20 AVE	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
294	3031150320165	2380 NW 61 ST	BAC FUNDING CORPORATION	3	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
295	3031150340970	ADJ 2423 NW 59 ST	INFILL DEVELOPMENT GROUP, INC.	3	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
296	3031160094220	2801 NW 61 ST	EBONY SHARES, INC.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
297	3031160094230	2907 NW 61 ST	EBONY SHARES, INC.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
298	3050320001210	18025 SW 103 AVE	MURO INVESTMENTS, INC.	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
299	3050320001211	ADJ. N 18095 SW 103 AVE	MURO INVESTMENTS, INC.	9	Bid Split	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
300	3050320001311	ADJ E 10336 SW 180 ST 1	MURO INVESTMENTS, INC.	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
301	3050320001312	ADJ NW 18010 SW 103 AVE	MURO INVESTMENTS, INC.	9	Bid Split	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
302	3050320001313	ADJ SW 18010 SW 103 AVE	MURO INVESTMENTS, INC.	9	Bid Split	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
303	3050320001314	ADJ E 10335 SW 181 ST	MURO INVESTMENTS, INC.	9	Bid Split	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
304	3050320040980	10020 Hibiscus ST	WEST PERRINE COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
305	3050320041050	ADJ E 10061 HIBISCUS ST	MURO INVESTMENTS, INC.	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
306	3050320100970	17430 SW 103 AVE	MURO INVESTMENTS, INC.	9	Bid	ACTIVE	20.0%	UNDER CONSTRUCTION	NOT SOLD
307	3050320101210	10220 SW 174 TERR	HOUSING LEAGUE, INC., THE	9	Private	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
308	3050320101540	ADJ E 10219 SW 176 ST	HOUSING LEAGUE, INC., THE	9	Private	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
309	3050320160680	10341 SW 183 ST	MURO INVESTMENTS, INC.	9	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
310	3050320160685	ADJ E 10351 SW 183 ST	MURO INVESTMENTS, INC.	9	Bid Split	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
311	3060180031180	ADJ W 0960 SW 219 ST	GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
312	3421150080890	2390 NW 153 ST	HOUSING LEAGUE, INC., THE	1	Conveyed	ACTIVE	79.0%	UNDER CONSTRUCTION	NOT SOLD
313	3060180050080	10801 W Old Cutler RD	DODEC, INC.	9	Bid	ACTIVE	99.0%	UNDER CONSTRUCTION	NOT SOLD
314	3060180050110	10811 W Old Cutler RD	DODEC, INC.	9	Bid	ACTIVE	99.0%	UNDER CONSTRUCTION	NOT SOLD
315	3031100190081	1815-19 NW 74 TERR	MIAMI DADE COUNTY	2		ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
316	3069120000370	ADJ NW 11870 SW 213 ST ADJ SW 11875 SW 214 ST	GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
317	3069120081533	SW 213 ST & SW 120 AV 4 LOTS W ON S BLK	GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
318	0131120180060	7333 NW 2 CT	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
319	3421090050030	ADJ W 2975 NW 170 ST	BETTER HOMES DEVELOPMENT CORPORATION	1	Private	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
320	3069120081580	ADJ W 12001 SW 213 ST	GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
321	3031020060211	1247 NW 102 ST	FRIENDSHIP CIRCLE OF FLORIDA, INC.	2	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
322	3031020060212	1247 NW 102 ST	FRIENDSHIP CIRCLE OF FLORIDA, INC.	2	Conveyed Split	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
323	3031030200860	1877 NW 93 ST	FRIENDSHIP CIRCLE OF FLORIDA, INC.	2	Conveyed	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD
324	3031030200865	1877 NW 93 ST	FRIENDSHIP CIRCLE OF FLORIDA, INC.	2	Conveyed Split	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
325	3069130320060	12208 SW 220 ST	GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
326	3069130320050	12212 SW 220 ST	GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
327	3069130320040	12216 SW 220 ST	GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
328	3069130320030	12220 SW 220 ST	GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
329	3069130320020	12224 SW 220 ST	GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
330	3069130320010	12228 SW 220 ST	GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	9	Conveyed Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
331	0131130600635	38 NW 57 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
332	0131230220555	797 NW 44 ST	LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	3	Bid Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
333	0131230240065	1150 NW 51 ST	SOUTHERN REAL ESTATE SERVICES, INC.	3	Bid Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
334	0131130241915	6820 NW 5 PL	SOUTHERN REAL ESTATE SERVICES, INC.	2	Bid Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
335	0131130241925	6824 NW 5 PL	SOUTHERN REAL ESTATE SERVICES, INC.	2	Bid Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
336	0131130630285	5925 NW 1 PL	ANGEL DANIEL SANTOS	3	Bid Split	ACTIVE	50%	UNDER CONSTRUCTION	NOT SOLD
337	0131130640085	187 NE 55 ST	ANGEL DANIEL SANTOS	3	Bid Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
338	3031040035020	3170 NW 92 ST	HAZAL INVESTMENT GROUP, INC.	2	Private Split	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
339	3031160091200	3120 NW 58 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
340	3031160091760	ADJ W 3147 NW 55 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
341	3031160096500	2770 NW 57 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
342	3031210150620	3363 NW 48 TERR	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
343	3031210150950	3360 NW 48 TERR	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
344	3031150200100	1915 NW 68 TERR	ROBERT COMES	2	Private	ACTIVE	50%	UNDER CONSTRUCTION	NOT SOLD
345	3031210330430	4401 NW 32 AVE	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
346	3031220060160	2280 NW 49 ST	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
347	3031220070370	Adj E of 2113 NW 21 AVE	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
348	3031220160160	Adj N of 5301 NW 24 PL	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
349	3031220300161	2320 NW 53 ST	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
350	3031150095770	1829 NW 68 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
351	3031150092310	1778 NW 65 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
352	3031150090380	1778 NW 70 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
353	3031150051470	1760 NW 68 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
354	3031150051510	1736 NW 68 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
355	3031150051530	ADJ. W 1720 NW 68 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
356	3031150055880	ADJ. E 1872 NW 68 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
357	3031150055910	1844 NW 69 ST	PENDING AWARD	2	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
358	3031220200200	ADJ. E 2369 NW 50 ST	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
359	3031220200240	ADJ. E 2341 NW 50 ST	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
360	3031220200170	2380 NW 51 ST	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
361	3031220200180	23 AV & 24 AV NW 51 ST	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
362	3031220200210	23 AV & 24 AV NW 51 ST	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
363	3031220200220	ADJ. W 5036 NW 23 AVE	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
364	3031220200120	2380 NW 51 ST	PENDING AWARD	3	Conveyed	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
365	3031150056680	1839 NW 69 TERR	EQUITABLE HOUSING CORP.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
366	3031100530710	2120 NW 83 ST	EQUITABLE HOUSING CORP.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
367	3031110370490	7935 NW 14 CT	EQUITABLE HOUSING CORP.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
368	3031100280080	7031 NW 20 AVE	EQUITABLE HOUSING CORP.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
369	3031150271280	1931 NW 58 ST	EQUITABLE HOUSING CORP.	3	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
370	3031100280090	7029 NW 20 AVE	EQUITABLE HOUSING CORP.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
371	3031160093220	3012 NW 59 ST	COUNTYWIDE DEVELOPMENT GROUP, INC.	2	Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
372	0131130520280	154 NW 61 ST	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.		Private	ACTIVE	0%	PENDING CONSTRUCTION	NOT SOLD
373	3031150054510	ADJ. E 1835 NW 64 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
374	0131130560021	6335 NE 1 AVE	INFILL DEVELOPMENT GROUP, INC.	3	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
375	3031160091020	ADJ. E 3161 NW 58 ST NW 58 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
376	3031160093230	ADJ. S 5840 NW 30 AVE	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
377	3031150054480	ADJ. E 1823 NW 64 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
378	3031150054500	1823 NW 64 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
379	1078130040930	710 SW 7 ST	INFILL DEVELOPMENT GROUP, INC.	9	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
380	3068130020070	21848 SW 118 CT	INFILL DEVELOPMENT GROUP, INC.	9	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
381	3069340060040	14360 SW 272 ST	INFILL DEVELOPMENT GROUP, INC.	8	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
382	3068130040980	ADJ. E 11997 SW 218 ST	INFILL DEVELOPMENT GROUP, INC.	9	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
383	3068130020100	21915 SW 118 CT	INFILL DEVELOPMENT GROUP, INC.	9	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD
384	3068120050050	ADJ. E 11950 SW 215 ST	INFILL DEVELOPMENT GROUP, INC.	9	Private	REVERTED	0%	PENDING CONSTRUCTION	NOT SOLD

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#	Folio	Address	Developer	District	Lot Type	Lot Status	% Complete	Const Status	Sale Status
385	3069130020130	11841 SW 220 ST	INFILL DEVELOPMENT GROUP, INC.	9	Private	REVERTED	0.0%	PENDING CONSTRUCTION	NOT SOLD
386	3050320160530	10431 SW 783 ST	INFILL DEVELOPMENT GROUP, INC.	9	Private	REVERTED	0.0%	PENDING CONSTRUCTION	NOT SOLD
387	3031150051000	1737 NW 68 ST	INFILL DEVELOPMENT GROUP, INC.	2	Private	REVERTED	0.0%	PENDING CONSTRUCTION	NOT SOLD
388	0131220000752	3741 NW 20 AVE	PERSONAL PARADISE DEVELOPERS, INC.	3	Bid	ACTIVE	0.0%	PENDING CONSTRUCTION	NOT SOLD

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Approved Infill Housing Program Sites

#	Parcel ID	Location	Commission District	Property Size	Parcels	Zoning
1	30-3103-011-0250	1900 NW 93 St	2	5,250.00	50 X 105	RU-2
2	30-3103-019-0911	Adjacent (east) of 1935-37 NW 96 St	2	7,000.00	50 X 140	RU-3B
3	30-3110-019-0061	1815-19 NW 74 Terrace	2	5,640.00	60 X 94	RU-2
4	30-3110-028-1830	adj 2244 NW 74 St	2	14,000.00	N/A	RU-2
5	30-3111-015-0250	8106 NW 12 Pl	2	8,100.00	70 X 90	R-1
6	30-3111-030-0050	7708 NW 14 Ct	2	6,204.00	44 X 141	RU-1
7	30-3111-032-0070	7435 NW 13 Ave	2	5,115.00	55 X 93	R-1
8	30-3111-035-0630	765-67 NW 77 St	2	5,250.00	50 X 105	RU-2
9	30-3111-038-0520	1543 NW 73 St	2	7,000.00	70 X 100	RU-1
10	30-3111-038-0530	2 Lots adjacent (east) of 1531 NW 73 St	2	1,750.00	25 X 70	RU-1
11	30-3111-038-0540	1 Lot adjacent (east) of 1531 NW 73 St	2	1,750.00	25 X 70	RU-1
12	30-3111-040-0020	Adjacent (west) of 1479 NW 84 St	2	5,969.00	41.74 X 143	RU-1
13	30-3115-008-0300	2488 NW 65 St	2	8,797.00	67.67 X 130	RU-3M
14	30-3115-017-0360	Adjacent (south) of 6938 NW 20 Ave	2	6,500.00	65 X 100	RU-2
15	30-3115-018-0010	2393 NW 66 St	2	9,273.00	66.24 X 140	RU-1
16	30-3115-028-0410	2472 NW 56 St	3	6,540.00	60 X 109	RU-2
17	30-3115-034-0560	2373 NW 59 St	3	5,600.00	40 X 140	RU-1
18	30-3115-037-0160	6295 NW 23 AVE	2	5,000.00	50 X 100	RU-2
19	30-3115-040-0100	2376 NW 58 St	3	4,280.00	40 X 107	RU-1
20	30-3116-009-1200	3120 NW 58 St	2	5,160.00	40 X 129	RU-2
21	30-3116-009-1760	3157 NW 55 St	2	5,160.00	40 X 129	RU-2
22	30-3116-009-6500	2770 NW 57 St	2	5,160.00	40 X 129	RU-2
23	30-3121-000-0100	Adj S of 4780 NW 31 Ct	3	7,200.00	40 X 90	RU-2
24	30-3121-000-0400	Adjacent (east) of 3160 NW 48 St	3	7,200.00	80 X 90	RU-2
25	30-3121-019-0520	3363 NW 48 TERR	3	5,500.00	50 X 110	RU-1
26	30-3121-019-0950	3360 NW 48 TERR	3	5,450.00	N/A	RU-1
27	30-3121-033-0430	4401 NW 32 AVE	3	3,960.00	40 X 99	RU-2
28	30-3121-033-0760	4230 NW 31 Ave	3	4,400.00	40 X 110	RU-2
29	30-3122-001-0130	5245 NW 26 Avenue	3	9,175.00	75 X 129	RU-4L
30	30-3122-001-0140	Adj S 2575 NW 52 Street	3	9,175.00	N/A	RU-4L
31	30-3122-006-0160	2280 NW 49 St	3	5,720.00	40 X 143	RU-2
32	30-3122-007-0370	5010 NW 21 Avenue	3	5,414.00	49 X 110	RU-1

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#	Folio Number	Location	Commission District	Property Size	Dimensions	Zoning
33	30-3122-010-0110	4290 NW 21 AVE	3	6,582.00	59 X 111	R-2
34	30-3122-016-0440	Adj W of 2126 NW 44 St	3	5,450.00	50 X 109	RU-2
35	30-3122-018-0160	NW 24 PL and NW 54 ST	3	4,320.00	40 X 108	RU-2
36	30-3122-020-0200	Adj W 2341 NW 50 Street	3	9,727.00	66 X 146	RU-2
37	30-3122-020-0240	Adj E 2341 NW 50 Street	3	9,960.00	60 X 166	RU-2
38	30-3122-021-0013	2245 NW 51 TE	3		Irregular	GU
39	30-3122-030-0161	2320 NW 53 ST	3	5,250.00	50 X 105	R-2
40	30-3122-060-0010	2600 02 NW 48 Terrace	3	11,025.00	105 X 105	RU-2
41	30-3122-060-0020	2601 03 NW 48 Street	3	11,130.00	105 X 105	RU-2
42	30-5032-010-1750	Adjacent (west) of 10341-43 SW 176 St	9	5,550.00	50 X 111	RU-2
43	30-5032-012-0770	10450 SW 181 St	9	22,386.00	82 X 273	RU-2
44	30-5032-015-0220	Adj East of 10220 SW 183 ST	9	5,800.00	40 X 145	RU-2
45	30-6007-000-0090	11543 SW 216 St	9	6,970.00	N/A	RU-2
46	30-6007-000-0141	11251 SW 216 ST	9	9,375.00	N/A	RU-4L
47	30-6018-003-0960	Adjacent (south) of 21831 SW 111 Ave	9	8,750.00	87.5 X 100	RU-1
48	30-6018-003-0970	3 lots adjacent (west) of 10995 SW 219 St	9	10,900.00	109 X 100	RU-1
49	30-6912-004-0240	Corner of SW 213 St & 120 Ave	9	6,240.00	47.9 X 130	RU-2
50	30-6913-005-0030	Adjacent (north) of 21725 SW 124 Ave	9	8,208.00	N/A	RU-1
51	30-7904-004-0140	29120 Alabama Rd	8	15,180.00	115 X 132	RU-1
52	30-2135-025-0170	Adjacent (W) of 1200 NW 113 Terrace	2	6,825	75 X 91	RU-1
53	30-3111-038-0300	1437 NW 73 ST	2	3,500	50 X 70	RU-1
54	30-3115-005-5770	1829 NW 68 ST	2	3,600	40 X 90	RU-2
55	30-3116-006-0060	3041 NW 64 ST	2	5,772	52 x 111	RU-1
56	30-3115-005-1510	1736 NW 68 St	2	3,600	40 X 90	RU-2
57	30-3115-005-5480	1867 NW 67 ST	2	3,600	40 X 90	RU-2
58	30-3115-005-0380	1778 NW 70 ST	2	3,640	40 X 91	RU-2
59	30-3115-005-1470	1760 NW 68 ST	2	3,600	40 X 90	RU-2
60	30-3115-005-1530	Adj (east) of 1730 NW 68 St	2	3,600	40 X 90	RU-2
61	30-3115-005-2310	1778 NW 65 ST	2	3,600	40 X 90	RU-2
62	30-3115-005-2510	1781 NW 64 ST	2	3,640	40 X 91	RU-2
63	30-3115-005-3420	18XX NW 62 TERR	2	3,640	40 X 91	RU-2
64	30-3115-005-3720	1866 NW 63 ST	2	3,600	40 X 90	RU-2
65	30-3115-005-5100	Adjacent (West) of 6606 NW 18 Ave	2	3,600	40 X 90	RU-2

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#	Folio Number	Location	Commission District	Property Size	Dimensions	Zoning
66	30-3115-005-5880	Adjacent (East) of 1872 NW 69 St	2	3,600	40 X 90	RU-2
67	30-3115-005-5910	1844 NW 69 St	2	3,600	40 X 90	RU-2
68	30-3115-005-3100	1761 NW 62 TERR	2	3,600	40 X 90	RU-2
69	30-3110-004-0010	2600 NW 83 St	2	6,525	75 X 87	RU-1

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Conditionally Approved Infill Housing Program Sites

#	Lot/Address	Location	Compassion District	Property Size	Dimensions	Zoning
1	30-3103-024-0300	8922 NW 21 Ct	2	3,650	36.5 X 100	RU-1
2	30-3115-005-3070	Adjacent (west) of 1739 NW 62 Terrace	2	3,600	40 X 90	RU-2
3	30-3116-000-0440	3177 NW 69 St	2	7,280	80 X 91	R-1
4	30-3111-041-0120	7968 NW 14 Pl	2	4,650	50 X 93	RU-2
5	30-3103-019-1100	1909 NW 95 St	2	5,625	45 X 125	RU-3B
6	30-3115-005-6040	1821 NW 68 TE	2	3,600	40 X 90	R-2
7	30-3110-028-1090	Adjacent (East) of 2132 NW 71 St	2	3,770	37.7 X 100	RU-2
8	30-3115-017-0450	2110 NW 69th Terr	2	3,750	50 X 75	RU-2
9	30-2134-000-0350	2610 NW 106 St	2	8,302	N/A	RU-1
10	30-3111-037-0290	8289 NW 14 Ct	2	9,486	51 X 186	RU-1
11	30-3115-005-1180	1762 NW 68 TERR	2	3,600	40 X 90	RU-2
12	30-3115-005-2450	1741 NW 64 St	2	3,600	40 X 90	RU-2
13	30-3115-005-3730	1864 NW 63 St	2	3,600	40 X 90	RU-2
14	30-3115-005-4021	1874 NW 64 St	2	3,600	40 X 90	RU-2
15	30-3115-005-4230	18XX NW 63 Street	2	3,600	40 X 90	RU-2
16	30-3115-005-4560	1861 NW 64 St	2	3,600	40 X 90	RU-2
17	30-3116-000-0490	3100 NW 69 St	2	3,400	40 X 85	RU-1
18	30-3116-000-0500	3114 NW 69 St	2	3,400	N/A	RU-1
19	30-3122-029-0380	2263 NW 43 St	3	3,696	42 X 88	RU-2
20	30-6032-000-0420	102XX SW 178 St	8	4,000	29.4 X 136	RU-2
21	30-6018-004-0490	2 lots adjacent (east) of 10720 SW 218 St	9	10,696	76.95 X 139	RU-1
22	30-6912-008-0640	Corner of SW 122 Ave & 218 St	9	7,060	50 X 141	RU-2
23	30-6913-000-0522	22180 SW 122 AVE	9	5,706	N/A	RU-2
24	30-6913-001-0461	22225 SW 119 AVE	9	5,223	57.4 X 91	RU-1
25	30-6913-005-0050	NW corner of SW 218 St & 123 Ave	9	14,200	100 X 142	RU-1
26	30-3116-009-3740	6040 NW 30 AVE	2	3,780	35 X 108	RU-2
27	01-3112-014-0050	Adjacent (N) 7817 NE 1 Ave	3	5,690	approx 40 X 140	C-1
28	01-3113-024-2510	6747 NW 4 CT	3	4,000	40 X 100	R-2
29	01-3113-065-0170	360 NE 58 St	3	5,000	50 X 100	C-1
30	01-3114-017-0200	1466 NW 71 St	2	4,140	45 X 92	R-1
31	01-3114-017-0230	1465 NW 69 Terrace	2	4,050	45 X 90	R-1

#	Folio Number	Location	Commission District	Property Size	Dimensions	Zoning
32	01-3114-019-0540	741 NW 69 ST	2	7,900	50 X 158	R-3
33	01-3114-020-1040	1277 NW 70 St	2	5,400	50 X 108	R-1
34	07-2217-016-1940	Adjacent (east) of 1575 NE 152 Terrace	2	2,250	25 X 90	RS-4
35	07-2217-016-1950	2 Lots adjacent (east) of 1575 NE 152 Terrace	2	2,250	25 X 90	RS-4
36	10-7813-004-0720	853-55 SW 7 ST (Homestead)	9	5,160	40 X 120	R-3
37	10-7813-036-0810	548 SW 6 Terrace	9	5,044	52 X 97	R-3
38	10-7813-054-0880	705 SW 11 AVE	9	5,450	50 X 109	RU-1
39	30-2124-014-0050	641 S BISCAYNE RIVER DR	2	4,250	N/A	RU-1
40	30-2134-011-1660	1832 NW 112 St	2	5,300	50 X 106	RU-1
41	30-2134-012-0850	2347 NW 103 ST	2	7,650	85 X 90	R-2
42	30-2135-020-0130	1157 NW 106 Street	2	5,200	50 X 104	RU-2
43	30-2135-023-0360	1363 NW 114 St	2	8,175	75 X 109	RU-1
44	30-3102-006-0150	Adjacent (west) of 1200 NW 103 St	2	5,300	50 X 106	RU-2
45	30-3102-010-0630	Adjacent (east) of 1438 NW 99 St	2	9,997	70.40 X 142	RU-1
46	30-3102-013-0110	707 NW 95 TERR	2	7,000	50 X 140	RU-3B
47	30-3102-013-0830	745 NW 97 ST	2	7,000	50 X 140	RU-3B
48	30-3102-013-0850	Adjacent (West) of 810 NW 98 St	2	14,500		RU-3B
49	30-3102-013-0930	adj 820 NW 99 St	2	7,000	50 X 140	RU-3B
50	30-3103-008-0260	2120 NW 98 ST	2	5,250	50 X 105	RU-3B
51	30-3103-018-0430	Adj (West of) 1774 NW 94 St	2	4,200	40 X 105	RU-3B
52	30-3103-019-0530	Adjacent (east) of 9941 NW 21 Ave	2	14,000	100 X 140	RU-3B
53	30-3103-019-1090	1907 NW 95 ST	2	6,875	55 X 125	RU-3B
54	30-3103-022-0050	2153 NW 94 ST	2	13,358	97.5 X 137	R-1
55	30-3103-023-0110	9010 NW 21 AVE	2	4,000	40 X 105	RU-1
56	30-3103-025-0040	8723 NW 21 Ct	2	6,038	52.5 X 115	RU-1
57	30-3104-003-3701	Adjacent (East) of 3033 NW 93 St	2	7,000	50 X 140	RU-3B
58	30-3104-007-0320	8749 NW 29 Ave	2	5,093	47.6 X 107	RU-2
59	30-3110-028-0740	7128 NW 20 Avenue	2	21,000	140 X 150	RU-2
60	30-3110-057-0480	1895 NW 81 Terr	2	10,680	120 X 89	RU-1
61	30-3111-015-0350	8079 NW 12 PL	9	6,230	70 X 89	RU-2
62	30-3111-025-0090	Adjacent (east) of 6001 NW 11 Ct	2	10,000	50 X 100	RU-2
63	30-3111-032-0080	7429 NW 13 Ave	2	6,975	75 X 93	RU-1
64	30-3111-038-0030	7302 NW 14 AVE	2	3,572	47 X 76	RU-1

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#	Folio Number	Location	Commission District	Property Size	Dimensions	Zoning
65	30-3111-038-0031	Adjacent (south) of 1400 NW 74 St	2	3,572	47 X 76	RU-1
66	30-3111-039-0150	1494 NW 73 St	2	2,500	25.00 X 100	RU-1
67	30-3111-039-0160	1500 NW 73 St	2	5,000	50 X 100	R-1
68	30-3111-039-0170	1508 NW 73 St	2	2,500	25 X 100	RU-1
69	30-3111-047-0120	8032 NW 10 Ave	2	7,679	71.10 X 108	RU-2
70	30-3111-047-0530	7944 NW 11 Ave	2	5,850	50 X 117	RU-2
71	30-3111-050-0140	Adj w of 1550 NW 85 St	2	8,580	50 X 143	RU-1
72	30-3112-023-0180	415 NW 82 Terr	2	11,100	50 X 220	RU-2
73	30-3112-023-1000	Adj (West) 450 NW 82 St	2	11,949	Irregular	RU-2
74	30-3115-010-0080	Adjacent (south) of 6300 NW 19th Ct	2	3,500	50 X 70	RU-2
75	30-3115-010-0160	Adjacent (north) of 6219 NW 20 Ave	2	3,500	50 X 70	RU-2
76	30-3115-017-0310	2030 NW 70 St	2	7,000	50 X 140	RU-2
77	30-3115-043-0470	Adjacent (east) of 2488 NW 67 St	2	7,000	50 X 140	RU-2
78	30-3115-001-0060	3111 NW 68 St	2	6,240	80 X 77	RU-1
79	30-3121-028-0700	2948 NW 45 St	3	4,959	57 X 87	RU-2
80	30-3121-028-0710	2956 NW 45 St	3	2,871	33 X 87	RU-2
81	30-3121-028-1010	Adj West of 2736 NW 45 St	3	2,460	30 X 82	RU-2
82	30-3121-028-1020	2756 NW 45 St	3	2,610	30 X 87	RU-2
83	30-3121-028-0600	3055 NW 44 St	3	3,915	45 X 87	RU-2
84	30-3122-015-0050	26XX NW 49 St	3	3,150	30 X 105	BU-2
85	30-3122-015-0060	26XX NW 49 St	3	3,150	30 X 105	RU-2
86	30-3122-015-0070	26XX NW 49 St	3	2,511	23 X 105	RU-2
87	30-3122-020-0170	23XX NW 51 St	3	20,121	133 X 151	RU-2
88	30-3122-020-0180	23XX NW 51 St	3	9,327	67 X 140	RU-3
89	30-3122-020-0210	23XX NW 51 St	3	14,329	98 X 140	RU-2
90	30-3122-020-0220	23XX NW 51 St	3	15,042	100 X 165	RU-2
91	30-5019-003-1150	10700 SW 151 St	9	9,240	88.310 X 105	RU-1
92	30-5032-000-0930	10254 SW 178 St	9	11,138		RU-2
93	30-6017-002-0920	SW 102 Ave & Ingraham Ave rd.	9	7,955	79 X 100	RU-1
94	30-6018-003-1100	Corner of SW 220 & 109 Ave	9	7,950	75 x 106	RU-1
95	30-6912-004-0170	3 lots adjacent (east) of 11936 SW 212 St	9	7,200	50 X 144	RU-2
96	30-6912-004-0980	3 lots adjacent (west) of 11927 SW 218 St	9	3,675	25 X 147	RU-2
97	30-6912-004-0990	2 lots adjacent west of 11927 SW 218 St	9	3,675	25 X 147	RU-2

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#	Folio Number	Location	Commission District	Property Size	Dimensions	Zoning
98	30-6912-005-0100	11975 SW 216 St	9	7,200	50 X 144	RU-2
99	30-6912-008-0850	Corner of SW 217 St & 122 Ave	9	7,100	50 x 142	RU-2
100	30-6912-008-1040	2 Lots adjacent (east) of 12045 SW 218 St	9	7,100	50 X 142	RU-2
101	30-6912-008-1550	Approx SW 213 St & 120 Ave	9	10,700	100 X 107	RU-2
102	30-6912-008-1594	Adjacent (south) of 21201 SW 122 Ave	9	11,772	108.72 X 108	RU-2
103	30-6912-008-1640	Adjacent (west) of 12055 SW 213 St	9	5,400	N/A	RU-2
104	30-6912-008-1660	3 lots adjacent (west) of 12055 SW 213 St	9	5,400	50 X 108	RU-2
105	30-6913-000-0521	2 lots south of 22101 SW 122 Ct	9	14,157	N/A	RU-2
106	30-6913-005-0250	12233 SW 218 St	9	7,100	50 X 142	RU-1

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Appendix 3: OCED Community Development Block Grant Sites

Parcel ID	Location	District	Lot Size Square Feet	Lot Size Acres	Zoning Code	Legal Description	Comments/Restrictions
01-3112-053-0010	7715 NW 1 AVE	2	13,777	0.31	R-3	12 53 41, FRED HILTS RE-SUB PB 16-39, LOTS 1 & 2, LOT SIZE 112,010 X 123	USHUD Funding Restrictions
01-3230-026-0930	229 NE 24 ST		5,500	0.12	C-1	30 53 42, EDGEWATER PB 2-31, LOT 8 BLK 12, LOT SIZE 50,000 X 110	USHUD Funding Restrictions
08-2122-003-1310	East of 2070 Washington Ave	1	4,800	0.11	R-2	MAGNOLIA SUB PB 40-80, PARC 02-06-01 AKA LOTS 7 & 8, BLK 9, LOT SIZE 50,00 X 96	USHUD Funding Restrictions
08-2122-003-1390	SW corner of Washington Ave	1	5,280	0.12	R-2	22 52 41, MAGNOLIA SUB PB 40-80, LOTS 19 & 20 BLK 9, LOT SIZE 55,000 X 96	USHUD Funding Restrictions
08-2122-003-1490	2061 ALI BABA AVE	1	4,800	0.11	R-2	MAGNOLIA SUB PB 40-80, LOTS 35 & 36 BLK 9, LOT SIZE 50,000 X 96, OR 16673-652 1294 3	USHUD Funding Restrictions
08-2122-003-1500	NE corner of Ali-Baba Ave &	1	2,400	0.05	R-2	22 52 41, MAGNOLIA SUB PB 40-80, LOT 37 BLK 9, LOT SIZE 25,000 X 96	USHUD Funding Restrictions
08-2122-003-1510	NE corner of Ali-Baba Ave &	1	2,400	0.05	R-2	22 52 41, MAGNOLIA SUB PB 40-80, LOT 38 BLK 9, LOT SIZE 25,000 X 96	USHUD Funding Restrictions
08-2122-003-1520	NE corner of Ali-Baba Ave &	1	2,400	0.05	R-2	MAGNOLIA SUB PB 40-80, LOT 39 BLK 9, LOT SIZE 25,000 X 96, OR 16598-1582 1194 3	USHUD Funding Restrictions
08-2122-003-1530	NE corner of Ali-Baba Ave &	1	2,880	0.06	R-2	MAGNOLIA SUB PB 40-80, LOT 40 BLK 9, LOT SIZE 30,000 X 96, OR 16598-1582 1194 3	USHUD Funding Restrictions
10-7813-040-0140	114 SW 2 AVE		6,750	0.15	I-1	PINEHURST AMD PB 11-15, LOT 22 BLK 1, LOT SIZE 6750 SQ FT, OR 20532-1334 0602 3	USHUD Funding Restrictions
10-7813-040-0160	100 SW 2 AVE		6,750	0.15	I-1	PINEHURST AMD PB 11-15, LOT 24 6750 SQUARE FEET, OR 20532-1326 0602 3	USHUD Funding Restrictions
10-7813-042-0230	224 SW 4 CT		1,850	0.04	R-3	W D HORNES SUB PB 1-122, LOT 28, LOT SIZE 25,00 X 74.00, OR 18503-2430 1298 3	USHUD Funding Restrictions
10-7813-044-0220	548 SW 3 AVE		3,750	0.08	R-3	EWINGS ADDN PB 3-136, LOTS 11 & 12 BLK 3, LOT SIZE 50,000 X 75, OR 10328-554 0379 4	USHUD Funding Restrictions
16-7824-014-0270			6,240	0.14	RM-15	MAC ARTHUR HOMESITES PB 43-99, LOT 6 BLK 2, LOT SIZE 52,000 X 120, OR 21630-3119 0503 3	USHUD Funding Restrictions
16-7824-014-0280	1239 NW 9 AVE		6,240	0.14	RM-15	24 57 38, MAC ARTHUR HOMESITES PB 43-99, LOT 7 BLK 2, LOT SIZE 52,000 X 120	USHUD Funding Restrictions
30-2134-000-0350	2610 NW 106 ST	2	8,302	0.19	RU-1	34 52 41, 19 AC, BEG 179.25FTS & 535.86FTE OF X, OF CIL 27 AVE & SIL LR CANAL TH, S123.4FT E67.5FT N123.4FT W TO	USHUD Funding Restrictions
30-2135-020-0130	1157 NW 106 ST	2	5,200	0.11	RU-2	NORTH SILVER CREST ADD, PB 17-38, LOT 21 BLK 1, LOT SIZE 50 X 104	USHUD Funding Restrictions

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#	Folio No	Location	District	Lot Size Square Feet	Lot Size Acres	Zoning Code	Legal Description	Comments / Restrictions
18	<u>30-3102-009-0612</u>			27,007	0.62	GU	2.53 41.618 AC, THAT PORT OF N3/4 OF W1/2 OF, NE1/4 LYG W OF NW 12 AVE LESS, BEG 671.13FTN OF SW COR OF	USHUD Funding Restrictions
19	<u>30-3110-019-0061</u>	1815-19 NW 74 TERR		5,640	0.12	RU-2	BETHUNE HOMESITES PB 43-61, LOT 10 BLK 1, PR ADD 1815-19 NW 74 TERR, LOT SIZE 60,000 X 94	USHUD Funding Restrictions Transferred from the Urban Homesteading Program.
20	<u>30-3110-028-0740</u>			21,000	0.48	RU-2	PARA VILLA HGTS PB 3-106, E150FT OF S1/2 BLK 15, LOT SIZE 140,000 X 150, OR 20187-3397 0102 3	USHUD Funding Restrictions
21	<u>30-3110-029-0020</u>	7590 NW 24 AVE		10,500	0.24	IU-1	PARA VILLA HEIGHTS 1ST ADD, PB 3-157, PARCEL LC-12-01 AKA E75FT OF, N1/2 BLK 76	Located in the Poinciana Industrial Center USHUD Funding Restrictions
22	<u>30-3110-029-0050</u>	2415 NW 75 ST		21,000	0.48	IU-2	PARA VILLA HEIGHTS PB 3-157, PARCEL LC 12-02 AKA S1/2, BLK 76 LESS W150FT AND PROP INT, IN & TO COMMON ELEMENTS	Located in the Poinciana Industrial Center USHUD Funding Restrictions
23	<u>30-3110-073-0010</u>			50,747	1.16	IU-2	POINCIANA INDUSTRIAL CENTER WEST, PB 159-23 T-17340, TRACT A, LOT SIZE 1.165 AC M/L	Located in the Poinciana Industrial Center USHUD Funding Restrictions
24	<u>30-3110-073-0020</u>	7440 NW 26 AVE		63,336	1.45	IU-2	POINCIANA INDUSTRIAL CENTER WEST, PB 159-23 T-17340, TRACT B, LOT SIZE 1.454 AC M/L	Located in the Poinciana Industrial Center USHUD Funding Restrictions
25	<u>30-3110-073-0030</u>	2520 NW 75 ST		74,008	1.69	IU-2	POINCIANA INDUSTRIAL CENTER WEST, PB 159-23 T-17340, TRACT C, LOT SIZE 1.689 AC M/L	Located in the Poinciana Industrial Center USHUD Funding Restrictions
26	<u>30-3110-073-0040</u>			75,533	1.73	IU-2	POINCIANA INDUSTRIAL CENTER WEST, PB 159-23 T-17340, TRACT D, LOT SIZE 1.734 AC +/-	Located in the Poinciana Industrial Center USHUD Funding Restrictions
27	<u>30-3110-073-0050</u>			77,450	1.77	IU-2	POINCIANA INDUSTRIAL CENTER WEST, PB 159-23 T-17340, TRACT E, LOT SIZE 1.778 AC +/-	Located in the Poinciana Industrial Center USHUD Funding Restrictions
28	<u>30-3110-073-0060</u>	2430 NW 74 ST		136,473	3.13	IU-2	POINCIANA INDUSTRIAL CENTER WEST, PB 159-23 T-17340, TRACT F, LOT SIZE 3.133 AC M/L	Located in the Poinciana Industrial Center USHUD Funding Restrictions
29	<u>30-3111-047-0650</u>	7944 NW 11 AVE	2	5,850	0.13	RU-2	LITTLE RIVER GARDENS PB 11-19, LOT 5 BLK 38, LOT SIZE 50,000 X 117, OR 20187-3397 0102 3	USHUD Funding Restrictions
30	<u>30-3111-050-0140</u>	East of 1600-02 NW 85 St.	2	8,580	0.19	RU-1	GLADYS PARK PB 22-19, W30FT OF LOT 9 & E30FT OF LOT 10, BLK 2, LOT SIZE 60,000 X 143	USHUD Funding Restrictions
31	<u>30-3115-005-0330</u>			2,800	0.06	BU-2	LIBERTY CITY PB 7-79, LOTS 4 & 5 BLK 2, LOT SIZE 40,000 X 70, OR 16084-3911 1093 3	USHUD Funding Restrictions
32	<u>30-3115-005-0340</u>			1,400	0.03	BU-2	LIBERTY CITY PB 7-79, LOT 6 BLK 2, LOT SIZE 20,000 X 70, OR 16863-0078 0795 3	USHUD Funding Restrictions
33	<u>30-3115-005-0360</u>	6995 NW 18 AVE Liberty City		1,452	0.03	BU-2	LIBERTY CITY PB 7-79, LOT 9 BLK 2, LOT SIZE 20,750 X 70, OR 17746-2957 0797 3	USHUD Funding Restrictions
34	<u>30-3115-005-0380</u>	1778 NW 70 ST		3,640	0.08	RU-2	LIBERTY CITY PB 7-79, LOT 11 BLK 2, LOT SIZE 40,000 X 91, OR 18048-3069 0498 3	USHUD Funding Restrictions
35	<u>30-3115-005-6340</u>			4,000	0.09	RU-2	LIBERTY CITY PB 7-79, LOT 25 BLK 22, LOT SIZE 40,000 X 100.00, COC 22458-0313 07 2004 3	USHUD Funding Restrictions

Appendix 3: OCED Community Development Block Grant Sites

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#	Folio No	Location	District	Lot Size Square Feet	Lot Size Acres	Zoning Code	Legal Description	Comments / Restrictions
36	<u>30-3115-008-0300</u>	2488 NW 65 ST		8,797	0.20	RU-3M	PL OF GARDNER PARK PB 41-17, LOT 1 BLK 5, LOT SIZE 67.670 X 130, OR 21630-3119 0603 3	USHUD Funding Restrictions
37	<u>30-3115-051-0170</u>	2000 NW 62 ST		39,422	0.90	BU-3	HABITAT HOMES I, PB 140-69, LOT TR A, LOT SIZE .905 AC	Not OCED not sure who's it is
38	<u>30-3116-009-1080</u>			3,050	0.07	RU-2	HIALEAH HGTS PB 28-24, LOT 35 BLK 4, LOT SIZE 25,000 X 122, OR 17118-3270 1195 3	USHUD Funding Restrictions
39	<u>30-3116-009-1760</u>	3157 NW 65 ST		5,160	0.11	RU-2	HIALEAH HGTS PB 28-24, LOT 26 BLK 7, LOT SIZE 40,000 X 129, OR 21630-3119 0603 3	USHUD Funding Restrictions
40	<u>30-3121-057-0190</u>			73,616	1.68	BU-3	PHOENIX HOMES, PB 138-9, LOT TR BLK A, LOT SIZE 1.69 AC MIL	Committed to MMAP
41	<u>30-3122-001-0010</u>	2575 NW 52 ST		33,205	0.76	BU-3	GLEN FLORA PB 49-41, LOTS 1 THRU 4, AKA PARCEL 6-1, LOT SIZE 257,410 X 129	USHUD Funding Restrictions
42	<u>30-3122-001-0130</u>			9,175	0.21	RU-4L	GLEN FLORA PB 49-41, LOT 14, LOT SIZE 9175 SQUARE FEET,	USHUD Funding Restrictions
43	<u>30-3122-001-0140</u>			9,175	0.21	RU-4L	GLEN FLORA PB 49-41, LOT 15, LOT SIZE 9175 SQUARE FEET,	USHUD Funding Restrictions
44	<u>30-3122-007-0370</u>			5,414	0.12	RU-1	FEATHERSTONE PARK PB 13-27, LOT 28 BLK 2, LOT SIZE 49,220 X 110, OR 20187-3397 0102 3	USHUD Funding Restrictions
45	<u>30-3122-015-0040</u>	4821 NW 27 AVE		2,250	0.05	BU-2	MANHATTAN PARK PB 18-38, PARCEL 96-8 AKA LOT 4 LESS ST, BLK 1, LOT SIZE 30,000 X 75	USHUD Funding Restrictions
46	<u>30-3122-015-0050</u>			3,150	0.07	BU-2	MANHATTAN PARK PB 18-38, LOT 5 BLK 1, LOT SIZE 30,000 X 105,	USHUD Funding Restrictions
47	<u>30-3122-015-0060</u>			3,150	0.07	RU-2	MANHATTAN PARK PB 18-38, LOT 6 BLK 1, AKA PARCEL 96-3, LOT SIZE 30,000 X 105	USHUD Funding Restrictions
48	<u>30-3122-015-0070</u>			2,511	0.05	RU-2	MANHATTAN PARK PB 18-38, PORT LOT 7 BLK 1 LYG W OF PB, 104-63, LOT SIZE 23,91 X 105	USHUD Funding Restrictions
49	<u>30-3122-015-0110</u>			2,544	0.05	RU-2	MANHATTAN PARK PB 18-38, PORT LOT 16 BLK 1 LYG W OF PB, 104-63, LOT SIZE 24 X 105.9	USHUD Funding Restrictions
50	<u>30-3122-015-0120</u>	2641 NW 48 ST		6,300	0.14	BU-3	MANHATTAN PARK PB 18-38, PARCEL 96-12 AKA LOTS 17 & 18, BLK 1, LOT SIZE IRREGULAR	USHUD Funding Restrictions
51	<u>30-3122-015-0140</u>	4807 NW 27 AVE		2,250	0.05	BU-2	MANHATTAN PARK PB 18-38, LOT 20 LESS ST BLK 1, AKA PARCEL 96-10, PR ADD 4807 NW 27 AVE	USHUD Funding Restrictions
52	<u>30-3122-015-0150</u>	4811 NW 27 AVE		2,250	0.05	BU-2	MANHATTAN PARK PB 18-38, PARCEL 96-9 AKA LOT 21 LESS ST, BLK 1, LOT SIZE 30,000 X 75	USHUD Funding Restrictions
53	<u>30-3122-016-0440</u>			5,450	0.12	RU-2	GREENACRES PB 18-63, LOT 4 BLK 3, LOT SIZE 50,000 X 109, OR 19926-2996 0901 3	USHUD Funding Restrictions

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#	Folio No	Location	District	Lot Size Square Feet	Lot Size Acres	Zoning Code	Legal Description	Comments / Restrictions
54	<u>30-3122-018-0160</u>			4,320	0.09	RU-2	GLENWOOD HGTS ADD PB 27-30, PB 27-30, LOT 8 BLK 2, LOT SIZE 40,000 X 108	USHUD Funding Restrictions
55	<u>30-3122-020-0120</u>	2380 NW 51 ST		6,709	0.15	RU-2	CAMERONS LITTLE FARMS PB 35-54, PARCEL 05 59 02 AKA E1/3 OF N1/2, LOT 6 LESS RD, LOT SIZE 44,430 X 151	USHUD Funding Restrictions
56	<u>30-3122-020-0170</u>			20,121	0.46	RU-2	CAMERONS LITTLE FARMS PB 35-54, PARCEL 05-59-03 A/K/A N1/2 LOT 7, LESS RD, LOT SIZE 133,250 X 151	USHUD Funding Restrictions
57	<u>30-3122-020-0180</u>			9,327	0.21	RU-2	CAMERONS LITTLE FARMS PB 35-54, PORT OF PARCEL 05-59-04 A/K/A, W66.625FT OF N150FT OF LOT 8, LESS N10FT TO CO	USHUD Funding Restrictions
58	<u>30-3122-020-0200</u>			9,727	0.22	RU-2	CAMERONS LITTLE FARMS PB 35-54, W66.625FT OF S170.73FT LESS, S25FT FOR ST LOT 8, LOT SIZE 66,620 X 146	USHUD Funding Restrictions
59	<u>30-3122-020-0210</u>			14,329	0.32	RU-2	CAMERONS LITTLE FARMS PB 35-54, PORT OF PARCEL 05-59-04 A/K/A, E68.62FT OF N150FT OF LOT 8, LESS N10FT TO CO & W32.25FT TO E	USHUD Funding Restrictions
60	<u>30-3122-020-0220</u>			15,042	0.34	RU-2	CAMERONS LITTLE FARMS PB 35-54, PORT OF PARCEL 05-59-04 A/K/A, N1/2 OF LOT 9 LESS W33.25FT, LOT SIZE 100,000 X 165	USHUD Funding Restrictions
61	<u>30-3122-020-0240</u>			9,960	0.22	RU-2	22 53 41, CAMERONS LITTLE FARMS PB 35-54, PARCEL 05-59-05 AKA W60FT OF, S1/2 OF LOT 9	USHUD Funding Restrictions
62	<u>30-3122-060-0010</u>	2600 02 NW 48 TERR		11,025	0.25	RU-2	MODEL ESTS SUB NO 2-REV, PB 107-71, LOT 1A BLK 2, LOT SIZE 105 X 105	USHUD Funding Restrictions
63	<u>30-3122-060-0020</u>	2601 03 NW 48 ST		11,130	0.25	RU-2	MODEL ESTS SUB NO 2-REV, PB 107-71, LOT 2A BLK 2, LOT SIZE 105 X 105.90	USHUD Funding Restrictions
64	<u>30-5019-001-5980</u>	14518-14600 LINCOLN BLVD		21,875	0.50	BU-2	19 55 40, RICHMOND HEIGHTS PB 50-19, LOTS 1 & 2 BLK 41 & 15FT ALLEY, LYG NWLY & ADJ OF LOT 2 CLOSED	USHUD Funding Restrictions
65	<u>30-5019-003-1150</u>	10700 SW 151 ST		9,240	0.21	RU-1	19 55 40, RICHMOND HEIGHTS ESTS PB 60-89, LOT 8 BLK 8, LOT SIZE 88,310 X 105	USHUD Funding Restrictions
66	<u>30-5032-015-0220</u>			5,800	0.13	RU-2	MIDWAY PB 3-177, LOT 25, LOT SIZE 40,000 X 145, OR 16771-0418 0395 3	USHUD Funding Restrictions
67	<u>30-5032-061-0010</u>	18055 HOMESTEAD AVE		177,725	4.08	BU-2	ANDREW PERRINE SUB, PB 157-49 T-19769, TRACT A, LOT SIZE 4.08 AC MIL	Occupied West Perrine Gym USHUD Funding Restrictions
68	<u>30-5032-061-0020</u>	18200 HOMESTEAD AVE		237,838	5.46	BU-2	ANDREW PERRINE SUB, PB 157-49 T-19769, TRACT B, LOT SIZE 5.46 AC MIL	Occupied State of Florida Health Facility USHUD Funding Restrictions
69	<u>30-6912-008-0280</u>	12001 SW 220 ST		6,710	0.15	BU-2	12 13 56 39 .15 AC MIL, DIXIE PINES 2ND REV PB 31-51, S61FT OF E110FT OF TRACT 3, LOT SIZE 61,000 X 100	USHUD Funding Restrictions
70	<u>30-6912-008-0331</u>	21920 SW 120 AVE		2,800	0.06	BU-2	12-13 56 39, DIXIE PINES 2ND REV PB 31-51, BEG 122FTN OF SE COR OF TRACT 3, W100FT N28.38FT E100FT S28.38FT	USHUD Funding Restrictions
71	<u>30-6912-008-0360</u>	21930 SW 120 AVE		6,578	0.15	BU-2	12-13 56 39 .151AC, DIXIE PINES 2ND REV PB 31-51, N61FT OF S122FT OF E110FT OF TR 3, LESS W10FT OF S14FT	USHUD Funding Restrictions

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#	Folio No	Location	District	Lot Size Square Feet	Lot Size Acres	Zoning Code	Legal Description	Comments / Restrictions
72	30-6912-008-0430	21801 GOULDS AVE		19,166	0.43	BU-2	12-13 56 39 .44 AC, DIXIE PINES 2ND REV PB 31-51, PENTAGONAL PARCEL IN TR 5 AS DESC, IN DB 2491-509	USHUD Funding Restrictions
73	30-6912-008-0440			5,662	0.12	BU-2	12-13 56 39 .13 AC, DIXIE PINES 2ND REV PB 31-51, BEG 175FTE OF SW COR TR 6 N90FT, TO POB N50.86FT E131.32FT SW69.09	USHUD Funding Restrictions
74	30-6912-008-0450			12,632	0.28	BU-2	12-13 56 39 .29 AC, DIXIE PINES 2ND REV PB 31-51, N46.86FT OF W125FT & E50FT OF, W175FT OF N140FT OF TRACT 6	USHUD Funding Restrictions
75	30-6912-008-1650			7,840	0.17	BU-2	12-13 56 39 .18 AC, DIXIE PINES PB 31-51, TRACT A, LOT SIZE 7840 SQ FT	USHUD Funding Restrictions
76	30-6913-003-0460			11,326	0.26	AU	13 56 39, GOULDS ESTS SEC 1 PB 46-94, LOT 3 BLK 5, LOT SIZE 100,000 X 112	USHUD Funding Restrictions
77	30-6913-003-0750			10,019	0.23	AU	GOULDS ESTS SEC 1 PB 46-94, LOT 4 BLK 8, LOT SIZE 100,000 X 100, CLERKS #94A00957 0495	USHUD Funding Restrictions
78	30-6913-011-2400			6,250	0.14	RU-1	13 56 39, SILVER PALM PARK PB 25-13, LOT 17 BLK 17, LOT SIZE 50,000 X 125	USHUD Funding Restrictions
79	30-6913-011-2410			6,250	0.14	RU-1	13 56 39, SILVER PALM PARK PB 25-13, LOT 18 BLK 17, LOT SIZE 50,000 X 125	USHUD Funding Restrictions
80	30-6913-011-2420			6,250	0.14	RU-1	13 56 39, SILVER PALM PARK PB 25-13, LOT 19 BLK 17, LOT SIZE 50,000 X 125	USHUD Funding Restrictions
81	34-2115-000-0030	16345 NW 25 AVE	1	213,444	4.90	RU-1	15 52 41 4.90 AC, S1/4 OF E1/2 OF NW1/4 OF NW1/4, LESS W25FT FOR ST, LOT SIZE 213444 SQUARE FEET	Transferred from GSAUSHUD Funding Restrictions
82	34-2115-006-1150	East of 1751 NW 151 St.	1	5,000	0.11	BU-1	RAINBOW PARK, PB 44-21, PARCEL 02-15-03 AKA LOT 19 BLK 6, OR 18857-2937 1298 3	USHUD Funding Restrictions
83	34-2116-013-0080	15880 NW 27 AVE	1	23,532	0.54	BU-2	18 52 41 .53 AC MIL PB 73-4, MC DONALD PROPERTIES 1ST ADDN, TRACT H LESS W79FT, PR ADD 15880 NW 27 AVE	Committed Mathis Mini Mart
84	16-7824-006-0310			14,550	0.33	RU-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
85	16-7824-006-0200	951 NW 12 Street		14,550	0.33	RU-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
86	16-7824-006-0220	971 NW 12 Street		14,550	0.33	RU-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
87	16-7824-005-0440			7,500		RU-2		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
88	16-7824-002-0110			6,650				Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions

#	Folio No	Location	District	Lot Size Square Feet	Lot Size Acres	Zoning Code	Legal Description	Comments / Restrictions
89	<u>16-7824-001-0200</u>	914 NW 14 Street		7,890				Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
90	<u>16-7824-006-0320</u>			14,550	0.33	RU-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
91	<u>16-7824-014-0204</u>			6,705				Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
92	<u>10-7813-042-0190</u>	205 SW 4 Court		3,330	0.07	B-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
93	<u>10-7813-042-0290</u>	251 SW 5 Street		3,724	0.08	R-3		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
94	<u>10-7813-042-0370</u>			3,016	0.06	B-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
95	<u>10-7813-045-0410</u>	543 SW 5 Avenue		3,137	0.07	R-3		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
96	<u>10-7813-044-0150</u>	244 SW 5 Street		3,900	0.08	R-3		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
97	<u>10-7813-031-0030</u>	116 SW 3 Court		1,075	0.04	R-3		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
98	<u>10-7813-031-0150</u>	135 SW 4 Street		5,625	0.12	B-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
99	<u>10-7813-031-0170</u>	131 SW 4 Street		1,875	0.04	B-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
100	<u>10-7813-031-0180</u>	121 SW 4 Street		10,215	0.23	B-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
101	<u>10-7813-048-0110</u>	126 SW 4 Street		4,884	0.11	B-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
102	<u>10-7813-048-0120</u>	418 SW Railroad Avenue		2,180	0.05	C		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
103	<u>10-7813-048-0130</u>			9,600	0.22	GP		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
104	<u>10-7813-045-0230</u>	404 SW 5 Street		3,366	0.07	B-1		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
105	<u>30-5032-000-0590</u>	10360 SW 177 Street		11,500	0.26	RU-2		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
106	<u>01-3135-028-0020</u>	1140 NW 8 Street		21,700				Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions

Appendix 3: OCED Community Development Block Grant Sites

#	Folio No	Location	District	Lot Size Square Feet	Lot Size Acres	Zoning Code	Legal Description	Comments / Restrictions
107	<u>30-3121-000-1316</u>	4240 NW 27 Avenue		36,162		C		Committed to Hampton House USHUD Funding Restrictions
108	<u>30-3115-000-0170</u>	2320 NW 62 Street		25,704				Committed Family Resource Center USHUD Funding Restrictions
109	<u>01-3114-019-0180</u>	923 NW 70 Street		10,725	0.24	R-3		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
110	<u>30-3128-013-0040</u>	3083 NW 33 Street		6,800	0.15	RU-2		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
111	<u>30-3128-013-0050</u>			13,800	0.31	RU-2		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
112	<u>30-3128-013-0110</u>			13,800	0.31	RU-2		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
113	<u>30-3128-013-0120</u>			6,900	0.15	RU-2		Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
114	<u>34-2115-006-1100</u>	15101 NW 18 Avenue		5,250				Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
115	<u>01-3113-028-0180</u>	227 NW 62 ST		7,100	0.16	C-1	NORTH COLLEGE TR PB 4-169, LOT 9 SIZE 50,000 X 142, BLK 2, LOT	Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
116	<u>01-3113-028-0190</u>	219 NW 62 ST		7,100	0.16	C-1	13 53 41, NORTH COLLEGE TR PB 4-169, LOT 10 2, LOT SIZE 50,000 X 142, BLK	Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
117	<u>01-3113-028-0200</u>	207 NW 62 ST		9,218	0.21	C-1	13 53 41, NORTH COLLEGE TR PB 4-169, LOT 11 LOT 12 LESS E5FT & S10FT, FOR ST BLK 2	Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
118	<u>10-7813-042-0210</u>	220 SW 4 Ct.		1,850				Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions
119	<u>10-7813-042-0220</u>			1,850				Parcel belongs to OCED - Was not on original list USHUD Funding Restrictions

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**Appendix 4: Workforce Housing Development Program Sites Committed through the CDMP Process
(Voluntary Inclusionary Zoning Ordinance)**

ID	Amendment Cycle	App No	Application Type	Application Information		Location	Lot Size (Gross Acres)	Covenant		WHU	
				Application Name or Name of Applicant				WHU Declaration of Restrictions	Total	Percent of WHU	Number of WHU
1	April 2005-06	1	Standard	46 Acres, LLC.		NE 215 St, approximately 900 feet west of San Smeon Way	26.13	10% WHU; if ordinance is approved, will voluntarily comply with ordinance in lieu of commitment.	339	10%	34
2	April 2005-06	3	Standard	Dynamic Biscayne Shores Associates, Inc.		West of Biscayne Blvd to NW 13 Ave, between NE 112 and NE 115 Streets	15.15	51 WHU units; if ordinance is approved, will voluntarily comply with ordinance in lieu of commitment.	523	--	51
3	April 2005-06	4	Standard	Liberty Investments Inc.		NW 12 Ave to NW 9 Ave between NW 95 terrace and NW 99 Street	27.60	10% WHU; if ordinance is approved, will voluntarily comply with ordinance in lieu of commitment.	365	10%	37
4	April 2005-06	22	Standard	Princeton Land Investment, LLC.		NW and SW corners of SW 127 Ave and SW 240 Street	58.51	65 WHU without ordinance; if ordinance is approved, will voluntarily comply with ordinance in lieu of commitment.	1,136	--	65
5	Oct 2005-06	1	Small-Scale	Biscayne Green Acres, LLC. And Biscayne Goldacres, LLC		NE 116 to 117 St and west of NE 16 Ave	2.21	10% Workforce Housing; if ordinance is approved, will voluntarily comply with ordinance in lieu of commitment.	108	10%	11

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ID	Application Information			Covenant			WHU			
	Amendment Cycle	App No	Application Type	Application Name or Name of Applicant	Location	Lot Size (Gross Acres)	WHU Declaration of Restrictions	Total	Percent of WHU	Number of WHU
6	Oct 2005-06	4	Small-Scale	Biscayne Shore Star, LLC.	East of Biscayne Blvd/East Dixie Hwy, between NE 108 and 109 Streets	1.32	10% WHU; if ordinance is approved, will voluntarily comply with ordinance in lieu of commitment.	58	10%	6
7	Oct 2005-06	5	Small-Scale	Poinciana Partners, LLP.	North of NW 78 St, between NW 22 and NW 24 Avenues	2.70	Units will primarily serve students & workers of the Pharmaceutical Park. Otherwise 10% WHU; if ordinance is approved, will voluntarily comply with ordinance in lieu of commitment.	59	10%	6
8	Oct 2005-06	12	Small-Scale	West Perrine Community Development Corporation	NE corner of SW 186 St and Homestead Ave	2.40	25% Independent Sr. Housing and/or Affordable Housing or 10% WHU; if ordinance is approved, will comply with ordinance in lieu of commitment.	105	10%	11
9	April 2006-07	3	Small-Scale	2260 NW 27 Ave, LLC	2260 NW 27 Ave, between NW 22 and NW 23 Streets	6.64	25% Workforce Housing. If unable to sell in 210 days, will give right of first refusal to county; otherwise, units become market rate	500	25%	125
10	April 2006-07	13	Standard	Tagoror Investments, LLC.	North of SW 338 St, between SW 194 and SW 192 Avenues	9.89	20% WHU if max density allowed. If unable to sell in 210 days, will give right of first refusal to county; otherwise, units become market rate	128	20%	26

Appendix 4: Workforce Housing Development Program Sites Committed through the CDMP Process (Voluntary Inclusionary Zoning Ordinance)

ID	Amendment Cycle	App No	Application Type	Application Information			Covenant		Total		WHU	
				Application Name or Name of Applicant	Location	Lot Size (Gross Acres)	WHU Declaration of Restrictions	Total	Percent of WHU	Number of WHU		
11	April 2006-07	14	Standard	Palm & Tower II, Et. Al.	From SW 336 and SW 344 Streets, between SW 192 and SW 197 Avenues	119.66	20% WHU if at least 90% of max density is allowed. 10% WHU regardless of density. If unable to sell in 210 days, will give right of first refusal to county; otherwise, units become market rate	940	20%	188		
12	April 2006-07	15	Standard	Palm & Tower Investor, LLC.	SW corner of SW 344 St and SW 192 Ave	20.76	10% WHU. If unable to sell in 210 days, will give right of first refusal to county; otherwise, units become market rate	204	10%	20		
13	April 2007-08	10	Small-Scale	West Perrine Land Trust, Inc.	SW Homestead Ave and SW 184 Ave	3.20	10% WHU; if ordinance is approved, will voluntarily comply with ordinance in lieu of commitment.	192	10%	19		
14	April 2007-08	11	Small-Scale	BDG Florida City, LLC	34250 SW 192 Ave	5.04	10% WHU if low density and 20% if low density with a D-1 (density increase) is approved. If unable to sell in 210 days, will give right of first refusal to county; otherwise, units become market rate	50	20%	10		
								4,707		608		

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Appendix 5: Housing Development and Loan Administration Housing Development Sites

Developers	Projects	Project Address	% Const	Tenure Type	Total Units	Units Sold	Leasing Fee	Funding Source	Comm District	Project Current Date
117 NE 1 Ave, LLC	Capital Building Rehabilitation *	117 NE 1 Ave, Miami, 33132	0	HR	11	11	2005	Home	5	2006
1200 Homestead 72, LLC	1200 Homestead 72, LLC *	1200 SW 3 St	62	RR	72	71	2006	Surtax	9	5/31/2008
125 Developers, LLC	Noni ▶	360 NE 125 Street	0	HA	36	36	2008	SHIP	9	5/31/2008
13200 Developers, LLC	La Cibadelle ▶	13200 NE 7th Avenue	0	HA	62	62	2008	Home	3	2018
Barcelona Condominium, LLC	Barcelona Condominium *	2217 NE 7 St	0	HA	71	71	2005	Surtax	2	1/29/2010
Camilius House, Inc.	Camilius New Permanent Housing *	1603-27 NW 7 Ave.	0	RHR	8	8	2007	Surtax	3	7/12/2009
	Camilius New Treatment Center *	1603-27 NW 7 Ave.	0	RHR	32	32	2007	Surtax	3	6/25/2009
	Ermaus Place *	342 NW 4th Avenue	0	RHR	7	7	2008	Surtax	2	2/4/2010
Carlike Group V, LLC	Everett Stewart, Sr. Village Phase II *	NE Inters of NW 29 Ave/NW 51Tr	0	H	32	32	2008	Surtax	3	1/29/2010
Carriour Corporation	Dr. Barbara Carey-Shuler Manor *	1400 NW 54 Street	0	RHNC	90	90	2007	Surtax	3	6/25/2009
Carriour Supportive Housing, Inc. F/K/A Carriour	Osprey Apartments *	5329 NW 17 Ave, 1620 NW 54 St	0	RHNC	44	44	2008	Surtax	3	2/4/2010
	Villa Aurora *	1398 SW 1 St	0	RHNC	76	76	2006	Home	5	12/31/2008
Centro Campesino	Florida City Villages Phase VI *	616 NW 8 Ave & 815 NW 7 St	50	H	13	13	2005	Home	8,9	2008
	Cielo Apartments *	1930 & 1940 Marselles Dr.	0	RR	18	18	2008	RR	8,9	2008
City of Hialeah Gardens	Housing Rehabilitation Program *	Scattered Sites within City of	0	HR	12	12	2005	Home	12	on going
Coral Place Limited Partnership	Coral Place *	1001 NW 54 St	20	RNC	100	100	2007	Surtax	3	2/18/2010
	The Emerald *	H & S of 72 Terr, W of NW 2 Av	0	RNC	124	124	2008	Surtax	3	1/30/2010
Emerald Terrace Limited Partnership	Gaita Gardens *	1254 & 1260 NW 59 St	0	HR	8	8	2008	CDBG	3	2010
Greater Miami Neighborhoods, Inc.	Little River Duplex *	NW 84 Street & NW 2nd Ave	30	RNC	2	2	2007	Surtax	2	6/19/2009
	Island Place Apartments *	1551 NE 167 St	0	RR	199	199	2007	SHIP	4	10/17/2009
	Palermo Lake Apts./Le Chalet *	5311 NW 7 St	23	RNC	110	110	2006	Surtax	4	10/17/2009
	Richmond Pine Apartments *	14700 Booker T. Washington	0	RR	80	80	2006	Surtax	6	7/31/2008
	Villages of Naranja *	13700 SW 268 Street	0	RR	259	78	2007	Surtax	5	3/31/2009
Gwendolyn L. Johnson/Century 21, Frank K. Cooper R.E.,	Northwest Duplexes *	1801-1803 NW 45 Street; 1800-1	0	RR	12	12	2007	SHIP	9	2009
Housing Authority of the City of Miami Beach	321-327 Michigan Avenue *	321-327 Michigan Avenue	0	RNC	40	40	2006	Surtax	3	6/19/2009
	328 Jefferson Avenue *	328 Jefferson Avenue	0	RR	4	4	2006	Surtax	5	7/31/2009
	Latin Q Tower *	420 SW 12 Ave	22	H	60	60	2006	Surtax	5	7/31/2009
Legacy Pointe Associates, Ltd	Solabella ▶	17387 NW 7 Avenue Rd.	0	HA	210	20	2008	HODAG	9	12/31/2008
	MDHA-Development Corporation	68 Infill Lots/Development of Affordable Housing & Loan Assistance *	0	H	68	68	2006	Surtax	1	2/5/2010
Miami Beach CDC	Villa Maria Apartments	2800 Collins Ave	0	RR	34	34	2006	Surtax	1	2/5/2010
Michelle Family, LLC	Michelle Villas Condominium ▶	200 Fisherman Street	0	HA	100	100	2008	SHIP	Countywide	3/31/2008
Mirabella I Associates, Ltd	Mirabella Apartments *	SW 128 Ave & SW 252 Terr	0	RNC	204	204	2008	Surtax	5	7/31/2009
Model City Plaza, LLC	Model City Plaza *	740 NW 71 Street	0	RNC	141	28	2008	Surtax	1	1/29/2010
Model Housing Cooperative, Inc.	Villas Dr. Goody *	1455-79 West Flagler St.	95	H	32	32	2006	Home	8	2010
North Shore Apartments, LLC	North Shore Apartments *	2102-2118 NE 167 St, NMB	0	RR	64	64	2007	Surtax	3	1/29/2010
	Rainbow Park Gardens *	2401,2411,2421NW 152 Terr.	0	H	8	8	2006	HOME-CHDO	5	5/31/2008
OPA-LOCKA CDC			0	H	8	8	2006	HOME-CHDO	4	6/19/2009

Developers	Projects	Project Address	% Const.	Tenure Type	Total Units	Units set-aside	Funding Year	Funding Source	Comm. District	Project Current End Date
	Westview Terrace Apartments *	12501 NW 27 Ave	0	RR	421	337	2008	COBG	2	1/31/2009
							2007	RR	2	1/31/2009
							2006	Surtax	2	1/31/2009
							2005	SHJP	2	1/31/2009
							2004	RR	2	1/31/2009
								SHJP	2	1/31/2009
								Surtax	2	1/31/2009
Parkview Gardens, LP	Parkview Gardens *	1475 NW 61 St	0	RNC	40	40	2008	Surtax	3	1/30/2010
Peninsula/The Village Miami, Ltd.	The Village *	6886 NW 7th Ave & 890 NW 69 St	0	RNC	200	200	2005	Surtax	2	8/31/2008
Pinnacle Housing Group	Pinnacle Park *	7901-31NW 7th Ave	90	RNC	135	128	2007	Surtax	2	12/6/2009
							2005	Surtax	2	12/6/2009
							2007	Surtax	3	12/6/2009
							2008	Surtax	3	12/6/2009
							2008	Surtax	3	12/6/2009
Poinciana Grove Development, LLC	Poinciana Square *	8300 NE 1st Place	23	RNC	110	110	2007	Surtax	3	12/6/2009
Postmaster Associates, LLC	Poinciana Grove *	5601 NW 2 Avenue	0	RNC	80	80	2008	Surtax	3	1/29/2010
Postmaster Apartments	Postmaster Apartments *	8800 SW 8 Street	0	RNC	55	55	2008	Surtax	10	1/9/2011
Sailboat Cove Ventures, LLC	The Mirage at Sailboat Cove *	14300 NW 17 Ave	38	H	171	73	2006	Surtax	1	7/31/2008
South Dade Community Development, L.L.C.	The Village of South Land /Affordable/Workforce Housing	11293 SW 216 St.	0	HA	99	99	2008	Surtax	9	1/30/2010
St. John CDC	St. John Apartments Rehab *	220-250 NW 13 St & 1300 NW 2 A	0	RR	35	35	2007	HOME-CHDO	3	7/31/2009
							2006	Surtax	3	7/31/2009
	St. John Courts II *	1919-1931 NW 21 Ct	0	H	24	11	2008	HOME-CHDO	3	2010
	St. John Overtown Housing Plaza *	1301 NW 3rd Avenue	0	RNC	100	100	2007	Surtax	3	6/19/2009
	St. John Village Homes *	1600-1640 NW 1st Ave	95	H	14	11	2006	Home	3	12/31/2004
							2005	Home	3	12/31/2004
	St. John Village Homes II *	NW 16 St & NW 1st Ct	0	H	11	11	2008	HOME-CHDO	3	2010
Tacoloy Economic Development Corp.	Edison Gardens Apartments *	651 NW 58 St & 5900 NW 6 Ave,	52	RR	100	100	2006	Surtax	3	7/31/2008
	Edison Terraces Apartments Rehab *	675 NW 56 St & 655 NW 56 St	0	RR	120	120	2007	Surtax	3	7/1/2009
							2006	Surtax	3	7/1/2009
The Carlisle Group	Edison Towers Apartments *	5821 NW 7th Ave	50	RR	121	120	2005	Surtax	3	5/31/2008
	Amber Garden *	1301 NW 23 St	25	RNC	110	110	2007	Surtax	3	6/19/2009
							2006	Surtax	3	6/19/2009
	Parkview Gardens *	1475 NW 61 Street	0	RNC	40	40	2007	Surtax	3	6/19/2009
	St. David/Labre Place *	350 NW 4 St	0	RHNC	90	90	2008	Surtax	5	6/30/2009
							2006	Surtax	5	6/30/2009
	Villa Patricia Phase I *	234-42 NE 79 St	13	RNC	125	125	2007	Surtax	3	7/31/2008
							2006	Surtax	3	7/31/2008
	Villa Patricia Phase II *	7831 NE 2nd Avenue	3	RNC	125	125	2007	Surtax	3	6/19/2009
							2006	Surtax	3	6/19/2009
The Carlisle Group/Jubilee CDC	Royalton *	131 SE 1 St	90	RHR	100	100	2007	Surtax	5	12/6/2009
							2005	Home	5	12/6/2009
								Surtax	5	12/6/2009
The Cornerstone Group	Valencia Pointe *	2542 NW 79 St	0	RNC	148	148	2008	Surtax	2	2/5/2010
							2007	Surtax	2	2/5/2010
							2005	Surtax	2	2/5/2010
The Gatehouse Group/Lafayette Square, Ltd.	Lafayette Plaza *	145 NE 78 Street	22	RNC	136	136	2007	Surtax	3	7/31/2008

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Developers	Projects	Project Address	% Const.	Tenure Type	Total Units	Units set-aside	Funding Year	Funding Source	Comm. District	Project Current End Date
	Lafayette Square Apartments *	150 NE 79 St	93	RNC	160	160	2006	Surtax	3	7/31/2008
							2007	Surtax	3	6/19/2009
							2006	Surtax	3	6/19/2009
The Partnership for Recovery, Inc.	No Blue Roofs *	Scattered	0	HR	0	0	2005	Surtax	3	6/19/2009
							2006	Surtax	Countywide	on going
UDG II, LLC	The Atrium at Spring Garden Condominium *	808,820,880 NW 7th Ave	6	H	47	14	2005	Surtax	3	9/30/2008
UDGV, LLC	Rental Housing *		0	RNC	70	20	2008	HODAG		2010
Urban League of Greater Miami	Sugar Hill Apts/Northwestern Estates *	1411,1421,1431,1441 NW 71 St	51	RR	132	132	2008	CDBG	2	12/20/2009
							2007	Surtax	2	12/20/2009
							2005	MMRB	2	12/20/2009
								Surtax	2	
Venice Park Gardens, Inc	Superior Manor Apartments *	2349 NW 51 St	50	RR	87	87	2005	Home	2	
Village Allapattah Development, LLC	Venice Park Condominium *	1895 Venice Park Drive	0	HA	60	60	2008	SHIP	2	1/30/2010
Village Carver Development, LLC	Village Allapattah *	2370 NW 17 Avenue	0	RNC	110	110	2008	Surtax	3	1/29/2010
	Village Carver *	401 NW 71 St	0	RNC	112	112	2008	Surtax	3	1/29/2010

LEGEND

- H: Homeownership (Construction Loan)
- HA: Homeownership Assistant (Second Mortgage)
- HR: Homeownership Rehab (Const. Loan)
- RHNC: Rental Homeless New Const.
- RHR: Rental Homeless Rehabilitation
- RNC: Rental New Construction
- RR: Rental Rehabilitation
- * Funds used for construction or rehabilitation loans
- ▶ Funds used for homeownership assistance (second mortgages)
- All the housing developments are targeted for extremely low, very low, low and moderate income families.B1.20

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Memorandum



Date: July 1, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager 

Subject: Supplemental Information on the Workforce Housing Plan

Supplement to
Agenda Item No. 8(K)1b

This brief report provides supplemental information regarding the Workforce Housing Plan (the Plan).

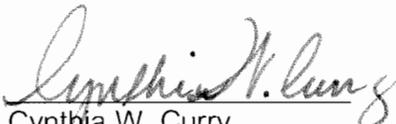
As stated in the item, the Plan sets the policy framework for the development of workforce housing across Miami-Dade County as required by State mandate. The submission of the Plan is a requirement pursuant to Section 163.3177, Florida Statutes, in order to receive State housing assistance grants.

When the item was presented to the Economic Development and Human Services (EDHS) Committee on June 11, 2008, staff was aware that Community Workforce Housing Incentive Program (CWHIP) funds would be put in jeopardy if the Workforce Housing Plan was not approved on or by July 1, 2008.

Since then, the Governor signed House Bill 697, which includes Documentary Stamp Surtax (Surtax), State Housing Incentive Partnership (SHIP), federal low-income housing tax credits (LIHTCs), and federal non-taxable bond programs, among others, from being available to Miami-Dade County if the Plan is not approved.

As recently as June 19, 2008, the County received a reminder notice from the Florida Housing Finance Corporation. Attached is the notice for your reference.

Attachment



Cynthia W. Curry
Senior Advisor to the County Manager

June 19, 2008

George M. Burgess
County Manager, Miami-Dade County
Stephen P. Clark Center
111 N.W. 1st Street, Suite 2910
Miami, Florida 33128

COMMUNITY DEVELOPMENT
2008 JUN 23 PM 3:24
PERMIA/D

Dear Mr. Burgess:

I want to take this opportunity to remind you about a requirement affecting the SHIP program and other affordable housing programs in the state that is in effect as of July 1, 2008.

Section 163.3177 (6) (f) 1.j. and k., Florida Statutes, requires that, by July 1, 2008, certain counties with a large gap between income and a household's purchasing power must adopt an affordable workforce housing plan with specific requirements and certify that this has been completed. Until this certification is complete and submitted to Florida Housing Finance Corporation, your SHIP funds for 2008-2009 (\$ 8,827,654) and funds awarded to developments in the county through Florida Housing's programs may not be released.

The language originally was passed into law in 2007 and was further clarified in 2008 in House Bill 697 which is enclosed. The new language changes the law to require this certification process as a precondition to the awarding of any affordable housing funds to the county.

House Bill 697 changes Section 163.3177, F.S., as follows [in particular, see sections j and k]:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.--

(6) In addition to the requirements of subsections (1)-(5) and (12), the comprehensive plan shall include the following elements:

- (f)1. A housing element consisting of standards, plans, and principles to be followed in:*
- a. The provision of housing for all current and anticipated future residents of the jurisdiction.*
 - b. The elimination of substandard dwelling conditions.*
 - c. The structural and aesthetic improvement of existing housing.*
 - d. The provision of adequate sites for future housing, including affordable*

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workforce housing as defined in s. 295 380.0651(3)(j), housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

e. Provision for relocation housing and identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement.

f. The formulation of housing implementation programs.

g. The creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction.

h. Energy efficiency in the design and construction of new housing.

i. Use of renewable energy resources.

~~j. h.~~ By July 1, 2008, Each county in which the gap between the buying power of a family of four and the median county home sale price exceeds \$170,000, as determined by the Florida Housing Finance Corporation, and which is not designated as an area of critical state concern shall adopt a plan for ensuring affordable workforce housing. At a minimum, the plan shall identify adequate sites for such housing. For purposes of this sub-subparagraph, the term "workforce housing" means housing that is affordable to natural persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.

k. As a precondition to receiving any state affordable housing funding or allocation for any project or program within the jurisdiction of a county that is subject to sub-subparagraph j., a county must, by July 1 of each year, provide certification that the county has complied with the requirements of sub-subparagraph j.

~~i. Failure by a local government to comply with the requirement in sub-subparagraph h will result in the local government being ineligible to receive any state housing assistance grants until the requirement of sub-subparagraph h is met.~~

Using currently available data from Florida Housing Finance Corporation (enclosed), your County has been identified as one that must meet this requirement. Note that Florida Housing updates this information every year in late August. It is based on property appraiser data provided to Florida Housing by the Florida Department of Revenue and compiled by the Shimberg Center for Affordable Housing for our use.

Florida Housing Finance Corporation is required to obtain a certification from the County stating that you have complied with this law. Until such certification is obtained from the County, Florida Housing will not disburse SHIP funds, and any award of funds for developments financed through any Florida Housing Finance Corporation program will not be finalized.

Should your planning and/or housing staff desire technical assistance in developing your county's plan for ensuring affordable workforce housing, you may obtain this assistance free

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of charge by contacting the Florida Housing Coalition. In particular, Gladys Schneider will be available to help you. The Coalition's toll free number is (800) 677-4548.

If you have questions or need more information about this requirement, please contact Rob Dearduff on my staff. Thank you.

Sincerely,



Stephen P. Auger
Executive Director

Enclosures

cc: Jose Cintron, Director, Community and Economic Development, Miami-Dade County
Sheila Martinez, SHIP Administrator, Miami-Dade County
Marc C. LaFerrier, A.I.C.P., Director Planning and Zoning, Miami-Dade County
Charles Gautier, Director, Division of Community Planning,
Department of Community Affairs

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2006 Gap Between Buying Power and Median Sales Price, by County for Homesteaded Single Family Homes for CWHIP Program

County property appraiser data are the source for this chart. These data include all single family sales in a year, unlike other data sources which often do not compile all sales (e.g., non-Realtor sales, new home sales). At this time, county appraiser data appear to be the most comprehensive and consistent source of information across the state for the purposes of this pilot program.

County	Median Income for Family of 4	Buying Power (Income x 3)	Median Sales Price	Gap Between Buying Power and Sales Price
Monroe County	\$61,000	\$183,000	\$525,000	\$342,000
Collier County	\$66,100	\$198,300	\$455,000	\$256,700
Palm Beach County	\$64,400	\$193,200	\$399,000	\$205,800
Martin County	\$54,600	\$163,800	\$348,500	\$184,700
Miami-Dade County	\$55,900	\$167,700	\$345,000	\$177,300
Broward County	\$60,600	\$181,800	\$339,000	\$157,200
Walton County	\$45,500	\$136,500	\$285,000	\$148,500
Manatee County	\$58,400	\$175,200	\$320,000	\$144,800
St. Johns County	\$60,300	\$180,900	\$320,000	\$139,100
Orange County	\$57,400	\$172,200	\$294,000	\$121,800
Franklin County	\$37,400	\$112,200	\$225,000	\$112,800
Seminole County	\$57,400	\$172,200	\$284,000	\$111,800
Lee County	\$56,000	\$168,000	\$275,000	\$107,000
Sumter County	\$44,500	\$133,500	\$231,650	\$98,150
Sarasota County	\$58,400	\$175,200	\$266,500	\$91,300
Osceola County	\$57,400	\$172,200	\$263,000	\$90,800
Hillsborough County	\$54,400	\$163,200	\$252,500	\$89,300
Florida	\$54,800	\$164,400	\$251,300	\$86,500
St. Lucie County	\$54,600	\$163,800	\$249,000	\$85,200
Lake County	\$57,400	\$172,200	\$256,000	\$83,800
Pasco County	\$54,400	\$163,200	\$239,600	\$76,400
Flagler County	\$55,500	\$166,500	\$241,700	\$75,200
Nassau County	\$60,300	\$180,900	\$256,000	\$75,100
Hendry County	\$41,800	\$125,400	\$195,000	\$69,600
Volusia County	\$50,300	\$150,900	\$220,000	\$69,100
Indian River County	\$55,500	\$166,500	\$235,000	\$68,500
Charlotte County	\$50,800	\$152,400	\$215,000	\$62,600
Pinellas County	\$54,400	\$163,200	\$225,000	\$61,800
Polk County	\$49,500	\$148,500	\$210,000	\$61,500
Marion County	\$44,900	\$134,700	\$195,950	\$61,250
Levy County	\$36,800	\$110,400	\$170,000	\$59,600
Bay County	\$51,600	\$154,800	\$210,000	\$55,200
Alachua County	\$54,500	\$163,500	\$218,300	\$54,800
Brevard County	\$57,300	\$171,900	\$225,000	\$53,100
Clay County	\$60,300	\$180,900	\$233,100	\$52,200
Santa Rosa County	\$51,900	\$155,700	\$204,900	\$49,200
Columbia County	\$42,900	\$128,700	\$177,850	\$49,150
Okeechobee County	\$42,300	\$126,900	\$172,250	\$45,350
DeSoto County	\$41,600	\$124,800	\$170,000	\$45,200
Citrus County	\$44,000	\$132,000	\$175,000	\$43,000

Glades County	\$40,700	\$122,100	\$165,000	\$42,900
Okaloosa County	\$57,800	\$173,400	\$215,000	\$41,600
Highlands County	\$43,400	\$130,200	\$171,550	\$41,350
Gulf County	\$43,300	\$129,900	\$163,000	\$33,100
Baker County	\$52,500	\$157,500	\$189,000	\$31,500
Hernando County	\$54,400	\$163,200	\$192,900	\$29,700
Suwannee County	\$40,800	\$122,400	\$151,225	\$28,825
Union County	\$44,500	\$133,500	\$162,250	\$28,750
Leon County	\$58,500	\$175,500	\$204,000	\$28,500
Lafayette County	\$42,400	\$127,200	\$153,500	\$26,300
Duval County	\$60,300	\$180,900	\$206,000	\$25,100
Putnam County	\$41,500	\$124,500	\$145,000	\$20,500
Wakulla County	\$49,400	\$148,200	\$167,800	\$19,600
Hamilton County	\$36,500	\$109,500	\$119,000	\$9,500
Liberty County	\$41,100	\$123,300	\$128,750	\$5,450
Bradford County	\$46,900	\$140,700	\$145,000	\$4,300
Gilchrist County	\$54,500	\$163,500	\$167,450	\$3,950
Hardee County	\$39,000	\$117,000	\$118,750	\$1,750
Escambia County	\$51,900	\$155,700	\$155,150	-\$550
Jackson County	\$44,000	\$132,000	\$131,400	-\$600
Madison County	\$38,200	\$114,600	\$110,000	-\$4,600
Washington County	\$39,500	\$118,500	\$113,000	-\$5,500
Taylor County	\$41,800	\$125,400	\$115,000	-\$10,400
Dixie County	\$37,400	\$112,200	\$100,000	-\$12,200
Gadsden County	\$58,500	\$175,500	\$157,500	-\$18,000
Calhoun County	\$38,500	\$115,500	\$95,000	-\$20,500
Jefferson County	\$58,500	\$175,500	\$154,250	-\$21,250
Holmes County	\$41,300	\$123,900	\$84,000	-\$39,900

Source: County Property Appraiser data, Florida Department of Revenue, compiled by The Shimberg Center for Affordable Housing

NOTES:

1. Data cover single family sales by county in 2006 for those properties claiming homestead exemption in the following year.
2. Median incomes are provided by the U.S. Dept of Housing and Urban Development for each year. Median incomes refer to the median income for a family of four by Metropolitan Statistical Area (MSA) or non-MSA county.
3. Buying power assumes the family can obtain a mortgage at today's levels of approximately three times (3x) the amount of a family's income. This assumption is an estimate only and does not take into consideration a family's debt obligations, i.e., it assumes zero debt (maximum buying power).
4. The formula for the gap between buying power and median sales price subtracts buying power (i.e., what the family can afford) from the median sales price to determine how much subsidy a family would need to purchase a median price single family home. Then counties were placed in order from those with the largest gap to those with the smallest gap.

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1 A bill to be entitled
 2 An act relating to building code standards; amending s.
 3 163.04, F.S.; revising provisions authorizing the use of
 4 solar collectors and other energy devices; amending s.
 5 163.3177, F.S.; revising requirements for the future land
 6 use element of a local comprehensive plan to include
 7 energy-efficient land use patterns and greenhouse gas
 8 reduction strategies; requiring that the traffic-
 9 circulation element of a local comprehensive plan
 10 incorporate transportation strategies to reduce greenhouse
 11 gas emissions; requiring that the land use map or map
 12 series contained in the future land use element of a local
 13 comprehensive plan identify and depict energy
 14 conservation; requiring that the home element of a local
 15 comprehensive plan include energy efficiency in the design
 16 and construction of new housing and use of renewable
 17 energy resources; providing that certain counties may not
 18 receive state affordable housing funds under certain
 19 circumstances; requiring each unit of local government
 20 within an urbanized area to amend the transportation
 21 element of a local comprehensive plan to incorporate
 22 transportation strategies addressing reduction in
 23 greenhouse gas emissions; amending s. 377.806, F.S.;
 24 revising eligibility requirements for rebates under the
 25 Solar Energy System Incentives Program; amending s.
 26 489.105, F.S.; expanding the scope of the definition of
 27 "roofing contractor" to include contractors performing
 28 required roof-deck attachments and any repair or

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29 replacement of wood roof sheathing or fascia as needed
 30 during roof repair or replacement; amending s. 553.36,
 31 F.S.; redefining the term "manufactured building" for
 32 purposes of the Florida Manufactured Building Act to
 33 include modular and factory-built buildings; amending s.
 34 553.37, F.S.; requiring the Department of Community
 35 Affairs to adopt rules related to the inspection,
 36 construction, and modification of manufactured buildings;
 37 requiring the department to develop an insignia to be
 38 affixed to newly constructed manufactured buildings;
 39 authorizing the department to charge a fee for the
 40 insignia; providing requirements for the insignia;
 41 requiring the department to develop minimum criteria for a
 42 manufacturer's data plate; amending s. 553.381, F.S.;
 43 conforming provisions; amending s. 553.415, F.S.;
 44 requiring the department to require that an insignia be
 45 affixed to all newly constructed factory-built school
 46 buildings; providing requirements for the manufacturer's
 47 data plate; amending s. 553.71, F.S.; providing a
 48 definition; amending s. 553.73, F.S.; expanding required
 49 codes to be included in Florida Building Code updates;
 50 expanding the list of reasons the commission may amend the
 51 Florida Building Code; providing requirements for the
 52 retroactive application of parts of the Florida Building
 53 Code to commercial wireless communications towers;
 54 amending s. 553.74, F.S.; revising requirements for
 55 selecting members of the Florida Building Commission;
 56 revising membership of the commission; deleting obsolete

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57 provisions; amending s. 553.75, F.S.; authorizing the
 58 Florida Building Commission to use communications media
 59 technology in conducting its meetings or meetings held in
 60 conjunction with commission meetings; providing for public
 61 comment at meetings of the commission; amending s. 553.77,
 62 F.S.; authorizing the commission to implement
 63 recommendations relating to energy efficiency in
 64 residential and commercial buildings; amending s. 553.775,
 65 F.S.; authorizing the commission to render declaratory
 66 statements; amending s. 553.80, F.S.; providing that the
 67 enforcement of construction regulations relating to secure
 68 mental health treatment facilities under the jurisdiction
 69 of the Department of Children and Family Services shall be
 70 enforced exclusively by the department in conjunction with
 71 the review authority of the Agency for Health Care
 72 Administration; requiring that the basis for a fee
 73 structure for allowable activities include consideration
 74 for refunding fees due to reduced services based on
 75 certain services; amending s. 553.842, F.S.; requiring the
 76 commission to review the list of product evaluation
 77 entities; providing reporting requirements; providing for
 78 rulemaking; designating an entity as an approved
 79 production evaluation entity until October 1, 2009;
 80 providing criteria for substitution of approved products
 81 under certain conditions; providing for the expiration of
 82 certain product approvals; amending s. 553.844, F.S.;
 83 revising provisions requiring the adoption of certain
 84 mitigation techniques by the Florida Building Commission

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85 within the Florida Building Code for certain structures;
 86 amending s. 553.885, F.S.; requiring the installation of
 87 carbon monoxide detectors in certain new hospitals,
 88 hospice and nursing homes facilities; creating s. 553.886,
 89 F.S.; requiring that the Florida Building Code facilitate
 90 and promote the use of certain renewable energy
 91 technologies in buildings; creating s. 553.9061, F.S.;
 92 establishing a schedule of required increases in the
 93 energy performance of buildings subject to the Florida
 94 Building Code; providing a process for implementing goals
 95 to increase energy-efficiency performance in new
 96 buildings; providing a schedule for the implementation of
 97 such goals; identifying energy-efficiency performance
 98 options and elements available to meet energy-efficiency
 99 performance requirements; requiring the commission to
 100 adopt by rule a definition of the term "cost-effectiveness
 101 test"; providing that the commission implement a cost-
 102 effectiveness test; providing requirements for the test;
 103 directing the Department of Community Affairs, in
 104 conjunction with the Florida Energy Affordability Council,
 105 to identify and review issues relating to the Low-Income
 106 Home Energy Assistance Program and the Weatherization
 107 Assistance Program; requiring the submission of a report
 108 to the President of the Senate and the Speaker of the
 109 House of Representatives on or before a specified date;
 110 providing for the expiration of certain study
 111 requirements; repealing s. 553.731, F.S., relating to
 112 wind-borne debris protection requirements; providing for

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113 construction and interpretation of the repeal; repealing
 114 s. 627.351(6)(a)6., F.S.; providing requirements for
 115 certain properties to meet building code plus requirements
 116 as a condition of eligibility for coverage by Citizens
 117 Property Insurance Corporation; amending s. 336.41, F.S.;
 118 providing that a county, municipality, or special district
 119 may not own or operate an asphalt plant or a portable or
 120 stationary concrete batch plant having an independent
 121 mixer; amending s. 718.113, F.S.; authorizing the board of
 122 a condominium or a multicondominium to install solar
 123 collectors, clotheslines, or other energy-efficient
 124 devices on association property; requiring the Florida
 125 Building Commission to include certain information in its
 126 report to the Legislature; providing an effective date.

127

128 Be It Enacted by the Legislature of the State of Florida:

129

130 Section 1. Subsection (2) of section 163.04, Florida
 131 Statutes, is amended to read:

132 163.04 Energy devices based on renewable resources.--

133 (2) A deed restriction, covenant, declaration, or similar
 134 binding agreement may not ~~No deed restrictions, covenants, or~~
 135 ~~similar binding agreements running with the land shall prohibit~~
 136 or have the effect of prohibiting solar collectors,
 137 clotheslines, or other energy devices based on renewable
 138 resources from being installed on buildings erected on the lots
 139 or parcels covered by the deed restriction, covenant,
 140 declaration, or binding agreement ~~restrictions, covenants, or~~

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141 ~~binding agreements~~. A property owner may not be denied
 142 permission to install solar collectors or other energy devices
 143 ~~based on renewable resources~~ by any entity granted the power or
 144 right in any deed restriction, covenant, declaration, or similar
 145 binding agreement to approve, forbid, control, or direct
 146 alteration of property with respect to residential dwellings and
 147 within the boundaries of a condominium unit not exceeding three
 148 ~~stories in height. For purposes of this subsection,~~ Such entity
 149 may determine the specific location where solar collectors may
 150 be installed on the roof within an orientation to the south or
 151 within 45° east or west of due south if ~~provided that~~ such
 152 determination does not impair the effective operation of the
 153 solar collectors.

154 Section 2. Paragraphs (a), (b), (d), (f), and (j) of
 155 subsection (6) of section 163.3177, Florida Statutes, are
 156 amended to read:

157 163.3177 Required and optional elements of comprehensive
 158 plan; studies and surveys.--

159 (6) In addition to the requirements of subsections (1)-(5)
 160 and (12), the comprehensive plan shall include the following
 161 elements:

162 (a) A future land use plan element designating proposed
 163 future general distribution, location, and extent of the uses of
 164 land for residential uses, commercial uses, industry,
 165 agriculture, recreation, conservation, education, public
 166 buildings and grounds, other public facilities, and other
 167 categories of the public and private uses of land. Counties are
 168 encouraged to designate rural land stewardship areas, pursuant

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169 to the provisions of paragraph (11)(d), as overlays on the
 170 future land use map. Each future land use category must be
 171 defined in terms of uses included, and must include standards to
 172 be followed in the control and distribution of population
 173 densities and building and structure intensities. The proposed
 174 distribution, location, and extent of the various categories of
 175 land use shall be shown on a land use map or map series which
 176 shall be supplemented by goals, policies, and measurable
 177 objectives. The future land use plan shall be based upon
 178 surveys, studies, and data regarding the area, including the
 179 amount of land required to accommodate anticipated growth; the
 180 projected population of the area; the character of undeveloped
 181 land; the availability of water supplies, public facilities, and
 182 services; the need for redevelopment, including the renewal of
 183 blighted areas and the elimination of nonconforming uses which
 184 are inconsistent with the character of the community; the
 185 compatibility of uses on lands adjacent to or closely proximate
 186 to military installations; the discouragement of urban sprawl;
 187 energy-efficient land use patterns accounting for existing and
 188 future electric power generation and transmission systems;
 189 greenhouse gas reduction strategies; and, in rural communities,
 190 the need for job creation, capital investment, and economic
 191 development that will strengthen and diversify the community's
 192 economy. The future land use plan may designate areas for future
 193 planned development use involving combinations of types of uses
 194 for which special regulations may be necessary to ensure
 195 development in accord with the principles and standards of the
 196 comprehensive plan and this act. The future land use plan

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197 | element shall include criteria to be used to achieve the
 198 | compatibility of adjacent or closely proximate lands with
 199 | military installations. In addition, for rural communities, the
 200 | amount of land designated for future planned industrial use
 201 | shall be based upon surveys and studies that reflect the need
 202 | for job creation, capital investment, and the necessity to
 203 | strengthen and diversify the local economies, and shall not be
 204 | limited solely by the projected population of the rural
 205 | community. The future land use plan of a county may also
 206 | designate areas for possible future municipal incorporation. The
 207 | land use maps or map series shall generally identify and depict
 208 | historic district boundaries and shall designate historically
 209 | significant properties meriting protection. For coastal
 210 | counties, the future land use element must include, without
 211 | limitation, regulatory incentives and criteria that encourage
 212 | the preservation of recreational and commercial working
 213 | waterfronts as defined in s. 342.07. The future land use element
 214 | must clearly identify the land use categories in which public
 215 | schools are an allowable use. When delineating the land use
 216 | categories in which public schools are an allowable use, a local
 217 | government shall include in the categories sufficient land
 218 | proximate to residential development to meet the projected needs
 219 | for schools in coordination with public school boards and may
 220 | establish differing criteria for schools of different type or
 221 | size. Each local government shall include lands contiguous to
 222 | existing school sites, to the maximum extent possible, within
 223 | the land use categories in which public schools are an allowable
 224 | use. The failure by a local government to comply with these

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225 school siting requirements will result in the prohibition of the
 226 local government's ability to amend the local comprehensive
 227 plan, except for plan amendments described in s. 163.3187(1)(b),
 228 until the school siting requirements are met. Amendments
 229 proposed by a local government for purposes of identifying the
 230 land use categories in which public schools are an allowable use
 231 are exempt from the limitation on the frequency of plan
 232 amendments contained in s. 163.3187. The future land use element
 233 shall include criteria that encourage the location of schools
 234 proximate to urban residential areas to the extent possible and
 235 shall require that the local government seek to collocate public
 236 facilities, such as parks, libraries, and community centers,
 237 with schools to the extent possible and to encourage the use of
 238 elementary schools as focal points for neighborhoods. For
 239 schools serving predominantly rural counties, defined as a
 240 county with a population of 100,000 or fewer, an agricultural
 241 land use category shall be eligible for the location of public
 242 school facilities if the local comprehensive plan contains
 243 school siting criteria and the location is consistent with such
 244 criteria. Local governments required to update or amend their
 245 comprehensive plan to include criteria and address compatibility
 246 of adjacent or closely proximate lands with existing military
 247 installations in their future land use plan element shall
 248 transmit the update or amendment to the department by June 30,
 249 2006.

250 (b) A traffic circulation element consisting of the types,
 251 locations, and extent of existing and proposed major
 252 thoroughfares and transportation routes, including bicycle and

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253 pedestrian ways. Transportation corridors, as defined in s.
 254 334.03, may be designated in the traffic circulation element
 255 pursuant to s. 337.273. If the transportation corridors are
 256 designated, the local government may adopt a transportation
 257 corridor management ordinance. The traffic circulation element
 258 shall incorporate transportation strategies to address reduction
 259 in greenhouse gas emissions from the transportation sector.

260 (d) A conservation element for the conservation, use, and
 261 protection of natural resources in the area, including air,
 262 water, water recharge areas, wetlands, waterwells, estuarine
 263 marshes, soils, beaches, shores, flood plains, rivers, bays,
 264 lakes, harbors, forests, fisheries and wildlife, marine habitat,
 265 minerals, and other natural and environmental resources,
 266 including factors that affect energy conservation. Local
 267 governments shall assess their current, as well as projected,
 268 water needs and sources for at least a 10-year period,
 269 considering the appropriate regional water supply plan approved
 270 pursuant to s. 373.0361, or, in the absence of an approved
 271 regional water supply plan, the district water management plan
 272 approved pursuant to s. 373.036(2). This information shall be
 273 submitted to the appropriate agencies. The land use map or map
 274 series contained in the future land use element shall generally
 275 identify and depict the following:

- 276 1. Existing and planned waterwells and cones of influence
- 277 where applicable.
- 278 2. Beaches and shores, including estuarine systems.
- 279 3. Rivers, bays, lakes, flood plains, and harbors.
- 280 4. Wetlands.

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281 5. Minerals and soils.

282 6. Energy conservation.

283

284 The land uses identified on such maps shall be consistent with
285 applicable state law and rules.

286 (f)1. A housing element consisting of standards, plans,
287 and principles to be followed in:

288 a. The provision of housing for all current and
289 anticipated future residents of the jurisdiction.

290 b. The elimination of substandard dwelling conditions.

291 c. The structural and aesthetic improvement of existing
292 housing.

293 d. The provision of adequate sites for future housing,
294 including affordable workforce housing as defined in s.
295 380.0651(3)(j), housing for low-income, very low-income, and
296 moderate-income families, mobile homes, and group home
297 facilities and foster care facilities, with supporting
298 infrastructure and public facilities.

299 e. Provision for relocation housing and identification of
300 historically significant and other housing for purposes of
301 conservation, rehabilitation, or replacement.

302 f. The formulation of housing implementation programs.

303 g. The creation or preservation of affordable housing to
304 minimize the need for additional local services and avoid the
305 concentration of affordable housing units only in specific areas
306 of the jurisdiction.

307 h. Energy efficiency in the design and construction of new
308 housing.

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309 | i. Use of renewable energy resources.
 310 | j. h. By July 1, 2008, Each county in which the gap between
 311 | the buying power of a family of four and the median county home
 312 | sale price exceeds \$170,000, as determined by the Florida
 313 | Housing Finance Corporation, and which is not designated as an
 314 | area of critical state concern shall adopt a plan for ensuring
 315 | affordable workforce housing. At a minimum, the plan shall
 316 | identify adequate sites for such housing. For purposes of this
 317 | sub-subparagraph, the term "workforce housing" means housing
 318 | that is affordable to natural persons or families whose total
 319 | household income does not exceed 140 percent of the area median
 320 | income, adjusted for household size.
 321 | k. As a precondition to receiving any state affordable
 322 | housing funding or allocation for any project or program within
 323 | the jurisdiction of a county that is subject to sub-subparagraph
 324 | j., a county must, by July 1 of each year, provide certification
 325 | that the county has complied with the requirements of sub-
 326 | subparagraph j.
 327 | ~~i. Failure by a local government to comply with the~~
 328 | ~~requirement in sub-subparagraph h. will result in the local~~
 329 | ~~government being ineligible to receive any state housing~~
 330 | ~~assistance grants until the requirement of sub-subparagraph h.~~
 331 | ~~is met.~~
 332 |
 333 | The goals, objectives, and policies of the housing element must
 334 | be based on the data and analysis prepared on housing needs,
 335 | including the affordable housing needs assessment. State and
 336 | federal housing plans prepared on behalf of the local government

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337 must be consistent with the goals, objectives, and policies of
 338 the housing element. Local governments are encouraged to use
 339 ~~utilize~~ job training, job creation, and economic solutions to
 340 address a portion of their affordable housing concerns.

341 2. To assist local governments in housing data collection
 342 and analysis and assure uniform and consistent information
 343 regarding the state's housing needs, the state land planning
 344 agency shall conduct an affordable housing needs assessment for
 345 all local jurisdictions on a schedule that coordinates the
 346 implementation of the needs assessment with the evaluation and
 347 appraisal reports required by s. 163.3191. Each local government
 348 shall utilize the data and analysis from the needs assessment as
 349 one basis for the housing element of its local comprehensive
 350 plan. The agency shall allow a local government the option to
 351 perform its own needs assessment, if it uses the methodology
 352 established by the agency by rule.

353 (j) For each unit of local government within an urbanized
 354 area designated for purposes of s. 339.175, a transportation
 355 element, which shall be prepared and adopted in lieu of the
 356 requirements of paragraph (b) and paragraphs (7)(a), (b), (c),
 357 and (d) and which shall address the following issues:

358 1. Traffic circulation, including major thoroughfares and
 359 other routes, including bicycle and pedestrian ways.

360 2. All alternative modes of travel, such as public
 361 transportation, pedestrian, and bicycle travel.

362 3. Parking facilities.

363 4. Aviation, rail, seaport facilities, access to those
 364 facilities, and intermodal terminals.

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365 5. The availability of facilities and services to serve
366 existing land uses and the compatibility between future land use
367 and transportation elements.

368 6. The capability to evacuate the coastal population prior
369 to an impending natural disaster.

370 7. Airports, projected airport and aviation development,
371 and land use compatibility around airports.

372 8. An identification of land use densities, building
373 intensities, and transportation management programs to promote
374 public transportation systems in designated public
375 transportation corridors so as to encourage population densities
376 sufficient to support such systems.

377 9. May include transportation corridors, as defined in s.
378 334.03, intended for future transportation facilities designated
379 pursuant to s. 337.273. If transportation corridors are
380 designated, the local government may adopt a transportation
381 corridor management ordinance.

382 10. The incorporation of transportation strategies to
383 address reduction in greenhouse gas emissions from the
384 transportation sector.

385
386 Section 3. Paragraph (a) of subsection (3) of section
387 377.806, Florida Statutes, is amended to read:

388 377.806 Solar Energy System Incentives Program.--

389 (3) SOLAR THERMAL SYSTEM INCENTIVE.--

390 (a) Eligibility requirements.--A solar thermal system
391 qualifies for a rebate if:

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392 1. The system is installed by a state-licensed solar or
 393 plumbing contractor or a roofing contractor installing standing
 394 seam hybrid thermal roofs.

395 2. The system complies with all applicable building codes
 396 as defined by the local jurisdictional authority.

397 Section 4. Paragraph (e) of subsection (3) of section
 398 489.105, Florida Statutes, is amended to read:

399 489.105 Definitions.--As used in this part:

400 (3) "Contractor" means the person who is qualified for,
 401 and shall only be responsible for, the project contracted for
 402 and means, except as exempted in this part, the person who, for
 403 compensation, undertakes to, submits a bid to, or does himself
 404 or herself or by others construct, repair, alter, remodel, add
 405 to, demolish, subtract from, or improve any building or
 406 structure, including related improvements to real estate, for
 407 others or for resale to others; and whose job scope is
 408 substantially similar to the job scope described in one of the
 409 subsequent paragraphs of this subsection. For the purposes of
 410 regulation under this part, "demolish" applies only to
 411 demolition of steel tanks over 50 feet in height; towers over 50
 412 feet in height; other structures over 50 feet in height, other
 413 than buildings or residences over three stories tall; and
 414 buildings or residences over three stories tall. Contractors are
 415 subdivided into two divisions, Division I, consisting of those
 416 contractors defined in paragraphs (a)-(c), and Division II,
 417 consisting of those contractors defined in paragraphs (d)-(q):

418 (e) "Roofing contractor" means a contractor whose services
 419 are unlimited in the roofing trade and who has the experience,

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420 knowledge, and skill to install, maintain, repair, alter,
 421 extend, or design, when not prohibited by law, and use materials
 422 and items used in the installation, maintenance, extension, and
 423 alteration of all kinds of roofing, waterproofing, and coating,
 424 except when coating is not represented to protect, repair,
 425 waterproof, stop leaks, or extend the life of the roof. The
 426 scope of work of a roofing contractor also includes required
 427 roof-deck attachments and any repair or replacement of wood roof
 428 sheathing or fascia as needed during roof repair or replacement.

429 Section 5. Subsection (13) of section 553.36, Florida
 430 Statutes, is amended to read:

431 553.36 Definitions.--The definitions contained in this
 432 section govern the construction of this part unless the context
 433 otherwise requires.

434 (13) "Manufactured building", "modular building," or
 435 "factory-built building" means a closed structure, building
 436 assembly, or system of subassemblies, which may include
 437 structural, electrical, plumbing, heating, ventilating, or other
 438 service systems manufactured in manufacturing facilities for
 439 installation or erection as a finished building or as part of a
 440 finished building, which shall include, but not be limited to,
 441 residential, commercial, institutional, storage, and industrial
 442 structures. The term includes buildings not intended for human
 443 habitation such as lawn storage buildings and storage sheds
 444 manufactured and assembled offsite by a manufacturer certified
 445 in conformance with this part. This part does not apply to
 446 mobile homes.

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447 Section 6. Section 553.37, Florida Statutes, is amended to
448 read:

449 553.37 Rules; inspections; and insignia.--

450 (1) The Florida Building Commission shall adopt within the
451 Florida Building Code requirements for construction or
452 modification of manufactured buildings and building modules, to
453 address:

454 (a) Submittal to and approval by the department of
455 manufacturers' drawings and specifications, including any
456 amendments.

457 (b) Submittal to and approval by the department of
458 manufacturers' internal quality control procedures and manuals,
459 including any amendments.

460 (c) Minimum inspection criteria. ~~Procedures and~~
461 ~~qualifications for approval of third party plan review and~~
462 ~~inspection entities and of those who perform inspections and~~
463 ~~plan reviews.~~

464 (2) The department shall adopt rules to address:

465 (a) Procedures and qualifications for approval of third-
466 party plan review and inspection agencies and of those who
467 perform inspections and plan reviews.

468 (b) ~~(d)~~ Investigation of consumer complaints of
469 noncompliance of manufactured buildings with the Florida
470 Building Code and the Florida Fire Prevention Code.

471 (c) ~~(e)~~ Issuance, cancellation, and revocation of any
472 insignia issued by the department and procedures for auditing
473 and accounting for disposition of them.

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474 ~~(d)(f)~~ Monitoring the manufacturers', inspection agencies'
 475 entities~~+~~, and plan review agencies' entities~~+~~ compliance with
 476 this part and the Florida Building Code. Monitoring may include,
 477 but is not limited to, performing audits of plans, inspections
 478 of manufacturing facilities and observation of the manufacturing
 479 and inspection process, and onsite inspections of buildings.

480 ~~(e)(g)~~ The performance by the department of any other
 481 functions required by this part.

482 ~~(3)(2)~~ After the effective date of the Florida Building
 483 Code, no manufactured building, except as provided in subsection
 484 (12) ~~(11)~~, may be installed in this state unless it is approved
 485 and bears the insignia of approval of the department and a
 486 manufacturer's data plate. Approvals issued by the department
 487 under the provisions of the prior part shall be deemed to comply
 488 with the requirements of this part.

489 ~~(4)(3)~~ All manufactured buildings issued and bearing
 490 insignia of approval pursuant to subsection (3) ~~(2)~~ shall be
 491 deemed to comply with the Florida Building Code and are exempt
 492 from local amendments enacted by any local government.

493 ~~(5)(4)~~ No manufactured building bearing department
 494 insignia of approval pursuant to subsection (3) ~~(2)~~ shall be in
 495 any way modified prior to installation, except in conformance
 496 with the Florida Building Code.

497 ~~(6)(5)~~ Manufactured buildings which have been issued and
 498 bear the insignia of approval pursuant to this part upon
 499 manufacture or first sale shall not require an additional
 500 approval or insignia by a local government in which they are
 501 subsequently sold or installed. Buildings or structures that

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502 meet the definition of "open construction" are subject to
 503 permitting by the local jurisdiction and are not required to
 504 bear insignia.

505 (7) ~~(6)~~ If the department ~~Florida Building Commission~~
 506 determines that the standards for construction and inspection of
 507 manufactured buildings prescribed by statute or rule of another
 508 state are at least equal to the Florida Building Code and that
 509 such standards are actually enforced by such other state, it may
 510 provide by rule that the manufactured building which has been
 511 inspected and approved by such other state shall be deemed to
 512 have been approved by the department and shall authorize the
 513 affixing of the appropriate insignia of approval.

514 (8) ~~(7)~~ The department ~~Florida Building Commission~~, by
 515 rule, shall establish a schedule of fees to pay the cost of
 516 ~~incurred by the department for the work related to~~
 517 administration and enforcement of this part.

518 (9) ~~(8)~~ The department may delegate its enforcement
 519 authority to a state department having building construction
 520 responsibilities or a local government. The department may
 521 delegate its plan review and inspection authority to one or more
 522 of the following in any combination:

523 (a) A state department having building construction
 524 responsibilities; ;

525 (b) A local government; ;

526 (c) An approved inspection agency; ;

527 (d) An approved plan review agency; ; or

528 (e) An agency of another state.

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529 ~~(9) If the commission delegates its inspection authority~~
 530 ~~to third party approved inspection agencies, manufacturers must~~
 531 ~~have one, and only one, inspection agency responsible for~~
 532 ~~inspection of a manufactured building, module, or component at~~
 533 ~~all times.~~

534 (10) The department shall develop an insignia to be
 535 affixed to all newly constructed buildings by the manufacturer
 536 or the inspection agency prior to the building leaving the
 537 plant. The department may charge a fee for issuing such
 538 insignias. Such insignias shall bear the department's name, the
 539 state seal, an identification number unique to that insignia,
 540 and such other information as the department may require by
 541 rule. ~~If the commission delegates its inspection authority to~~
 542 ~~third party approved plan review agencies, manufacturers must~~
 543 ~~have one, and only one, plan review agency responsible for~~
 544 ~~review of plans of a manufactured building, module, or component~~
 545 ~~at all times.~~

546 (11) The department shall by rule develop minimum criteria
 547 for manufacturer's data that must be affixed to all newly
 548 constructed buildings by the manufacturer prior to the building
 549 leaving the plant. ~~Custom or one of a kind prototype~~
 550 ~~manufactured buildings shall not be required to have state~~
 551 ~~approval but must comply with all local requirements of the~~
 552 ~~governmental agency having jurisdiction at the installation~~
 553 ~~site.~~

554 Section 7. Subsections (1) and (3) of section 553.381,
 555 Florida Statutes, are amended to read:

556 553.381 Manufacturer certification.--

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557 (1) Before manufacturing buildings to be located within
 558 this state or selling manufactured buildings within this state,
 559 whichever occurs later, a manufacturer must be certified by the
 560 department. The department shall certify a manufacturer upon
 561 receipt from the manufacturer and approval and verification by
 562 the department of the following:

563 (a) The manufacturer's internal quality control procedures
 564 and manuals, including any amendments;

565 (b) Evidence that the manufacturer has product liability
 566 insurance for the safety and welfare of the public in amounts
 567 determined by rule of the department ~~commission~~; and

568 (c) The fee established by the department ~~commission~~ under
 569 s. 553.37(8) ~~s. 553.37(7)~~.

570 (3) Certification of manufacturers under this section
 571 shall be for a period of 3 years, subject to renewal by the
 572 manufacturer. Upon application for renewal, the manufacturer
 573 must submit the information described in subsection (1) or a
 574 sworn statement that there has been no change in the status or
 575 content of that information since the manufacturer's last
 576 submittal. Fees for renewal of manufacturers' certification
 577 shall be established by the department ~~commission~~ by rule.

578 Section 8. Subsections (11) and (12) of section 553.415,
 579 Florida Statutes, are amended to read:

580 553.415 Factory-built school buildings.--

581 (11) The department shall require that an insignia bearing
 582 the department's name and state seal and a manufacturer's data
 583 plate ~~develop a unique identification label to~~ be affixed to all
 584 newly constructed factory-built school buildings and existing

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585 factory-built school buildings which have been brought into
 586 compliance with the standards for existing "satisfactory"
 587 buildings pursuant to chapter 5 of the Uniform Code for Public
 588 Educational Facilities, and after March 1, 2002, the Florida
 589 Building Code. The department may charge a fee for issuing such
 590 insignias labels. The manufacturer's data plate ~~Such labels,~~
 591 ~~bearing the department's name and state seal,~~ shall, at a
 592 minimum, contain:

- 593 (a) The name of the manufacturer.
- 594 (b) The standard plan approval number or alteration
 595 number.
- 596 (c) The date of manufacture or alteration.
- 597 (d) The serial or other identification number.
- 598 (e) The following designed-for loads: lbs. per square foot
 599 live load; lbs. per square foot floor live load; lbs. per square
 600 foot horizontal wind load; and lbs. per square foot wind uplift
 601 load.
- 602 (f) The designed-for flood zone usage.
- 603 (g) The designed-for wind zone usage.
- 604 (h) The designed-for enhanced hurricane protection zone
 605 usage: yes or no.

606 (12) Such insignia and data plate ~~identification label~~
 607 shall be permanently affixed by the manufacturer in the case of
 608 newly constructed factory-built school buildings, or by the
 609 department or its designee in the case of an existing factory-
 610 built building altered to comply with provisions of s. 1013.20.

611 Section 9. Subsection (11) is added to section 553.71,
 612 Florida Statutes, to read:

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613 553.71 Definitions.--As used in this part, the term:

614 (11) "Temporary" includes, but is not limited to,
 615 buildings identified by, but not designated as permanent
 616 structures on, an approved development order.

617 Section 10. Paragraph (a) of subsection (6) and subsection
 618 (7) of section 553.73, Florida Statutes, are amended, and
 619 subsection (13) is added to that section, to read:

620 553.73 Florida Building Code.--

621 (6)(a) The commission, by rule adopted pursuant to ss.
 622 120.536(1) and 120.54, shall update the Florida Building Code
 623 every 3 years. When updating the Florida Building Code, the
 624 commission shall select the most current version of the
 625 International Building Code, the International Fuel Gas Code,
 626 the International Mechanical Code, the International Plumbing
 627 Code, and the International Residential Code, all of which are
 628 adopted by the International Code Council, and the National
 629 Electrical Code, which is adopted by the National Fire
 630 Protection Association, to form the foundation codes of the
 631 updated Florida Building Code, if the version has been adopted
 632 by the applicable model code entity and made available to the
 633 public at least 6 months prior to its selection by the
 634 commission. The commission shall select the most current version
 635 of the International Energy Conservation Code (IECC) as a
 636 foundation code; however, the IECC shall be modified by the
 637 commission to maintain the efficiencies of the Florida Energy
 638 Efficiency Code for Building Construction adopted and amended
 639 pursuant to s. 553.901.

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640 (7) Notwithstanding the provisions of subsection (3) or
 641 subsection (6), the commission may address issues identified in
 642 this subsection by amending the code pursuant only to the rule
 643 adoption procedures contained in chapter 120. Provisions of the
 644 Florida Building Code, including those contained in referenced
 645 standards and criteria, relating to wind resistance or the
 646 prevention of water intrusion may not be amended pursuant to
 647 this subsection to diminish those construction requirements;
 648 however, the commission may, subject to conditions in this
 649 subsection, amend the provisions to enhance those construction
 650 requirements. Following the approval of any amendments to the
 651 Florida Building Code by the commission and publication of the
 652 amendments on the commission's website, authorities having
 653 jurisdiction to enforce the Florida Building Code may enforce
 654 the amendments. The commission may approve amendments that are
 655 needed to address:

- 656 (a) Conflicts within the updated code;
- 657 (b) Conflicts between the updated code and the Florida
 658 Fire Prevention Code adopted pursuant to chapter 633;
- 659 (c) The omission of previously adopted Florida-specific
 660 amendments to the updated code if such omission is not supported
 661 by a specific recommendation of a technical advisory committee
 662 or particular action by the commission;
- 663 (d) Unintended results from the integration of previously
 664 adopted Florida-specific amendments with the model code; ~~or~~
- 665 (e) Changes to federal or state law; or
- 666 (f) Adoption of an updated edition of the National
 667 Electrical Code if the commission finds that delay of

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668 | implementing the updated edition causes undue hardship to
 669 | stakeholders or otherwise threatens the public health, safety,
 670 | and welfare.

671 | (13) The general provisions of the Florida Building Code
 672 | for buildings and other structures shall not apply to commercial
 673 | wireless communication towers when such general provisions are
 674 | inconsistent with the provisions of the code controlling radio
 675 | and television towers. This subsection is intended to be
 676 | remedial in nature and to clarify existing law.

677 | Section 11. Subsections (1) and (2) of section 553.74,
 678 | Florida Statutes, are amended to read:

679 | 553.74 Florida Building Commission.--

680 | (1) The Florida Building Commission is created and shall
 681 | be located within the Department of Community Affairs for
 682 | administrative purposes. Members shall be appointed by the
 683 | Governor subject to confirmation by the Senate. The commission
 684 | shall be composed of 25 ~~23~~ members, consisting of the following:

685 | (a) One architect registered to practice in this state and
 686 | actively engaged in the profession. The American Institute of
 687 | Architects, Florida Section, is encouraged to recommend a list
 688 | of candidates for consideration.

689 | (b) One structural engineer registered to practice in this
 690 | state and actively engaged in the profession. The Florida
 691 | Engineering Society is encouraged to recommend a list of
 692 | candidates for consideration.

693 | (c) One air-conditioning or mechanical contractor
 694 | certified to do business in this state and actively engaged in
 695 | the profession. The Florida Air Conditioning Contractors

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696 Association, the Florida Refrigeration and Air Conditioning
 697 Contractors Association, and the Mechanical Contractors
 698 Association of Florida are encouraged to recommend a list of
 699 candidates for consideration.

700 (d) One electrical contractor certified to do business in
 701 this state and actively engaged in the profession. The Florida
 702 Electrical Contractors Association and the National Electrical
 703 Contractors Association, Florida Chapter, are encouraged to
 704 recommend a list of candidates for consideration.

705 (e) One member from fire protection engineering or
 706 technology who is actively engaged in the profession. The
 707 Florida Chapter of the Society of Fire Protection Engineers and
 708 the Florida Fire Marshals and Inspectors Association are
 709 encouraged to recommend a list of candidates for consideration.

710 (f) One general contractor certified to do business in
 711 this state and actively engaged in the profession. The
 712 Associated Builders and Contractors of Florida, the Florida
 713 Associated General Contractors Council, and the Union
 714 Contractors Association are encouraged to recommend a list of
 715 candidates for consideration.

716 (g) One plumbing contractor licensed to do business in
 717 this state and actively engaged in the profession. The Florida
 718 Association of Plumbing, Heating, and Cooling Contractors is
 719 encouraged to recommend a list of candidates for consideration.

720 (h) One roofing or sheet metal contractor certified to do
 721 business in this state and actively engaged in the profession.
 722 The Florida Roofing, Sheet Metal, and Air Conditioning
 723 Contractors Association and the Sheet Metal and Air Conditioning

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724 Contractors National Association are encouraged to recommend a
 725 list of candidates for consideration.

726 (i) One residential contractor licensed to do business in
 727 this state and actively engaged in the profession. The Florida
 728 Home Builders Association is encouraged to recommend a list of
 729 candidates for consideration.

730 (j) Three members who are municipal or district codes
 731 enforcement officials, one of whom is also a fire official. The
 732 Building Officials Association of Florida and the Florida Fire
 733 Marshals and Inspectors Association are encouraged to recommend
 734 a list of candidates for consideration.

735 (k) One member who represents the Department of Financial
 736 Services.

737 (l) One member who is a county codes enforcement official.
 738 The Building Officials Association of Florida is encouraged to
 739 recommend a list of candidates for consideration.

740 (m) One member of a Florida-based organization of persons
 741 with disabilities or a nationally chartered organization of
 742 persons with disabilities with chapters in this state.

743 (n) One member of the manufactured buildings industry who
 744 is licensed to do business in this state and is actively engaged
 745 in the industry. The Florida Manufactured Housing Association is
 746 encouraged to recommend a list of candidates for consideration.

747 (o) One mechanical or electrical engineer registered to
 748 practice in this state and actively engaged in the profession.
 749 The Florida Engineering Society is encouraged to recommend a
 750 list of candidates for consideration.

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751 (p) One member who is a representative of a municipality
 752 or a charter county. The Florida League of Cities and the
 753 Florida Association of Counties are encouraged to recommend a
 754 list of candidates for consideration.

755 (q) One member of the building products manufacturing
 756 industry who is authorized to do business in this state and is
 757 actively engaged in the industry. The Florida Building Material
 758 Association, the Florida Concrete and Products Association, and
 759 the Fenestration Manufacturers Association are encouraged to
 760 recommend a list of candidates for consideration.

761 (r) One member who is a representative of the building
 762 owners and managers industry who is actively engaged in
 763 commercial building ownership or management. The Building Owners
 764 and Managers Association is encouraged to recommend a list of
 765 candidates for consideration.

766 (s) One member who is a representative of the insurance
 767 industry. The Florida Insurance Council is encouraged to
 768 recommend a list of candidates for consideration.

769 (t) One member who is a representative of public
 770 education.

771 (u) One member who is a swimming pool contractor licensed
 772 to do business in this state and actively engaged in the
 773 profession. The Florida Swimming Pool Association and the United
 774 Pool and Spa Association are encouraged to recommend a list of
 775 candidates for consideration ~~shall be the chair.~~

776 (v) One member who is a representative of the green
 777 building industry and who is a third-party commission agent, a

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778 Florida board member of the United States Green Building Council
 779 or Green Building Initiative, or a LEED-accredited professional.

780 (w) One member who shall be the chair.

781

782 Any person serving on the commission under paragraph (c) or
 783 paragraph (h) on October 1, 2003, and who has served less than
 784 two full terms is eligible for reappointment to the commission
 785 regardless of whether he or she meets the new qualification.

786 (2) All appointments shall be for terms of 4 years, ~~except~~
 787 ~~that of the chair who shall serve at the pleasure of the~~
 788 ~~Governor.~~ Each person who is a member of the Board of Building
 789 Codes and Standards on the effective date of this act shall
 790 serve the remainder of their term as a member of the Florida
 791 Building Commission. ~~Except for the chair, newly created~~
 792 ~~positions on the Florida Building Commission shall be appointed~~
 793 ~~after February 1, 1999. A vacancy shall be filled for the~~
 794 ~~remainder of the unexpired term.~~ Any member who shall, during
 795 his or her term, cease to meet the qualifications for original
 796 appointment, through ceasing to be a practicing member of the
 797 profession indicated or otherwise, shall thereby forfeit
 798 membership on the commission.

799 Section 12. Section 553.75, Florida Statutes, is amended
 800 to read:

801 553.75 Organization of commission; rules and regulations;
 802 meetings; staff; fiscal affairs; public comment.--

803 (1) The commission shall meet on call of the secretary.
 804 The commission shall annually elect from its appointive members
 805 such officers as it may choose.

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806 (2) The commission shall meet at the call of its chair, at
 807 the request of a majority of its membership, at the request of
 808 the department, or at such times as may be prescribed by its
 809 rules. The members shall be notified in writing of the time and
 810 place of a regular or special meeting at least 7 days in advance
 811 of the meeting. A majority of members of the commission shall
 812 constitute a quorum.

813 (3) The department shall be responsible for the provision
 814 of administrative and staff support services relating to the
 815 functions of the commission. With respect to matters within the
 816 jurisdiction of the commission, the department shall be
 817 responsible for the implementation and faithful discharge of all
 818 decisions of the commission made pursuant to its authority under
 819 the provisions of this part. The department is specifically
 820 authorized to use communications media technology in conducting
 821 meetings of the commission or any meetings held in conjunction
 822 with meetings of the commission.

823 (4) Meetings of the commission shall be conducted so as to
 824 encourage participation by interested persons in attendance. At
 825 a minimum, the commission shall provide one opportunity for
 826 interested members of the public in attendance at a meeting to
 827 comment on each proposed action of the commission before a final
 828 vote is taken on any motion.

829 Section 13. Present subsection (5) of section 553.77,
 830 Florida Statutes, is renumbered as subsection (6), and a new
 831 subsection (5) is added to that section, to read:

832 553.77 Specific powers of the commission.--

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833 (5) The commission may implement its recommendations
 834 delivered pursuant to subsection (2) of section 48 of chapter
 835 2007-73, Laws of Florida, by amending the Florida Energy
 836 Efficiency Code for Building Construction as provided in s.
 837 553.901.

838 Section 14. Subsection (5) of section 553.775, Florida
 839 Statutes, is amended to read:

840 553.775 Interpretations.--

841 (5) The commission may render declaratory statements in
 842 accordance with s. 120.565 relating to the provisions of the
 843 Florida Accessibility Code for Building Construction not
 844 attributable to the Americans with Disabilities Act
 845 Accessibility Guidelines. Notwithstanding the other provisions
 846 of this section, the Florida Accessibility Code for Building
 847 Construction and chapter 11 of the Florida Building Code may not
 848 be interpreted by, and are not subject to review under, any of
 849 the procedures specified in this section. This subsection has no
 850 effect upon the commission's authority to waive the Florida
 851 Accessibility Code for Building Construction as provided by s.
 852 553.512.

853 Section 15. Paragraph (g) is added to subsection (1) of
 854 section 553.80, Florida Statutes, and subsection (7) of that
 855 section is amended, to read:

856 553.80 Enforcement.--

857 (1) Except as provided in paragraphs (a)-(g) ~~(a)-(f)~~, each
 858 local government and each legally constituted enforcement
 859 district with statutory authority shall regulate building
 860 construction and, where authorized in the state agency's

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861 enabling legislation, each state agency shall enforce the
 862 Florida Building Code required by this part on all public or
 863 private buildings, structures, and facilities, unless such
 864 responsibility has been delegated to another unit of government
 865 pursuant to s. 553.79(9).

866 (g) Construction regulations relating to secure mental
 867 health treatment facilities under the jurisdiction of the
 868 Department of Children and Family Services shall be enforced
 869 exclusively by the department in conjunction with the Agency for
 870 Health Care Administration's review authority under paragraph
 871 (c).

872
 873 The governing bodies of local governments may provide a schedule
 874 of fees, as authorized by s. 125.56(2) or s. 166.222 and this
 875 section, for the enforcement of the provisions of this part.
 876 Such fees shall be used solely for carrying out the local
 877 government's responsibilities in enforcing the Florida Building
 878 Code. The authority of state enforcing agencies to set fees for
 879 enforcement shall be derived from authority existing on July 1,
 880 1998. However, nothing contained in this subsection shall
 881 operate to limit such agencies from adjusting their fee schedule
 882 in conformance with existing authority.

883 (7) The governing bodies of local governments may provide
 884 a schedule of reasonable fees, as authorized by s. 125.56(2) or
 885 s. 166.222 and this section, for enforcing this part. These
 886 fees, and any fines or investment earnings related to the fees,
 887 shall be used solely for carrying out the local government's
 888 responsibilities in enforcing the Florida Building Code. When

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889 providing a schedule of reasonable fees, the total estimated
 890 annual revenue derived from fees, and the fines and investment
 891 earnings related to the fees, may not exceed the total estimated
 892 annual costs of allowable activities. Any unexpended balances
 893 shall be carried forward to future years for allowable
 894 activities or shall be refunded at the discretion of the local
 895 government. The basis for a fee structure for allowable
 896 activities shall relate to the level of service provided by the
 897 local government and shall include consideration for refunding
 898 fees due to reduced services based on services provided as
 899 prescribed by s. 553.791, but not provided by the local
 900 government. Fees charged shall be consistently applied.

901 (a) As used in this subsection, the phrase "enforcing the
 902 Florida Building Code" includes the direct costs and reasonable
 903 indirect costs associated with review of building plans,
 904 building inspections, reinspections, and building permit
 905 processing; building code enforcement; and fire inspections
 906 associated with new construction. The phrase may also include
 907 training costs associated with the enforcement of the Florida
 908 Building Code and enforcement action pertaining to unlicensed
 909 contractor activity to the extent not funded by other user fees.

910 (b) The following activities may not be funded with fees
 911 adopted for enforcing the Florida Building Code:

- 912 1. Planning and zoning or other general government
 913 activities.
- 914 2. Inspections of public buildings for a reduced fee or no
 915 fee.

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916 | 3. Public information requests, community functions,
 917 | boards, and any program not directly related to enforcement of
 918 | the Florida Building Code.

919 | 4. Enforcement and implementation of any other local
 920 | ordinance, excluding validly adopted local amendments to the
 921 | Florida Building Code and excluding any local ordinance directly
 922 | related to enforcing the Florida Building Code as defined in
 923 | paragraph (a).

924 | (c) A local government shall use recognized management,
 925 | accounting, and oversight practices to ensure that fees, fines,
 926 | and investment earnings generated under this subsection are
 927 | maintained and allocated or used solely for the purposes
 928 | described in paragraph (a).

929 | Section 16. Subsection (17) is added to section 553.842,
 930 | Florida Statutes, to read:

931 | 553.842 Product evaluation and approval.--

932 | (17) (a) The Florida Building Commission shall review the
 933 | list of evaluation entities in subsection (8) and, in the annual
 934 | report required under s. 553.77, shall either recommend
 935 | amendments to the list to add evaluation entities the commission
 936 | determines should be authorized to perform product evaluations
 937 | or shall report on the criteria adopted by rule or to be adopted
 938 | by rule allowing the commission to approve evaluation entities
 939 | that use the commission's product evaluation process. If the
 940 | commission adopts criteria by rule, the rulemaking process must
 941 | be completed by July 1, 2009.

942 | (b) Notwithstanding paragraph (8) (a), the International
 943 | Association of Plumbing and Mechanical Officials Evaluation

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944 Services is approved as an evaluation entity until October 1,
 945 2009. If the association does not obtain permanent approval by
 946 the commission as an evaluation entity by October 1, 2009,
 947 products approved on the basis of an association evaluation must
 948 be substituted by an alternative, approved entity by December
 949 31, 2009, and on January 1, 2010, any product approval issued by
 950 the commission based on an association evaluation is void.

951 Section 17. Paragraph (b) of subsection (2) of section
 952 553.844, Florida Statutes, is amended to read:

953 553.844 Windstorm loss mitigation; requirements for roofs
 954 and opening protection.--

955 (2) The Florida Building Commission shall:

956 (b) Develop and adopt within the Florida Building Code a
 957 means to incorporate recognized mitigation techniques for site-
 958 built, single-family residential structures constructed before
 959 ~~prior to~~ the implementation of the Florida Building Code,
 960 including, but not limited to:

961 1. Prescriptive techniques for the installation of gable-
 962 end bracing;

963 2. Secondary water barriers for roofs and standards
 964 relating to secondary water barriers. The criteria may include,
 965 but need not be limited to, roof shape, slope, and composition
 966 of all elements of the roof system. The criteria may not be
 967 limited to one method or material for a secondary water barrier;

968 3. Prescriptive techniques for improvement of roof-to-wall
 969 connections. The Legislature recognizes that the cost of
 970 retrofitting existing buildings to meet the code requirements
 971 for new construction in this regard may exceed the practical

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972 benefit to be attained. The Legislature intends for the
 973 commission to provide for the integration of alternate, lower-
 974 cost means that may be employed to retrofit existing buildings
 975 that are not otherwise required to comply with the requirements
 976 of the Florida Building Code for new construction so that the
 977 cost of such improvements does not exceed approximately 15
 978 percent of the cost of reroofing. Roof-to-wall connections shall
 979 not be required unless evaluation and installation of
 980 connections at gable ends or all corners can be completed for 15
 981 percent of the cost of roof replacement. For houses that have
 982 both hip and gable roof ends, the priority shall be to retrofit
 983 the gable end roof-to-wall connections unless the width of the
 984 hip is more than 1.5 times greater than the width of the gable
 985 end. Priority shall be given to connecting the corners of roofs
 986 to walls below the locations at which the spans of the roofing
 987 members are greatest;

988 4. Strengthening or correcting roof-decking attachments
 989 and fasteners during reroofing; and

990 5. Adding or strengthening opening protections.

991 Section 18. Subsection (1) of section 553.885, Florida
 992 Statutes, is amended to read:

993 553.885 Carbon monoxide alarm required.--

994 (1) Every building, other than a hospital, an inpatient
 995 hospice facility, or a nursing home facility licensed by the
 996 Agency for Health Care Administration, for which a building
 997 permit is issued for new construction on or after July 1, 2008,
 998 and having a fossil-fuel-burning heater or appliance, a
 999 fireplace, or an attached garage shall have an approved

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1000 operational carbon monoxide alarm installed within 10 feet of
 1001 each room used for sleeping purposes. For a new hospital, an
 1002 inpatient hospice facility, or a nursing home facility licensed
 1003 by the Agency for Health Care Administration, an approved
 1004 operational carbon monoxide detector shall be installed inside
 1005 or directly outside of each room or area within the hospital or
 1006 facility were a fossil-fuel burning heater, engine, or appliance
 1007 is located. This detector shall be connected to the fire-alarm
 1008 system of the hospital or facility as a supervisory signal.

1009 Section 19. Section 553.886, Florida Statutes, is created
 1010 to read:

1011 553.886 Energy-efficiency technologies.--The provisions of
 1012 the Florida Building Code must facilitate and promote the use of
 1013 cost-effective energy conservation, energy-demand management,
 1014 and renewable energy technologies in buildings.

1015 Section 20. Section 553.9061, Florida Statutes, is created
 1016 to read:

1017 553.9061 Scheduled increases in thermal efficiency
 1018 standards.--

1019 (1) The purpose of this section is to establish a schedule
 1020 of increases in the energy performance of buildings subject to
 1021 the Florida Energy Efficiency Code for Building Construction.

1022 The Florida Building Commission shall:

1023 (a) Include the necessary provisions by the 2010 edition
 1024 of the Florida Energy Efficiency Code for Building Construction
 1025 to increase the energy performance of new buildings by at least
 1026 20 percent as compared to the energy efficiency provisions of
 1027 the 2007 Florida Building Code adopted October 31, 2007.

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1028 (b) Increase energy efficiency requirements by the 2013
 1029 edition of the Florida Energy Efficiency Code for Building
 1030 Construction by at least 30 percent as compared to the energy
 1031 efficiency provisions of the 2007 Florida Building Code adopted
 1032 October 31, 2007.

1033 (c) Increase energy efficiency requirements by the 2016
 1034 edition of the Florida Energy Efficiency Code for Building
 1035 Construction by at least 40 percent as compared to the energy
 1036 efficiency provisions of the 2007 Florida Building Code adopted
 1037 October 31, 2007.

1038 (d) Increase energy efficiency requirements by the 2019
 1039 edition of the Florida Energy Efficiency Code for Building
 1040 Construction by at least 50 percent as compared to the energy
 1041 efficiency provisions of the 2007 Florida Building Code adopted
 1042 October 31, 2007.

1043 (2) The Florida Building Commission shall identify within
 1044 code support and compliance documentation the specific building
 1045 options and elements available to meet the energy performance
 1046 goals established in subsection (1). Energy-efficiency
 1047 performance options and elements include, but are not limited
 1048 to:

1049 (a) Solar water heating.

1050 (b) Energy-efficient appliances.

1051 (c) Energy-efficient windows, doors, and skylights.

1052 (d) Low solar-absorption roofs, also known as "cool
 1053 roofs."

1054 (e) Enhanced ceiling and wall insulation.

1055 (f) Reduced-leak duct systems.

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1056 (g) Programmable thermostats.
 1057 (h) Energy-efficient lighting systems.
 1058 (3) The Florida Building Commission shall, prior to
 1059 implementing the goals established in subsection (1), adopt by
 1060 rule and implement a cost-effectiveness test for proposed
 1061 increases in energy efficiency. The cost-effectiveness test
 1062 shall measure cost-effectiveness and shall ensure that energy
 1063 efficiency increases result in a positive net financial impact.
 1064 Section 21. (1) The Department of Community Affairs, in
 1065 conjunction with the Florida Energy Affordability Coalition,
 1066 shall identify and review issues relating to the Low-Income Home
 1067 Energy Assistance Program and the Weatherization Assistance
 1068 Program, and identify recommendations that:
 1069 (a) Support customer health, safety, and well-being;
 1070 (b) Maximize available financial and energy-conservation
 1071 assistance;
 1072 (c) Improve the quality of service to customers seeking
 1073 assistance; and
 1074 (d) Educate customers to make informed decisions regarding
 1075 energy use and conservation.
 1076 (2) On or before January 1, 2009, the department shall
 1077 report its findings and any recommended statutory changes
 1078 required to implement such findings to the President of the
 1079 Senate and the Speaker of the House of Representatives.
 1080 (3) The provisions of this section expire July 1, 2009.
 1081 Section 22. Section 553.731, Florida Statutes, is
 1082 repealed.

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1083 Section 23. The repeal of s. 553.731, Florida Statutes, by
 1084 this act, does not diminish or authorize changes that diminish
 1085 the provisions of the Florida Building Code relating to wind
 1086 resistance or water intrusion which were adopted pursuant to
 1087 chapter 2007-1, Laws of Florida.

1088 Section 24. Subparagraph 6. of paragraph (a) of subsection
 1089 (6) of s. 627.351, Florida Statutes, is repealed.

1090 Section 25. Subsections (3), and (4) of section 336.41,
 1091 Florida Statutes, are renumbered as subsections (4), and (5),
 1092 respectively, and a subsection (3) is added to that section, to
 1093 read:

1094 336.41 Counties; employing labor and providing road
 1095 equipment; accounting; when competitive bidding required.--

1096 (3) Notwithstanding any law to the contrary, a county,
 1097 municipality, or special district may not own or operate an
 1098 asphalt plant or a portable or stationary concrete batch plant
 1099 that has an independent mixer; however, this prohibition does
 1100 not apply to any county that owns or is under contract to
 1101 purchase an asphalt plant as of April 15, 2008, and that
 1102 furnishes its plant-generated asphalt solely for use by local
 1103 governments or companies under contract with local governments
 1104 for projects within the boundaries of the county. Sale of plant-
 1105 generated asphalt to private entities or local governments
 1106 outside the boundaries of the county is prohibited.

1107 Section 26. Subsection (6) is added to section 718.113,
 1108 Florida Statutes, to read:

1109 718.113 Maintenance; limitation upon improvement; display
 1110 of flag; hurricane shutters.--

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1111 (6) Notwithstanding the provisions of this section or the
 1112 governing documents of a condominium or a multicondominium
 1113 association, the board of administration may, without any
 1114 requirement for approval of the unit owners, install upon or
 1115 within the common elements or association property solar
 1116 collectors, clotheslines, or other energy-efficient devices
 1117 based on renewable resources for the benefit of the unit owners.

1118 Section 27. The Florida Building Commission shall submit
 1119 the text of the rule required by section 19 of this act to the
 1120 Legislature in its report to the 2009-2010 Legislature, and
 1121 shall provide an effective date for the rule by July 1, 2009.

1122 Section 28. This act shall take effect July 1, 2008.

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