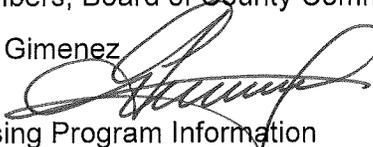


Memorandum



Date: April 26, 2013
To: Honorable Rebeca Sosa, Chairwoman
And Members, Board of County Commissioners
From: Carlos A. Gimenez
Mayor 
Subject: Infill Housing Program Information

Pursuant to Resolution No. R-763-12, the attached report provides information that was requested by Commissioner Audrey M. Edmonson, Commissioner Barbara J. Jordan, and Commissioner Jean Monestime during the October 2, 2012 Board of County Commissioners meeting.

Below are the responses to these requests.

- Commissioner Audrey M. Edmonson requested that the Public Housing and Community Development Department (PHCD) provide her with a list of agencies or individuals who had applied to be Infill developers and were denied, and the reason for the denial. To better respond to this query, the department is providing a brief history on this issue. In 2007, the Procurement division of the Internal Services Department issued a Request for Qualifications (RFQ) to establish the Infill Housing Developer Pool. On December 18, 2007, the Board adopted Resolution No. R-1402-07 (Attachment 1) approving the award to establish an Infill Housing Developer pool of sixteen (16) developers; thirty (30) developers were not recommended for award for the following reasons: did not score above the median score of 559, determined to be non-responsive, or requested to be withdrawn from participation; and another ten (10) developers were pending award recommendation based on completion of a responsibility review.

Due to the downturn in the real estate market and difficulty in securing financing, developers were having a difficult time selling infill homes. As a result of this downturn, the Board rejected the 10 remaining proposals, through Resolution No. R-635-09. Additionally, the Internal Services Department chose not to refresh the pool for five years due to the weakness in the new single-family construction market. Most Infill developers stopped building because fee appraisals performed on the Infill properties were using comparables to set values that were based on short sales and foreclosures that were occurring in the market place which reflected sales prices below what it cost to build new single family homes.

- Commissioner Barbara J. Jordan requested that PHCD provide her with the development guidelines for County-owned properties that were transferred to an entity. The Infill Housing Guidelines are reviewed periodically to reflect departmental responsibilities and other necessary changes as the program evolves to meet the challenges and changes in the real estate market. Staff considers input from other County departments, including legal review, and input from the development community. The November 2012 Infill Housing Program Guidelines are included as attachment 2.
- Commissioner Jean Monestime requested that PHCD ensure that the Infill Developer list was appropriately advertised so that residents within the proposed development area were informed of the properties to be developed. Prior to the Boards' adoption of Resolution No. R-527-12 on July 3, 2012 and the adoption of Resolution No. R-763-12 on October 2, 2012, the County routinely placed Public Notices in the local newspapers regarding its upcoming meetings, and public hearings were held when these items appeared before the Board. Additionally, PHCD

Honorable Chairwoman Rebeca Sosa
And Members, Board of County Commissioners
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featured on its website the full list of properties and advertised in *The Miami Herald*, *The Miami Times*, *Haiti en Marche*, and the *Diario Las Americas* on June 20, 2012 (Attachment 3).

Should you have any questions or require additional information/clarification regarding this response, please contact Gregg Fortner at 786-469-4106.

Attachments

c: Robert A. Cuevas, Jr., County Attorney
Russell Benford, Deputy Mayor
Gregg Fortner, Executive Director, PHCD
Charles Anderson, Commission Auditor

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum



Date: December 18, 2007

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

From: George M. Burgess
County Manager

Agenda Item No. 8(O)(1)(A)

R-1402-07

Subject: Approval to Award Contract Nos. RFQ No. Q95A; Q95B; Q95D through Q95Q; Infill Housing Developer Pool

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the referenced award to establish the Infill Housing Developer Pool on behalf of Miami-Dade County General Services Administration (GSA).

CONTRACT NOS: Q95A; Q95B; Q95D through Q95Q

CONTRACT TITLE: Infill Housing Developer Pool

DESCRIPTION: To establish a pool of qualified Developers to build affordable single family homes to be sold to low and moderate income persons as part of the County's Affordable Housing Initiative in accordance with Administrative Order (AO) 3-44.

PROJECT MANAGER: Elva Marlin, Real Estate Manager
General Services Administration, (GSA)

APPROVAL TO ADVERTISE: December 19, 2006

TERM: Five years with four (4) one-year options-to-renew

CONTRACT AMOUNT: The County anticipates that lots designated to be part of the Infill Housing Developer Pool will be appraised at approximately \$55,000 per lot. Currently, there are 55 lots available and it is anticipated that approximately the same number of lots will be available on a yearly basis. Therefore, the annual estimated value of the County property to be conveyed through the Infill Housing Developer Pool is \$3,000,000. There is no other financial compensation to the Developers.

FUNDING SOURCE: There are no County funds being provided for these services. The County is offering the following incentives to encourage participation in the Infill Housing Program:

Availability of County Property: The County will make buildable land available to qualified developers, free and clear of all liens.

Impact Fee Exemptions or Refunds: New homes that are constructed through the Program, qualify to have impact fees for road, fire and emergency services, parks and police services refunded after the home has been completed and sold to a qualified affordable home buyer. In exchange for recording a restrictive covenant on the property stating that the property will remain affordable during the control period, builders may be exempted from paying said fees.

Building Permit Expedite Process: Building permit applications for homes built through the Program qualify for the Building Department's expedite process. The developer must provide the Building Department written proof that the home is being built through the Program.

Financial Assistance: Various County agencies offer financial assistance to qualified homebuyers in the form of low interest loans using Surtax, SHIP, Community Development Block Grant, HOME Investment Partnership Program and other applicable funds.

METHOD OF AWARD:

The establishment of the Pool was determined by the Affordable Housing Selection Committee (AHSC) in accordance with AO 3-44. The AHSC determined that pool membership would be opened to qualified respondents scoring above the median (559 points). If the Pool is approved by the Board, and when infill lots are identified, staff will prepare a solicitation in the form of a Work Order Proposal Request (WOPR). This WOPR will be forwarded to all Pool Members for proposal submission. Proposals received will be evaluated for technical and price consideration by the AHSC in accordance with AO 3-44. The selected Pool Member will be issued a Work Order to convey the infill lot and begin building housing.

**DEVELOPERS RECOMMENDED
FOR AWARD:**

1. Habitat for Humanity of Greater Miami, Inc. (Local)
3800 NW 22nd Avenue
Miami, FL 33142
Principal: Anne E. Manning
Contract Q95A
2. Keiko Investments, Inc. (Local)
2124 NE 123 Street #213
N. Miami, FL 33181
Principal: Stanly Saltzman
Contract Q95B
3. Community Reinvestment Agency, Inc. (Local)
2162 SW 98 Place
Miami, FL 33165
Principal: José E. Miranda
Contract Q95D
4. Centro Campesino Farm Worker Center, Inc. (Local)
PO Box 343448
Miami, FL 33034
Principal: Steve Malster
Contract Q95E

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5. Custom Bulder of Miami, LLO (Local)
555 W 51st
Miami Beach, FI 33140
Principal: Nicolas Gomez
Contract Q95F
6. H.A. Contracting Corp. (Local)
9500 NW 12th Street Bay 1
Miami, FI 33172
Principal: Henry Angelo III
Contract Q95G
7. D.A. Community Builders Inc. (Local)
4226 SW 79th Court
Miami, FI 33155
Principal: Alejandro Formoso
Contract Q95H
8. JAG Homes & Development, LLC (Local)
16675 NW 84th Court
Miami, FI 33016
Principal: Juan Anderez
Contract Q95I
9. Equitable Housing Corp. (Local)
4345 SW 72nd Avenue, Suite H
Miami, FI 33155
Principal: Tim Sheehan
Contract Q95J
10. Affordable Housing Programs Inc. & Lancaster Homes Joint
Venture (Local)
683 N. Biscayne River Drive
Miami, FI 33169
Principal: Isaac Simon
Contract Q95K
11. NHS Housing Development, LLC (Local)
181 NE 82nd Street
Miami, FI 33138
Principal: David Harder
Contract Q95L
12. St. John Community Development Corporation (Local)
PO Box 016344
Miami FI 33101
Principal: David Alexander
Contract Q95M
13. Personal Paradise Developers Inc. (Local)
9980 SW 62nd Street
Miami, FI 33173
Principal: Octavio Castellanos
Contract Q95N

14. GO1 Marketing, LLC/H, Capo Const. Corp. Joint Venture (Local)
9725 NW 52nd Street #215
Doral, FL 33178
Principal: Luis Rodriguez
Contract Q95O
15. PHS Development, L.L.C. (Local)
322 NE 80th Terrace
Miami, FL 33138
Principal: Jean Robert Stolat
Contract Q95P
16. Haven Economic Development, Inc., a Florida Not for Profit
Corporation (Local)
8808 W State Road 84
Davie, FL 33324
Principal: Harris Millman
Contract Q95Q

**DEVELOPERS PENDING
RESOLUTION OF REVIEW ITEMS:**

1. Palmetto Homes Of Miami, Inc. (Local)
153 NE 97th Street
Miami Shores, FL 33138
Principal: Arlovisius Lundy
2. Emerald Developers, LLC (Local)
5007 SW 167th Avenue
Miami, FL 33027
Principal: Walter Sweeting
3. Miami Dade Community Development, Inc. (Local)
10680 SW 7th Terrace
Miami, FL 33174
Principal: Claudia Alvarez
4. DFC Homes of Florida, Inc. (Local)
1773 N. State Road 7, Second Floor
Lauderhill, FL 33313
Principal: Kenny M. Davis
5. Affordable New Homes, Inc. (Local)
PO Box 398064
Miami Beach, FL 33239
Principal: Daniel Boman
6. Lawrence Wright & Partners, LLC (Local)
3827 NW 125th Street
Miami, FL 33027
Principal: Lawrence Wright
7. La Cité Development LLC (et. al) (Non-local)
237 W. 36th Street, 4th Fl
New York, NY 10001
Principal: Daniel Bytherood, Jr.

8. Miami Deemart Corporation, Inc. (Local)
6311 SW 34th Street
Miami, FL 33165
Principal: Juan M. Martell
9. Better Homes Development Corporation (Local)
104 Crandon Blvd. #401
Key Biscayne, FL 33149
Principal: Elena Diaz De Villegas
10. Housing Development LLC & COBO Construction Corp.
Joint Venture (Local)
104 Crandon Blvd. #401
Miami, FL 33149
Principal: Alex Cobo

**DEVELOPERS NOT RECOMMENDED
FOR AWARD:**

The following vendors are not recommended for award as they did not score above the median (559), were not recommended for reasons of responsibility, or requested to be withdrawn from participation:

1. Redevco Corporation (Local)
1175 NE 125th Street, Suite 103
Miami, FL 33161
Principal: Debra Sinkle Kolsky
2. Affordable Housing Solutions for Florida, Inc. (Local) *
1108 Kane Concourse, Suite 307
Bay Harbor Islands, FL 33154
Principal: Barry Halman
3. Miami Dade Empowerment Trust, Inc. (Local) **
3050 Biscayne Blvd., Suite 300
Miami, FL 33127
Principal: Aundra Wallace
4. Contractors Resource Center, Inc. (Local) *
1730 Biscayne Blvd, suite 201
Miami, FL 3332
Principal: Eisel Hamler
5. New Africa Developers INC (Local) *
6214 NW 16th Avenue
Miami, FL 33147
Principal: Jali Razzaq Muhammad
6. URGENT, Inc. (Local) *
1600 NW 3rd Avenue, Building D
Miami, FL 33136
Principal: Sallha Nelson
7. Cruz Construction Group, Inc. (Local) *
711 SW 113 Way
Pembroke Pines, FL, 33025
Principal: Juan Jose Cruz

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8. Town Center Properties, LLC (Local) *
780 Fisherman Street, Suite 334
Opa-Locke, FL 33064
Principal: Dennis Stackhouse
9. BAME Development Corp. of South Florida, Inc (Local) *
245 NW 8th Street
Miami, FL 33136
Principal: Don Patterson
10. Pledroba Marine Construction (Local) *
2655 Le Jeune Road, Suite 810
Coral Gables, FL 33134
Principal: Luis A Prieto
11. Waterhouse Construction Group, Inc. (Local) *
5810 Commerce Lane
South Miami, FL 33143
Principal: Carlos Deleon
12. Youth In Action Center, Inc., CDC (Local) *
10711 SW 216th Street #214
Miami, FL 33170
Principal: Linda Stevenson
13. Dieaal Construction (Local) *
3029 NE 183 Lane
Aventura, FL 33160
Principal: Diego Saal
14. VOME, LLC (Local) *
2610 SW 5th Ave
Miami, FL 33129
Principal: Oscar Freljo
15. Dean Development Corp. (Local) *
5779 NW 116 Avenue #104
Doral, FL 33178
Principal: Eddie Dean
16. Adonal Design & Construction, Inc. (Local) *
2867 SW 69th Court
Miami, FL 33155
Principal: Clara Garcia
17. Five Stones Investments (Local) *
12100 SW 97th Terrace
Miami, FL 33186
Principal: Rafael Fernandez
18. People Helping People Achieve Goals, Inc. (Local) *
6600 NW Avenue A-12,
Miami, FL 3317
Principal: Derrick Jackson

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and Members, Board of County Commissioners
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19. Paragon Construction Unltd. Inc. (Local) *
PO Box 823491
Pembroke Pines, Fl 33082
Principal: Jeffery Strump
20. The Carrie Meek Foundation (Local) *
780 Fleherman Street, Suite 300
Opa-Looka, Fl 33054
Principal: Carrie Meek
21. Wle's Engineering (Local) *
37 NW 80th Street
Miami, Fl 33127
Principal: Wisconsin Mo Lachlan
22. 2 SBW & Associates (Non-local) *
PO Box 1786
Belle Glade, FL 33430
Principal: Javin Walker
23. EDFM Corporation (Local) *
10021 SW 98th Avenue
Miami, FL 33176
Principal: Miriam Rodriguez
24. Institute For Development (Local) *
2301 NW 41st Avenue #107
Lauderhill, Fl 33313
Principal: Mohammad Ayoub
25. All American Investment Realty, Inc. (Local) *
1876 N. University Drive, Suite #308G
Sunrise, Fl 33322
Principal: Tariq Hussain
26. Flick Investments, Ltd (Local)*
1119 Cotorro Avenue
Coral Gables, Fl 33146
Principal: Jerry Flick
27. The Housing League, Inc. (Local)*
1119 Cotorro Avenue
Coral Gables, Fl 33146
Principal: Jerry Flick
28. Sweeting Group, Ltd. (Local)*
1119 Cotorro Avenue
Coral Gables, Fl 33146
Principal: Jerry Flick
29. Fortified Homes, Inc. (Local)*
1119 Cotorro Avenue
Coral Gables, Fl 33146
Principal: Jerry Flick

30. Citywide Development Corporation (Local)*
10690 SW 7th Terrence
Miami, FL 33174
Principal: Elena Diaz De Villegas

* Firms scoring below the median
** Firm determined to be non-responsible

USING/MANAGING AGENCY:

General Services Administration

CONTRACT MEASURES:

The established Pool contract does not include contract measures for Miami-Dade County Certified Small Business Enterprises (SBE's); however, the Review Committee will evaluate each Work Order Proposal Request (WOPR) and will assign contract measures consistent with County policies.

LIVING WAGE:

The services being provided are not covered under the Ordinance.

UAP:

The solicitation does not contain the 2% User Access Program provision.

LOCAL PREFERENCE:

Applied in accordance with applicable policy, but did not affect the outcome as the highest ranked firm is local.

**ESTIMATED CONTRACT
COMMENCEMENT DATE:**

Upon approval by the Board of County Commissioners and expiration of the Mayoral veto.

BACKGROUND

On January 11, 2007, the County issued an Request for Proposal (RFQ) to establish the Infill Housing Developer Pool. The solicitation invited interested parties to submit qualifications for inclusion in a pool of developers to provide affordable single family homes. These homes will be sold to low-and-moderate income persons as part of the County's Infill Housing Initiative. The purpose of creating the pool is to expedite the selection process of firms to participate in the development or rehabilitation of affordable single family housing on County property.

On January 25, 2007, the Board adopted Administrative Order (A.O.) 3-44 which established the procedures for the Infill Housing Initiative. The A.O. calls for the selection of a qualified developer pool through a RFQ process. In response to this competitive solicitation, the County received 58 proposals. The Affordable Housing Selection Committee (AHS) reviewed and evaluated the proposals as outlined in the A.O. and the RFQ.

The Affordable Housing Selection Committee recommended that responsive and responsible submissions scoring above the median be considered for pool membership. The median was determined, by the Affordable Housing Selection Committee, to be a score of 559 and resulted in 28 submissions being considered. Of the 28 submissions scoring above the median, sixteen firms have been completely reviewed and are recommended for inclusion in the pool. A proposal submitted by the Miami-Dade Empowerment Trust was found to be non-responsible. Of the 11 remaining firms, one firm (Redevco Corporation) requested to be removed from consideration. The remaining 10 firms are pending responsibility interviews with DPM staff, or

have not finalized contracts with the County. Upon completion of these interviews a determination will be made regarding these firms' eligibility for inclusion into the pool. Once this determination is completed, a subsequent recommendation will be presented to the Board for approval. Entry in this pool will be refreshed on an annual basis.

An extensive due diligence review for each recommended firm has been conducted to include information from the following sources: Florida Department of State Division of Corporations, MyFlorida.com for license search and the statewide judgments search; Miami-Dade County Clerk of the Courts website for civil litigation and criminal actions; Miami-Dade County Enterprise Technology Services Department (ETSD) Property Database Search; Google search engine; Dun and Bradstreet Credit Reports; and interview of references.

Currently, 55 lots have been determined to be suitable for construction by the Affordable Housing Review Committee and will be offered to the pool members via a competitive Work Order Proposal Request (WOPR) process. Award of a contract establishing membership in this pool is a prerequisite for eligibility to submit proposals and obtain work. However, there is no guarantee that pool members will obtain work orders through the pool. When projects arise, the County will prepare a scope of work and provide pool members with information regarding the selection process and response requirements. These may include written proposals and/or oral presentations. Recommendations for work order awards will be made on a competitive basis considering quality and price.

As lots become available, they will be offered to the pool through this competitive process. Lots may be offered in groups based on their proximity to one another. The County, in its discretion, will limit the number of groups each developer can be awarded. Developers will not be able to receive new lots if they have not commenced construction and made progress consistent with contractual commitments on other work orders awarded through this Program.

Each WOPR will be prepared as a lot(s) becomes available, and will include the follo number, lot size, zoning and targeted income level of the buyer for each home. The selected developers will be required to sign an agreement stating they agree to build the home as proposed. Developers will be given one year to complete each home. Developers who fail to comply with the terms of the agreement and/or the deed restrictions will be excluded from further pool participation.

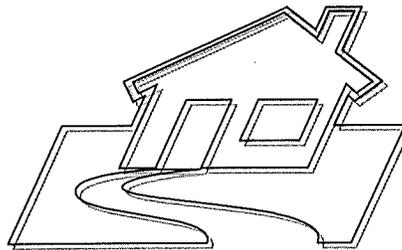


Assistant County Manager



Delivering Excellence Every Day

INFILL HOUSING PROGRAM GUIDELINES



**Prepared By:
Public Housing and Community Development
Infill Housing Program
701 NW 1 Court, 16th Floor
Miami, FL 33136
(786) 469-4226**

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INFILL HOUSING PROGRAM GUIDELINES

I. PURPOSE

1. The purpose of the Infill Housing Initiative is to increase the availability of affordable homes for low and moderate income persons; maintain a stock of affordable housing; redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties; equitably distribute homeownership opportunities within the Infill Target Areas; and generate payment of ad valorem taxes. The Infill Housing Initiative provides incentives to encourage developers to build affordable housing within the Infill Target Areas. These incentives include free land for qualified developers, forgiveness of County liens and citations on private lots, deferral and/or refund of impact fees and funding assistance in the form of second mortgages for qualified buyers. Although the Infill Housing Initiative is primarily designed to create affordable homeownership of single family homes, the County under limited circumstances may at its sole discretion permit developers to rent these homes to qualified low or moderate income families for up to two (2) years.
2. The Infill Housing Initiative is for new construction and substantial rehabilitation/improvement of single family homes, (as applicable). The County will at its sole discretion, determine applicability of properties to the Infill Program.
3. The procedures established to carry out the goals of the Infill Housing Initiative are referred to as the Infill Housing Program and as of November 1, 2011, are administered by the Public Housing and Community Development (PHCD).

II. DEFINITIONS

Affordable: Where the mortgage payment, including taxes and insurance, does not exceed 30 percent of the amount which represents the percentage of the median annual gross income for low and moderate income households. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark.

Certificate of Qualification: A certificate issued by the Public Housing and Community Development (PHCD) or any other County or non-County agency that has been authorized by PHCD to qualify households. Certificates of Qualification shall be valid for 12 months.

Compliance Certificate: A certificate issued by PHCD stating that the proposed conveyance; sale or transfer of the Property to the selected

INFILL HOUSING PROGRAM GUIDELINES

purchaser is in compliance with the rights, restrictions, covenants and agreements contained in the Affordable Housing Restrictive Covenant running with the land.

Control Period: The 20-year period during which the eligible home shall remain affordable. 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.

County Property: Property that is owned by Miami-Dade County which is made available to qualified developers for the development of affordable housing.

Dwelling Unit: A unit, whether detached or attached to another such unit, that houses a single family and that can be sold in fee simple ownership.

Eligible Housing or Eligible Home: Any dwelling unit that is: (i) located on an infill parcel; (ii) constructed in accordance with these guidelines and other applicable requirements; and (iii) used as the primary residence of a qualified household.

Eligible Person or Eligible Household: One or more natural persons or a family that has not owned or had an interest in a home during the previous three years and that has been determined by the County to meet the eligibility requirement of a low income or moderate income household according to the income limits adjusted to family size published annually by the United States Department of Housing and Urban Development based upon the annual gross income of the household. The terms Eligible Person or Eligible Household shall also include one or more natural persons or a family who participates in one of the County's and other municipalities' affordable rental programs, including but not limited to the Section 8 Housing Choice Voucher or the Miami-Dade Homeless Trust Continuum of Care's Household Exiting Emergency Shelter, Transitional Housing and Domestic Violence programs and who has been determined by the County to meet the eligibility requirements of a low or moderate income household according to the income limits adjusted to family size published annually by the United States Department of Housing and Urban Development based upon the annual gross income of the household.

Impact Fees: Fees for Road, Fire and Emergency Services, Parks, and Police that are paid as pre-development costs to help fund the additional expenses required for services for new development.

Infill Parcel: A parcel of land that is located within the Infill Target Areas and is suitable for residential development of four (4) dwelling units or less.

INFILL HOUSING PROGRAM GUIDELINES

Infill Target Areas: The areas of the County designated as the Urban Infill Target Area (UIA), as defined in Section 33G-3(26) of the Code, and the Targeted Urban Areas (TUA), as defined in Section 30A-129(2) of the Code. In addition, Infill Target Areas shall include those portions of Neighborhood Revitalization Strategy Areas not otherwise covered under the UIA and TUA and any geographic locations in Miami-Dade County which are designated by the Federal Government as empowerment zones shall be included in the definition of TUA at the time of such designation.

Liens: Encumbrances placed on property by the County or other municipality for failing to maintain property or pay for services rendered, i.e. lot clearing, trash pick up, demolition of unsafe structure, etc.

Low Income Household: Those households whose total annual adjusted gross income is 80% percent or less than the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within Miami-Dade County, whichever is greater as defined by US HUD.

Moderate Income Household: Those households whose total annual adjusted gross income is greater than 80% and less than 140% percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within Miami-Dade County, whichever is greater as defined by US HUD.

Private Property: Property that is not owned by Miami-Dade County.

Qualified Developer: Any person, firm, corporation, partnership, limited liability company, association, joint venture, community based organization, not-for-profit agency, or any entity or combination of entities, excluding any governmental entity, that has been qualified by the County as having the requisite experience and capacity to build affordable housing through the Infill Housing Program. For these purposes, a community-based organization shall have among its purposes the provision of affordable housing to persons who have special needs or have low income, or moderate income within a designated area, which may include a municipality or more than one municipality or the County, and maintains, through a minimum of one-third representation on the organization's governing board, accountability to housing program beneficiaries and residents of the designated area.

Substantial Rehabilitation/Improvement: Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a one year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the one year period begins on the date of the first improvement or repair, as determined by the County's Building Official. For applicability in the Infill

INFILL HOUSING PROGRAM GUIDELINES

Housing Program refer to Infill Housing Program Guidelines Section IV Section 7.

Urban Infill Target Area (UIA): The area of Miami-Dade County located east of, and including Northwest and Southwest 77 Avenue (and its theoretical extensions) including the Palmetto Expressway (SR 826), north of and including SW 232 Street.

III. COUNTY SUBSIDY PROGRAMS

1. Homebuyer Assistance

The County offers financial assistance to eligible low and moderate income homebuyers through various County Programs including, but not limited to the following:

A. Public Housing and Community Development (PHCD):

PHCD manages a variety of affordable housing programs funded and regulated at the local, state, and federal levels. The purpose of these programs is primarily to provide low and moderate income County residents with affordable, sanitary, safe, and decent housing. For more information, visit PHCD's website at <http://www.miamidade.gov/housing>.

B. Housing Finance Authority (HFA) provides low-interest rate mortgages and financial assistance to first-time low and moderate income homebuyers. In coordination with its non-profit partner, Miami Dade Affordable Housing Foundation, Inc., the HFA also provides homebuyer education and certification. For more information on programs offered by HFA visit their website at <http://www.miamidade.gov/hfa>

2. Developer Assistance/Incentives

A. Building Permit Expedite Process: Homes being developed in the Unincorporated Municipal Service Area (UMSA) through the County's Infill Housing Program qualify for the Regulatory and Economic Resources Department expedited permit process. PHCD provides developers a letter indicating that the lot is being developed through the Infill Housing Program. That letter shall be presented by the developer to the Regulatory and Economic Resources Department when applying for a building permit in order to qualify for the expedite process.

B. Release of Liens: See Section XIII

C. Refund of Impact Fees: See Section XIV

IV. MINIMUM ARCHITECTURAL AND SPACE REQUIREMENTS

1. Submittal

- A. Any units constructed through the Infill Housing Program shall comply with the space requirements and standards contained in this section.
- B. Construction shall be restricted to code-approved site-built homes; no modular, manufactured, or prefabricated homes designs will be approved. Building design shall provide for safe, secure, healthful, and attractive living facility and environmentally suited to the social, economic, and recreational needs of resident families and individuals. It shall provide for ease of circulation and housekeeping; visual and auditory privacy; comply with all building code requirements including light, ventilation, fire and accident protection; and use of space; and sanitation facilities.

2. Applicable State, Federal and Local Requirements and Codes

- A. Infill Housing Program standards are not intended to serve as a building codes. Such codes are primarily concerned with health, safety and welfare. Where the Florida Building Code, local, state or federal regulations require lower standards, the Infill Housing standards as specified herein shall apply.
- B. Infill Housing Program Guidelines shall not be construed as relieving the developer and/or its consultants, contractors and/or any other vendors of their responsibility for compliance with all applicable State, Federal and Local requirements and codes.
- C. PHCD does not assume responsibility for determining compliance of applicable State, Federal and Local requirements and codes or interpretations regarding their application in any specific instance. The developer shall be responsible for obtaining all applicable building permits and inspections leading to obtaining a certificate of occupancy and final inspections from the proper building and zoning departments. These approvals will be a prerequisite to close on any home built through the Infill Housing Program.

3. Site Requirements

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- A. Landscaping shall include solid sod at all non-paved areas and shrubs and trees as required by the local building departments.
- B. The Site plan shall indicate all required parking in conformance with the applicable zoning code. Driveway approaches and parking pads are to be asphalted. Concrete driveways and parking pads are encouraged.
- C. Single-family homes with enclosed carports or garages are encouraged.
- D. Landscaping, including tree removals and replacements, shall conform to all applicable codes.
- E. Developer shall provide the necessary site development improvements including street signs, sidewalks, curb cuts and all required utilities services to the unit(s) including water and sanitary sewer.
- F. Developer shall be required to provide landfill and grading as necessary to meet all applicable requirements on floor elevations and drainage.
- G. All utility companies and agencies requirements (i.e., electrical, gas, water and sewer, Public Works and Waste Management, PERA, telephone, fire departments, post office, etc.) shall be met.
- H. All main entrance doors shall have concrete stoops of 4' x 4' minimum dimensions or to extend a minimum of 6" beyond width of door on each side. Secondary exterior doors shall also have concrete stoops of 3' x 3' minimum dimension or to extend a minimum of 6" beyond width of door on each side.

4. Minimum Net Space Requirements

A. Living / Sleeping Space Requirements by Unit Size (Square Feet)

	1-BR UNIT	2-BR UNIT	3-BR UNIT	4-BR UNIT	*MINIMUM DIMENSIONS
Living Room	160	160	170	180	11'-6"
Dining Room	100	100	110	120	8'-6"
Kitchen	60	70	80	90	7'-0"
Living/Dining	210	210	230	250	12'-0"
Kitchen/Dining	120	130	140	160	10'-0"
Bedroom #1 (Master)	125	125	125	125	10'-0"
Bedroom #2	--	100	100	100	10'-0"
Bedroom #3	--	--	100	100	10'-0"

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Bedroom #4	--	--	--	100	10'-0"
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* Does not apply to multifamily new construction.

B. Bedroom Closet Dimensions (feet)

Bedroom Closets	Minimum Dimensions
Bedroom #1 (Master)	2'-0" x 6'-0"
Bedroom #2 thru #4	2'-0" x 4'-0"

C. Linen Storage shall be provided as follows:

- 1) Minimum shelf area: 10 sq. ft. for 1 and 2 bedroom units;
- 2) 15 sq. ft. for three or more bedroom units.
- 3) Spacing of movable shelving: not less than 12 in. other closets.
- 4) Location as close as possible to bathrooms.

D. General Storage

- 1) Usable general storage space shall be provided for the storage of items and equipment essential to the use of the occupants. Laundry connections may be placed in this space. This storage shall be in addition to required bedroom and linen closets and kitchen storage. The minimum total square footage of general storage for each living unit shall conform to either column 1 or column 2 of the following chart.

2) General Storage Requirements (Square Feet)

	Column 1 (1)	Column 2 (2)
1 BR Unit	17	34
2 BR Unit	17	34
3 BR Unit	22	50
4 BR Unit	22	50

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Note: Column (1) This storage shall be located entirely within living unit.

Column (2) At least one half of this storage shall be located within the living unit.

- 3) Attic space, if provided, may only count as 20% of this storage requirement. Appropriate access panel is to be provided. Boards or plywood panels shall be nailed to roof trusses all around the opening inside the attic space to minimum width of 2'-6", to facilitate the storage surface to the owner. Minimum height available around opening inside attic space shall be 4'-0".

E. Bathrooms

- 1) Units having one or two bedrooms shall be furnished with a bathtub.
- 2) Units having 3, 4, or more bedrooms should have at least two full baths, with a minimum of one bathroom containing a bathtub.
- 3) Split level units with the bedrooms on the upper level will require a half bath on the lower level, in addition to other bathroom requirements. If a bedroom is on the ground floor, a full bathroom is required.
- 4) Bathrooms shall be provided with the following accessories:
- 5) Securely mounted soap dish and towel bar with holders at tub and shower.
- 6) Shower curtain rod at tub. Enclosure at shower.
- 7) Soap dish at lavatory (soap dishes may be integral with the fixture).
- 8) Toothbrush holder at lavatory.
- 9) Toilet paper holder accessible from water closet.
- 10) Medicine cabinet with mirror. (Fixed wall mounted mirror in addition is optional).
- 11) Two towel bars with holders, outside tub and shower. Each half bath shall be provided with above items 3, 4, 5, and 6. Shower stalls shall have a minimum area of at least 3' x 3'. Ceramic or vinyl tile floors shall be provided. Walls around showers or tub-showers shall be a full ceiling height from the tub or bottom of the shower.

Lighting and ventilation to comply with current building code requirements.

F. Kitchen

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1) Kitchen Minimum Space Requirements (square feet)

	1 BR UNIT	2 BR UNIT	3 BR UNIT	4 BR UNIT
Wall and Base Cabinets	30	35	40	45
Drawer	5	6	7	8

* Usable storage drawer in cooking range or under sink may be counted in the total spacing needed.

Pantry Closets: Same requirements as linen closet. However, shall have a minimum of six shelves.

2) Kitchen Appliances and Equipment Requirement

- a) Refrigerator with a minimum size of 18 cubic feet.
- b) Range with a minimum width of 30 inches
- c) Stainless steel double sink for each unit.
- d) Re-circulating range hood fan with light in naturally ventilated kitchens.
- e) Exterior vented range hood exhaust fan with light in other kitchens.

G. Other Requirements

- 1) Smoke Detector - As per the FBC.
- 2) Exterior door viewer/knocker (Door bell is optional).
- 3) Water heater drain pans if located on the 2nd floor.
- 4) Energy conservation measures to comply with state energy code.
- 5) HVAC - provide energy efficiency rating as per the SFBC.
- 6) Units shall meet present fire exit code requirements dealing with minimum window dimensions and height.
- 7) Main pedestrian entrance shall have a minimum 4'-0" roof overhang.
- 8) Secondary pedestrian entrances shall have a minimum 3'-0" roof overhang.
- 9) Evidence of building and zoning final inspection and/or C.O.
- 10) 100% building warranty by developer from date of closing, as per state or county law whichever is more stringent.
- 11) Roofs for one (1) and two (2) story buildings shall be (a) in compliance with the Florida Building Code (FBC) and (b) conform to the surrounding neighborhood. Class "A" fire rated SFBC covering if required. Aesthetically, variations of exterior elevations will be considered favorably.

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- 12) Provide to buyer at closing copy of Roof Warranty: A manufacturer's Labor and Material 15-year warranty and a minimum 5-year Workmanship Warrantee.

5. Optional Provisions

- A. These items if provided will be only considered favorable for the proposed project but are not required.
 - 1) Extended Homebuyer's Warranty Policy.
 - 2) Window in master bathroom.
 - 3) Bathroom vanity cabinet.
 - 4) Window in kitchen.
 - 5) Kitchen cabinet space exceeded by at least 20%.

6. Duplexes, Triplexes and Fourplexes

- A. Only side by side design will be approved.
- B. Each unit shall be constructed with separate water meters, FPL meters, and sewer connections.
- C. Fireproof party walls that go all the way to the roof shall be constructed between each unit in accordance with Florida Building Code.
- D. The Developer shall submit recorded condominium documents to homebuyers at the time of executing a sales agreement. Copies of same shall be provided to the Infill Housing Program staff.
- E. Condominium documents shall contain a party wall agreement, lot and common area maintenance clauses and the collection of fee clauses for maintenance, reserves and special assessments.
- F. The construction plans shall show a minimum of two (2) exterior doors per unit.
- G. The developer shall provide a survey with separate legal descriptions for each unit.

7. Substantial Rehabilitation/Improvement Projects

- A. All work under this section requires that the finished home will be repaired/renovated to a like new condition and appearance. New components shall be provided as indicated below. All work

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shall meet all applicable State, Federal and Local requirements and codes. The work shall include:

- 1) Replacement or repairing of exterior finishes, including painting.
- 2) Replacement of all doors and windows.
- 3) Replacement of all roof components for a watertight assembly of roof, including replacing deteriorated, weakened, or rotten truss systems or roof decks, replacement of roof felts, shingles/tile, roof vents, and chimney flashings, etc. Replacement of rain gutters, fascia, and soffits.
- 4) Exterior and interior caulking, sealants, insulation and weather proofing.
- 5) Replacement of existing plumbing lines (water and sewer/septic tank).
- 6) Replacement of existing electrical wiring to meet code requirements (including the electrical panel, light switches, receptacles, and lighting fixtures).
- 7) Replacement of bathroom cabinets and fixtures.
- 8) Replacement of kitchen cabinets and fixtures.
- 9) Repair or replacement of steps, porches and decks.
- 10) New energy star appliances including but not limited to, hot water heater, washer and dryer, refrigerator, stove, and dishwasher. Replacement of H/A/C system including vents, and grills,
- 11) Repair/patch all interior walls, as required including painting.
- 12) Repair or replacement of damaged, or missing, plaster/drywall, caulking etc. Replacement of Chinese drywall.
- 13) Replacement or repair sub-flooring as required, replace all finished flooring throughout home with ceramic tile, carpeting, wood or simulated wood, as applicable.
- 14) Provide new landscaping. Landscaping shall meet all applicable State, Federal and Local requirements and codes as required for new construction. Overgrown trees and vegetation shall be pruned/cut back and trees may not overhang any roof lines.
- 15) Driveways, exterior walkways, trash receptacle areas and exterior buildings shall be repaired or replaced to like new condition.

The developer shall warrantee all house systems for one year, 5 years on roof (labor) and 10 years on manufacturer's roofing materials. The developer shall provide manufacturer's warrantees to homebuyer at closing for all the appliances and roof.

B. Health and Safety Issues

- 1) Provide mold and mildew mediation, if required. Provide test results for mold and mildew from certified mold testing company certifying that the property is free from mold and mildew.
- 2) Provide termite and wood destroying remediation, if required. Provide test results for termite and other wood destroying organisms from a certified testing company certifying that the property is free from all forms of termite and other wood boring organisms and other infestations.

C. Exclusions

- 1) Substantial Rehabilitation/Improvement projects do not include the construction of new building additions.

V. PROCESS TO DEVELOP COUNTY-OWNED LOTS

1. Selecting Qualified Developers (Developer Pool Developers)

County-owned lots that are offered to the Infill Housing Developer Pool for development, at no cost, other than a closing processing fee (See Section XVIII). The Infill Housing Developer Pool (developer pool) is selected through a Request for Qualifications (RFQ) process. Qualified Developers are selected based on the following criteria:

- a) Proposers or Developer's past performance and experience building housing.
- b) Proposer's or Developer's past performance on similar housing projects.
- c) Proposer's or Developer's financial capacity to build the homes.
- d) Proposer's or Developer's approach to meeting time schedules and budgets.
- e) Proposers or Developer's marketing skills and ability to reach eligible households.
- f) Proposer's or Developer's satisfactory performance on other County awards (current and past), compliance of County policy and procedures, complies with applicable County Deed Restrictions, pays County real estate taxes, code compliance liens and other County fees when due.

2. Awarding County Lots

- A. County lots are made available to the pool of qualified developers through a Work Order Proposal Request (WOPR). The WOPR specifies the lots that are being made available as well as the targeted

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income level of the buyer. Only developers in the developer pool are eligible to respond to the WOPR. Award of the lots will take into account the following criteria:

- a) **Architectural Design:** The developer shall provide two sets of plans for each model being proposed consisting of a site plan, floor plan, front, side and rear elevations. All homes shall comply with the Minimum Architectural and Space Requirements found in Section IV herein and any and all other applicable requirements and codes. The developer should provide variations in design and building facades; however, the design of the home should be compatible with the character of the neighborhood.
- b) **Home Price:** In no event shall the home exceed the Program's maximum sales price, which is currently **\$175,000** or appraised value, which is lower.

Failure to adhere to the maximum sales price will result in a one-year suspension from the pool for the first incident and removal from the pool after the second incident. Increases may be approved by the Affordable Housing Selection Committee only in **extraordinary** circumstances, i.e. natural disaster or fire which may have caused a delay in the project.

- c) **Application to Release County Liens and Citations:** Prior to the County awarding vacant County lots, the Developer may submit an "Application to Release County Liens and Citations" with copies of the liens and citations. Developers are encouraged to hire a title firm to perform a title records search and submit any irregularities to PHCD i.e. judgments or unsatisfied mortgages to assist in clearing those type of issues, prior to executing a County Deed for the awarded lots. If the County is unable to clear title issues; developers should file quiet title suite.
- d) **County Deed:** The County will transfer title of the lots to the selected developer via a County Deed with the restriction that the property shall be developed with affordable housing in accordance with the Infill Housing Initiative Guidelines. Failure to do so will result in the recapture of the lots and any and all improvements made thereto, without any rights for developer of monetary compensation.

Prior to the County awarding vacant County lots, the Developer shall execute a Quit Claim Deed for all awarded lots to be held in escrow as part of the County reverter in the event the developer fails to perform in accordance to the County Deed that originally conveyed the lots to the developer.

VI. PROCESS FOR NOT- FOR-PROFIT DEVELOPERS WHO REQUEST COUNTY LOTS UNDER FLORIDA STATE STATUTE 125.379.

1. Not-For-Profit developers may request County Infill Lots under Florida State Statute 125.379 during certain times during the year as determined and set by PHCD, at no cost, however there is a closing processing fee (See Section XVIII). The not-for-profit developer will be required to submit documentation as required. Qualified Developers are selected based on the following criteria: *(See Section V, 1.)*
2. **Awarding County Lots**

County lots that are made available to the qualified developers through County Resolution and approval of the Board of County Commissioners. The requested lots may have targeted income level of the buyer. Award of the lots will take into account the following criteria:

 - A. **Architectural Design:** *(See Section V, 2 and 2A).*
 - B. **Home Price:** *(See Section V, 2B).*
 - C. **Application to Release County Liens and Citations:** *(See Section V, 2C).*
 - D. **County Deed:** *(See Section V, 2D).*

VII. PROCESS TO DEVELOP PRIVATELY-OWNED LOTS

1. **Applying to the Program**
 - a) The County may accept private property to owners to develop their properties as infill housing through the release of County liens that predate the private property owner's date of ownership. Private property owners who wish to develop their properties through the Infill Housing Program may do so by filing an "Application for Private Lots" with the Infill Housing Program. Staff will verify that the property is located within the Infill Target Areas boundaries and that it is properly zoned.
2. **Architectural Plans Review**
 - a) The developer shall submit a copy of the site plan, floor plan, and front, side and rear elevation plans of the home along with the "Application for Private Lots". PHCD will review them for general compliance with the Minimum Architectural and Space Requirements.

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All awarded lots are subject to all Infill Housing Program Guidelines.

VIII. EXTENSION REQUESTS

1. All homes constructed through PHCD are monitored by PHCD Infill Housing Unit. Extension may be granted by PHCD, under the following circumstances:
 - 1) Requested on proper form, 45 days prior to the expiration period, with complete information, and requested attachments.
 - 2) Regulations change after the developer enters the Program
 - 3) A variance of zoning or Regulatory and Economic Resources Department regulations is required
 - 4) Platting is required
 - 5) Complications with water/sewer /septic tank connections

PHCD Infill Housing Unit is available to assist developers with any problems they may encounter during the construction process. Should the developer encounter problems that may result in a delay in the project, it is essential that they immediately notify PHCD and request an extension, if necessary.

IX. BUILDING PERMIT EXPEDITE PROCESS

1. Building permit applications for homes being built in the Unincorporated Municipal Service Area (UMSA) through the Infill Housing Program qualify for the Regulatory and Economic Resources Department Building Department's expedite process. PHCD provides developers a letter indicating that the lot is being developed through the Infill Housing Program. That letter shall be presented to the Regulatory and Economic Resources Department Building Department when applying for a building permit in order to qualify for the expedite (government) permit plan process.

X. QUALIFYING ELIGIBLE HOUSEHOLD/HOMEBUYER

1. Every dwelling unit created as a result of the Infill Housing Program shall be sold to a qualified household to be used as his or her own primary residence. A household is deemed qualified once the following requirements have been met:

A. Homeownership Counseling

The eligible household shall complete a homeownership training course through a participating counseling agency that provides financial management, credit counseling and other related technical services to participating families for the purpose of financing a single-family home and has received a certificate verifying that he/she has

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successfully completed the course. A list of participating counseling agencies can be found on the County's website at: <http://www.miamidade.gov/housing/homebuy-counsel.asp>

B. First Time Homebuyer Requirements

The eligible household shall be a first-time homebuyer. A first-time homebuyer is an individual who meets any one of the following criteria:

- 1) An individual who has had no ownership interest in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers); or
- 2) A displaced spouse from a court documented divorce; or
- 3) An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations.
- 4) Ownership in a "Timeshare Property" is not considered home ownership.

C. Income Verification

- 1) Developer shall submit a mortgage commitment letter qualifying the family as a low or moderate income affordable home buyer from PHCD or other non-County lending agency; authorized by the County to qualify households. For a list of participating lending agencies visit the County's website at: http://www.miamidade.gov/housing/bank_partnership.asp.
- 2) Once documentation has been provided to the Infill Housing Program confirming that all of the aforementioned requirements have been met, the Infill Housing Unit will issue a Certificate of Qualification which states that the buyer meets all of the eligibility requirements of the Infill Housing Program. Certificates of Qualification may also be issued by other non-County agencies that have been authorized by PHCD to qualify buyers. Said certificate shall state that the buyer(s) meets all three requirements.

XI. SALES PRICE OF AFFORDABLE HOME

1. The Infill Housing Program sets a maximum sales price for homes built through the Program. Said maximum sales price **may or may not** be the same as the maximum sales price set by County funding programs such as Surtax or SHIP. In the event said maximum sales prices shall

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differ, the overriding maximum sales price shall be the maximum sales price allowed by the Infill Housing Program, **which is currently \$175,000 for County lots and \$205,000 for Private lots or appraised value which ever is lower.** Participating developers will be notified of any price adjustments.

XII. CLOSING PROCESS

1. Prior to closing on an eligible home, the developer shall provide copies of following documentation to the Infill Housing Program:
 - A. Certificate of Qualification for the Homebuyer
 - B. HUD Closing Statement
 - C. Recorded "Affordable Housing Restrictive Covenant" executed by buyer.
 - D. Recorded copy of Warranty Deed transferring title from the developer to the buyer. **Said deed shall contain the following language:**

Since this home was developed through Miami-Dade County's Infill Housing Initiative, governed by Article VII of the Miami-Dade County Code, this home must remain affordable during the "Control Period." The Control Period commences with the date of this deed and resets automatically every 20 years for a maximum of 60 years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a "qualified household," as defined in Section 17-122(n) of the Miami-Dade County Code. However, should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from this restriction.

2. The Infill Housing Program will issue a Compliance Certificate stating that the sale meets the requirements of the Program. Said Certificate shall be recorded in the public records along with the deed and restrictive covenant.

XIII. RELEASE OF COUNTY LIENS

1. County conveyed and privately-owned lots that are accepted into the Program qualify to have County liens and citations released if they existed on the Property prior to the developer's ownership. County liens and citations will be released once the home has been built, sold to a qualified household and, an Affordable Housing Restrictive Covenant has been recorded on the property and all appropriate documentation has been received.

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2. To request the release an "Application to Release Liens and Citations" shall be filled out and submitted to the Infill Housing Program along with the required documentation. The Infill Housing Program will prepare and execute a "Special Release of Lien Relative to the Infill Housing Initiative" and record it once all of the required documentation is received by the PHCD. Failure to receive all of the required documentation within 2 weeks of closing may delay the recording of the Special Release of Lien.

XIV. REIMBURSEMENT OF IMPACT FEES

1. Refund of Impact fees

Pursuant to Chapter 33 of the Code of Miami-Dade County, new homes that are sold to a low-income household (**80% or less of area median income**) qualify to have County impact fees for road, fire and emergency services, parks and police services refunded. This includes homes that have been built through the Infill Housing Program and have been sold to a low income household. To request a refund of these fees, the developer shall fill out an "Impact Fee Refund Application" and submit it to PHCD. Once PHCD has verified that all of the Program requirements have been met, the application will be forwarded to the Regulatory and Economic Resources Department Division of Planning and Zoning Impact Fee Section for processing.

XV. RESALE PROCESS

1. Notice of Sale or Refinance

- A. When the owner or any successor in title to the owner shall desire to refinance, sell, dispose of or otherwise convey the property, or any portion thereof, the owner shall notify the County in writing of the owner's intent to sell the Property. Said notification is referred to as the "Notice of Sale." Said notice shall be sent to the PHCD's Infill Housing Program, 701 NW 1 Court, 16th Floor, Miami FL, 33136. The County shall determine the Maximum Resale Price which the owner may receive for the sale of the property as calculated below.
- B. The County shall have 60-days from receiving the Notice of Sale from the Owner to enter into a Purchase and Sale Agreement at or below the Maximum Resale Price or provide the owner with written notification of County's intent to waive its right of first refusal.
- C. Should the County not exercise its right of first refusal, the County shall assist the owner in identifying an eligible purchaser ready, willing and able to purchase the property at or below the Maximum Resale Price. The owner shall fully cooperate with the County's efforts in assisting an owner to identify an eligible purchaser.

2. Maximum Resale Price Multiplier Formula

A. To calculate the resale price multiplier, you divide the original home's purchase price by the current HUD Area Median Income for the Metropolitan Areas in Florida. (Contact PHCD to obtain the current median income.)

B. Example:

Original Purchase Price in 2006	\$175,000.00
2006 HUD Area Median Income for Metropolitan Area	\$55,600.00
Resale Price Multiplier (175,000/55,600)	3.147

3. Maximum Resale Price Formula:

A. To calculate the maximum resale price of a home you need to determine what the HUD Area Median Income is when the contract is executed and multiply it by the established resale multiplier (3.147), and then add any approved costs for capital improvements. The following example calculates the resale price of the home used in the resale price multiplier example above in the year 2008.

B. Example:

2008 HUD Area Median Income for Metropolitan Area	\$60,000.00
Multiplied by the Resale Price Multiplier	3.147
Net Resale Price in 2008	\$188,849.00
Costs for Capital Improvements	<u>\$10,000.00</u>
Maximum Resale Price	\$198,849.00

4. Capital Improvements:

A. Costs for capital improvements that are eligible for consideration are defined as documented commercially reasonable costs of structural improvements made to the property by the owner which increase the total square footage of the home.

5. Closing Process

1. Prior to closing on an eligible home, the Current Owner (Seller) shall provide a copy of following documents to the County:

A. Certificate of Qualification for the Homebuyer

B. HUD 1Closing Statement

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- C. Copy of Warranty Deed transferring title from developer to the eligible buyer. **Said deed shall contain the following language:**

Since this home was developed through Miami-Dade County's Infill Housing Initiative, governed by Article VII of the Miami-Dade County Code, this home must remain affordable during the "Control Period." The Control Period commences with the date of this deed and resets automatically every 20 years for a maximum of 60 years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a "qualified household," as defined in Section 17-122(n) of the Miami-Dade County Code. However, should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from this restriction.

- D. The County will issue a Compliance Certificate stating that the proposed conveyance, sale or transfer of the property to the selected purchaser is in compliance with the rights, restrictions, covenants and agreements contained in the "Affordable Housing Restrictive Covenant for Homebuyers". Said certificate shall be recorded along with the deed for all subsequent sales.

XVI. TEMPORARY RENTAL EXCEPTION

1. The County in its sole discretion may allow developers to rent eligible homes on a temporary basis if the developer can demonstrate to the County's satisfaction that they have made a good faith effort to sell the eligible home. The term "good faith effort" shall include but is not limited to marketing of the eligible home by listing the home on the multiple listing services for a minimum of three months, placing a "For Sale" sign on the property, and reducing the original asking price by a minimum of 5%. In the event the developer is able to demonstrate that it has used good faith efforts to sell the eligible home and the County permits the rental of said home, the County shall require the developer to rent the eligible home to families who are eligible participants in one of the County's or other local municipality's rental housing assistance programs, including but not limited to; the Section 8 Housing Choice Voucher (HCV) Program administered by the PHCD or the Household Exiting Emergency Shelter, Transitional Housing and Domestic Violence programs administered by the Homeless Trust.
2. Upon the County's approval to rent any eligible home, each developer shall be required to comply with all applicable State, Federal, and local codes. Developers shall also be required to rent the eligible homes for a minimum of one year and will not be permitted to sell said eligible home during the first year it is rented, unless it is sold to the existing tenant renting the home.

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3. Failure to obtain such approval will be considered a violation and appropriate enforcement action will be taken. This rental exception will sunset on April 5, 2014.

XVII. ENFORCEMENT

1. Pursuant to Article VII Section 17-128 of the Code of Miami-Dade County which governs the Infill Housing Initiative, violations by all agents, successors and assignees of a qualified household of this article shall be punishable by a civil fine not to exceed ten thousand dollars (\$10,000.00) and shall be punishable by a criminal fine not to exceed five hundred dollars (\$500.00) or by imprisonment in the county jail for a period not to exceed sixty (60) days, or by both such fine and imprisonment, in the discretion of the county court. Any continuing violations may be enjoined and restrained by injunctive order of the circuit court in appropriate proceedings instituted for such purpose.

XVIII. PROGRAM FEES

PROGRAM FEE SCHEDULE: (Effective 4/16/2010)

Closing Processing Fee:	\$1,000 for each County lot (conveyed after April 16, 2010)
Private Lot Application:	\$100
Temporary Rental Application:	\$100
Private Lot Release of Lien request:	\$150 (includes recording costs)

Only certified check or money order made payable to "Board of County Commissioners" can be accepted.

XIX. INFILL HOUSING PROGRAM CONTACT INFORMATION

Public Housing and Community Development
Infill Housing Program
701 NW 1st Court, 16th Floor
Miami, FL 33136
Main Number: (786) 469-4226
Fax Number: (786) 469-4199
www.miamidade.gov/housing

WORLD BRIEFS

MIDDLE EAST

MOSQUE SET AFIRE IN WEST BANK

Jerusalem — Violence set fire to a mosque in a Palestinian village in the West Bank early Tuesday, leaving behind Hebrew graffiti warning against the planned evacuation and removal of homes built illegally in a Jewish settlement, Israeli police said.

The arson, along with damage to the car of a settler leader negotiating the evacuation, appeared to be a challenge by Jewish extremists to the court-ordered removal by July 1 of five apartment buildings housing about 50 families at Ulpans Hill, in the settlement of Beit El.

MYANMAR PRESIDENT VOWS ECONOMIC REFORMS

President Thein Sein of Myanmar announced a "second wave of reforms" aimed at rolling back decades of state control over the country's beleaguered and dysfunctional economy. The changes seek to improve public welfare, he said Tuesday in a nationally televised address.

In 15 months in power, Thein Sein has focused on political reconciliation, including peace talks with ethnic minorities and détente with the democracy movement led by Aung San Suu Kyi. But few tangible changes have been made to the economy.

He vowed to reduce the state's role in an ambitious list of sectors: education, energy, forestry, healthcare, finance and telecommunications.

CHINA DOCKING LETS CREW INTO ORBITING LAB

A Chinese spacecraft linked up with the Tiangong-1 orbiting lab Tuesday, allowing the crew of three astronauts to move into the module in China's first manned docking mission.

A live national broadcast of the docking on state television showed Liu Yang, China's first female astronaut, and her male colleagues snuggling broadly once inside the orbiter and waving to the fixed cameras as ground crews applauded. China sent its first man into orbit in 2003 and conducted its first spacewalk in 2008.

JAPAN TYPHOON FORCES THOUSANDS TO FLEE

TOKYO — Typhoon Guchol assailed parts of Japan on Tuesday with fierce winds and heavy rainfall, forcing thousands to flee their homes and disrupting transportation throughout the country.

Authorities asked more than 10,000 citizens of Ishinomaki, a northeastern coastal city that was hit hard by last year's powerful earthquake and tsunami, to evacuate their homes. Guchol, named for a spice in Micronesia, is the first typhoon of the season to make landfall on mainland Japan.

MIAMI HERALD WIRE SERVICES

IRAN

Nuclear talks appear to be going nowhere

IRAN With Iran seemingly unwilling to budge, nuclear talks in Moscow have stalled with little indication of progress.

BY EILEEN BARRY AND ECKY GLADSTONE New York Times Staff

MOSCOW — Talks on Iran's disputed nuclear program descended into mistrust and frustration in Moscow on Tuesday, casting doubt on whether the two sides can negotiate a way out of the escalating crisis.

After five draining sessions, the European Union's foreign policy chief, Catherine Ashton, said the differences between Iran and the group of six world powers involved in the talks were reinforced so significantly that negotiators did not consent to another high-level meeting.

Instead, technical experts from both sides will convene early next month to determine whether there are grounds for further high-level contact.

The talks between Iran and the six powers — Britain, China, France, Russia, the United States and Germany — faced daunting obstacles from the outset. Iran has signaled some willingness to scale down its uranium enrichment, a process that can produce nuclear fuel but also the components of a nuclear bomb, and is being succeeded by new rounds of economic sanctions that will take effect on July 1. The sanctions threaten to isolate Tehran further from world oil markets and the international banking system.

But Iran's central demand

was a weighty one. It wants international recognition that it has the right to enrich uranium for peaceful purposes. Western powers say they suspect Iran's intentions are to produce fuel for nuclear weapons, and domestic politics in both the United States and Iran all but excluded the chance that either side would accept big concessions.

"Assumptions of an easy breakthrough were premature because of the gulf of mistrust," said Val R. Nasr, dean of the Paul H. Nitze School of Advanced International Studies at Johns Hopkins University in Washington.

"It was a success that talks have gone this far," Nasr said. "The problem is that Iran is stuck in its position. It has to give up substantial things — trump cards — for talks to proceed substantively, and it needs serious concessions in return."

But the six powers, he said, are "not ready to give them." Negotiators from the P5+1 group (the five permanent members of the U.N. Security Council, plus Germany) said there was some heartening progress in Moscow, where Iranian negotiators for the first time delivered a detailed response to a set of proposals first presented to them at a meeting last month in Baghdad.

PAKISTAN

High court ousts prime minister

IRAN A long-running feud escalated as the Supreme Court kicked out the prime minister for not investigating the president.

BY SAIFED SUHA McGuffey News Services

ISLAMABAD, Pakistan — Pakistani Prime Minister Younus Raza Gilani was dismissed from office Tuesday by the courts, a victim of an intensifying conflict between the government and the judiciary that has plunged the country into fresh political turmoil.

The Supreme Court ruled that Gilani was disqualified because of his failure to open a long-dormant

corruption case against his boss, President Asif Ali Zardari, prompting speculation about whether the coalition government led by the Pakistan People's Party can limp on and who would replace Gilani.

Late Tuesday, the front-runner to replace him appeared to be Mirza Asif Ishaquddin, a former health minister, with news reports saying that he had been chosen at an emergency meeting of the ruling coalition, although the final decision

rests with Zardari. The other main contender for the post was Ahmed Mukhtar, a former defense minister.

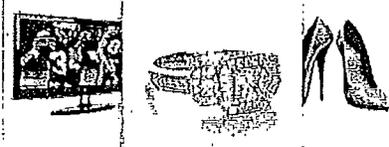
In any case, the show of power by the court — some described it as a "judicial coup" — could open the way for the powerful military to try to regain power. In the immediate term, the confrontation distracts Pakistan's attention from negotiating a deal with the United States over access to supply routes for the U.S.-led coalition in neighboring Afghanistan, as well as managing an escalating series of domestic crises including terrorism and a collapsing economy.

If the ruling party bows to the court judgment, the government is likely to remain in power for now, albeit under a new prime minister.

Gilani had served for four years after democracy replaced Pakistan's military dictatorship in 2008, but the period has been marked by a tussle among the executive, judiciary and military over the levers of power — leaving the business of governing the country in near-paralysis.

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The public is being notified that Miami-Dade County is proposing to declare surplus vacant County-owned real property within its jurisdiction, in which the County holds fee simple title, and that is appropriate for use as a marketable location. The list of properties is available on Public Hearing and Community Development's web site: <http://www.miamidade.com/development>

The resolution on this matter will be considered by the Board of County Commissioners at their regular meeting scheduled for Tuesday, July 3, 2012, at 10:30 A.M. in the Board Room of the Miami-Dade County Board of County Commissioners, 2nd Floor, Staples P. Clark Center, 111 NW First Street, Miami, Florida 33128. For further information please contact Public Hearing and Community Development at 788-489-4328.

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Agency fields financial gripes

Consumer bureau has growing pains

By Gregory Korte

WASHINGTON — About 38 percent of credit card customers who complained to a new federal agency received some kind of monetary settlement with their credit card company, typically getting \$ 127 taken off their bill.

For mortgage customers, 11 percent received some kind of monetary settlement — typically \$ 400.

Those numbers, from data on 42,922 complaints to the Consumer Financial Protection Bureau (CFPB) obtained by USA TODAY under the Freedom of Information Act, reveal a system in which consumers are still mostly at the mercy of their banks in resolving problems.

While consumers aren't always satisfied — 39 percent of those who responded told the agency they're still unhappy at the end of the process — banks respond within the agency's 15-day period 95 percent of the time.

The agency says the numbers don't reflect that many consumers

get non-monetary help — such as foreclosure alternatives, ending debt collection calls, and correcting submissions to a credit bureau — after complaining.

The CFPB, created under the Dodd-Frank Act of 2009, set up an online portal at consumerfinance.gov/complaint to take consumer complaints about the mortgage, credit card, banking, consumer loan and student loan industries.

The most common complaints to the CFPB are about mortgages, even though the bureau has received credit card complaints for twice as long.

"That's interesting. It's not surprising, but interesting," said Ruth Susswein of Consumer Action. "There are so many people who are in the midst of a mortgage problem, and there are so few avenues for consumers to turn to."

Most mortgage complaints come from the borrowers in the most trouble: 55 percent concern foreclosures or modifications. Twenty-six percent concern servicing issues, and nine percent applications.

Credit card holders most often cite "billing disputes" as the problem. Banks argue that could be misleading,

because the complaint often isn't with the credit card — it's with the merchant.

Another source of credit card complaints — identity theft and fraud — may not be the card issuer's fault, either. The industry says some credit-repair agencies have encouraged clients to file complaints. "They were trying to improve people's credit histories, and they were saying, 'Dispute everything,'" said Nessa Feddis, vice president of the American Bankers Association.

Empowering is a powerful tool for church

CHURCH continued from 8D

and families suffer through unemployment, programs encouraging entrepreneurship can be powerful, empowering and uplifting to the spirit of someone who has been

turned down for jobs time and time again. The power of mega-churches to simply encourage members to network and do business with each other is a start in the right direction.

Just as the church was called on to play a major role

in the civil rights movement, it is now being called on to play a major role in the "new civil rights movement" of economic development.

Carles McCullough, Esq. is the owner of the McCullough Law Firm in Memphis, Tennessee.

Fixed mortgage rates don't include points

RATE continued from 13D

required by banks. Some would-be home buyers are holding off because they fear that home prices could keep falling.

Mortgage rates have been dropping because they tend to

track the yield on the 10-year Treasury note, which has fallen this week to a 66-year low. Uncertainty about how Europe will resolve its debt crisis has led investors to buy more Treasury securities, which are considered safe investments. As demand for Treasury increases, the yield falls.

To calculate average rates, Freddie Mac surveys lenders across the country on Monday through Wednesday of each week.

The average does not include extra fees, known as points, which most borrowers must pay to get the lowest rates.

Community colleges are most affordable

COST continued from 11D

process for those who want to enroll in income-based repayment plans, which set a cap on loan payments based on discretionary income.

Meanwhile, Republicans and Democrats in Congress are struggling against a July 1 deadline to avert a doubling of interest rates on new federal student loans for 7.4 million people. Be-

tween 2001-02 and 2011-12, in-state tuition and fees at public, four-year colleges increased at an average rate of 5.6 percent each year, according to the College Board's 2011 report on trends in higher education pricing. The data released by the Education Department goes up until the 2010-11 school year, and in some states, tuition increased again last year.

Cook advised stu-

dents to look at the data in context: Some schools with big rate increases, for example, still have tuition that is below the nationwide average.

There were some bright spots in the data. Community colleges, Duncan noted, remain one of the most consistently affordable options for higher education: The average net price of a community college increased by less than 1 percent between 2007 and 2009.

Tuition, room and board average \$8,085 at a public, two-year institution in 2010.

"While community colleges have mostly done their part, there is much more the rest of us can and should be doing," Duncan said. "Keeping college affordable is a shared responsibility."

Step up your game: Take spanish

COLOR continued from 13D

the language often is taught in a vacuum, where Black students are unaware of the linkages between African and Hispanic culture, the Spanish and Portuguese slave trade, and the contributions of Afro-Latino people. Other scholars point to a scarcity of African-American foreign language teachers as role models, while some suggest a lack of exposure and preparation in school, or a

and makes you more marketable. According to Careerbuilder.com, employers highly value bilingual employees, and are willing to them between 5 and 20 percent more per hour than other workers. The demand is especially great in the South and West. In addition, corporations want people who are better positioned to deal with their diverse client and vendor base. Skilled, more versatile em-

ployees are a matter of competitive advantage in the business world. The lesson learned in all of this is simple: step up your game and take some Spanish classes. Or learn French, Arabic, Swahili, Mandarin, Japanese or another language of your choosing. And if you already speak a foreign language, brush up and boost your proficiency. It could help land you a job and secure your future.

The South Florida Workforce Investment Board (SFWIB), the Regional Workforce Board for Miami

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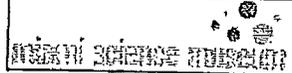
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For further information please contact Public Housing and Community Development at 786-469-4226

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REQUEST FOR PREQUALIFICATION

The Miami Science Museum is a world-class, state-of-the-art, six story, 250,000 s.f. science and technology facility for education and tourism in Museum Park on the Miami waterfront, to include an approximately 20,000 s.f. aquarium, seeking minimum LEED Gold certification.

Suffolk Construction Company, Inc., the Construction Manager, is seeking competent and qualified Subcontractors for the purpose of providing construction services for the Miami Science Museum. This request for prequalification is being solicited by Suffolk Construction Company, Inc. on behalf of the Miami Science Museum. The selected Subcontractor will ultimately be under Subcontract with Suffolk Construction Company, Inc., who will oversee the entire construction of the Project in the role as Construction Manager.

This project is supported by the Building Better Communities Bond program and the Mayor and The Board of County Commissioners of Miami-Dade County.

Suffolk Construction Company, Inc. is requesting Prequalification Applications from qualified Subcontractors to meet minimum established criteria in order to submit bid proposals for the new Miami Science Museum. Prospective bidders are required to demonstrate previous experience on completed or ongoing projects of similar size, scope and complexity. All prospective bidders are required to submit a completed pre-qualification statement to demonstrate that the Subcontractor can meet the necessary Insurance Requirements, Bonding Capabilities, Financial Capabilities, Arbitration and Litigation History, Safety Rating, Resources and Performance, BIM Capabilities, and Experience on Past Projects of a Similar Magnitude and Nature. If two or more companies intend to submit as a Joint Venture for this project, each individual entity must be prequalified prior to submitting a bid proposal.

The complete prequalification instructions and 60% complete construction document plans and specifications for the Museum Phase and other project requirements are available for review at <http://112.198.176.63>, which are intended to provide an overview of the project, demonstrate the minimum general requirements, and all relevant information and forms necessary for Subcontractors to become Prequalified and to Submit a Proposal for this project. Note the foundation and garage packages have already been bid.

All Prequalification Package Information must be submitted NO LATER THAN 7/2/2012.

This project is being administered by the Miami Science Museum, a non-profit organization, and per the Miami-Dade County Board approved Ordinance No. 06-88 amending Section 2-8.2.10 of the Code of Miami-Dade County will be allowed to use it's (Miami Science Museum) own procurement methods for this project.

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Smith, Sandra A	1582 NE 145th St	Walters, Crystal L	10321 SW 160th St
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Taylor, Vales C	481 Straker Ave APT 2	Whitley, Todd A	15721 SW 252nd St
Ther, Faith			

de euros (1.200 millones de dólares) en bonos a 12 y 18 meses gracias a una fuerte demanda en los mercados, pero lo hizo a costa del sobrecosto más alto de los últimos 15 años en la primera subasta de deuda desde que España pidiera a la Unión Europea un rescate de hasta 125.000 millones de dólares para su problema de déficit bancario.

A pesar de los altos intereses, la fuerte demanda relajó los intereses de los bonos españoles a 10 años en el mercado secundario, que cedió en 10 puntos básicos hasta el 7,08% a media sesión, todavía en límites considerados insostenibles y próximos al rescate financiero internacional.

La desconfianza en la economía española se acentuó tras el rescate bancario, fundamen-

El jefe de gobierno español Mariano Rajoy

El ministro de Economía, Luis de Guindos, calificó de injusto el ataque que está sufriendo España en los mercados y vaticinó que el país saldrá adelante.

"Estamos convencidos desde el gobierno que la situación actual de penalización de los mercados, la que estamos sufriendo hoy, no se corresponde con los esfuerzos ni con la potencialidad

El director general de Microsoft, Steve Ballmer, presenta "Surface", una nueva computadora tipo tableta en los Estudios Milk de Hollywood. (Foto AP/Damian Dovarganes)

Microsoft presenta tableta para competir con el iPad

Por Ryan Nakashima
LOS ANGELES (AP) — Microsoft presentó el lunes una computadora tipo tableta, denominada Surface, que competirá con el iPad de Apple.

El director general, Steve Ballmer, dijo que la tableta era parte de una "completamente nueva familia de dispositivos" que la compañía tiene en desarrollo.

Una versión de la Surface, que no saldrá a la venta sino hasta finales de año, tiene 9,3 milímetros de grosor, funciona con Windows RT, y cuenta con una barra de apoyo para colocarla erguida y un teclado integrado en la cubierta. Pesa menos de 700 gramos (1,5 libras).

Steven Sinofsky, presidente de la división Windows de Microsoft, dijo que el aparato es una "tableta que es una gran PC, una PC que es una gran tableta". Su debut coincide con el lanzamiento a finales de año del muy esperado sistema operativo Windows 8.

Una versión ligeramente más ancha —de menos de 14 milímetros y menos de un kilo (dos libras)— funcionará con el sistema operativo Windows 8 Pro y la promoción de equipos a

mañanai del 1201, los países adoptados por impulsar medidas de estímulo económico en Europa para combatir la crisis. Un estímulo que contrasta con las políticas de austeridad que definen a Alemania.



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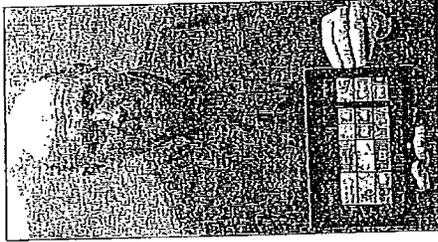
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La resolución dedicada a este asunto será considerada por la Junta de Comisionados del Condado durante su reunión regular fijada para el martes 3 de julio del 2012 a las 9:30 A.M., a celebrarse en el Hemiciclo de la Comisión del Condado de Miami-Dade, 2do Piso, Stephen P. Clark Center, 111 NW First Street, Miami, FL 33128.

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- GONZALEZ, Armando Felipe, de 39 años, natural de Cuba. Servicios de Creación, Hialeah.



El director general de Microsoft, Steve Ballmer, presenta "Surface", una nueva computadora tipo tableta en los Estudios Milk de Hollywood. (Foto AP/Damian Dovarganes)

Los que suscriben: su esposa Aurora Iglesias; su hija Aurora Susana Perñón; su yerno Marcelino Perñón y demás familiares, amigos y conocidos agradecerán por este medio todas las expresiones de condolencia recibidas y ruegan eleven una oración por el eterno descanso de su alma.

Miami, Florida 20 de junio de 2012

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Santo Domingo La droite anti-haïtienne se déchaîne

(HAÏTIARD suite de la 1ère page)

sur le président élu Danilo Medina pour appliquer dans sa totalité la nouvelle législation interdisant la nationalité dominicaine aux enfants nés de parents haïtiens vivant illégalement dans le pays voisins.

Jusqu'ici la République dominicaine appliquait le principe dit de territorialité, c'est à dire toute personne née dans le pays pouvait solliciter la nationalité dominicaine. Comme c'est le cas, par exemple, aux Etats-Unis ou au Canada ...

En France, l'extrême-droite promet, si elle arrive au pouvoir, de limiter l'application de la territorialité.

Le président élu Medina dont on avait annoncé une visite en Haïti en fin de semaine dernière, n'est finalement pas venu. Il est sur la corde raide. La droite anti-haïtienne forte d'une alliance stratégique au sein du système politique bâti par le président sortant Leonel Fernandez, n'a pas l'intention de lâcher prise tant que son successeur n'aura pas pris officiellement position. D'autant que Danilo Medina doit son élection à l'équipe au pouvoir, la nouvelle vice-présidente n'est autre que l'épouse de Leonel Fernandez, Margarita Cedeño de Fernandez.

Port-au-Prince fait le gros dos ...

Le pouvoir haïtien fait comme s'il ne voit rien. La politique haïtienne est de ne pas répondre aux provocations de l'extrême-droite dominicaine. Il y a eu une seule exception. Le président Jean-Bertrand Aristide. Peu après son investiture en 1991. Devant les menaces du président Joaquim Balaguer qui fit débarquer jusque devant le palais national de Port-au-Prince des illégaux haïtiens refoulés par camions entiers. Aristide est ce jeune curé des bidonvilles qui avait fait chanter une messe près de la frontière haïtiano-dominicaine sous le qualificatif de funérailles de la "zaïta". Ce système d'exploitation sauvage d'une main d'œuvre haïtienne bon marché partant couper la canne pour les grandes compagnies sucrières dominicaines. Et dont beaucoup ne reviennent jamais sinon encore plus misérables qu'avant.

Mais peu après avoir évoqué le même sujet lors d'un message devant l'Assemblée générale de l'ONU à New York, c'était en septembre 1991, Aristide fut renversé par un coup d'Etat militaire.

La leçon ne fut jamais oubliée.

Cela nous fait une belle jambe ...

Mais il y a une différence entre ne pas répondre à la provocation ... et s'aplatir totalement !

Sous couvert de bonnes relations avec les dirigeants de la République voisine, c'est plutôt cette dernière position qui est pratiquée depuis par le pouvoir haïtien.

On se félicite de l'excellence des relations avec le pouvoir de Santo Domingo ... mais cela nous fait une belle jambe. Parce que c'est l'ultra-droite qui seule en profite. Utilisant les médias pour semer la haine de l'immigrant haïtien.

Un ressortissant haïtien est décapité en plein Santo Domingo. Désormais ce n'est plus l'immigration et la police qui se chargent de la déportation des sans papiers comme cela se doit dans un Etat de droit. Mais ce sont de véritables pogroms. La population dominicaine prend la question en mains. La chasse aux sorcières proprement dite.

Mais ce n'est pas tout. Toujours plus enhardie, cette minorité politique anti-haïtienne arrive à se faire donner par le pouvoir dominicain les mécanismes clés pour inscrire dans les lois et la Constitution du pays son aversion idéologique.

Car ce n'est pas une simple affaire de ne pas répondre à la provocation ou de mettre la courtoisie et les bonnes grâces diplomatiques de son côté, les dirigeants haïtiens pêchent par leur absence totale d'une politique coordonnée.

Ceci a déjà été dit. Non, n'hésitons pas devant le mot : par une absence totale de PRINCIPES.

Coups de chapeau et décorations ...

Nos adversaires dominicains (car c'est eux qui nous agressent donc ce sont des adversaires pour ne pas dire des ennemis) avancent en ordre serré. Alliances et stratégie politique, lois, amendement constitutionnel, pressions sur l'exécutif.

Par contre chaque pouvoir haïtien vient avec sa petite idée, pour ne pas dire ses propres intérêts. On efface le tableau et on reprend à zéro. Mais une infinité de petits intérêts ne font pas une vraie politique.

Avez vous remarqué que la République dominicaine est le seul pays à propos duquel les dirigeants haïtiens n'émettent jamais la moindre critique ? Même pas la plus petite observation ?

On peut discuter très serré avec Washington, la superpuissance. Mais avec Santo Domingo, ce sont les coups de chapeau, les échanges de décorations. Presque le 'yes sir' !

La parabole de Romulus et Rémus ...

L'absence de principes peut vous conduire très loin. Très bas.

Les principes c'est une ligne en-deçà de laquelle on peut beaucoup se permettre mais qu'il est interdit de franchir sous peine de faire disparaître la Nation elle-même. Rappelez vous Romulus et Rémus. Oui depuis lors.

Aujourd'hui on a comme l'impression que les dirigeants haïtiens successifs ont traversé cette ligne fatidique. Allègrement. Comme des aveugles.

A preuve ils ne savent plus quoi faire désormais que faire le gros dos. En attendant, espèrent-ils, que passe l'orage.

Qu'en Washington ou autre intervenu, intercedé en notre faveur ! C'est dans ces moments-là que l'extrême-droite dominicaine crie au complot international.

Nous avons des armes ...

Mais comment peut-on exposer ainsi sa Patrie ? Sauf à oublier totalement d'où l'on vient. Mais trêve de discours.

Alors que nous avons des armes nous aussi. Désormais Haïti ne fournit pas seulement à nos voisins une main d'œuvre taillable et corvéable à souhait mais nous sommes devenus aussi un marché indispensable pour leur production agricole et semi-industrielle, leur deuxième marché d'exportation après les Etats-Unis.

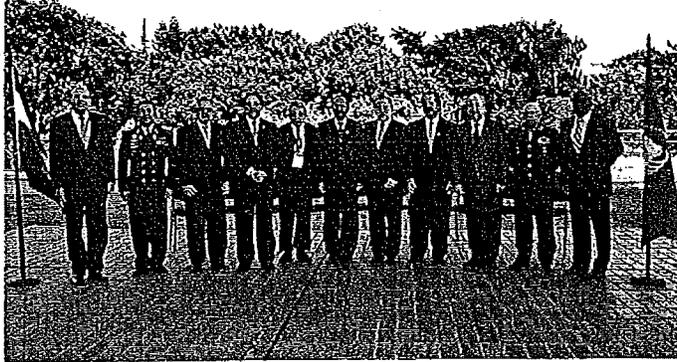
En dix ans, les exportations dominicaines vers Haïti sont passées de 60 millions de dollars annuellement à 1 milliard, chiffre projeté pour 2012.

En un mot, aujourd'hui sans Haïti il n'y a plus de République dominicaine.

Et c'est peut-être le sachant que l'ultra-droite dominicaine a décidé de mettre les bouchées doubles.

Désormais il nous suffirait seulement de faire savoir à nos voisins qu'il y a une ligne à ne pas franchir car c'est à leurs risques et périls !

Mélodie 103.3 FM, Port-au-Prince



Les ministres de la Défense des nations de l'UNASUR (Union des Nations Sud-Américaines) relient leur volonté de coopération avec Haïti lors de cette rencontre avec le chef civil de la mission onusienne en Haïti, le diplomate chilien Mariano Fernandez Amunategui (photo courtiste Mimutah)

C'est le nouvel amendement qui nie la nationalité aux enfants dominicains nés de parents haïtiens sans papiers sous prétexte que ceux-ci ne font que passer dans le pays. Un pays auquel ils ont donné toutes leurs années de labeur. Une des premières conséquences est que les enfants en question ne peuvent s'inscrire dans le système d'enseignement public.

Tout comme plus tard il pourra leur être refusé tout accès à un travail. Ou à recevoir des soins de santé.

Une absence totale de principes ...

Des protestations s'élèvent de par le monde. Jusqu'au Département d'Etat américain.

L'ultra-droite qui a aujourd'hui en main aussi bien la Junte centrale électorale qui décide de la nationalité que les services d'immigration dominicains, a donc décidé de faire de la question haïtienne un sine qua non en échange de son allégeance au président élu Medina.

A quoi alors a servi la politique de bon voisinage ? La discrétion des autorités haïtiennes, leur extrême prudence au bout du compte (car toute politique a un objectif, ce n'est pas de l'art pour l'art) n'est pas arrivée à persuader le président Leonel Fernandez qu'il lui faut contenir les débordements sur son extrême-droite.

Au contraire, cette dernière a pu tirer parti du manque de fermeté - et surtout de coordination - de l'attitude haïtienne pour s'enhardir et pousser ses pions toujours plus en avant.

Dominicains d'origine haïtienne manifestent pour le respect de leur nationalité

Santo-Domingo, 12 juin 2012- (AHP)-Des dominicains d'ascendance haïtienne affectés par la résolution de la Junte centrale électorale (JCE) qui annule leur nationalité, ont manifesté ce mardi devant le siège de l'insitution pour réclamer la révocation de cette mesure qui, ont-ils dit, nient leurs droits.

Les représentants du mouvement "reconocido" ont réclamé la fin de la politique de dénationalisation, faisant savoir que la résolution 12, empêche la livraison d'actes de naissance aux dominicains d'origine haïtienne qui avaient déjà obtenu tous leurs documents.

" Nous les jeunes, nous ne devons pas être tenus responsables des erreurs de nos parents. La JCE commet une grave injustice ", ont-ils lancé, ajoutant qu'ils veulent progresser pour aider leurs parents qui ont passé leur vie dans les champs de canne dominicains.

Ils ont réclamé la restitution de leur nationalité et de leurs droits. "Nous sommes des jeunes privés de nos droits, nous sommes nés ici, a dit Elena Lorac qui a brandi son acte de naissance. Elle a expliqué que lorsqu'elle a été faite une copie de l'acte pour obtenir sa carte d'identité et ensuite s'inscrire à

l'Université, il y a 3 ans, elle a été refusée.

Elle a expliqué que les dominicains d'ascendance haïtienne veulent terminer leur parcours universitaire et réaliser d'autres activités productives qui ne soient le service domestique ou vendre dans la rue

La manifestation a été réalisée de manière simultanée devant les bureaux de la JCE de Bayagvana, Guaimate, La Romana, El Seibo et San Pedro de Macoris dans les communes de Consuelo, Quisqueya y Ramon Santana et à Santo-Domingo.

MIAMI DADE COUNTY

Avi Piblik

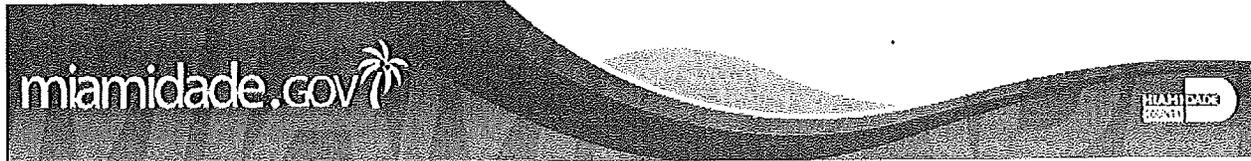
AVI ODYANS PIBLIK POU DEKLARE KÒM SIPLIS DIVÈS PWOPRIYETE KONTE A POSEDE

Yap avize piblik la ke Konte Miami-Dade ap pwopoze deklare yon sipis pwopriyete ki andedan jiridiksyon li, pou ki Konte a posede lit absò, e ki apwopriye pou li lize kòm lojman abòdab. Lis pwopriyete yo disponib sou sitwèb Lojman Piblik ak Devlopman Komünitè a: <http://www.miamidade.gov/housing/>

Asanble Komünitè Konte a ap konsidere rezolizyon sou sijè sa a nan reyinyon regilye yo an ki planifye pou madi 3 jiyè 2012, a 9:30 A.M., kap fèt nan Sal Komünitè Konte Miami-Dade la, Zvyèm Etaj, Stephen P. Clark Center, 111 NW First Street, Miami, Florid 33128.

Pou plis enfòmasyon tanpri kontakte Lojman Piblik ak Devlopman Komünitè nan 786-469-4226.

PHCD pa fè distriksyon baze sou ras, sèks, koulè, relijyon, eta sivil, orijin nasyonal, enfimite, zansèt, oryanstasyon seksyèl, laj, gwosès oswa estati familial pou jwenn aksè a, admisyon nan, oswa anpilwa nan pwogram oswa aktivite lojman. Pou sèvis entèprèt ki pale lang siy oswa dokiman nan fòm ki pi aksesib pou evanman sa a, rele 786-469-4229 ou wèb senk jou davans. Moun ki itilize TDD/TTY yo ka kontakte Florida Relay Service nan 800-955-8771.



Public Hearing to Declare Surplus Vacant County-owned Real Property

The public is being notified that Miami-Dade County is proposing to declare surplus vacant County-owned real property within its jurisdiction, to which the County holds fee simple title, and that is appropriate for use as affordable housing. The list of properties is available on our website: <http://www.miamidade.gov/housing/>.

The resolution on this matter will be considered by the Board of County Commissioners at their regular meeting scheduled for Tuesday, July 3, 2012, at 9:30 A.M., to take place at the Miami-Dade County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW First Street, Miami, Florida 33128. For further information please contact Public Housing and Community Development at 786-469-4226.

PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, age, pregnancy or familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call 786-469-4229 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.

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