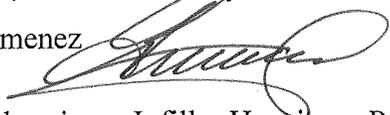


Memorandum



Date: May 15, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Report Addressing Infill Housing Program Impediments that Delay the
Implementation of the Infill Program – Directive 142111

The attached report is presented in response to Resolution No. R-996-14, approved by the Board of County Commissioners (Board) on November 5, 2014, directing the County Mayor to submit a report to on impediments which may delay or frustrate the implementation of the Infill Housing Initiative Program (Infill Program) with recommendations for addressing those impediments.

The Public Housing and Community Development Department (PHCD) will continue to work with Infill Developers and various County departments to implement recommendations for the Infill Program as approved by the Board. If you have any questions regarding this report, please contact PHCD Director Michael Liu at 786-469-4106.

Pursuant to Ordinance 14-65, this memorandum will be placed on the next available Board of County Commissioners meeting agenda.

Attachments

c: Robert A. Cuevas, Jr., County Attorney
Russell Benford, Deputy Mayor, Office of the Mayor
Alina Hudak, Deputy Mayor/Director, Public Works and Waste Management Department
Jack Osterholt, Director, Regulatory and Economic Resources Department
Michael Liu, Director, Public Housing and Community Development Department
Lester Sola, Director, Internal Services Department/Water and Sewer Department
Charles Anderson, Commission Auditor
Eugene Love, Agenda Coordinator

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

On December 4, 2014, the Public Housing and Community Development (PHCD) Department notified active and non-active Infill developers (Attachment A) to advise of impediments they had experienced with the Infill Program and to provide their recommendations to resolve these impediments. Infill Program Developers were also invited to a roundtable meeting with PHCD's Director and staff on December 15, 2014 to further discuss these issues.

Background

Article VII Section 17-121 through 17-128.1 of the code of Miami-Dade County addresses the Infill Program. The purpose of the Infill Program is to increase the availability of affordable homes for low and moderate-income persons, maintain a stock of affordable housing, and redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties to equitably distribute homeownership opportunities within the Infill Target Areas. The Infill Program shall encourage the redevelopment of vacant, dilapidated, or abandoned lots through the sale or transfer of County property to qualified developers and the inclusion of privately owned vacant, dilapidated, or abandoned properties. Qualified developers in the Infill Program are required to build affordable single family homes to be sold to low- and moderate-income households.

Some advantages for developers participating in the Infill Program include conveyance of vacant County-owned lots for \$10 to qualified developers (for-profit and not-for-profit); waiver of County liens and citations; partial reduction or reimbursement of impact fees; second mortgage funding to qualified affordable first-time homebuyers; and expedited building plan reviews. PHCD coordinates the work of the Infill Program with various County departments such as the Internal Services Department (ISD), Water and Sewer Department (WASD), Regulatory and Economic Resources (RER), and Public Works and Waste Management (PWWM) to assist Infill Program developers.

PHCD requested input from ISD, WASD, RER, and PWWM, for this report based on the impediments identified by Infill Developers. The recommendations provided by those departments and PHCD are included herein. Impediments and corresponding recommendations are summarized as follows:

Impediment #1:

Developer(s) stated that due to the Fire Rescue Department's request (at the time of permitting), when WASD reviews permit plans for Infill housing, they require expensive infrastructure upgrades to the water main lines and installation of new fire hydrants if the existing water main lines are less than 8" in diameter. This creates a large financial burden for Infill Developers and makes lots that have these requirements unbuildable. One developer stated that 13 of his 20 lots have this issue.

Developer Recommendations:

1. Infill Program lots could be allowed to be "grand-fathered in" to use the existing water lines and waive the requirement for new 8" water lines and fire hydrants, or allow an increase in the sales price cap to cover these upgrades at those lots where they are required.

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

2. The County could incorporate water main and sewer lateral upgrades when performing street repairs. Developer(s) advised that the County should focus on improving neighborhoods, not the Infill lots, and leave the development of the Infill Program homes to the Infill Developer(s).
3. County funds would be allocated to Infill Developers to make required infrastructure upgrades. Alternatively, upgrades of new 8" water lines and fire hydrant service charges could be charged to all existing WASD customers within 660 feet of a new required fire hydrant. In addition, Infill Developers indicated that funding for water and sewer infrastructure should be made available from the General Obligation Bond (GOB) funding from the District Commissioner or establishment of a special taxing district for water and sewer infrastructure improvements in the infill areas.

WASD Recommendations:

1. WASD has some discretion, on a case by case basis, to determine through pressure tests and modeling whether a proposed development can be accommodated with the existing substandard infrastructure. For locations that do not currently have abutting service, WASD is constrained by the County Bond Ordinance from paying the cost of extending service using customer revenue (or bonds secured by customer revenue), some source of outside funding is required in that situation. A program to upgrade undersized water mains serving commercial and industrial areas is in the discussion phase, but funding and a schedule by area are not yet realized.
2. The existing WASD rules and regulations related to infill area developers and their concerns on water mains and service within WASD's water service area are as follows:
 - When a water main abuts the single-family home lot and said water main is sub-standard to current requirements, utilizing Section 1.04.2 of WASD rules and regulations on a case by case basis, WASD's Director or appointed designee will perform additional review(s) to determine the applicability of said rules, upon the owner/developer's request. Specifically, upon such waiver request, WASD would conduct modeling, and, if the modeling shows that residual pressure for fire flow protection is met, then the WASD Director or designee will consider approval of the waiver request.
 - When no water main abuts the single-family home lot and the property is within feasible distance to connect, a water main is to be extended to abut the property to provide water service and fire flow protection. Any person may request a waiver from WASD's rules and regulations relating to water system extensions, including issues such as the length of a water main extension as it pertains to front coverage of existing single-family properties not served by WASD or in cases where a property owner can demonstrate that a change of use will not cause a reduction in the level of service in accordance with the standards described in Section 2.04.2.e of said rules. Any such request for a waiver of a water main extension from Section 2.04.2.e shall meet the fire flows specified in Section 2.103.21 of the Miami-Dade County Code.
 - Special taxing districts have been used to extend service to areas that have no service at all. WASD would need to check the legality of using a special

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

taxing district for upgrading existing service. Typically, a special taxing district is voted upon by those property owners who will be part of the district (and will therefore benefit from the improvements). WASD stated that service upgrades to meet code requirements have not been financed in this way, but rather by developer donations or in some cases grant programs that can pay for infrastructure upgrades. Often the cost of improvements relative to the value of property makes special taxing districts a very hard sell to property owners. Water main installations start in the range of \$200 per lineal foot, so the cost per individual owner can add up very quickly.

3. WASD stated that a plan was approved, as per Resolution R-232-15 adopted on March 3, 2015, which will upgrade water service to commercial and industrial areas, but not residential. WASD is undertaking improvements in some largely residential areas as part of its renewal and replacement program. At the January 21, 2015 Board meeting, a contract was awarded to provide new lines in a half square mile area of the Shenandoah neighborhood (not an infill area), and a second contract for the other half square mile is pending. WASD's ability to replace various old lines is limited by its revenue stream, but the department is hopeful that it will be able to accelerate its pace going forward. WASD is also procuring a consultant to review its entire water system maintenance, operations, and management programs in an effort to ensure that WASD is managing its assets both efficiently and wisely. Part of this effort is likely to involve a review of the condition and adequacy of its distribution system and a schedule for replacement that addresses needs on a priority basis while keeping rates at a manageable level. One aspect of this review could be service upgrades in areas supporting low- and moderate-income housing in terms of setting priorities among areas needing system upgrades.

PHCD Recommendations:

WASD indicated that it has the discretion to determine through pressure tests and modeling, that a proposed development (single-family home) can be accommodated with the existing infrastructure. WASD also indicated it has several initiatives underway which address the extension of sewer services in the infill areas including District 2. PHCD and WASD have discussed this impediment previously and will meet again to review how WASD initiatives may be expedited to include infill areas or provide infill areas some additional consideration.

Impediment #2:

Developer(s) stated that when illegal dumping occurs on the swale or right-of-way of the Infill lots, the PWWM's Lien Section immediately posts a "Warning Notice of Violation" at the vacant lot or sends a notification by mail to the address shown in public records. If not paid quickly, hundreds of dollars in fees and penalties, escalate to thousands of dollars in penalties and fees to the Developer(s).

Developer Recommendations:

Developer(s) suggested that a list of infill lots be provided to the code-enforcement inspectors in order for them not to fine these lots, and for the inspectors to call 311 for an illegal dumping pick-up. The Developer(s) also recommended that citations/liens that were not caused by their negligence, be waived even if they occurred after the lots were conveyed to them.

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

PWWM Recommendations:

1. PWWM has a bond obligation and must follow its process to maintain the rating. PWWM stated the developer cannot be released from his responsibility to the process. The developer, not PWWM, must police its lots, and contact 311 to schedule pick-ups, and assume all responsibility for illegal dumping that may take place on the developer's lots.
2. PWWM process calls for the issuance of a warning notice for unauthorized solid waste on the right-of-way if the developer does not report the illegal dumping incident to 311 prior to enforcement action. The developer has a 7-day compliance period and additional time for processing and mailing. The developer always has the option to request an extension, if necessary. If the waste remains, PWWM issues another citation with a 5-day compliance period. (Note: Depending on the Code section for various hazards, the compliance period for health hazards is 24 hours.) Accumulated penalties are added for each day of non-compliance beginning the day after the compliance period ends and capping after a maximum of 20 days in accordance with Miami-Dade County Code Chapter 8 CC-4. For example, a citation issued at \$200 with ten (10) days of non-compliance will accumulate to \$2,000. Additionally, the costs for picking up the violation are charged at double the amount of the citation as per approved County Administrative Order (AO) 2-5. The developer has 20 days to request a hearing and 30 days to pay from the date when the citation was issued. If the alleged violator (developer) appeals the citation within 20 days of the citation, all enforcement action stops until the case is heard in front of a hearing officer.
3. PWWM may provide relief to the developer by having them contact 311 to report illegal dumping prior to enforcement action. Once PWWM inspects and confirms the dumping was not generated from the property affected, the officer will make a request to the Trash Division to pick-up the debris at no cost to the developer. PWWM reviews illegal dumping locations to monitor spots with habitual illegal dumping. PWWM Supervisors review such locations, with assistance of the area officer, to determine if it warrants "hot spot" designation. This is only a temporary measure, typically three (3) months, to curtail the dumping activity.

PHCD Recommendations:

PHCD concurs that Infill Developers should continue to be subject to code enforcement requirements. PHCD recommends that the "Warning Notice of Violation" always be mailed to the owner of the lot in addition to posting a notice at the property site. (Note: Developers indicated that they do not always get correspondence and, therefore, are unable to respond timely.) If the developer does not address the notice, a fine will be levied, as indicated above. On lots that receive repeat illegal dumping, the Developer(s) are encouraged to contact PWWM in order to have the lot placed on the "hot spot" list for special monitoring by PWWM.

Impediment #3:

Developer(s) indicate there are delays in plan reviews by RER and that they receive review comments on "cookie-cutter" not for permit plans (i.e., previously approved plans that are re-used and do not have construction permits) which have already been previously approved on similar lots.

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

Developer Recommendations:

1. Developer(s) recommend that RER provide expedited permit plan reviews for Infill Program lots, allowing waiver of certain zoning requirements if different from the established neighborhood and other incentives used in conjunction with appropriate design guidelines. Previously approved “cookie-cutter” plan permits should not be required to be upgraded while they are within the approved permit timeframe.
2. Developer(s) also requested reduced permit fees for infill lots.

RER Recommendations:

1. The initial review of the “cookie cutter” not for permit application should be completed within 30 working days. The developer is required to make any necessary corrections and submit the plans for rework. Once plans are ready for final approval, the developer will be required to submit a clean set of plans with all corrections for signature.
2. The approved model will remain valid unless there is a change in the Code. At that time, the developer will be required to reapply and submit new plans for the revised model to meet new Code requirements to reestablish the model under the new Code, prior to issuance of permits for actual construction.
3. Once the “cookie cutter” model is initially approved, subsequent reviews will only be required which relate to site location. These reviews are as follows:
 - Planning and Zoning Divisions
 - Zoning (including related concurrency reviews)
 - Impact Fees
 - Planning
 - Environmental Resources Management Division
 - Public Works Department (including related concurrency reviews)
 - Construction, Permitting and Building Code Division
 - Plumbing (site review only)
 - Structural (site review for soil statement and special inspector requirements).
4. Once the plans have been approved by all the required review agencies, the developer will be required to pay the appropriate permit fee. If this is the first permit for construction of the model, the developer will receive a credit from the initial permit fees paid to register the model.

PHCD Recommendations:

PHCD guidelines for the Infill Program already provide Infill Developers with the benefit of a “government expedite” on permit plans submitted for building reviews and approvals. RER is aware of this incentive and, if brought to their attention at the permit desk, the government expedite stamp will be applied to the permit plans. PHCD concurs with RER’s procedures regarding the “cookie cutter” process. RER indicated that once the “cookie cutter” model is initially approved, subsequent reviews will only be required for site location or new code requirements.

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

Impediment #4:

Developer(s) indicated that the 12-month period required to develop and sell homes is too short to address, particularly when there are time delays and costs related to processing Environmental Quality Control Board (EQCB) hearings, RER zoning hearings, PWWM plat reviews, tree permit process, and waiver of plat process. The 12-month period to develop and sell infill lots is also problematic with lenders during review of the County deed restrictions. Developer(s) claim that lenders object to the County's right to exercise its reverter rights in such a short period on properties that the lender has financed.

Developer Recommendations:

Developer(s) recommend taking out the reverter provision or amending it to assure that waivers can be issued to satisfy lender concerns.

PHCD Recommendations:

PHCD has no objection to amending the period of time to develop and sell infill lots from 12 to 24 months due to the pre-development issues indicated above. PHCD recently incorporated requirements for Infill Developers to submit reports every four (4) months with updates/status of the development process and obstacles, if any. If PHCD determines that an extension beyond the required completion time is justified, then it will approve a time extension.

Impediment #5:

Developer(s) indicated there is a moratorium in the City of Miami for connecting to existing sewer lines. Therefore, developers need to install septic tanks. The Health Department is requiring that in those cases, the lot size be greater than 15,000 to 20,000 square feet. However, the infill lots are generally substantially smaller than the required sizes.

RER Recommendations:

1. In accordance with the new United States Environmental Protection Agency (USEPA) and Florida Department of Environmental Protection (FDEP) Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013), depending on the moratorium imposed on the sewer pump station, the Environmental Resource Management Division can either issue conditional sewer capacity certification or no sewer certification is allowed for projects that significantly increase in sanitary sewer flow.
2. Conditional Sewer Capacity Certifications are subject to the completion of the pump station. In accordance with the aforementioned Consent Decree, the Environmental Resource Management Division cannot issue Certificates of Occupancy/Certificates of Completion for any associated building permits until the pump station has been certified complete and operating in compliance by the utility.
3. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with the Code requirements and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity. Environmental Resource Management Division has no objection to the interim use of

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

a septic tank and drain field, provided that the development complies with the minimum lot size requirements per Section 24-43.1(a) of the Code and the property is connected to public water. In accordance with the Code, the minimum lot size for a single-family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

4. In cases where proposed single-family residences or duplexes fail to comply with lot size restrictions and an available and operative public water main abuts said tract of land, and that piece of land was created by deed prior to January 1, 1958 or was created by plat prior to January 1, 1972, the use of a septic tank and drain field could be approved, provided that the land has continuously remained in the same form as set forth in the originally recorded plat or deed.
5. When the property does not comply with the above-mentioned requirements, the applicant can apply for a variance of Code requirements with the EQCB. The Environmental Resource Management Division formulates recommendation to the Board based on certain criteria, but it is ultimately the Board's decision to approve or deny variances. For example, because of time constraints, some applications have been placed on upcoming agendas. However, to be fair and equitable to all applications, strict guidelines are applied to agendas depending on submittal dates.
6. The Environmental Resource Management Division can either not allow a sewer certification or issue a conditional sewer capacity certification. However, conditional sewer certifications are subject to completion of the pump station; consequently, no Certificates of Occupancy can be issued until the completion of the pump station. If sewage capacity is not sufficient, the Environmental Resource Management Division has no objection to the interim use of a septic tank and drain field, provided that the development complies with the minimum lot size requirements and the property is connected to public water.
7. There are some exceptions for properties that were created by deed prior to January 1, 1958 or created by plat prior to January 1, 1972. The applicant can also apply for a variance of Code requirements with the EQCB.

PHCD Recommendations:

PHCD concurs with RER's recommendations and notes that current land development regulations, which mandate contemporary standards different from those that were in effect when older neighborhoods were developed, are difficult to implement. However, some lots, as indicated above, may be grandfathered in when the appropriate documentation is presented to the permitting section. An EQCB hearing may be requested for a variance. Although costly and time consuming, RER has advised that in many cases a variance is granted to infill lots that are being developed for affordable housing. PHCD will provide more explicit language to explain issues that may be inherent to infill properties and instruct developers to evaluate properties for potential impediments prior to submitting proposals and/or requesting these properties from the County.

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

Impediment #6:

1. Developer(s) stated there have been significant increases in construction costs during the past year and, therefore, request that the current sales caps of \$175,000 for conveyed lots and \$205,000 for private lots be raised.
2. Developer(s) stated they are less interested in participating in the Infill Program due to limitations in sales price. A developer recommended that the sales cap be raised to between \$225,000 and \$250,000. Developer(s) also stated that keeping the cap at an unreasonably low level depresses the value of existing homes in the neighborhood.
3. A Developer stated that County's sales cap is inconsistent with other governmental agencies.

PHCD Recommendations:

There are two (2) related issues concerning the sales cap on lots. The first issue is the \$30,000.00 difference between the sales caps between conveyed lots (County lots conveyed to Infill Developers) and private lots (lots owned by Developers which are approved for the Infill Program). This issue is unrelated to construction costs but PHCD believes that it should be addressed.

Currently, the Infill Program has two (2) sales price caps:

- For County conveyed lots, the sales price cap is \$175,000 or appraised value, whichever is lowest; and
 - For private lots approved into the Infill Program, the sales price cap is \$205,000 or appraised value, whichever is lowest.
1. The current difference between County-conveyed lots and private lots' sales cap price is \$30,000; however, this amount is not based on recent appraised values of the lots being conveyed. In March 2014, PHCD reviewed 11 land appraisals from an independent certified real estate appraiser. The lots appraised value averaged \$10,181 per lot. This average appraised value should be reflected in the difference between the two (2) types of lots (conveyed lots and private lots). Since the appraised value of conveyed lots is approximately \$10,000, PHCD recommends that the sales cap for conveyed lots be raised to be within \$10,000 of the private lot sales cap.
 2. The second issue is whether the sales price cap should be adjusted due to changes in construction costs, as indicated by Infill Developers. The current sales price caps were established in 2008 and have not changed since that time.
 3. PHCD investigated construction cost trends and found evidence pointing to increases in construction costs:
 - *Turner Construction Cost Index from article in 2014 Fourth Quarter Forecast* indicates that construction costs since 2008 have fallen and risen as follows since 2008:

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

2008	+6.3%
2009	-8.4%
2010	-4.0%
2011	+1.6%
2012	+2.1%
2013	+4.1%
2014	+4.4%
Total change since 2008 =	+6.1%

- *McGraw Hill Construction article October 1, 2014:*
“The first seven months of this year were up 8% from the same period of 2013 in Miami Dade, Broward and Palm Beach Counties, while statewide contracts were also up 8%.”
 - *Daily News – Globe St.com article January 20, 2015:*
“Demand will intensify in private and public sectors throughout 2015.”
4. Commissioner Barbara J. Jordan sponsored legislation which the Board adopted as Resolution No. R-346-15 on April 21, 2015, setting a policy that the maximum cost per unit to construct, rehabilitate, or acquire affordable housing with County funds shall be \$225,000 (except for high-rise buildings of seven-stories or more).
 5. Keeping the Infill Program affordable in order to assist low- to moderate-income individuals and families in purchasing their first home and meeting their financial obligations long-term is a critical component of the Infill Program. However, there should also be an acknowledgment of changes in the market since 2008, when the current sales caps were established.
 6. PHCD confirmed that the City of Miami’s First-Time Homebuyer Program’s maximum sales price for new homes is set at \$214,000 (as of January 1, 2014). The City does not convey the lots to the developer; rather, the City hires the builder and sells the homes to qualified buyers. PHCD believes this sales cap amount is an appropriate compromise between keeping homes affordable for low-income buyers while making adjustments for increased development costs since 2008. Therefore, PHCD recommends \$214,000 or appraised value, whichever is lowest, as the sales cap for private lots, and \$204,000 or appraised value, whichever is lowest, as the sales cap for conveyed lots.

Impediment #7:

Developer(s) indicated that the underwriting performed by PHCD when providing a second mortgage needs to be expedited in order not to delay closings.

Developer Recommendations:

A developer suggested a process whereby the County accepts the third party bank underwriting of the buyers performed by the first mortgage lender so as not to duplicate underwriting efforts which delay home closings.

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

PHCD Recommendations:

1. PHCD does not agree with the developer recommendation. PHCD staff reviews each application to determine a household's eligibility for the program based on the income of the entire household, which is not the same process utilized by the first mortgage lender. The County's underwriting cannot be based solely on what's provided in the bank's application because the County is held accountable to its funding sources (such as HOME or SHIP), not the bank's regulators.
2. PHCD recommends that expediting the process can be achieved with greater readiness by the borrower, the first mortgage lenders, and Infill Developers, who can assist by ensuring that all borrowers are aware of the second mortgage requirements and are ready to proceed. The process can also be expedited if borrowers provide PHCD with required documents in a timely manner, immediately following the initial interview with PHCD staff. Another factor that could impact the closing process is the condition of the house and the resulting inspections that determine how quickly the loan is ready to close. PHCD will further evaluate the checklist of required documents provided to developers, lenders, and borrowers to further clarify program requirements. PHCD is also analyzing its options to procure and install loan origination software products to help process and close mortgages sooner.

Impediment #8:

A developer advised the biggest problem he has with the Infill Program is the additional 25 points given during the proposal ranking process in the Work Order Proposal Request (WOPR) solicitations to those developers that have been in the approved Infill Developer Pool for years. He believes this does not allow for new, local disadvantaged companies to win any of the sites that are ready to be built.

PHCD Recommendations:

PHCD believes this is a misunderstanding on the developer's part. All members of the approved developer pool to which the WOPR is advertised have already been determined to meet basic criteria by the Affordable Housing Selection Committee (AHSC). The selection process for the WOPR does not give 25 additional points to longstanding developers in the Developer Pool, rather it awards up to 25 points based on a favorable past performance. These points are not available for proposals from developers that have had a poor evaluation on past performances. The AHSC determined that developers who have no past performance record should receive 12.5 points out of the 25 available points.

Impediment #9:

- A developer requested that the County provide off-duty police officers to attend the land survey phase of the project because many land surveyors have been assaulted and robbed while conducting surveys. He believes this is one of the reasons that many developers do not participate in the Infill Program.
- A developer indicated that when security is the responsibility of the developer, the liability insurance increases considerably, and, if someone is injured or dies from a shooting, the developer will never recover from that catastrophe. The cost of a security guard is only \$25 per hour; however, this is not the issue. The issue is the liability incurred by the developer. The developer recommended that the local Police

Report Addressing the Infill Housing Program Impediments that Delay the Implementation of the Infill Program

Department be available to patrol job sites from time to time during regular working hours. A developer indicated that he checked with the Miami-Dade Police Department and raised this concern. He said the Police Department advised him they have unmarked cars patrolling the area and developers need to coordinate with them when they are at the job site, to facilitate patrols during the time the developer is working onsite.

Developer Recommendations:

A developer suggested that the County should pay for the security and back-charges to the developer for its costs. The developer also recommended getting the District Commissioner's support to obtain police protection, along with private off-duty police officers to address the security of work sites, and while the surveyor crews are on site with their specialized equipment. The developer recommended that security arrangements should be handled by the County and not by developers.

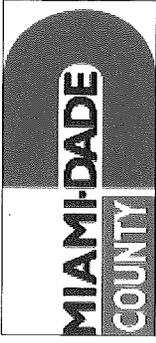
PHCD Recommendations:

PHCD does not agree with the developer's recommendation that security be handled by the County. Infill Developers should continue to be responsible for securing their sites. PHCD recommends that Infill Developers coordinate directly with the Police Department and advise of the locations, dates, and times for periodic police patrols for the lots being developed. The Infill Developers can also arrange for police presence on site. This is typically done with off-duty officers at reasonable costs.

In summary, PHCD will continue to work with the Infill Developers and various County departments to implement recommendations for the Infill Program as approved by the Board.

ATTACHMENT A

PHCD Real Estate - Infill Housing Program



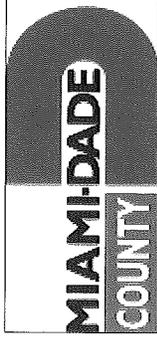
List of Developers Both Active and Non-Active

Developer	Contact	Address	City	St	Zip	Work Ph	Mobile	EMAIL	ORGTYPE	Status
7th Cavalry Corp. & Coconut Grove B	Joel L. Israel	PO BOX 1545	Boca Raton	FL	33429	561-367-0949			For Profit A	For Profit A
ADVANCED COMMUNITY HOUSING, LLC	Barry S. Goldmeier	250 Catalonia Ave., Ste. 606	Coral Gables	FL	33134	(305) 461-2330	(305) 984-3773	bgoldmeier@gmail.com	For Profit A	For Profit A
AMERICAN COMMUNITY PARTNERSHIPS, INC.	Ronald M. Amira	727 N. W. 15th Street, Suite 1250	Washington	DC	20005	786-797-7108		STATEWIDEHOME SRON@COMCAST.NET	For Profit A	For Profit A
AMERICAN CONSTRUCTION & FINANCING CORPORATION	Robert Behnejad	P.O. Box 823691	Pembroke Pines	FL	33082	786-586-3778	(786) 586-3778	rbjd@comcast.net	For Profit A	For Profit A
BANKERS LENDING SERVICES, INC.	GUSTAVO MACIAS	13155 SW 134 St. Suite #208	MIAMI	FL	33186	305-269-0065	305-338-4636	gmacias@bankerslendingservices.com	For Profit A	For Profit A
Cazo Construction Corporation	Armando Cazo	3461 SW 8 th Street	Miami	FL	33135	305-448-4181		armando@cazogroup.com	For Profit A	A
CDC Financial Corp	Christopher D. Cory	11311 SW 25 Court	Davie	FL	33325	954-916-9600		corycdc@bellsouth.net	For Profit A	For Profit A
CITYWIDE DEVELOPMENT CORPORATION, INC.	Elena or Armando Perez-Aleman	10690 S.W. 7th Terrace	Miami	FL	33174	(305) 221-1110	786-556-6420	elena@citywidepartners.com	For Profit A	For Profit A
Community Bank of FL. Inc.	Anders Hansson	28801 SW 157 Ave.	Homestead	FL	33033	305-245-2211		ahansson@communitybankfl.com	For Profit A	For Profit A
COMMUNITY REINVESTMENT AGENCY, INC.	Jose E. Miranda	501 Cadagua Avenue	Coral Gables	FL	33146			josemir154@aol.com	For Profit A	For Profit A
CONTRACTORS RESOURCE CENTER, INC.	Elsie Hamler	697 N Miami Ave Loft 3	Miami	FL	33136	(305) 372-8890		ekhamler@aol.com	Not for Profit A	Not for Profit A
CQ Partners, LLC	Luis A. Quintero	350 NE 60 St	Miami	FL	33137-2125	786-325-2246	786-325-2246	laq@socialaffairs.com	For Profit A	For Profit A
D.S. DEVELOPMENT CORPORATION	Jose L. Diaz	3721 SW 127 AVE	Miami	FL	33175	(305) 273-9911	305-310-5992	jdiaz@msaarchitectsinc.com	For Profit A	For Profit A
DODEC, INC.	Trevor Pantry	3140 West 84 ST Bay 2	Hialeah	FL	33018	(305) 826-4022	954-682-0895	trevor@dodecinc.com	For Profit A	For Profit A
EQUITABLE HOUSING CORP.	Tim Sheehan	4345 SW 72nd Avenue, Suite H	Miami	FL	33155	(305) 667-4500	(305) 904-7132	stuartappraiser@mindspring.com	A	A
EQUITY ALLIANCE, LLC	Matt Lawrence	1889 NW 56 ST	Miami	FL	33076	786-859-3772		mattlawr@bellsouth.net	A	A
FERNANDO S. RUIZ	Fernando S. Ruiz	2290 NW 17 Avenue	Miami	FL	33142	(305) 635-3445	786-200-4120	ffalum@bellsouth.net	A	A
FRIENDSHIP CIRCLE OF FLORIDA, INC.	Rabbi Itchel Krasnjansky	419 Atkinson Dr. 6th Fl.	Honolulu	HI	96814	(808) 735-8161	(808) 478-8891	chabadhawaii@aol.com	A	A

ATTACHMENT A

PHCD Real Estate - Infill Housing Program

List of Developers Both Active and Non-Active

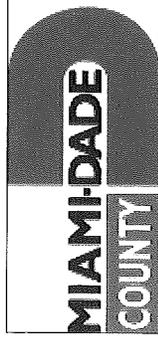


G.E.C. Associates, Inc.	Luis Tarafa	9487 NW 12 Street	Doral	FL	33172	305-994-2150	Itarafa@geccasociates.com	For Profit A
George Howard	George Howard	1150 Wilshire Cr. W	Pembroke Pines	FL	33027	954-608-5677	ghowardrbcb@yahoo.com	For Profit A
Goulds Group, LLC.	Moises B. Bichachi/Sergio Faigenblap	626 NE 124 Street	North Miami	FL	33161	(305) 891-7990	moises@eliconstruction.com	For Profit A
GUZMAN HOMES, LLC.	MILDRED MARCH	17132 NW 87 CT	MIAMI	FL	33018	305-345-5086	GUZMANHOMES@COMCAST.NET	For Profit A
H.A. CONTRACTING, CORP.	Henry Angelo III	9500 NW 12 St. Bay 1	Miami	FL	33172		henry@hacontracting.com	For Profit A
HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	MARIO ARTECONA	3800 NW 22 AVE	MIAMI	FL	33142	305-634-3628	katia.rodrigues@miamihabitat.org	Not for Profit A
HOME ACCESS PROPERTIES, INC.	Katuska Hurlles	11401 Knotway	Cooper City	FL	33026	(305) 219-4697	uniteccom@bellsouth.net	A
HOUSING PROGRAMS, INC.	Isaac Simhon	683 N. Biscayne River Drive	Miami	FL	33169	305-688-1600	housingprograms@bellsouth.net	Not for Profit A
HUMBERTO RODRIGUEZ	HUMBERTO RODRIGUEZ	1 SW 59 CT # 4	MIAMI	FL	33144	305-815-9552	Florida1sths@att.net	For Profit A
Internal Services Department (ISD)	William Pupo, Real Estate Officer	111 NW 1 St. 2460	MIAMI	FL	33128	305-375-3493	wpupo@miamidadegov	Other A
Jorge I. Gonzalez and Malkel Alfonso	Malkel Alfonso	817 SW 122 Ave.	Miami	FL	33184	305-903-6585	maikel@floridabankersinsurance.com	For Profit A
JRO Holdings, Inc.	Orlando Machado	17670 NW 78th Ave, Suite # 201	Miami	FL	33170	786-556-6950	omachado@gmail.com	For Profit A
JT Residential Invest, LLC	Frank Spaziano	Po Box 970696	Boca Raton	FL	33497	954-520-8437	frankspaziano@gmail.com	Limited Liability
LANCASTER HOMES & CONSTRUCTION SERVICES, INC.	Issac Shimon	683 North Biscayne River Drive	Miami	FL	33169	(305) 688-1600	housingprograms@bellsouth.net	For Profit A
LCN Investment, LLC	LOUIS NAVARRO	16400 NW 59 AVENUE	MIAMI LAKES	FL	33014	305-788-2034	Cnavarro@LCNinvestments.com	For Profit A
LEGACY RENTALS, LLC.	Mildred March	17132 NW 87 CT.	Miami	FL	33018	305-345-5086	guzmanhomes@comcast.com	For Profit A
LEGO Construction Company	Luis Garcia	280 SW 20 Road #506	Miami	FL	33129	305-381-8421	lgarcia@legoc.com	A
Little Haiti Housing Association, Inc.		181 NE 82 St.	Miami	FL	33138	305-759-2542	lcharels@haitiameicancdc.org	Not for Profit A
LOS TINAJONES LLC	Mario Zaidivar	12106 Burl Ave	Hawthorn	CA	90250	310-658-310	mzaidivar5@hotmail.com	For Profit A

ATTACHMENT A

PHCD Real Estate - Infill Housing Program

List of Developers Both Active and Non-Active

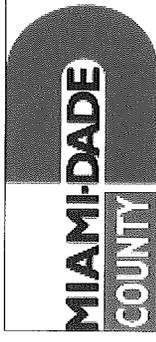


Lourdes Adan	Lourdes Adan	12690 SW 93 PL.	Miami	FL	33176	4881	4881	ail.com	For Profit A
LPJ Solutions Inc.	Mauricio Jalil	1650 NE 115 St No 501	Miami	FL	33181	305-984-1281	305-984-8693	manager@mjestat.es.com	For Profit A
Mario Zaldivar	Mario Zaldivar	12745 SW 33 Terr	Miami	FL	33170	310-654-4881			For Profit A
MIAMI DREAM HOMES INVESTMENT GROUP, INC.	JOSE M. RUGUEIRO	220 NW 130 AVENUE	MIAMI	FL	33182	786-281-5972		MiamiDreamHomes@redvgroup.com	For Profit A
Miami-Dade Affordable Housing Foundation	Anne E. Manning	1444 Biscayne Blvd., Suite 312	Miami	FL	33132	305-297-5246		anne.manning@earthlink.net	Not for Profit A
MIAMI-DADE COMMUNITY DEVELOPMENT, INC.	Claudia Alvarez	10690 SW 7 Terrace	Miami	FL	33174	(305) 221-1110	(786) 301-2693	miamidcd@aol.com	A
MILLENIUM DEVELOPMENT GROUP, LLC.	Homer Cruz	6187 NW 167 St, Suite H-24	Miami Lakes	FL	33015	305-825-0834		info@jhcontractors.net	Limited Liability
MR URBAN FOUNDATION, INC.	Robert Danial	5151 Collins Ave., Suite 1727	Miami Beach	FL	33140	305-867-8484		ram@morganreed.com	Not for Profit A
Neighborhood Housing, LLC	Stephanie Williams-Baldwin	490 Opa-Locka Blvd.	Opa-Locka	FL	33054	305-687-3542		stephanie@olcdc.org	Not for Profit A
NEWKIRK, CARLTON W.	Clayton Newkirk	7211 Plantation Blvd	Miramar	FL	33023	305-986-8458		miniqueproperties1@yahoo.com	For Profit A
Palmetto HOmes of Miami, Inc.	Arlovistus Lundy	4952 NW 7 Street	Miami	FL	33127	305-216-0827		palmettohomes1@bellsouth.net	Not for Profit A
Paragon Construction Unlimited, Inc.	Jeff Strump	10940 NW 12 Ave	Miami	FL	33169	954-430-4309		paragon@bellsouth.h.net	For Profit A
PEOPLE HELPING PEOPLE ACHIEVE GOALS, INC.	Derrick Jackson	6600 NW 27 Ave, Suite A-12	Miami	FL	33147	(305) 693-6362	(786) 229-4824	kuatura@bacfundimg.com	For Profit A
PERSONAL PARADISE DEVELOPERS, INC.	Octavio Castellanos	9980 SW 62 ST	Miami	FL	33173	(305) 271-0397	(786) 486-1968	castrel@bellsouth.net	A
PINARD GROUP, INC.	Michel Pinard	15901 NW 7 AVE	North Miami	FL	33169	(786) 413-0070	(305) 992-3367	offices@pinardconstruction.com	A
Precious Hursey	Precious Hursey	7000 NW 179 St Apt 208	Miami	FL	33015	786-624-9457		nisi499@gmail.com	For Profit A
Relocation and Development Firm, Inc.	Henry Crespo	219 NW 14 Terr	Miami	FL	33136		305-984-0067	henry@urgentinc.org	For Profit A
ROYAL CROWN DEVELOPERS, LLC	Frank Spaziano	PO BOX 970696	Boca Raton	FL	33497	954-520-8437		frankspaziano@gmail.com	For Profit A
S. M. T. Housing Management, Corp	Samuel Maya or Jose Ortiz (Broker)	18001 North Bay Road #406	Sunny Isles Beach	FL	33160	305-785-4586	305-819-2970	sammymaya.sm@gmail.com	For Profit A

ATTACHMENT A

PHCD Real Estate - Infill Housing Program

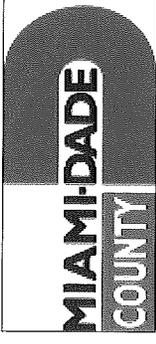
List of Developers Both Active and Non-Active



Soaring to Achieve Results Sys Dev Ct.	Dr. Erika Rolle	Miami	FL	305-984-0858	Not for Profit A
South Florida Investment Consultants, Inc.	Mike Suarez	Miami	FL	33265-5002-7972	For Profit A
St. John Single Family Development, LLC.	Ola Oluko	Miami	FL	305-372-0682	Not for Profit A
SUN INVESTMENTS REAL ESTATE CORP.	Andres Mongeotti	Hallandale	FL	305-788-0371	For Profit A
TARPON IV, LLC	David Egoci or Johnathan Politano	Aventura	FL	305-913-3333	For Profit A
Turnstone Development Corporation	Bill Schneider	Chicago	IL	312-453-0610	Not for Profit A
WORKFORCE DEVELOPMENT PARTNERSHIP, INC.	Dean Griffin	Bal Harbor	FL	(305) 491-6455	For Profit A
Youth Outreach Unlimited Y.O.U. New Beginning..	Rev Erick Readon	Miami Gardens	FL	786-985-4110	Not for Profit A
A & S MANAGEMENT	Isaac Simhon				For Profit I
AFFORDABLE HOUSING PROGRAMS, INC.	Isaac Simhon	Miami	FL	(305) 688-1600	For Profit I
AFFORDABLE HOUSING SOLUTIONS FOR FLORIDA, INC.	Barry Haiman	Bay Harbor Islands	FL	(305) 865-4555	For Profit I
Alchemy Investments Group, LLC	Carlos Llarena	Miami	FL	33178	For Profit I
ALLAPATTAH BUSINESS DEVELOPMENT AUTHORITY, INC.	Xiomara Pacheco	Miami	FL	(305) 635-3561	For Profit I
AMERIPOINT, LTD	David Horowitz	Miami	FL	305-265-4480	For Profit I
ANGEL DANIEL SANTOS	ANGEL DANIEL SANTOS	MIAMI	FL	786-295-7638	For Profit I
ANTHONY MILLER	Anthony Miller	MIAMI	FL	305-945-2312	For Profit I
BAC FUNDING CORPORATION	Brian Culmer	Miami	FL	(305) 693-3550	For Profit I
BAME DEVELOPMENT CORPORATION OF SOUTH FLORIDA, INC.	Don Patterson	Miami	FL	(305) 373-7233	For Profit I

ATTACHMENT A

PHCD Real Estate - Infill Housing Program

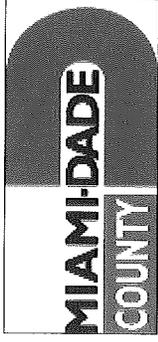


List of Developers Both Active and Non-Active

BETTER HOMES DEVELOPMENT CORPORATION	Giannina Minervine	240 Crandon BLVD #247	Key Biscayne FL	33149	(305) 361-1546	(786) 252-5110	gminervine@housinggroup.com	For Profit I
CFM HOUSING CORP.	Daniel Bowman	PO Box 398064	Miami Beach FL	33239	305-323-0891	305-323-0891	affordablenuwho@yaho.com	For Profit I
CHRISTOPHER MANSON	CHRISTOPHER MANSON	435 NW 124 ST	NORTH MIAMI FL	33168	305-300-9708		CHRISMANSON@BELLSOUTH.NET	For Profit I
CITY OF MIAMI	Ann Kashmer	444 SW 2nd Ave. 2nd Floor	Miami FL	33130	305-416-2097		akashmer@miamigov.com	Not for Profit I
COMMUNITY EQUITY INVESTMENT GROUP, LLC	MATT LAWRENCE	4733 NW 96 DRIVE	CORAL SPRINGS FL	33076	786-859-3772		MATTLAWR@BELLSOUTH.NET	For Profit I
Cooper City Commerce Center, Inc.	Frank Spaziano/John Tavone	3001 W Hallandale Beach Blvd Suite 300	Pembroke Park FL	33009	954-520-8437		frankspaziano@gmail.com	For Profit I
COUNTYWIDE DEVELOPMENT GROUP, INC	RODERICK SPENCER	2745 NW 28 TERR	MIAMI GARDENS FL	33056-1436	786-443-5346		CWIDE@BELLSOUTH.NET	For Profit I
D.A. COMMUNITY BUILDERS, INC.	Alejandro Formoso & Daniel F. Sitjes	9725 N.W. 52 Street, Unit 105	Miami FL	33178	(786) 282-6459		afomoso@bellsouth.net	For Profit I
DDB INVESTMENTS, INC.	Patricia Robertson	6600 NW 27TH AVENUE A-12	MIAMI FL	33147				For Profit I
De Lite Construction, Inc.	Leroy Jones/ Arlene Rodriguez	8004 NW 154 St #147	Miami Lakes FL	33016	(305)725-6222		mbgetaway@hotmail.com	For Profit I
DEBORAH TERCIER	Muller Tercier	8848 Southampton Drive	Miramar FL	33025	305-588-5515	305-588-5515	advancetec@yahoo.com	For Profit I
EBONY SHARES, INC.	Letrell Lewis	991 NW 143 Street	Miami FL	33168	(305) 685-0052	(786) 251-3002	energeticelectric@earthlink.net	For Profit I
ELITE CONSTRUCTION AND DEVELOPMENT, INC.	Hiram Collazo	111 nw 1st st						For Profit I
EMPIRE INVESTORS, INC.	GEO LLAGUNO	12964 SW 133 CT	MIAMI FL	33186	305-300-3804		starshinejll@yahoo.com	For Profit I
FLORIDA CITY FOUNDATION, INC.	Rick Stauts	P.O. Box 343570 - 404 W Palm Drive	Florida City FL	33034-0570	(305) 247-8221	305-772-1157	craexdir@floridacityfl.gov	Not for Profit I
FLORIDA REALTY SOLUTION, INC.	JAMES LOWE	1808 W TERRAMAR DRIVE	LAND BY THE SEA FL	33062	954-663-8121	954-663-8121	IGOODDEAL@COMCAST.NET	For Profit I
FORTEX	Grace Ali							For Profit I
ZFORTEX CONSTRUCTION, INC.	Jose Perez de Corcho	8260 NW 27 Street, Suite 408	Miami FL	33122	(305) 599-1295	(305) 305-1601	sergio@fortexcons.com	For Profit I
FRANCES SALVAGE REVOCABLE TRUST	Frances Salvage	2500 Park View Dr.	Hallandale FL	33009	786-326-4999	305-725-6222	fanniesal@yahoo.com	Other I
FRIENDSHIP CIRCLE OF FLORIDA, INC.	Mark Walzer	4520 N. E. 18 Avenue, Suite 100	Fort Lauderdale FL	33334	(954) 229-2410	(954) 536-1775	mark@bcrg.cc	For Profit I

ATTACHMENT A

PHCD Real Estate - Infill Housing Program



List of Developers Both Active and Non-Active

GHAZAL INVESTMENT GROUP, INC.	ABDUL RAZZAK KHANANI	300 SEVILLA AVE, STE. 306	CORAL GABLES	FL	33134	(786) 290-3000	(786) 290-3000	ARKhanani@gmail.com	For Profit I
GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.	Ms. Robin Oxford	P.O. Box 700031	Miami	FL	33170	(305) 278-6950	786-525-9559	gouldscdc@aol.com	Not for Profit I
HAVEN ECONOMIC DEVELOPMENT, INC.	Harris Millman	140 NE 83 Street	Miami	FL	33138	305-992-6445	305-992-6445	hmillman@gmail.com	For Profit I
HOUSING LEAGUE, INC., THE	Jerry Flick	1119 Cotorro Avenue	Coral Gables	FL	33146	(305) 740-8320	(305) 962-3203	jerry@flickcos.com	Not for Profit I
INFILL DEVELOPMENT GROUP, INC.	Rey Diaz	15495 Eagle Nest Lane, Suite 235	Miami Lakes	FL	33014	(305) 698-7100		rey@firstcolonialti.com	For Profit I
INSTITUTE FOR DEVELOPMENT	Mohammed Ayoub								For Profit I
K&K CUSTOM HOMES, INC.	Jose Diaz	3721 SW 127 Ave	Miami	FL	33175	305-310-5992	305-310-5992	jdarchitect@bellsouth.net	For Profit I
KAK PROPERTY AND INVESTMENT, INC.	TIM SHEEHAN	10500 SW 51 STREET	COOPER CITY	FL	33328	305-904-7132	305-904-7132	SHEE10@BELLSOUTH.NET	For Profit I
KEIKO INVESTMENTS, INC.	STANLEY M. SALTZMAN	291 BAL BAY DRIVE SUITE 106	BAL HARBOUR	FL	33154	305-785-0000		KEIKOSTAB@MSN.COM	For Profit I
LBW HOMEOWNERS FOUNDATION OF CORAL GABLES, INC.	Jessica Heinecker / REDEVCO MANAGEMENT	11098 BISCAYNE BLVD. SUITE 103	MIAMI	FL	33161	305-981-0888		jheinecker@REDEVCO.ORG	Not for Profit I
LEROY TAYLOR	LEROY TAYLOR	3313 NW 193 STREET	MIAMI GARDENS	FL	33056	305-620-9843	786-246-8009	ROYDANIA@AOL.COM	For Profit I
Lockette, Chauncey	Chauncey Lockette	1044 NW 53 St	Miami	FL	33127	305-492-2464	305-492-2464	lockette12@yahoo.com	For Profit I
LOWE CONSTRUCTION USA, INC.	1808 W TERRAMAR DRIVE	1808 W TERRAMAR DRIVE	LAND BY THE SEA	FL	33062	954-663-8121	954-663-8121	1GOODDEAL@COMCAST.NET	For Profit I
LUMAN GROUP LLC	LUIS F. GUZMAN	6960 NW 173RD DRIVE #701	MIAMI	FL	33015	786-499-6994		LUIS@LUMANGROUP.COM	For Profit I
M & M DEVELOPERS, INC.	JESUS MONTESANO	8004 NW 154 ST #320	MIAMI	FL	33016	305-776-7433		montesanoj@aol.com	For Profit I
M & R Properties & Investment, Inc.	Robert Behnejad	PO BOX 823691	Pembroke Pines	FL	33082	786-586-3778		RBJD@comcast.net	For Profit I
MadaJolu Investment, Inc.	Daniel Garcia	15131 SW 49 Ct.	Miramar	FL	33027	305-525-9162		danielgarcia1971@bellsouth.net	For Profit I
MANDYS DEVELOPERS, INC & CONSTRUCTI ONMAX, CORP	CARLOS CECILIO	3258 SW 139 CT	MIAMI	FL	33175	305-525-1055		CHANGCITO@AOL.COM	For Profit I
MDHA DEVELOPMENT CORPORATION	Diana Gonzales		Miami	FL		(305) 793-0597	(305) 665-1878	dmgzo@aol.com	Not for Profit I

ATTACHMENT A

PHCD Real Estate - Infill Housing Program

List of Developers Both Active and Non-Active

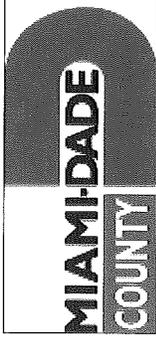


Montesano, Elio J.	Elio J. Montesano	8004 NW 154 St. Suite 320	FL	Miami Lakes	33016	305-776-7433	For Profit I
Mr. Ed Properties, Inc.	Howard Kuker, Esq.	PO BOX 17 0938	FL	Hialeah	33017	305-670-0987	For Profit I
Mullier & Deborah Tercier	MULLER TERCIER	8848 SOUTHAMPTON DRIVE	FL	MIRAMAR	33025	786-290-0720	For Profit I
MURO INVESTMENTS, INC.	Rosario Munoz	1045 SW 64 Ave.	FL	Miami	33144	305-669-1496	For Profit I
NEIGHBORHOOD HOUSING SERVICES, INC.(NHS)	Mickael or Arden Shank	300 NW 12 Ave.	FL	Miami	33128-3714	(305) 751-5511	Limited Liability
NEIGHBORS AND NEIGHBORS ASSOCIATION, INC.	Leroy Jones	180 NW 62 ST, # 1	FL	Miami	33150	(305) 756-0605	Not for Profit I
NER YITZCHAK OF HIGHLAND LAKES, INC.	Simon Moryoussef						Not for Profit I
NHS HOUSING DEVELOPMENT, LLC.	Arden Shank	300 NW 12 Ave.	FL	Miami	33128-3714	305-751-5511	Limited Liability
NOVA HOMES CORPORATION	Carlos Corredor						For Profit I
PRAXA Construction, Inc.	Antonio E. Ospino	12885 SW 77 Ave.	FL	Pinecrest	33156	305-789-5992	For Profit I
RIVERSIDE HOMES OF SOUTH FLORIDA, L.L.C.	Mr. Oscar Rivero	700 South Dixie Highway	FL	Coral Gables	33146		For Profit I
ROBERT COMES	ROBERT COMES	520 E 60 ST	FL	HIALEAH	33013	305-681-1879	For Profit I
ROSEWOOD HOUSING, LLC	John Copeland III	1521 Alton Road # 743	FL	Miami Beach	33139	(305) 797-8877	For Profit I
SANTIAGO MEDINA	SANTIAGO MEDINA	781 NE 4th Place	FL	Hialeah	33010	305-389-6522	For Profit I
SAVE-A-HOUSE, INC.	Carol I. Cord	8800 North Bayshore Drive	FL	Miami	33138	(786) 385-4439	Not for Profit I
SECOND SUNRISE INVESTMENT CORPORATION	ALI YASIN	7020 N. AUGUSTA DRIVE	FL	MIAMI	33015	786-346-9878	For Profit I
Singh, Rameshwar	Rameshwar Singh	16033 SW 63 Terr	FL	Miami	33193	(305)562-1544	For Profit I
SJD, CORP. / PHOENIX HOUSING FOUNDATION, INC.	Salvatore J. Davide	7333 Coral Way 305 773-9435	FL	Miami	33155	(305) 261-5400	For Profit I
SOUTHERN REAL ESTATE SERVICES, INC.	Rubel Rodriguez	9555 N. Kendall Drive, Ste. 101	FL	Miami	33176	(305) 436-8968	For Profit I
STATEWIDE HOMES LLC.	RONALD M. AMIRA	9600 SW 62 Ct	FL	MIAMI	33156	786-797-7108	For Profit I

ATTACHMENT A

PHCD Real Estate - Infill Housing Program

List of Developers Both Active and Non-Active



		NET					
Company Name	Developer	Address	City	State	Phone	Contact	Status
SunTrust Mortgage Inc.	Alex Perez	PO BOX 27767	Richmond	Va	305-965-5783	alex@amerifirst-online.com	For Profit I
TRICIA PROPERTY MANAGEMENT CORPORATION							
UNIVERSAL TRUTH COMMUNITY DEVELOPMENT CORPORATION	Rod Eisenberg						For Profit I
URGENT, INC.	BARBARA WILLIAMS	21310 NW 37 AVE Bldg. D	Carol City	FL	33056	(305) 624-4991	Not for Profit I
WASHINGTON, MARDELL	Henry Crespo	1600 NW 3rd Avenue, Bldg. D	Miami	FL	33136	(786) 663-3084	Not for Profit I
WEST LITTLE RIVER ESTATES, LLC	Mardell Washington	2000 NW 111 Street	Miami	FL	33167	786-274-2796	For Profit I
WEST PERRINE COMMUNITY DEVELOPMENT CORPORATION, INC.	ED LYONS	3720 NW 170 STREET	MIAMI	FL	33055	305-302-6546	For Profit I
YOUTH IN ACTION CENTER, INC. CDC	Ed Hanna Jr.	17755 Homestead Avenue	Miami	FL	33157	(305) 252-0129	Not for Profit I
ZAMORA CORPORATION	Willie Simmons		Miami	FL		786-426-7879	Not for Profit I
	YESSICA	20401 SW 317 ST	MIAMI	FL	33030	305-257-1142	For Profit I
						305-546-6665	For Profit I