



Miami-Dade Board of County Commissioners
Office of the Commission Auditor

Housing, Social Services & Economic Development
(HSSD) Committee Meeting

March 9, 2020
9:30 A.M.
Commission Chambers

Yinka Majekodunmi, CPA
Commission Auditor
Office of the Commission Auditor (OCA)
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Miami, FL 33128
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Research Notes**

**Item No. 3D
File No. 200341**

Researcher: IL Reviewer: PGE

RESOLUTION, AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE IN ACCORDANCE WITH SECTIONS 125.379(2) AND 125.411, FLORIDA STATUTES, AMENDED AND RESTATED COUNTY DEED TO INCREASE THE SALES PRICES OF HOMES TO BE CONSTRUCTED AND SOLD BY HABITAT FOR HUMANITY OF GREATER MIAMI, INC. THROUGH THE MIAMI-DADE COUNTY INFILL HOUSING INITIATIVE PROGRAM ("INFILL HOUSING PROGRAM") FROM \$175,000.00 UP TO THE CURRENT MAXIMUM SALES PRICE OF \$205,000.00 AND TO GRANT ADDITIONAL TWO-YEAR EXTENSION, RESPECTIVELY; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE SUCH INSTRUMENTS THAT INDICATE THE COUNTY'S INTENT TO GRANT ADDITIONAL TWO-YEAR EXTENSIONS TO A TOTAL OF 13 INFILL HOUSING PROGRAM DEVELOPERS TO ALLOW SUCH DEVELOPERS TO CONTINUE TO DEVELOP CERTAIN FORMER COUNTY-OWNED PROPERTIES WITH SINGLE-FAMILY HOMES TO BE SOLD TO VERY LOW-, LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH THE INFILL HOUSING PROGRAM, TO TAKE ALL ACTIONS NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEEDS, AND TO PROVIDE COPIES OF THE RECORDED COUNTY DEEDS AND THE RESTRICTIVE COVENANTS REQUIRED BY THE COUNTY DEEDS TO THE PROPERTY APPRAISER

ISSUE/REQUESTED ACTION

Whether the Board should authorize: (1) approving an increase to the sales price, from \$175,000 to the current maximum sales price of \$205,000, for single-family homes to be constructed and sold by Habitat for Humanity of Greater Miami, Inc. (Habitat for Humanity) through the County's Infill Housing Initiative Program; (2) granting additional two-year extensions to Habitat for Humanity to continue to develop 54 former County-owned properties with single-family homes to be sold in accordance with the Infill Program; and (3) granting additional two-year extensions to 13 Infill Program developers to allow them to continue to develop certain former County-owned properties with single-family homes.

PROCEDURAL HISTORY

Prime Sponsor: None

Requester/Department: Public Housing and Community Development (PHCD)

ANALYSIS

The purpose of this item is to gain Board authorization to amend deeds related to properties conveyed to Habitat for Humanity and 13 other Infill Housing Program developers to extend construction deadlines by two years. The item also seeks Board approval for Habitat for Humanity to increase the sales price for 13 homes from \$175,000 to the maximum Infill Program price of \$205,000. The justification for the increase provided in the mayoral memorandum is premised on an increase in construction costs as well as recent changes to the zoning regulations in the Gould's area which has forced a redesign of those homes at an additional cost. OCA contacted PHCD requesting clarification as to the specific zoning changes. Habitat for Humanity advised PHCD that many of the homes in the Goulds area are subject to a new zoning code (i.e., Goulds Community Urban Center District), with some requirements being stricter than the FL Building Code.

The Board conveyed properties to Habitat for Humanity via County deeds; such deeds include a maximum sales price of \$175,000. In February 2017, the Board adopted Resolution No. R-145-17, approving a revised maximum sales cap from \$175,000 to \$205,000 for the County's Infill Housing Program. Habitat for Humanity has applied for an increase in the sales price caps for the completion of development of the affordable housing on the properties, and the County has agreed to increasing the sales price to the maximum amount of \$205,000. The relevant deeds will be amended to reflect the new maximum sales price. This item also provides for the execution of an Amended and Restated County Deed whereby Habitat

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for Humanity is granted a two-year extension to facilitate the continued development of 41 former County-owned properties with single-family homes to be sold to very low-, low- or moderate-income households per Infill Program requirements. A similar extension is being granted to 13 other developers, as set forth in the due diligence table below, to complete comparable Infill Program projects, impacting a total of 187 lots across Commission districts 1, 2, 3 and 9.

There is no fiscal impact to the County as a result of increasing the maximum sales price for the 13 properties as costs are borne by the program developers. However, if the deeds' reverter clause is exercised and such properties return to the County, there would be an annual cost of \$54,772 for monitoring and maintaining the properties. Note that while \$205,000 is the sales cap for an Infill Program home, the median sale price for a home in Miami-Dade County, according to Zillow, is \$294,700, and the median household income, according to the most recent US Census Bureau data, is \$48,982.

The Infill Housing Initiative Program intends to increase the availability of affordable homes for very low-, low- and moderate-income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, to equitably distribute homeownership opportunities within, and in some cases outside of the Infill Target Areas, and generate payment of ad valorem taxes. The Infill Housing Initiative Program shall encourage the redevelopment of vacant, dilapidated or abandoned property through the sale or conveyance of County property to qualified developers and the inclusion of privately owned vacant, dilapidated or abandoned properties located within and outside of the Infill Target Areas. The community development corporations and developers shall be required to develop affordable single-family homes to be sold to very low-, low- and moderate-income eligible person or eligible households. Although the Infill Housing Initiative Program 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 very low-, low- or moderate-income families.

Figure 1 below highlights the due diligence conducted by OCA on Habitat for Humanity and the other 13 developers.

Firm Name	Resolution	Sunbiz	Tax Collector	West Law
Habitat for Humanity of Greater Miami, Inc.	R-1082-19	Florida Not for Profit Principal Address: 3800 N.W. 22 Avenue, Miami, FL 33142 Date Filed: 07/15/2008	Multiple Accounts Business Address: 3800 N.W. 22 Avenue, Miami, FL 33142 Paid/Current	No relevant cases.
34 Ways Foundation	R-141-18	California Domestic Non-Profit Principal Address: 1875 Century Park East, #600, Los Angeles, CA 90067 Date Filed: 11/18/2008 Status: Dissolved	None	None
Affordable Housing and Community Development, Inc.	R-495-18	Florida Not for Profit Corporation Principal Address: 13611 S. Dixie Hwy. #109, Suite 434, Miami, FL 33176 Date Filed: 10/27/2017	N/A	None
CAZO Construction Corp.	R-556-17	Florida for Profit Corporation Principal Address: 3461 S.W. 8 Street, Miami, FL 33135 Date Filed: 06/06/1979	Multiple accounts on file. Owner address: 3461 S.W. 8 Street, Miami, FL 33135 Current and Paid	None

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Firm Name	Resolution	Sunbiz	Tax Collector	West Law
Collective Developers, LLC.	R-869-16 and R-556-17	Florida Limited Liability Company Principal Address: 4900 W. Hallandale Beach Boulevard, Pembroke Park, FL 33023 Date Filed: 11/20/2015	Multiple accounts on file. 2600 N.W. 48 Ter Miami, FL 33142 Current and Paid	None
ECOTECH Visions Foundation, Inc.	R-139-18	Florida Not for Profit Corporation Principal Address: 670 N.W. 113 Street, Miami, FL 33168 Date Filed: 09/29/2014	Multiple accounts on file. Owner Address: 670 N.W. 113 Street, Miami, FL 33168 Current and Paid	None
Housing Programs, Inc.	R-787-12; R-191-16; R-556-17; and R-1214-18	Florida Not for Profit Principal Address: 16499 N.E. 19 Avenue, Suite 212, North Miami, FL 33162 Date Filed: 10/14/2011	Multiple accounts on file. Owner Address: 16499 N.E. 19 Ave, Suite 212, Miami, FL 33162 Current and Paid	None
J.L. Brown Development Corporation	R-618-18	Florida for Profit Corporation Principal Address: 13645 Old Cutler Road, Palmetto Bay, FL 33158 Date Filed: 07/30/2014	Multiple accounts on file. Owner Address: 13645 Old Cutler Road, Palmetto Bay, FL 33158 Current and Paid	None

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Firm Name	Resolution	Sunbiz	Tax Collector	West Law
Little Haiti Housing Association, Inc. d/b/a Haitian American Community Development Corp.	R-556-17	Florida Not for Profit Corporation Principal Address: 181 N.E. 82 Street, Suite 100, Miami, FL 33138	None	None
Miami-Dade Affordable Housing Foundation, Inc.	R-980-15 and R-556-17	Florida Not for Profit Corporation Principal Address: 7855 N.W. 12 Street, Suite 102, Doral, FL 33126 Date Filed: 01/26/1999	Multiple accounts on file. Owner Address: 7855 N.W. 12 Street, Suite 102, Doral, FL 33126 Current and Paid	None
Nana & CRC Affordable Housing, LLC.	R-958-16 and R-556-17	Florida Limited Liability Company Principal Address: 22121 South Dixie Highway, Miami, FL 33170 Date Filed: 08/13/2018	None	None
Palmetto Homes of Miami, Inc.	R-556-17	Florida for Profit Corporation Principal Address: 4952 N.W. 7 Avenue, Miami, FL 33127 Date Filed: 11/16/2015	Owner Address: 4952 N.W. 7 Avenue, Miami, FL 33127 Current and Paid	Case No. 2016-024319-CA 01; Miami-Dade Affordable Housing Foundation, Inc. v. Palmetto Homes of Miami, Inc., Cause of Action: Contract Indebtedness. Disposition: Court Entered Final Judgment in Favor of the Plaintiff in the amount of \$343,128.40 on February 27, 2017.
Soaring to Achieve Results Systematically Development Center, Inc.	R-538-14 and R-556-17	Florida Not for Profit Corporation Principal Address: 1801 N.W. 186 Street, Miami, FL 33056 Date Filed: 01/03/2011	None	None
Women In Need of Destiny Inc.	R-1005-14 and R-556-17	Florida Not for Profit Corporation Principal Address: 1345 N.W. 192 Terrace, Miami, FL 33169 Date Filed: 01/12/2016	Multiple accounts on file. Owner Address: 20022 N.W. 12 CT Miami, FL 33169	None

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Figure 2 below serves to compare Infill Program sales prices to market prices. The data was provided by the Property Appraiser's Office.

2019 Sales Data within 1/4 Mile Radius of Habitat's Lots in District 9

	Folio	Address	Property Use	Year Built	Adj Sq. Ft	# Beds	# Baths	Sale Month	Sale Amount
1	30-6912-004-0552	11925 SW 215 ST	SINGLE-FAMILY	MULTI.	1,275	4	2	Feb-19	\$206,000
2	30-6912-005-0120	11920 SW 215 ST	SINGLE-FAMILY	2001	1,275	3	2	Apr-19	\$260,000
3	30-6912-008-0680	12220 SW 218 ST	SINGLE-FAMILY	9999	1,860	3	2	Mar-19	\$299,900
4	30-6913-005-0230	12245 SW 218 ST	SINGLE-FAMILY	2007	1,622	3	2	Aug-19	\$280,000
5	30-6913-005-0350	12224 SW 217 ST	SINGLE-FAMILY	2010	1,574	4	2	Sep-19	\$289,000
6	30-6912-001-0130	21201 SW 119 AVE	SINGLE-FAMILY	MULTI.	1,754	4	2	Jul-19	\$284,900
7	30-6912-041-0400	12030 SW 210 TER	SINGLE-FAMILY	MULTI.	1,393	3	2	Dec-19	\$300,000
8	30-6912-041-0500	11970 SW 210 TER	SINGLE-FAMILY	1990	1,415	3	2	Oct-19	\$260,000
9	30-6912-041-0860	11802 SW 210 TER	SINGLE-FAMILY	1990	1,758	3	2	Aug-19	\$280,000
10	30-6913-005-0200	12285 SW 218 ST	SINGLE-FAMILY	2018	1,938	4	2	Jan-19	\$295,000

DEPARTMENTAL INPUT

The following questions were posed to the PHCD on March 4, 2020. The departments answers have been italicized.

1. If we raise the sales price are, we making it less attainable for Miami-Dade residents that are classified very low-, low-, and moderate-income?

PHCD Response: *Per IO 3-44, the Maximum Sales Price is \$205,000. This proposed item **does not** raise the sales price cap for the Infill Program. The Board conveyed properties to Habitat via County Deeds, which included a maximum sales price of \$175,000. In February 2017, the Board approved an increase in the maximum sales price for the Infill Program from \$175,000 to \$205,000 and executed Amended and Restated Deeds for all qualified Infill Developers, except Habitat. Habitat elected to continue to sell its homes up to \$175,000. Per Habitat, in its letter*

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attached to the Mayor's Memo (Exhibit 1); due to the increased construction costs, and additional zoning requirements in the Gould's area, they are requesting that their Deeds be amended to the maximum sales price of \$205,000, which shall apply to thirteen homes under development or to be developed.

2. Could the increase in price lead to gentrification, making the homes more affordable for investors rather than folks with very low-, low-, and moderate-income?

PHCD Response: No. Since February 2017, Infill Developers have been selling homes to very low, low, and moderate-income families for up to \$205,000 in all Infill Target Areas, including District 9.

3. Did PHCD meet with the Affordable Housing Advisory Board on this increase, and if so, what was the Board's position on it? (Please provide a copy of the transcript if available).

PHCD Response: There is no proposed increase in the maximum sales price for the Infill Program. Therefore, it was not necessary to meet with the AHAB.

4. Who conducts the appraisals of the Infill Housing Program Home? If a third party does, what is the name of the company?

PHCD Response: Every lender orders its own appraisal from whomever they choose.

5. How many single-family homes will be built by Habitat for Humanity of Greater Miami, Inc., and how many per commission district?

PHCD Response: This item extends the timeframe for 187 homes to be built in various Commission districts (1, 2, 3, and 9), of which 54 will be built by Habitat. Additional details are included in Exhibit 2, attached to the Mayor's Memo.

6. When will the construction of these homes be completed and when will they be available for sale?

PHCD Response: Within two-years per the proposed legislation.

7. What are the changes in the Zoning Code in the Gould's area that resulted in higher costs for Habitat for Humanity?

PHCD Response: Habitat has advised that many of the homes in the Gould's area are subject to charrettes and new zoning code (Goulds Community Urban Center District), with some requirements beyond the FL Building Code.

8. How many homes have been constructed by developers with septic tanks and where are they located?

PHCD Response: This information is not tracked. When there are no sewer lines, the option available to the developer is a septic tank, which must be approved by the State Health Department.

9. Of the 54 former County-Owned properties, how many have been developed?

PHCD Response: The extension is needed to complete 54 homes.

10. How much time had originally been given prior to this request for a two-year extension?

PHCD Response: Two years. An item went to the Board last year to increase the maximum sales price for the program; there was also a companion item to extend the timeframe in the County Deeds for two (2) years. Once the sales price item was withdrawn, the companion item was also withdrawn. This item has the same provision as the prior companion item to extend the County Deeds for two (2) years.

11. Could PHCD update the figures provided concerning how many properties were sold by the given year in the bracketed amount?

PHCD Response: The Annual Report for the Infill Program was submitted to the Board. Once it is approved, a copy will be provided to you.

ADDITIONAL INFORMATION

In the Spring of 2019 (April 9, 2019) a legislative effort came before the BCC to raise the sale price cap from \$205,000 to \$235,000 for homes built on County land. However, this legislation was not successfully adopted. This item is distinguishable because it does not aim to raise the sale amount beyond the established cap of \$205,000, rather it aims to raise the sale price to the already established maximum amount.

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http://intra.miamidade.gov/gia/lic_shell.asp?function=legsearch&status=process

An article printed on the Miami Herald on February 23, 2020 explains how Habitat for Humanity of Greater Miami helps families in need by taking advantage of the infill housing program which allows prices to be low. The article references how a beneficiary of the program acquired a home for \$175,000 under half of the \$380,000 median price of a home in Miami-Dade County.

<https://www.miamiherald.com/news/local/community/miami-dade/homestead/article240399356.html>

APPLICABLE LEGISLATION/POLICY

Section 125.379(1), of the Florida Statutes, (Disposition of County property for affordable housing) requires each County to prepare an inventory list at least every three (3) years of all real County properties that are appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.379&URL=0100-0199/0125/Sections/0125.379.html

Section 125.379(2), of the Florida Statutes, (Disposition of County property for affordable housing): properties identified as appropriate for use as affordable housing on the inventory list may be offered for sale, and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.379&URL=0100-0199/0125/Sections/0125.379.html

Section 125.411, of the Florida Statutes, (Conveyance of land by County) relates to deeds of conveyance of lands.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.411&URL=0100-0199/0125/Sections/0125.411.html

Section 2-8.6.5, of the Code of Miami-Dade County, governs the purchase, sale, and lease of real property.

https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIIICOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR

Section 17-121, of the Code of Miami-Dade County, relates to the Infill Program, whose purpose is to increase the availability of affordable homes for very low, low and moderate-income persons, maintain a stock of affordable housing, 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, and generate payment of ad valorem taxes.

https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIIICOR_CH17HO_ARTVIIINHAIN_S17-121TIPU

Resolution No. R-1214-18, adopted December 4, 2018, authorized the conveyance of the county-owned property located at 276 N.E. 78 Street, Miami, FL to Housing Programs Inc., A Florida Not For Profit Corporation, at a price of \$10.00 for the purpose of rehabilitating an existing house located on the property and selling such house to a very low, low-or moderate-income household.

<http://www.miamidade.gov/govaction/matter.asp?matter=182775&file=true&fileAnalysis=true&yearFolder=Y2018>

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Resolution No. R-618-18, adopted June 5, 2018, authorized the conveyance of four county-owned properties to J.L. Brown Development Corporation., A Florida Corporation, at a price of \$10.00 for the purpose of developing such properties with affordable housing to be sold to a very low, low-or moderate-income households.

<http://www.miamidade.gov/govaction/matter.asp?matter=181076&file=true&fileAnalysis=true&yearFolder=Y2018>

Resolution No. R-495-18, adopted May 15, 2018, authorized the conveyance of three county-owned properties to Community Development. Inc., A Florida Not for Profit Corporation, at a price of \$10.00 for the purpose of developing such properties with affordable housing to be sold to a very low, low-or moderate-income households.

<http://www.miamidade.gov/govaction/matter.asp?matter=180850&file=true&fileAnalysis=true&yearFolder=Y2018>

Resolution No. R-141-18, adopted February 6, 2018, authorized the conveyance of three county-owned properties to 34 Ways Foundation, A Louisiana Not for Profit Corporation, at a price of \$10.00 for the purpose of developing such properties with affordable housing to be sold to a very low, low-or moderate-income households

<http://intra/gia/matter.asp?matter=180012&file=true&yearFolder=Y2018>

Resolution No. R-139-18, adopted February 6, 2018, authorized the conveyance of three county-owned properties to Ecotech Visions Foundation, Inc., A Florida Not for Profit Corporation, at a price of \$10.00 for the purpose of developing such properties with affordable housing to be sold to a very low, low-or moderate-income households.

<http://www.miamidade.gov/govaction/matter.asp?matter=172890&file=true&fileAnalysis=false&yearFolder=Y2017>

Resolution No. R-556-17, adopted May 16, 2017, the New Infill Housing Initiative Program's requirements for 10 qualified infill developers, namely: Cazo Construction Corp., Collective Developers LLC, Habitat for Humanity of Greater Miami, Inc., Housing Programs, Inc., Little Haiti Housing Association, Inc., D/B/A Haitian American Community Development Corp., Miami-Dade Affordable Housing Foundation, Inc., Nana & CRC Affordable Housing, LLC., Palmetto Homes of Miami, Inc., Soaring to Achieve Results Systematically Development Center, Inc., and Women in Need of Destiny Inc., as well as the execution of a promissory note in the amount of \$28,000 from the Nana & CRC Affordable Housing, LLC.

<http://www.miamidade.gov/govaction/matter.asp?matter=171082&file=true&fileAnalysis=false&yearFolder=Y2017>

Resolution No. R-380-17, adopted April 4, 2017, established the policy requiring the County Mayor to provide written notification to the District Commissioner in which the County-owned property lies no less than four (4) weeks prior to placing any item on the agenda requesting approval of the sale, lease or surplus of county-owned property.

<http://intra/gia/matter.asp?matter=170414&file=true&yearFolder=Y2017>

Resolution No. R-145-17, adopted February 2, 2017, amending Implementing Order No. 3-44 related to the administration of the Miami-Dade County infill housing initiative; program; revising definitions, establishing procedures, program fees and reporting requirements for the administration of the program; approving Infill Program guidelines.

<http://intra/gia/matter.asp?matter=170776&file=false&yearFolder=Y2017>

Resolution No. R-958-16, adopted November 1, 2016, declaring surplus of 35 county owned properties located in Miami-Dade County, at a price of \$10.00 to Nana & CRC Affordable Housing LLC., a Joint Venture and Florida Limited Liability Company for the purpose of developing infill housing and rental housing to be sold or rented to very-low, low-and moderate- income households.

<http://intra/gia/matter.asp?matter=162616&file=false&yearFolder=Y2016>

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Resolution No. R-869-16, adopted October 5, 2016, declaring surplus 18 county owned properties located in Miami-Dade County, at a price of \$10.00 for infill housing development to Collective Developers LLC., a Florida Limited Liability Company and a Not for Profit entity.

<http://intra/gia/matter.asp?matter=161827&file=true&yearFolder=Y2016>

Resolution No. R-191-16, adopted March 8, 2016, declaring surplus 10 county owned properties located in Miami-Dade County, at a price of \$10.00 for infill housing development to Housing Programs, Inc., a Not for Profit, Florida Corporation.

<http://intra/gia/matter.asp?matter=160053&file=true&yearFolder=Y2016>

Resolution No. R-980-15, adopted November 3, 2015, granted Miami-Dade Affordable Housing Foundation, twelve additional months to develop four previously conveyed property with housing to be sold to qualified homebuyers through the county's infill housing initiative program.

<http://intra/gia/matter.asp?matter=151916&file=true&yearFolder=Y2015>

Resolution No. R-333-15, adopted April 21, 2015, establishes county policy to require disclosure of market value or market rental in legislative items authorizing the conveyance or lease of county-owned property to promote public disclosure and fiscal responsibility.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2015/R-333-15.pdf>

Resolution No. R-538-14, adopted June 3, 2014, conveyance of 5 single-family home sites for \$10.00 to Soaring to Achieve Results Systematically Development Center, Inc., a Not for Profit, Florida Corporation.

<http://intra/gia/matter.asp?matter=141084&file=true&yearFolder=Y2014>

Resolution No. R-1005-14, adopted November 5, 2014, conveyance of 5 single-family home sites for \$10.00 to Women in Need of Destiny, Inc., a Not for Profit, Florida Corporation

<http://intra/gia/matter.asp?matter=142115&file=true&yearFolder=Y2014>

Resolution No. R-787-12, adopted October 2, 2012, conveyance of 8 single-family home sites for \$10.00 to Housing Programs, Inc., a Not for Profit, Florida Corporation for infill housing development.

<http://intra/gia/matter.asp?matter=130078&file=false&yearFolder=Y2013>

Resolution No. R-376-11, adopted May 3, 2011, directs that any resolution authorizing the rehabilitation, improvement or conveyance of County-owned real property appropriate for or to be used as affordable housing shall include detailed information on the property and the County's investment and future control.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2011/R-376-11.pdf>

Resolution No. R-974-09, adopted July 21, 2009, directs that any resolution authorizing the execution of instruments creating a County interest in real property shall require such instruments to be recorded in the public records of Miami-Dade County.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2009/R-974-09.pdf>

Resolution No. R-1324-08, adopted December 2, 2008, established the maximum sales price for the homeownership second mortgage program and homeownership units developed under the infill and housing development programs.

<http://intra/gia/matter.asp?matter=090353&file=false&yearFolder=Y2009>

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Implementing Order No. 3-44, establishes the process for the implementation and management of the Infill Program for Miami-Dade County, whereby the procedures are established to carry out the goals of the Infill Program.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-44.pdf>

Administrative Order No. 8-4, states that the authority to sell, lease or otherwise dispose of county-owned real property lies solely with the Board of County Commissioners. Before action is taken on any proposed sale or lease of county-owned real property, unless expressly excluded herein, a recommendation will be requested from the Planning Advisory Board, to indicate whether such proposal is in the public interest and also recommending proper land use classification, if applicable.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO8-4.pdf>