

Memorandum



Date: August 24, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

Agenda Item No. 2(B)(21)
September 6, 2023

From: Daniella Levine Cava
Mayor

Subject: Annual Report on the Infill Housing Initiative Program for Calendar Year 2022

Pursuant to Section 17-128.1 of the Code of Miami-Dade County, an annual report concerning compliance with the provisions of the County Code shall be submitted to the Miami-Dade Board of County Commissioners (Board) by the Department of Public Housing and Community Development (PHCD) that includes, but not limited to, the following information:

- List of lots made available to qualified developers and private lots which were included in the Infill Housing Initiative Program (i.e., conveyed lots and private lots approved for the Program). Of the 38 lots, 30 were initiated by Board resolutions (19 of the 30 are pending recording), and 8 were Private lots approved for the Program: (Attachment A): 38
- Number of homes built and sold or resold to qualified households (Attachment B). Please note that this is the most homes sold in the last three years (2019, 2020 and 2021), an increase in our efforts to encourage homeownership: 50
- Number of liens released on County and private Infill properties (Attachment C): 25

Background Information:

The purpose of the Infill Housing Initiative Program (Infill Program) is to increase the availability of affordable homes for very low-, low- and moderate-income persons, eliminate the blight of vacant, dilapidated or abandoned properties, and generate payment of ad valorem taxes. The developers are required to build affordable homes to be sold to very low-, low- and moderate-income first-time homebuyers.

A list of potential properties is circulated to all County departments and County Commissioners to determine if there is a present or future need for the land. Moreover, comments are requested from specific departments to determine if the properties meet minimum requirements for housing development in the Infill Program.

The Board approves the inventory list of surplus properties for affordable housing to include, but not limited to, the Infill Program, which complies with the requirement of Section 125.379(1), Florida Statutes.

County Ordinance 17-08, Implementing Order 3-44, and the Infill Program Guidelines, govern the Infill Program. During calendar year 2022, the Board approved Resolution R-129-22 (February 1st) rescinding Implementing Order 8-4 pertaining to guidelines and procedures for the sale or lease of County-owned real property and adopting new and revised Implementing Order 8-4 pertaining to guidelines and procedures for the sale or lease of County-owned real property. The Board also approved Ordinance No. 22-80 (May 17th) providing Impact Fee exemptions for workforce and affordable housing (Infill housing included), for persons making up to 120 percent of area median income.

During the calendar year 2022, 108 Infill Program properties were granted extensions and price increases in various Commission Districts.

Per Ordinance 14-65, this Memorandum will be placed on the next available Board Agenda.

Should you have any questions, please do not hesitate to contact Alex R. Ballina, Director, Public Housing and Community Development at 786-469-4106.

Attachments

c: Geri Bonzon-Keenan, County Attorney
Gerald Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Office of the Mayor Senior Staff
Alex Ballina, Director, Public Housing and Community Development
Felix Jimenez, Inspector General, Office of the Inspector General
Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
Adeyinka Majekodunmi, Commission Auditor
Basia Pruna, Director, Clerk of the Board
Eugene Love, Agenda Coordinator

Attachment A

Private Lots and Infill Lots Made Available to Developers for Calendar Year 2022

Folio	Developer	Address	Lot Size	District	Lot Type	Pgm. Entry Date
1 3069130000522	J. L. BROWN DEVELOPMENT, INC.	22180 SW 122 AVE	5,706	9	Conveyed	03/16/2022
2 3079020000060	J. L. BROWN DEVELOPMENT, INC.	S OF 13203 SW 284 ST	19,602	9	Conveyed	03/16/2022
3 3069120080140	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	12225 SW 220TH ST	14,100	9	Private	01/27/2022
4 3069130030600	COMMUNITY COALITION OF SOUTH FLORIDA, INC	N of 11789 SW 227 ST	11,200	9	Conveyed	02/17/2022
5 3069130030630	COMMUNITY COALITION OF SOUTH FLORIDA, INC	W of 11761 SW 226 TER	11,200	9	Conveyed	02/17/2022
6 3069130111080	COMMUNITY COALITION OF SOUTH FLORIDA, INC	S of 2295 SW 123 Ct	6,250	9	Conveyed	02/17/2022
7 3069130111090	COMMUNITY COALITION OF SOUTH FLORIDA, INC	S of 22995 SW 123 CT	6,250	9	Conveyed	02/17/2022
8 3069130111100	COMMUNITY COALITION OF SOUTH FLORIDA, INC	W of 12301 SW 230 St	6,250	9	Conveyed	02/17/2022
9 3069130030460	SOUTH FLORIDA HOUSING OPPORTUNITY CENTER, INC.	W of 11830 SW 226 St	11,200	9	Conveyed	02/17/2022
10 3069130030560	SOUTH FLORIDA HOUSING OPPORTUNITY CENTER, INC.	S of 11761 SW 226 St	11,200	9	Conveyed	02/17/2022
11 3069130030750	SOUTH FLORIDA HOUSING OPPORTUNITY CENTER, INC.	W of 11789 SW 227 St	10,000	9	Conveyed	02/17/2022
12 3069130030990	SOUTH FLORIDA HOUSING OPPORTUNITY CENTER, INC.	N of 11721 SW 228 St	10,000	9	Conveyed	02/17/2022
13 3050320160640	BLUECROSS DEVELOPMENT, LLC/ BLUENEST HOMES, INC.	10301 SW 183RD ST	10,366	9	Private	06/14/2022
14 3050320850010	BLUECROSS DEVELOPMENT, LLC/ BLUENEST HOMES, INC.	10301 SW 183 ST	10,500	9	Private	06/14/2022
15 3050320850020	BLUECROSS DEVELOPMENT, LLC/ BLUENEST HOMES, INC.	10305 SW 183 ST		9	Private	06/14/2022
16 3069130400010	URBAN HOMES 5, LLC	22322 SW 117 AVE	7,500	9	Private	06/14/2022
17 3069130400020	URBAN HOMES 5, LLC	22320 SW 117 AVE		9	Private	06/14/2022
18 3060180440010	BLUENEST HOMES 1, LLC	11071 SW 220 ST	8,700	9	Private	06/14/2022
19 3060180440020	BLUENEST HOMES 1, LLC	11075 SW 220 ST		9	Private	06/14/2022

**** Nineteen (19) Additional Lots have not been recorded as yet.**

Attachment B
Infill Homes Sold for Calendar Year 2022

	Folio	Address	District	Developer	Sale Amount	Closed Date	Buyer	Lot Type
1	0821880220080	13814 NW 23 AVE	1	REGINA Z. FRANCOIS	\$253,200.00	8/11/2022	Clifstonia R. Butler	Conveyed
2	3421150071260	2481 NW 152 ST	1	ECOTECH VISIONS FOUNDATION, INC.	\$301,000.00	5/24/2022	Edy Ona Era	Conveyed
3	0821220410010	2077 WASHINGTON AVE	1	PALMETTO HOMES OF MIAMI, INC.	\$318,000.00	8/8/2022	Danielle J. Woods	Conveyed
4	0821220410040	2061 WASHINGTON AVE	1	PALMETTO HOMES OF MIAMI, INC.	\$318,000.00	8/29/2022	Iaisha Nashiba McDonald	Conveyed
5	3031110370291	8290 NW 14 AVE	2	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$215,000.00	7/14/2022	Melissa West	Conveyed
6	3031040033701	3021 NW 93 ST	2	HOUSING PROGRAMS, INC.	\$318,000.00	10/25/2022	Maria Karla Sosa	Conveyed
7	3031040052490	3220 NW 99 ST	2	MIAMI DREAM HOMES INVESTMENT GROUP, INC.	\$260,000.00	1/28/2022	Alcadys Frach Alonso	Conveyed
8	3031110470040	7930 NW 10 AVE	2	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$195,000.00	7/7/2022	Kadejya Ann Collier Wallace	Conveyed
9	3031120231491	341 NW 80 ST	2	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$185,000.00	2/18/2022	Marteska Brunson	Conveyed
10	3031030400010	9701 NW 25 AVE	2	HBS DEVELOPMENT LLC	\$299,000.00	5/5/2022	Chativa Williams	Private
11	3031030400020	9701 NW 25 AVE	2	HBS DEVELOPMENT LLC	\$300,000.00	7/7/2022	Samuel Alfonso Urbay & Janisleidys Herbello	Private
12	3031110470035	7920 NW 10 AVE	2	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$195,000.00	7/5/2022	Yudiel Enriquez Rodriguez	Conveyed
13	3031150050550	1780 NW 69 TERR	3	MOUNT SINAI COMMUNITY DEVELOPMENT CORPORATION	\$205,000.00	3/29/2022	Mireya Ponce De Leon & Miguel Ramon Ponce	Conveyed
14	3031100190061	1815 NW 74 TERR	3	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$215,000.00	7/19/2022	Kanisha Tashva Fowles Gross	Conveyed

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15	3031220060160	2280 NW 49 ST	3	HOUSE PARK, LLC/ FORMERLY HOUSE PARK INVESTMENTS, LLC	\$205,000.00	3/10/2022	Darren Maurice Parker	Conveyed
16	3031150051180	1762 NW 68 TERR	3	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$179,000.00	6/23/2022	Alexis J. Arnold	Conveyed
17	3031150053720	1866 NW 63 ST	3	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$215,000.00	7/29/2022	Roshonda Cooper	Conveyed
18	3031220290380	2263 NW 43 ST	3	HOUSE PARK, LLC/ FORMERLY HOUSE PARK INVESTMENTS, LLC	\$205,000.00	12/1/2022	Star D. Sheriff	Conveyed
19	0131140361650	835 NW 64 ST	3	AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT, INC.	\$205,000.00	4/5/2022	Devine Cary West	Conveyed
20	3031150420010	2405 NW 55 ST	3	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$185,000.00	3/11/2022	Tawanda Coleman	Conveyed
21	0131130510380	51 NE 59 TERR	3	CAZO CONSTRUCTION, CORP.	\$275,000.00	10/25/2022	Maria Sanchez	Private
22	3031150271390	1958 NW 60 ST	3	MOUNT SINAI COMMUNITY DEVELOPMENT CORPORATION	\$205,000.00	2/8/2022	Stephanie Doris Marcos & Milton Alonso Borgen	Conveyed
23	3031100190330	1865 NW 73 ST	3	HOUSE PARK, LLC/ FORMERLY HOUSE PARK INVESTMENTS, LLC	\$205,000.00	6/28/2022	Jerry R. Mejia	Conveyed
24	0131360270160	1931 NW 2 CT	3	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$150,000.00	7/7/2022	Moya M. Patrick	Private
25	3031220210320	2251 NW 51 ST	3	HOUSE PARK, LLC/ FORMERLY HOUSE PARK INVESTMENTS, LLC	\$205,000.00	3/10/2022	Shantice S Moorer	Conveyed
26	3031150053520	1818 NW 62ND TER	3	HOUSE PARK, LLC/ FORMERLY HOUSE PARK INVESTMENTS, LLC	\$205,000.00	5/24/2022	Ernestine St. Georges	Conveyed
27	3031100860010	7155 NW 21 #1	3	HBS DEVELOPMENT LLC	\$295,000.00	6/3/2022	Crystal Towns	Private

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28	3031100860020	7155 NW 21 CT #2	3	HBS DEVELOPMENT LLC	\$295,000.00	8/2/2022	Juan Jose Mendez	Private
29	3069340030100	26525 SW 137 CT	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$205,000.00	9/13/2022	Theartis Jeffrie Jones Jr & Dominique Bryant	Conveyed
30	3069120081550	12050 SW 213 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$185,000.00	2/9/2022	Roshan Amelia Nelson	Conveyed
31	3069120081594	12095 SW 213 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$280,000.00	3/21/2022	Beneshia Catrell Bruton	Conveyed
32	3060180040310	10760 SW 217 ST	9	CAZO CONSTRUCTION, CORP.	\$205,000.00	7/13/2022	Luis Varcancel Mesa & Beatriz Caridad Novelo	Conveyed
33	3069120040170	11910 SW 212 ST	9	CAZO CONSTRUCTION, CORP.	\$155,995.00	9/12/2022	Felida Nicole Tensley	Conveyed
34	3069130010461	22225 SW 119 AVE	9	CAZO CONSTRUCTION, CORP.	\$275,000.00	8/1/2022	Tyrone Stefan Tensley	Conveyed
35	3069120081040	12051 SW 218 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$210,000.00	11/23/2022	Tia Burrows	Conveyed
36	3050320001160	10262 SW 180 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$205,000.00	7/5/2022	Marlon Anthony Zapata	Conveyed
37	3069120010460	11783 SW 214 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$195,000.00	9/13/2022	Lashia Vanita Campbell	Conveyed
38	3060180430010	11211 SW 220 ST	9	BLUECROSS DEVELOPMENT, LLC/ BLUENEST HOMES, INC.	\$290,000.00	5/11/2022	Consuelo Gutierrez & Oscar Gallardo	Private
39	3060180430020	11211 SW 220 ST	9	BLUECROSS DEVELOPMENT, LLC/ BLUENEST HOMES, INC.	\$299,000.00	5/4/2022	Adrian Marcos Sabido Lopez	Private
40	3050320001167	10240 SW 180 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$195,000.00	7/14/2022	Mary Ferrel	Conveyed
41	3050320001165	10256 SW 180 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$195,000.00	7/6/2022	Ashleigh Brown	Conveyed
42	3050320001163	10251 SW 180 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$195,000.00	7/6/2022	Avis Charon Brown	Conveyed

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43	3050320001162	10257 SW 181 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$195,000.00	7/27/2022	Lizaida Carpio	Conveyed
44	3050320001161	10263 SW 181 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$195,000.00	7/19/2022	Diamond Javon Sweeting	Conveyed
45	3050320001164	10245 SW 181 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$205,000.00	7/5/2022	Natalie Latasha Miller	Conveyed
46	3050320001166	10248 SW 180 ST	9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	\$195,000.00	7/6/2022	Shalea Lachelle Wright	Conveyed
47	3050320850010	10301 SW 183 ST	9	BLUECROSS DEVELOPMENT, LLC/ BLUENEST HOMES, INC.	\$318,000.00	12/14/2022	Oliman Jimenez Garcia	Private
48	3050320850020	10305 SW 183 ST	9	BLUECROSS DEVELOPMENT, LLC/ BLUENEST HOMES, INC.	\$318,000.00	12/23/2022	Maily Lopez & Pablo Jimenez & Nieto Elliot	Private
49	3069130400010	22322 SW 117 AVE	9	URBAN HOMES 5, LLC	\$318,000.00	12/5/2022	Darwin Espinoza & Neyda Vargas	Private
50	3069130400020	22320 SW 117 AVE	9	URBAN HOMES 5, LLC	\$318,000.00	12/5/2022	Carol Nathaly Altuve	Private

Attachment C
Summary of Liens Released on PHCD Infill Properties
For Calendar Year 2022

Count	Address	District	Folios
1	341 NW 80 St, Miami, FL 33150	2	30-3112-023-1491
2	239 NW 80 St, Miami, FL 33150	2	30-3112-025-1530
3	7930 NW 10 Ave, Miami, FL 33150	2	30-3111-047-0040
4	1937 NW 51 Ter, Miami, FL 33142	3	30-3122-052-5240
5	2401 NW 55 St, Miami, FL 33142	3	30-3115-042-0010
6	2251 NW 51 St, Miami, FL 33142	3	30-3122-021-0320
7	2251 NW 51 St, Miami, FL 33142	3	30-3103-014-2590
8	11211 SW 220 St, Miami, FL 33142	3	30-6018-003-1570
9	1855 NW 69 St, Miami, FL 33147	3	30-3115-005-6390
10	7016 NW 20 Ave, Miami, FL 33147	3	30-3110-028-0840
11	1865 NW 73 St, Miami, FL 33147	3	30-3110-019-0330
12	7155 NW 21 Ct, Miami, FL 33147	3	30-3110-028-1230
13	1444 NW 71 St, Miami, FL 33147	3	01-3114-017-0170
14	12051 SW 218 St, Miami, FL 33170	9	30-6912-008-1040
15	12197 SW 213 St, Miami, FL 33177	9	30-6912-008-1594
16	12070 Sw 219 St, Miami, FL 33177	9	30-6912-008-1550
17	10262 SW 180 St, Miami, FL 33157	9	30-5032-000-1160
18	14360 NW 272 St, Miami, FL 33032	9	30-6934-006-0040
19	26525 SW 137 Ct, Miami, FL 33032	9	30-6934-003-0100
20	11783 SW 214 St, Miami, FL 33177	9	30-6912-001-0460
21	10760 SW 217 St, Miami, FL 33170	9	30-6018-004-0310
22	22225 SW 119 Ave, Miami, FL 33170	9	30-6913-001-0461

Attachment C
Summary of Liens Released on PHCD Infill Properties
For Calendar Year 2022

23	22320 SW 117 Ave, Miami, FL 33130	9	30-6913-013-0510 *
24	22320 SW 117 Ave, Miami, FL 33130	9	30-6913-013-0510 *
25	10301 SW 183 St, Miami, FL 33170	9	30-5032-016-0640

* Additional liens were released.