

Collier County

Affordable Housing Advisory Committee (AHAC)



Bylaws Subcommittee

Growth Management Division Conference Room 609/610

February 2, 2023 – 10:00 a.m.

AGENDA

Subcommittee Members:

John Harney, Chair

Jennifer Faron, AHAC Member

Steve Hruby, AHAC Member

County Staff Members:

Cormac Giblin, Interim Director, Economic Development & Housing

Mike Bosi, Director, Planning & Zoning

Jaime Cook, Director, Development Review

Chris Montolio, Operations Analyst, Economic Development & Housing

Kelly Green, Accountant, Economic Development & Housing

1. **CALL TO ORDER & ROLL CALL**
2. **APPROVAL OF AGENDA & MINUTES**
 - a. Approval of today's agenda
3. **DISCUSSION ITEMS**
 - a. Stated Purpose of Subcommittee
 - b. Review of Florida Counties AHAC Bylaws & Ordinances
 - c. Review of Collier County AHAC Ordinances No. 2013-27 & No. 2020-27
4. **PUBLIC COMMENT**
5. **NEXT MEETING DATE**

Title XXX SOCIAL WELFARE

Chapter 420 HOUSING

SECTION 9076 Adoption of affordable housing incentive strategies; committees.

420.9076 Adoption of affordable housing incentive strategies; committees.—

(1) Each county or eligible municipality participating in the State Housing Initiatives Partnership Program, including a municipality receiving program funds through the county, or an eligible municipality must, within 12 months after the original adoption of the local housing assistance plan, amend the plan to include local housing incentive strategies as defined in s. 420.9071(18).

(2) The governing board of a county or municipality shall appoint the members of the affordable housing advisory committee. Pursuant to the terms of any interlocal agreement, a county and municipality may create and jointly appoint an advisory committee. The local action adopted pursuant to s. 420.9072 which creates the advisory committee and appoints the advisory committee members must name at least 8 but not more than 11 committee members and specify their terms. Effective October 1, 2020, the committee must consist of one locally elected official from each county or municipality participating in the State Housing Initiatives Partnership Program and one representative from at least six of the categories below:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.

(k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

(3) All meetings of the advisory committee are public meetings, and all committee records are public records. Staff, administrative, and facility support to the advisory committee shall be provided by the appointing county or eligible municipality.

(4) Annually, the advisory committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. At a minimum, each advisory committee shall submit an annual report to the local governing body and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program which includes recommendations on the implementation of affordable housing incentives in the following areas:

(a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.

(b) All allowable fee waivers provided for the development or construction of affordable housing.

(c) The allowance of flexibility in densities for affordable housing.

(d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

(e) Affordable accessory residential units.

(f) The reduction of parking and setback requirements for affordable housing.

(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

(h) The modification of street requirements for affordable housing.

(i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

(k) The support of development near transportation hubs and major employment centers and mixed-use developments.

The advisory committee recommendations may also include other affordable housing incentives identified by the advisory committee. Local governments that receive the minimum allocation under the State Housing Initiatives Partnership Program shall perform an initial review but may elect to not perform the annual review.

(5) The approval by the advisory committee of its local housing incentive strategies recommendations and its review of local government implementation of previously recommended strategies must be made by affirmative vote of a majority of the membership of the advisory committee taken at a public hearing. Notice of the time, date, and place of the public hearing of the advisory committee to adopt its evaluation and final local housing incentive strategies recommendations must be published in a newspaper of general paid circulation in the county. The notice must contain a short and concise summary of the evaluation and local housing incentives strategies recommendations to be considered by the advisory committee. The notice must state the public place where a copy of the evaluation and tentative advisory committee recommendations can be obtained by interested persons. The final report, evaluation, and recommendations shall be submitted to the corporation.

(6) Within 90 days after the date of receipt of the evaluation and local housing incentive strategies recommendations from the advisory committee, the governing body of the appointing local government shall adopt an amendment to its local housing assistance plan to incorporate the local housing incentive strategies it will implement within its jurisdiction. The amendment must include, at a minimum, the local housing incentive strategies required under s. 420.9071(18). The local government must consider the strategies specified in paragraphs (4)(a)-(k) as recommended by the advisory committee.

(7) The governing board of the county or the eligible municipality shall notify the corporation by certified mail of its adoption of an amendment of its local housing assistance plan to incorporate local housing incentive strategies. The notice must include a copy of the approved amended plan.

(a) If the corporation fails to receive timely the approved amended local housing assistance plan to incorporate local housing incentive strategies, a notice of termination of its share of the local housing distribution shall be sent by certified mail by the corporation to the affected county or eligible municipality. The notice of termination must specify a date of termination of the funding if the affected county or eligible municipality has not adopted an amended local housing assistance plan to incorporate local housing incentive strategies. If the county or the eligible municipality has not adopted an amended local housing assistance plan to incorporate local housing incentive strategies by the termination date specified in the notice of termination, the local distribution share terminates; and any uncommitted local distribution funds held by the affected county or eligible municipality in its local housing assistance trust fund shall be transferred to the Local Government Housing Trust Fund to the credit of the corporation to administer the local government housing program.

(b) If a county fails to timely adopt an amended local housing assistance plan to incorporate local housing incentive strategies but an eligible municipality receiving a local housing distribution pursuant to an interlocal agreement within the county does timely adopt an amended local housing assistance plan to incorporate local housing incentive strategies, the corporation, after issuance of a notice of termination, shall thereafter distribute directly to the participating eligible municipality its share calculated in the manner provided in s. 420.9073.

(c) Any county or eligible municipality whose local distribution share has been terminated may subsequently elect to receive directly its local distribution share by adopting an amended local housing assistance plan to incorporate local housing incentive strategies in the manner and according to the procedure provided in this section and by adopting an ordinance in the manner required in s. 420.9072.

(8) The advisory committee may perform other duties at the request of the local government, including:

(a) The provision of mentoring services to affordable housing partners including developers, banking institutions, employers, and others to identify available incentives, assist with applications for funding requests, and develop partnerships between various parties.

(b) The creation of best practices for the development of affordable housing in the community.

(9) The advisory committee shall be cooperatively staffed by the local government department or division having authority to administer local planning or housing programs to ensure an integrated approach to the work of the advisory committee.

(10) The locally elected official serving on an advisory committee, or a locally elected designee, must attend biannual regional workshops convened and administered under the Affordable Housing Catalyst Program as provided in s. 420.531(2). If the locally elected official or a locally elected designee fails to attend three consecutive regional workshops, the corporation may withhold funds pending the person's attendance at the next regularly scheduled biannual meeting.

History.—s. 32, ch. 92-317; s. 15, ch. 93-181; s. 38, ch. 97-167; s. 24, ch. 2006-69; s. 19, ch. 2007-198; s. 117, ch. 2008-4; s. 30, ch. 2009-96; s. 16, ch. 2011-15; s. 67, ch. 2011-139; s. 11, ch. 2016-210; s. 19, ch. 2020-27; s. 37, ch. 2021-51.



Affordable Housing Incentive Strategies

EXPEDITED

**A Guidebook for
Affordable Housing
Advisory Committee
Members and Local
Government Staff**



Florida Housing
Finance Corporation
we make housing affordable™

III. Affordable Housing Advisory Committee Overview

Affordable Housing Advisory Committee (AHAC)

A SHIP jurisdiction is statutorily required to assemble the initial Affordable Housing Advisory Committee when it first begins receiving SHIP funds. It is then required to annually convene the AHAC to review its earlier plan(s) and complete a Housing Incentive Strategies report that recommends affordable housing regulatory incentives to the local governing body. Jurisdictions receiving \$350,000 or less in SHIP funding are exempt from the annual review but still must complete an initial review.

The work of the AHAC is summarized in this excerpt from s. 420.9076(4) of the Florida Statutes:

“Annually, the advisory committee shall . . . recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions.”

Sec. 420.9076, Florida Statutes, outlines the AHAC requirements, including the deadlines for assembling a committee, considering specific incentive strategies, and submitting a report.

There are other tasks that AHAC members may undertake, but the information presented in this guidebook focuses on the AHAC’s primary responsibility, and only statutorily required task, to complete an annual Housing Incentive Strategies report.

Committee composition

Sec. 420.9076 (2), Florida Statutes, provides details on the AHAC committee composition. The AHAC must have at least eight and no more than eleven members representing at least six categories identified in the statute. Effective on October 1, 2020, each AHAC must have a locally elected official from each county or municipality participating in the SHIP program. The locally elected official must be a City or County Commissioner on the Commission responsible for implementing the recommendations. If an AHAC is consolidated to govern two or more SHIP jurisdictions, one elected official from any of the covered SHIP jurisdictions will meet this requirement, although it is a best practice to include one elected official from each represented local government. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirement.

AHAC members should be appointed by the governing body of the local government, but do not have to be adopted by resolution. Representatives are to be selected from the following categories:

- (a) Citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) Citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) Citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) Citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) Citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) Citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) Citizen who actively serves on the local planning agency pursuant to Florida Statutes, Sec. 163.3174.
- (i) Citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) Citizen who represents employers within the jurisdiction.
- (k) Citizen who represents essential services personnel, as defined in the local housing assistance plan.

Some individuals might have the experience to represent more than one category, but they should only be counted in one category. For example, a committee member may have experience with both for-profit and non-profit housing development. However, that individual should be counted as the for-profit or the non-profit provider, not both.

The SHIP Statute describes each category as “a citizen.” The Statute is not explicit about whether this is a resident of the United States, a Florida resident, or resident of the city or county that the AHAC serves. However, an effort should be made to recruit representatives who reside in the applicable city or county. The AHAC Report should document any representatives who work within the jurisdiction but reside elsewhere.

Builders, lenders, and realtors are often represented on the AHAC. Builders who may be interested in volunteering can be identified by contacting the local homebuilder’s association and realtors can be located by connecting with a local realtor association.

There is a distinction between a representative “engaged in residential home building industry” and a “representative of those areas of labor actively engaged in home building.” The first category can be filled by a local homebuilder executive or a staff member of a non-profit development agency like Habitat for Humanity. By contrast, “a representative of those

areas of labor actively engaged in home building” could include a rehabilitation contractor, a subcontractor, an engineer, or an architect.

An “advocate for low-income persons” could be a staff member of a local legal services office, a leader from a faith-based group involved with affordable housing, or a representative of a community service organization related to affordable housing. The local government will need to consider whether such a person is “actively engaged” as an advocate.

A “for-profit provider of affordable housing” may be an owner or property manager for a rental property financed with housing tax credits, the State Apartment Incentive Loan program (SAIL), or other housing subsidies. Alternatively, this may be the owner or manager of naturally occurring affordable housing units who offer rental housing at monthly rents that are affordable according to the SHIP rent limits chart.

Local government program staff

Local government program staff support the AHAC. First, staff must identify and recruit committee members. The SHIP administrator must invite potential committee members, document their eligibility, and request their participation in fulfilling the duties of the advisory committee. The local government staff must also educate the advisory committee members about their responsibilities. New committee members should receive the SHIP governing statute (Florida Statutes, Sec. 420.907-9079) as well as local planning documents and policies. Local government staff must also provide an orientation to the current incentive strategies being implemented by the jurisdiction and an overview of the reporting requirements of the advisory committee.

SHIP staff should collaborate with planning staff on land use, zoning policies, and practices, the applicable economic development department on how various policies affect affordable housing development, and other local government divisions that impact housing affordability. The SHIP Statute states that “the advisory committee shall be cooperatively staffed by the local government department or division having authority to administer local planning or housing programs to ensure an integrated approach to the work of the advisory committee.” Generally, staff in these positions have different areas of expertise. SHIP program administrators usually hold positions in housing and community development or neighborhood departments and have regulatory or program knowledge that is unique to those positions. Planning departments, alternatively, have staff with formal education in areas like urban planning, and have extensive knowledge of land use and zoning laws. Persons in the economic development department may have formal training on how local government policy affects the cost of housing. The majority of AHAC responsibilities fall more squarely within the planning, building, and growth management departments.

The AHAC must review the jurisdiction’s comprehensive plan and land development regulations and recommend actions to encourage the creation of affordable housing units. This role requires that staff have knowledge of land use issues so the committee can consider

potential barriers to the development of affordable housing and recommend regulatory reforms to overcome the barriers. The AHAC presents an opportunity for multiple local government departments to collaborate and meet the jurisdiction's responsibility to provide housing for all its residents.

Prior to a revision of the SHIP statute in July 2016, the AHAC was required to have a member from each of the eleven categories identified above. Therefore, if the jurisdiction was in compliance, there was always a representative knowledgeable about the local planning process. With the change to the statute, local governments can now choose committee representatives from six other categories. Although no longer required by the SHIP Statute, local governments should consider including staff from the planning department as committee members. This SHIP Statute suggests participation from "a citizen who actively serves on the local planning agency", but it also notes that "if the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process." This is good justification for arranging for a planner to assist the SHIP administrative staff in providing support to the AHAC and monitoring the actions of the committee to ensure adherence to all program requirements.

Roles and responsibilities of the AHAC

SHIP Statute overview

Sec. 420.9076(4) of the Florida Statutes describes the process for developing the AHAC Report. The key role of the AHAC is to prepare the AHAC Report and evaluate its implementation annually. The AHAC Report identifies incentive strategies and recommendations for adoption by the local government. The recommendations should seek to remove regulatory barriers that limit the development or preservation of affordable housing or drive-up housing costs. The recommendations should also suggest policies that encourage the production of affordable housing.

To fulfill this task, the advisory committee must first review the local government's existing policies and procedures, ordinances, land development regulations, and the comprehensive plan. Then the committee recommends specific actions or initiatives to encourage affordable housing while protecting the ability of the property to appreciate in value.

Actions the advisory committee can take include:

- Modifying or repealing existing policies, procedures, regulations.
- Creating exceptions applicable to affordable housing.
- Adopting new policies or amendments to the local comprehensive plan and corresponding regulations, ordinances, and other policies.

Local government implementation

The advisory committee must approve the final AHAC Report by majority vote and submit it to the Florida Housing Finance Corporation (FHFC), the local government, and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program. Upon receipt of the AHAC Report, the local government has 90 days to amend its local housing assistance plan to incorporate the adopted incentive strategies it plans to implement. Only two strategies are required in the amended LHAP:

- Expedited permitting for affordable housing projects.
- An ongoing process for review, prior to their adoption, of any local policies, ordinances, regulations, and plan provisions that increase the cost of housing.

Frequently Asked Questions

This list of frequently asked questions is provided as a quick reference. In many cases, the topics referenced below are addressed in greater detail in other sections of this guide.

Question: How does the Sunshine Law apply to our SHIP advisory committees?

Answer: When dealing with advisory committees it is very important to keep in mind the requirements of Florida's open meetings laws. Any local government-appointed committee that is part of a fact-finding commission or any board or committee that has final decision-making authority is covered by these laws. There is a strong legislative and judicial presumption in favor of transparency. If you have any questions about these requirements, consult with your city attorney, county attorney, or other appropriate legal counsel.

Question: How does the Sunshine Law apply to the biannual, regional workshops?

Answer: Florida's Sunshine Law only applies to meetings or gatherings where two or more members of the same board or committee discuss some matter which will foreseeably come before that board for action. Since most local governments will only have one elected official present at the workshop, Sunshine Law will not be an issue for most jurisdictions. However, there are some local governments with a joint City/County AHAC that will have two or more elected officials present at the workshops. For these local governments, two or more elected officials from the same AHAC may not, under any circumstances, communicate with each other during the workshop. Out of an abundance of caution, all elected officials who are not required to but wish to attend the workshops can attend but will not be allowed to speak to avoid Sunshine Law concerns. The primary purpose of these workshops is to educate local elected officials on affordable housing best practices, not to make decisions, and the elected officials can raise information presented at the local, publicly noticed AHAC meetings.

**BYLAWS OF THE
LEON COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE**

In order to govern its function and operation in a manner consistent with the Enabling Resolution No. 20-34 adopted by the Leon County Board of County Commissioners (hereinafter the “BOCC”) on September 29, 2020, the Leon County Affordable Housing Advisory Committee (hereinafter the “Committee”) hereby adopts as its Bylaws the following:

**ARTICLE I.
APPLICABLE FLORIDA LAWS AND BOCC POLICIES**

Section 1.1 Public Records Law and E-Mails: Each member of the Committee shall comply with the Florida’s Public Records Law, Chapter 119, Florida Statutes, and BOCC Policy No. 96-4, “Policy on Public Records Law and E-Mail”, as may be amended from time to time, and each member of the Committee shall be provided a copy of BOCC Policy No. 96-4.

Section 1.2 Government in the Sunshine Law: Each member of the Committee shall comply with the Florida Government in the Sunshine Law, Chapter 286, Florida Statutes, as may be amended from time to time.

Section 1.3 Code of Ethics: The Committee shall comply with the following state laws and BOCC Policies with regard to the Florida Code of Ethics for Public Officers and Employees:

Clause 1.3.1 Each member of the Committee shall comply with Section 112.3143, Florida Statutes, “Voting Conflicts”, as may be amended from time to time, and shall be provided a copy of Section 112.3143, Florida Statutes.

Clause 1.3.2 Each member of the Committee shall abide by the Standards of Conduct set forth in Section 112.313, Florida Statutes, as may be amended from time to time, and shall be provided a copy of Section 112.313, Florida Statutes.

**ARTICLE II.
OFFICERS AND DUTIES**

Section 2.1 Election: Upon adoption of these Bylaws, the Committee shall elect from among its members a Chairperson and a Vice-Chairperson, each of whom shall serve a term of one (1) year that shall commence on April 1 and expire March 31.

Section 2.2 Duties: The Chairperson shall preside at all meetings. In the event of the Chairperson’s absence, or at the direction of the Chairperson, the Vice-Chairperson shall assume the powers and duties of the Chairperson.

Section 2.3 Replacement: In the event that either the Chairperson or the Vice-Chairperson is unable to complete their terms, the Committee shall, as soon as reasonably possible, elect a replacement from among its members.

**ARTICLE III.
TERM OF MEMBERS**

Section 3.1 Terms: The duly appointed County Commissioner shall serve on the Committee for a term beginning on September 29, 2020 and expiring on December 31, 2022. Thereafter, the duly appointed County Commissioner shall serve on the Committee for a term of two (2) years. All other members serve on the Committee for staggered terms of three (3) years. Vacancies are filled for the remainder of the unexpired term.

Section 3.2 Reappointment: A member may be reappointed at the expiration of their term provided, however, no member may serve more than three (3) full consecutive terms.

**ARTICLE IV.
MEETINGS**

Section 4.1 Regular Meetings: The Committee shall hold regular meetings at a place and time agreeable to the members. In order to expedite meetings, the Chairperson may place time limits on discussion of agenda items.

Section 4.2 Special Meetings: The Chairperson may call a special meeting of the Committee to discuss any issue properly before the Committee. Such special meeting may be convened only after notification is given to each member of the Committee and after public notice is given no later than forty-eight (48) hours before the special meeting is scheduled to begin.

Section 4.3 Public Participation: Members of the public shall be given an opportunity to be heard on any proposition before the Committee.

Section 4.4 Meeting Agendas: The County Staff Support Person shall develop an agenda for each meeting of the Committee. Any member of the Committee may request that appropriate items be placed on the agenda.

Section 4.5 Official Acts and Quorum: Any and all official acts by the Committee shall require a majority vote of the members present. However, the Committee shall take no such action unless a quorum is present at the meeting. In order to constitute a quorum, there must be a majority of the Committee's current membership present at the meeting. The minutes of the meeting shall reflect the number of affirmative votes on a motion and shall specify the names of any members voting against the motion.

Section 4.6 Meeting Minutes: Minutes shall be taken at all regular and special meetings of the Committee. The County Staff Support Person shall prepare and maintain the minutes of each meeting.

Section 4.7 Procedure: Roberts' Rules of Order Revised shall guide the procedure of all meetings to the extent that they do not conflict with the Bylaws. In the event of a conflict or inconsistency between the Bylaws and Robert's Rules of Order, the Bylaws shall prevail. A failure to strictly adhere to the Roberts' Rules of Order shall not void any action taken by the Committee.

**ARTICLE V.
AMENDMENTS TO BYLAWS**

Section 5.1 Amendments: The Bylaws may only be amended by the County Administrator in conjunction with the County Attorney per County Policy No. 03-15. At any regular or special meeting of the Committee, the Committee may recommend amendments to the Bylaws by a majority vote and request the County Administrator amend the Bylaws.

Section 5.2 Approval: The Amended Bylaws shall become effective upon the approval of the County Administrator and the County Attorney.

**ARTICLE VI.
ATTENDANCE AND REPLACEMENT OF MEMBERS**

Section 6.1 Attendance at Meetings: Members shall provide notification of an absence, at least twenty-four (24) hours in advance of the meeting. In the event a member is absent from two of three successive regular meetings of the Committee, and the absences are unexcused, the member may be dismissed from the Committee. The Chairperson or the County Staff Support Person will advise the County Administrator, or designee, of the excessive absences and appropriate actions will be taken.

Section 6.2 Replacement of Members: In the event a vacancy occurs, a new member shall be appointed as soon as reasonably possible in accordance with the procedure for appointment of members to citizen committees contained in BOCC Policy No. 03-15.

**ARTICLE VII.
SPECIAL PROVISIONS**

Section 7.1 Reporting to the BOCC and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program: The Committee shall be charged with the duties and responsibilities as provided in Section 420.9076, Florida Statutes, as that section may hereafter be amended from time to time. Subject to those requirements, at a minimum, the Committee shall submit an annual report to the Board and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program which includes recommendations on the specific actions or initiatives to encourage or facilitate affordable housing in the areas set forth at Section 420.9076(4), Florida Statutes.

Section 7.2 Biannual Regional Workshops: The duly appointed County Commissioner, or a locally elected designee, must attend biannual regional workshops convened and administered under the Affordable Housing Catalyst Program as provided in Section 420.531(2), Florida Statutes.

Approved As To Form and Content:

Leon County Administrator's Office:

BY: Vincent S. Long
Vincent S. Long, County Administrator

Date: 3/4/21

Chasity H. O'Steen, County Attorney
Leon County Attorney's Office:

BY: Kyle L. Kemper
Kyle L. Kemper, Assistant County Attorney

Date: March 3, 2021

Digitally signed by Kyle L. Kemper
DN: cn=Kyle L. Kemper, o=Leon County
Attorney's Office, ou,
email=KemperK@leoncountyfl.gov, c=US
Date: 2021.03.03 15:20:45 -05'00'

BY-LAWS OF THE
AFFORDABLE HOUSING ADVISORY COMMITTEE
OF THE
CITY OF ST. PETERSBURG

ARTICLE I - Name of Organization

Section 1. The name of this organization shall be the Affordable Housing Advisory Committee of the City of St. Petersburg (“AHAC”).

ARTICLE II - Authorization

Section 1. The Affordable Housing Advisory Committee was established as an official City Committee by Resolution No 2020-16 of the City Council of St. Petersburg on January 9, 2020.

ARTICLE III - Purpose

Section 1. The Affordable Housing Advisory Committee shall perform the duties set forth in City Council Resolution 2020-16, City Code Chapters 2 and 17.5, FL Statute 420.9076, and said other duties as City Council may direct.

ARTICLE IV - Procedures

Section 1. The Affordable Housing Advisory Committee (“AHAC”) shall follow Chapter 2, Article VII, Section 2-337 thru Section 2-339 of the City Code regarding Boards and Commissions.

Section 2. Regular meetings shall be held as Executive Sessions. Meetings are open to the public; however, members of the public shall not speak at Executive Sessions unless there is a request for clarification from the Affordable Housing Advisory Committee. The Affordable Housing Advisory Committee may in the course of fulfilling its duties seek the advice and consultation of City Council, the City Administration, the Development Review Commission, the Community Planning & Preservation Commission, the Chamber of Commerce, such experts in housing and community development as can be obtained and such other boards and groups and citizens or other outside agencies or professionals which may have expertise or relevant information pertaining to the subject matter before them. Time limits on such presentations may be set by the Affordable Housing Advisory Committee members in advance of the meeting.

Section 3. A Public hearing shall be held to receive information during the preparation of the Affordable Housing Incentive Plan (AHIP). The date and number of the public hearings shall be determined by the Affordable Housing Advisory Committee when the annual meeting calendar is set in accordance with Article XII. Time limits on speakers may be set by the Affordable Housing Advisory Committee members in advance of each hearing.

- Section 4. The Chairman may, with the consent of Affordable Housing Advisory Committee change the order of items on the agenda.
- Section 5. Where not otherwise provided in these Bylaws, or City Code, Roberts' Rules of Order Newly Revised shall govern the conduct of all meetings of the Affordable Housing Advisory Committee.
- Section 6. The Affordable Housing Advisory Committee and its members are subject to Florida Law regarding open meetings and public records.
- Section 7. Any item of correspondence sent or received by an Affordable Housing Advisory Committee member, in his or her capacity as an AHAC member, shall be provided to the Housing and Community Development staff to be placed in the public record.

ARTICLE V - Members

- Section 1. The members of the Affordable Housing Advisory Committee were most recently appointed by Resolution No 2020-16 of the City Council of St. Petersburg with terms that are staggered.
- Section 2. The Affordable Housing Advisory Committee shall consist of up at least eight, but not more than eleven regular members appointed by the Mayor with confirmation of the City Council for an initial term of two or three years and terms shall be 3 years thereafter. The Committee shall be staffed by the Housing and Community Development Department, with the assistance of the Planning and Development Services staff.
- Section 3. The Affordable Housing Advisory Committee shall be composed of one representative from at least six of the categories below as required by F.S 420.9076:
- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
 - (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
 - (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
 - (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
 - (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
 - (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
 - (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
 - (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.

- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

Section 4. Members of the Affordable Housing Advisory Committee shall not represent the Affordable Housing Advisory Committee in public appearances or private conversations. They shall speak only as individual citizens, and their views and opinions shall not be binding upon the Affordable Housing Advisory Committee. A member may only represent the AHAC if voted by a majority of the AHAC to represent the AHAC for an agreed upon specific purpose.

ARTICLE VI - Terms of Office

Section 1. The terms of all members shall be governed by the City Code Chapter 2, Article VII, Section 2-337, which currently provides that no member shall serve more than two consecutive full terms on the same committee unless waived by resolution of City Council receiving an affirmative vote of at least six Councilmembers. Initial terms are staggered under Resolution 2020-16 and shall be for three (3) years thereafter.

ARTICLE VII - Attendance

Section 1. Attendance shall be governed by City Code Chapter 2, Article VII, Section 2-338, which currently provides that if a member of the Affordable Housing Advisory Committee in any 12-month period misses three properly scheduled meetings of the Affordable Housing Advisory Committee without good cause such member shall be notified according to Section 2-338, City Code. Members who are unable to attend a meeting shall notify the Director of Housing & Community Development in advance of the meeting and identify if the absence meets the definition of Good cause.

Section 2. Good cause is defined by City Code Chapter 2, Article VII, Section 2-338, which currently provides that good cause means a cause necessitating a member's absence, limited to illness of the member, illness of or death in immediate family of the member, inability of the member to attend the meeting due to business or vacation which requires the member to be out of the City, inability of the member to attend the meeting due to causes beyond the member's control such as an act of God.

Section 3. Notice procedures shall be governed by City Code, Chapter 2, Article VII, Section 2-338, which currently provides that the City Clerk shall give written notice to the member which shall afford the member an opportunity to resign or to request a hearing before the City Council.

ARTICLE VIII – Quorum and Voting

- Section 1. A quorum shall be 50% of the present membership, plus one. Any vote transmitting recommendations to City Council shall state that a quorum was present and the actual numbers of members voting for and against.
- Section 2. Each member who is present shall vote on each motion and may not abstain except in case of a voting conflict. (Reference: Chapter 286.012 F.S.) In the event of a voting conflict pursuant to Chapter 112 F.S., the member shall announce his or her conflict, shall refrain from participating and voting in the matter, shall leave the dais for the duration of the matter, and shall file a voting conflict disclosure form with the Clerk. (References: Part III of Chapter 112, Florida Statutes, as may be amended.) In the event of a voting conflict pursuant to City Council resolution, the member shall announce his or her conflict, shall refrain from participating and voting in the matter, and shall leave the dais for the duration of the matter.
- Section 3. Voice voting shall be the method normally used. However, any member may request a roll call vote and, if so requested, a roll call vote shall be taken. In the event of a tie vote, the motion shall fail.

ARTICLE IX - Election of Officers

- Section 1. A Chairman and Vice-Chairman shall be elected by a majority vote of the Affordable Housing Advisory Committee in January, or the first meeting of each year.

ARTICLE X - Duties of Officers

- Section 1. The Chairman shall preside at all meetings of the Affordable Housing Advisory Committee and is eligible to vote on all matters coming before the Affordable Housing Advisory Committee. The Chairman shall appoint all subcommittees.
- Section 2. The Vice Chairman shall perform all the duties and assume all the responsibilities of the Chairman in his/her absence.
- Section 3. If both the Chairman and the Vice Chairman are not present and a quorum of members is present, the meeting will be chaired by the member present who has the longest previous service as Chairman. If no member present has had previous service as Chairman, the member present who has the longest cumulative service as a member of the AHAC shall serve as Chairman for the meeting

ARTICLE XI - Vacancies

- Section 1. Vacancies shall be filled by the Mayor and confirmed by City Council for the unexpired term.

ARTICLE XII - Meetings

- Section 1. An annual meeting calendar shall be established by a vote of the Affordable Housing Advisory Committee at the first meeting of each calendar year, but generally meetings shall occur on the 3rd Tuesdays of the month.
- Section 2. Unscheduled meetings may be called by the Chairman and may be held only if public notice has been posted and all members have been advised in writing of the time and place of the meeting at least 48 hours before such meeting.

ARTICLE XIII - Subcommittees

- Section 1. The Affordable Housing Advisory Committee shall have the authority to establish such subcommittees as are necessary to carry out its purposes.

ARTICLE XIV - Amendments to Bylaws

- Section 1. All Affordable Housing Advisory Committee members shall be furnished a copy of the proposed changes/or amendments to the official Bylaws at least seven calendar days prior to any official vote on said changes and/or amendments.
- Section 2. A majority of the members present at a meeting of the Affordable Housing Advisory Committee shall be deemed sufficient to adopt any amendments to the Bylaws of the Affordable Housing Advisory Committee, provided a quorum is present.

Approved by the Affordable Housing Advisory Committee on 5/19/2020_____

ORDINANCE NO. 20.17 - 017

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, REPEALING CHAPTER 14, ARTICLE V, CODIFYING ORDINANCE NO. 93-8, AS AMENDED, "THE PALM BEACH COUNTY AFFORDABLE HOUSING ORDINANCE;" AND ADOPTING A NEW AFFORDABLE HOUSING ORDINANCE; PROVIDING FOR TITLE; PROVIDING FOR AUTHORITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR POLICY AND PURPOSE OF THE LOCAL HOUSING ASSISTANCE PROGRAM; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE CREATION OF THE LOCAL HOUSING ASSISTANCE TRUST FUND NAMED THE ROBERT PINCHUCK MEMORIAL AFFORDABLE HOUSING TRUST FUND; PROVIDING FOR THE CREATION OF THE COMMISSION ON AFFORDABLE HOUSING; PROVIDING FOR THE ESTABLISHMENT OF THE LOCAL HOUSING ASSISTANCE PLAN; PROVIDING FOR THE ESTABLISHMENT OF THE LOCAL HOUSING PARTNERSHIP; DESIGNATING RESPONSIBILITY FOR THE IMPLEMENTATION AND ADMINISTRATION OF THE LOCAL HOUSING ASSISTANCE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PENALTIES; PROVIDING FOR CAPTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

1 WHEREAS, Palm Beach County has a commitment to preserve and create safe, sanitary
2 and affordable housing for all its citizens; and

3 WHEREAS, there exists in Palm Beach County a shortage of safe and sanitary residential
4 housing available at affordable prices to very low income families; and

5 WHEREAS, private enterprise and investment in Palm Beach County have not been able
6 to produce, without assistance, the needed construction and rehabilitation of safe and sanitary
7 residential housing at low prices or rents which very low and low income families can afford; and

8 WHEREAS, this problem has reached greater proportions due to federal budget cuts of
9 past years in area of federal housing assistance; and

10 WHEREAS, it is the goal of Palm Beach County to facilitate the provision of an adequate
11 supply of safe, sanitary and affordable housing to meet the needs of the County's residents, with
12 special attention to the needs of very low and low income households; and

13 WHEREAS, the Palm Beach County Comprehensive Plan, Housing Element, requires the
14 establishment of the Commission on Affordable Housing with prescribed duties and Affordable
15 Housing Trust Fund; and

1 **WHEREAS**, Florida Statute §420.9072, requires a county, in order to receive its share of
2 the local housing distribution under the State Housing Initiatives Partnership Program (SHIP), to
3 adopt an ordinance containing the following provisions:

- 4 1. Creation of an affordable housing assistance trust fund;
- 5 2. Establishment of a local housing assistance program to be implemented by a local
6 housing partnership;
- 7 3. Designation of the responsibility for the implementation and administration of the local
8 housing assistance program;
- 9 4. Creation of the affordable housing advisory committee, and

10 **WHEREAS**, due to the substantial procedural and substantive changes made to this
11 ordinance, since it was last amended in July 2008, it is more efficient and in the best interest of the
12 Board of County Commissioners to repeal and replace the Affordable Housing Ordinance in its
13 entirety.

14 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
15 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

16 **Section 1. Short Title; Applicability.**

17 This article shall be known and cited as the Palm Beach County Affordable Housing
18 Ordinance. This Article shall be applicable within the unincorporated areas of Palm Beach County,
19 and in all municipalities that have not adopted an ordinance in conflict herewith.

20 **Section 2. Authority.**

21 This article is adopted pursuant to the authority granted to charter counties under Article
22 VIII, Section 1(g) of the Florida Constitution, Chapter 125, Florida Statutes and Article 1 of the
23 Palm Beach County Home Rule Charter

24 **Section 3. Policy and Purpose.**

25 It is the policy of the Board of County Commissioners and the purpose of this article to:

- 26 (a) Provide the necessary means to alleviate housing cost burden and help meet the county's
27 needs with respect to affordable housing.
- 28 (b) Recognize that decent, safe, affordable, appropriate and sanitary housing is directly linked
29 to a healthy economy and healthy families and meaningful environmental program as well
30 as to other government functions such as education, criminal justice, and social services.

- 1 (c) Invest in the preservation and revitalization of our neighborhoods, the development of
2 healthy, safe and viable sustainable communities, and the security of having a quality
3 environment which allows individuals and families to live within the community.
- 4 (d) Further the framework begun in the county's comprehensive plan housing element, which
5 establishes county housing policy to address the current and future housing needs of the
6 residents of the county.
- 7 (e) Increase the availability of affordable housing units by combining local resources and cost-
8 saving measures into a local housing partnership and using private and public funds to
9 reduce the cost of housing.
- 10 (f) Promote leveraging of public and private monies to provide affordable housing to eligible
11 persons.
- 12 (g) Aid in achieving the intent of the local housing assistance program (LHAP) while providing
13 for:
- 14 (1) Protection of natural resources;
- 15 (2) Enhancement of the viability of public transit, pedestrian circulation, and
16 nonmotorized modes of transportation;
- 17 (3) Community development and economic growth; and,
- 18 (4) A strong sense of community through increased social and economic integration.

19 **Section 4. Definitions.**

20 As used in this article, unless the context otherwise indicates:

- 21 (a) *Adjusted gross income* means all wages, assets, regular cash or noncash contributions or
22 gifts from persons outside the household, and such other resources and benefits as may be
23 determined to be income by the United States Department of Housing and Urban
24 Development, adjusted for family size, less deductions allowable under Section 62 of the
25 Internal Revenue Code.
- 26 (b) *Administrative expenses* means those expenses directly related to implementation of the
27 local housing assistance plan and local housing assistance program and shall not include
28 the reimbursement of costs which were previously borne by another funding source which
29 could continue to be available at the time the local housing assistance plan is submitted.
- 30 (c) *Affordable* means that monthly rents or monthly mortgage payments including taxes and
31 insurance do not exceed 30 percent of that amount which represents the percentage of the
32 median annual gross income for the households as indicated in subsection (19), subsection

1 (20), or subsection (28) of Section 420.9071, Florida Statutes. However, it is not the intent
2 to limit an individual household's ability to devote more than 30 percent of its income for
3 housing, and housing for which a household devotes more than 30 percent of its income
4 shall be deemed affordable if the first institutional mortgage lender is satisfied that the
5 household can afford mortgage payments in excess of the 30 percent benchmark.

6 (d) *Board* means Board of County Commissioners of Palm Beach County, Florida.

7 (e) *CAH* means Commission on Affordable Housing, an advisory board appointed by the
8 Board of County Commissioners.

9 (f) *Community-based organization* means a nonprofit organization that has among its
10 purposes the provision of affordable housing to persons who have special needs or have
11 very low income, low income, or moderate income within a designated area, which may
12 include a municipality, a county, or more than one municipality or county, and maintains,
13 through a minimum of one-third representation on the organization's governing board,
14 accountability to housing program beneficiaries and residents of the designated area. A
15 community housing development organization established pursuant to 24 C.F.R., Section
16 92.2 and a community development corporation created pursuant to Chapter 290, Florida
17 Statutes are examples of community-based organizations.

18 (g) *DES* means the Palm Beach County Department of Economic Sustainability.

19 (h) *Eligible municipality* means a municipality that is eligible for federal community
20 development block grants as an entitlement community identified in 24 C.F.R., Section
21 570, Subpart D, Entitlement Grants, or a nonentitlement municipality that is receiving local
22 housing distribution funds under an interlocal agreement that provides for possession and
23 administrative control of funds to be transferred to the nonentitlement municipality. An
24 eligible municipality that defers its participation in community development block grants
25 does not affect its eligibility for participation in the State Housing Initiatives Partnership
26 Program.

27 (i) *Eligible person* or "eligible household" means one or more natural persons or a family
28 determined by the county or eligible municipality to be of very low income, low income,
29 or moderate income according to the income limits adjusted to family size published
30 annually by the United States Department of Housing and Urban Development based upon
31 the annual gross income of the household.

- 1 (j) *Eligible sponsor* means a person or a private or public for-profit or not-for-profit entity that
2 applies for an award under the local housing assistance plan for the purpose of providing
3 eligible housing for eligible persons.
- 4 (k) *Fund* means the Robert Pinchuck Memorial Affordable Housing Trust Fund.
- 5 (l) *HOME Program* means the United States Department of Housing and Urban Development
6 Program created under title II of the National Affordable Housing Act (the Home
7 Investment Partnership).
- 8 (m) *Local Housing Assistance Plan (LHAP)* means a concise description of the local housing
9 assistance strategies and local housing incentive strategies adopted by local government
10 resolution with an explanation of the way in which the program meets the requirements of
11 Sections 420.907-420.9079, Florida Statutes and corporation rule.
- 12 (n) *Local housing assistance strategies* means the housing construction, rehabilitation, repair,
13 or finance program implemented by a participating county or eligible municipality with the
14 local housing distribution or other funds deposited into the local housing assistance trust
15 fund.
- 16 (o) *Local housing distribution* means the proceeds of the taxes collected under Chapter 201,
17 Florida Statutes, deposited into the local government housing trust and distributed to
18 counties and eligible municipalities participating in the State Housing Initiatives
19 Partnership Program pursuant to Section 420.9073, Florida Statutes, as may be amended.
- 20 (p) *Local housing incentive strategies* means local regulatory reform or incentive programs to
21 encourage or facilitate affordable housing production, which include at a minimum,
22 assurance that permits for affordable housing projects are expedited to a greater degree
23 than other projects, as provided in Section 163.3177(6)(f)3, Florida Statutes; an ongoing
24 process for review of local policies, ordinances, regulations, and plan provisions that
25 increase the cost of housing prior to their adoption; and a schedule for implementing the
26 incentive strategies. Local housing incentive strategies may also include other regulatory
27 reforms, such as those enumerated in Section 420.9076, Florida Statutes or those
28 recommended by the affordable housing advisory committee in its triennial evaluation of
29 the implementation of affordable housing incentives, and adopted by the local governing
30 body.
- 31 (q) *Local housing partnership* means the implementation of the local housing assistance plan
32 in a manner that involves the applicable county or eligible municipality, lending

1 institutions, housing builders and developers, real estate professionals, advocates for low-
2 income persons, community-based housing and service organizations, and providers of
3 professional services relating to affordable housing. The term includes initiatives to
4 provide support services for housing program beneficiaries such as training to prepare
5 persons for the responsibility of homeownership, counseling of tenants, and the
6 establishing of support services such as day care, health care, and transportation.

7 (r) *Low-income persons* or “low-income household” means one or more natural persons or a
8 family that has a total annual gross household income that does not exceed 80 percent of
9 the median annual income adjusted for family size for households within the metropolitan
10 statistical area, the county, or the nonmetropolitan median for the state, whichever amount
11 is greatest. With respect to rental units, the low-income household’s annual income at the
12 time of initial occupancy may not exceed 80 percent of the area’s median income adjusted
13 for family size. While occupying the rental unit, a low-income household’s annual income
14 may increase to an amount not to exceed 140 percent of 80 percent of the area’s median
15 income adjusted for family size.

16 (s) *Moderate-income persons* or “moderate-income household”, pursuant to Section
17 420.9071(20), Florida Statutes, as may be amended, means one or more natural persons or
18 a family that has a total annual gross household income that does not exceed 120 percent
19 of the median annual income adjusted for family size for households within the
20 metropolitan statistical area, the county, or the nonmetropolitan median for the state,
21 whichever is greatest. With respect to rental units, the moderate-income household’s
22 annual income at the time of initial occupancy may not exceed 120 percent of the area’s
23 median income adjusted for family size. While occupying the rental unit, a moderate-
24 income household’s annual income may increase to an amount not to exceed 140 percent
25 of 120 percent of the area’s median income adjusted for family size.

26 (t) *Persons with special needs* means an adult person requiring independent living services in
27 order to maintain housing or develop independent living skills and who has a disabling
28 condition as defined in Section 420.0004(7), Florida Statutes; a young adult formerly in
29 foster care who is eligible for services under Section 409.1451(5) Florida Statutes; a
30 survivor of domestic violence as defined in Section 741.28, Florida Statutes; or a person
31 receiving benefits under the Social Security Disability Insurance (SSDI) program or the
32 Supplemental Security Income (SSI) program or from veterans’ disability benefits.

1 (u) *SHIP* means State Housing Initiatives Partnership Program administered by the State of
2 Florida.

3 (v) *Very-low-income persons* or “very-low-income household” means one or more natural
4 persons or a family that has a total annual gross household income that does not exceed 50
5 percent of the median annual income adjusted for family size for households within the
6 metropolitan statistical area, the county, or the nonmetropolitan median for the state,
7 whichever is greatest. With respect to rental units, the very-low-income household’s annual
8 income at the time of initial occupancy may not exceed 50 percent of the area’s median
9 income adjusted for family size. While occupying the rental unit, a very-low-income
10 household’s annual income may increase to an amount not to exceed 140 percent of 50
11 percent of the area’s median income adjusted for family size

12 **Section 5. Creation of the Robert Pinchuck Memorial Affordable Housing Trust Fund.**

13 (a) Establishment: There is hereby established a separate trust fund to be named the "Robert
14 Pinchuck Memorial Affordable Housing Trust Fund." There shall be two (2) categories of
15 funds maintained within the Fund—SHIP Program funds and other funds appropriated and
16 designated by the board.

17 (b) General Provisions:

18 (1) Amounts on deposit in the Fund shall be invested in the State Board of Administration's
19 local government surplus fund trust fund established pursuant to Chapter 218, Part IV,
20 Florida Statutes. All investment earnings shall be retained in the Fund and used for the
21 purposes thereof.

22 (2) Until utilized for the purposes thereof, SHIP Program monies in the Fund shall be held
23 in trust by the County solely for use pursuant to the Local Housing Assistance Plan
24 (LHAP), approved by the Board. All local housing assistance program income, including
25 investment earnings, shall be retained in the fund and used for the purposes thereof.

26 (3) The County agrees that the Fund shall be separately stated as a special revenue fund in
27 the county's audited financial statements. Copies of such audited financial statements
28 shall be forwarded to the Florida Housing Finance Corporation as soon as such
29 statements are available.

30 (c) SHIP Program Funds:

31 (1) All monies received from the state pursuant to the State Housing Initiative Partnership
32 (SHIP) Act and any other funds received or budgeted to provide funding for the local

1 housing assistance plan shall be deposited into the affordable housing trust fund.
2 Administration of the SHIP Program funds shall comply with rule 67-37.005, Florida
3 Administrative Code, as may be amended, and shall be subject to the requirements of the
4 SHIP Program contained in Section 420.9075(4), Florida Statutes, as may be amended.

5 (2) Expenditures other than for the administration and implementation of the Local Housing
6 Assistance Plan (LHAP) shall not be made from SHIP Program funds and all expenditure
7 of funds must be made to promote affordable housing in Palm Beach County.

8 (3) Monies from the Fund shall be used to increase the supply of safe, sanitary and affordable
9 housing pursuant to Section 420.9075, Florida Statutes, as may be amended. The
10 affordable housing trust fund may be used to provide assistance to eligible persons
11 funded through strategies detailed in the Local Housing Assistance Plan (LHAP).

12 **Section 6. Creation of the Commission on Affordable Housing.**

13 (a) *Establishment*: The Commission on Affordable Housing is hereby created and established.

14 (b) *Affordable Housing Advisory Committee*: The Commission on Affordable Housing (CAH)
15 shall serve as the affordable housing advisory committee required by Section 420.9076, Florida
16 Statutes, shall serve as required by the county's comprehensive plan, housing element, and as
17 required by Section 420.9076, Florida Statutes, as may be amended. The members of the
18 advisory committee shall be appointed by resolution of the Board of County Commissioners.

19 (c) *Composition*: The CAH shall be comprised of citizens, all of whom shall be appointed by the
20 Board of County Commissioners in accordance with Section 420.9076, Florida Statutes, as
21 may be amended. All appointments are at large.

22 (d) *Conditions of Membership* shall be in accordance to Resolution 2013-0193 or as amended of
23 which the current resolution shall govern:

24 (1) All members must be residents of the County at the time of appointment and while serving
25 on the CAH.

26 (2) County employees, except commissioner aides, may not be appointed to the CAH.

27 (3) The term of membership shall be for three (3) years. A vacancy occurring during the term
28 shall be filled for the unexpired term. No member can serve more than three consecutive
29 terms.

30 (4) A member of the CAH shall be automatically removed for lack of attendance. Lack of
31 attendance is defined as failure to attend at least three (3) consecutive or a failure to attend
32 more than one-half (50%) of the meetings scheduled during a calendar year. Participation

- 1 for less than three-quarters of a meeting shall be the same as failure to attend a meeting.
2 Removals shall be entered into the minutes of the next regularly scheduled meeting of the
3 CAH. Members removed under this provision shall not continue to serve and such removal
4 shall create a vacancy. Furthermore, members removed may not be reconsidered for
5 membership on the CAH for at least one (1) year from the effective date of the removal.
- 6 (5) Members shall not be prohibited from qualifying as a candidate for elected office.
- 7 (6) Travel reimbursement is limited to expenses incurred only for travel outside the county
8 necessary to fulfill CAH member responsibilities when sufficient funds have been
9 budgeted and are available and upon the approval of the board. No other expenses are
10 reimbursable except documented long distance telephone calls to DES.
- 11 (7) Members shall be governed by the applicable provisions of the Palm Beach County Code
12 of Ethics as codified in Section 2-254 through 2-260 of the Palm Beach County Code.
- 13 (e) *County Support:* Staff, administrative and facility support for the CAH shall be provided by
14 the Board of County Commissioners as determined by the county administrator.
- 15 (f) *Role and Responsibilities:* The CAH shall function as outlined in Section 420.9076, Florida
16 Statutes, or as amended of which the current statute shall govern, or at the request of the Board
17 of County Commissioners.
- 18 (1) Triennially, the CAH shall review the established and proposed policies and procedures,
19 ordinances, land development regulations, and adopted local government comprehensive
20 plan of the county and shall recommend specific actions or initiatives to encourage or
21 facilitate affordable housing while protecting the ability of the property to appreciate in
22 value.
- 23 (2) Recommendations may include the modification or repeal of existing policies, procedures,
24 ordinances, regulations, or plan provisions or approval of developments related to
25 affordable housing; or at a minimum, the CAH shall make recommendations on, and
26 triennially evaluate the implementation of affordable housing incentives in the following
27 areas:
- 28 a. The expedited processing of permits or development orders for affordable
29 housing projects.
- 30 b. The modification of impact-fee requirements, including reduction or waiver of
31 fees and alternative methods of fee payment.
- 32 c. The allowance of flexibility in densities for affordable housing.

- 1 d. The reservation of infrastructure capacity for housing for very-low-income
- 2 persons, low-income persons and moderate-income persons.
- 3 e. The allowance of affordable accessory residential units in residential zoning
- 4 districts.
- 5 f. The reduction of parking and setback requirements for affordable housing.
- 6 g. The allowance of flexible lot configurations, including zero-lot-line
- 7 configurations for affordable housing.
- 8 h. The modifications of sidewalk and street requirements for affordable housing.
- 9 i. The establishment of additional processes by which the county considers,
- 10 before adoption, policies, procedures, ordinances, regulations, or plan
- 11 provisions that increase the cost of housing.
- 12 j. The preparation of a printed inventory of locally owned public lands suitable
- 13 for affordable housing.
- 14 k. The allowance of affordable accessory residential units in residential zoning
- 15 districts.
- 16 l. The support of development near transportation hubs and major employment
- 17 centers and mixed-used developments.

18 (3) The CAH recommendations may also include other affordable housing incentives
19 identified by the CAH and as identified by the comprehensive plan.

20 (4) The CAH shall make affordable housing incentive recommendations approved by a
21 majority of its membership at a public hearing. Notice of the time, date, and place of the
22 public hearing of the CAH to adopt affordable housing incentive recommendations shall
23 be published in a newspaper of general paid circulation in the county. Such notice shall
24 contain a short and concise summary of the affordable housing incentive recommendations
25 to be considered by the CAH. The notice shall also state the public place where a copy of
26 the tentative CAH recommendation can be obtained by interested persons. The CAH shall
27 submit the adopted affordable housing incentive recommendations to the board for their
28 consideration in the affordable housing incentive plan no later than December 31st
29 triennially.

30 (5) The CAH shall submit an annual report to the board as is required of all advisory board
31 and shall submit a triennial report as required by Section 420.9076, Florida Statutes.

1 (6) The CAH shall perform such duties as required by Section 420.9076, Florida Statutes, as
2 may be amended.

3 (g) *Authority*: The CAH may perform duties in accordance with Section 420.9076, Florida
4 Statutes, or at the request of the Board of County Commissioners.

5 (h) *Meetings*: The CAH shall meet bi-annually or on an as-needed basis. A quorum must be present
6 for the conduct of all CAH regular meetings. A majority of the members appointed shall
7 constitute a quorum. All regular meetings shall be governed by Robert's Rules of Order.

8 Reasonable public notice of all meetings shall be provided, and all such meetings shall be open
9 to the public at all times in accordance with Resolution No. R2013-0193, as amended.

10 (i) *Chair and Vice-Chair*: A chair and vice-chair shall be elected by a majority vote of the CAH
11 and shall serve for one term. The duties of the chair shall include:

12 (1) Presiding at CAH meetings.

13 (2) Establishing committees, appointing committee chairs and charging committees with
14 specific tasks.

15 The vice-chair shall perform the duties of the chair in the chair's absence, and such other
16 duties as the chair may assign. If a vacancy occurs in the office of the chair, the vice-chair
17 shall become the chair for the unexpired term. If a vacancy occurs in the office of vice-
18 chair, the CAH will elect another member to fill the unexpired term of the vice-chair.

19 **Section 7. Local Housing Assistance Plan.**

20 (a) *Establishment*: The Local Housing Assistance Plan (LHAP) is hereby created and established.

21 (b) *Local Housing Assistance Plan*: The County shall use the funds received from the state
22 pursuant to the State Housing Initiative Partnership act to implement the local housing
23 assistance program.

24 (c) *Distribution of monies*: The funds shall be distributed in accordance with requirements outlined
25 in Section 420.9075, Florida Statutes, and the County's approved Local Housing Assistance
26 Plan (LHAP)

27 (d) *Compliance*:

28 (1) The County shall comply with all rules and regulations of the Florida Housing Finance
29 Corporation in connection with required reporting by the County of compliance with its
30 Local Housing Assistance Plan.

31 (2) The Local Housing Assistance Plan shall include all other lawful objectives not previously
32 listed if said objectives have been adopted into the Local Housing Assistance Plan in the

1 manner provided for by Sections 420.907—420.9079, Florida Statutes, and rule 91-37,
2 Florida Administrative Code.

3 (e) *Designation of Responsibility for Administration and Implementation:* The Department of
4 Economic Sustainability (DES) shall be responsible for implementation and administration of
5 the Local Housing Assistance Plan in compliance with Section 420.9072, Florida Statutes, and
6 other duties as assigned by the county administrator.

7 **Section 8. REPEAL OF LAWS IN CONFLICT.**

8 All local laws and ordinances in conflict with any provisions of this Ordinance are hereby
9 repealed to the extent of such conflict.

10 **Section 9. SEVERABILITY.**

11 If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any
12 reason held by a Court of competent jurisdiction to be unconstitutional, inoperative, or void, such
13 holding shall not affect the remainder of this Ordinance.

14 **Section 10. INCLUSION IN THE CODE OF LAWS AND ORDINANCES.**

15 The provisions of this Ordinance shall become and be made a part of the Palm Beach
16 County Code. The sections of this Ordinance may be renumbered or relettered to accomplish such,
17 and the word “ordinance” may be changed to “section,” “article,” or other appropriate word.

18 **Section 11. ENFORCEMENT.**

19 This Ordinance is enforceable by all means provided by law. Additionally, the County may
20 choose to enforce this Ordinance by seeking injunctive relief in the Circuit Court of Palm Beach
21 County.

22 **Section 12. PENALTY.**

23 Any violation of any portion of this Ordinance shall be punishable as provided by law.

24 **Section 13. CAPTIONS.**

25 The captions, section headings, and section designations used in this Ordinance are for
26 convenience only and shall have no effect on the interpretation of the provisions of this Ordinance.

27 **Section 14. EFFECTIVE DATE.**

28 The provisions of this Ordinance shall become effective upon filing with the Department
29 of State.

30

1 APPROVED and ADOPTED by the Board of County Commissioners of Palm Beach
2 County, Florida, on this the 16th day of May, 2017.

3 SHARON R. BOCK, CLERK

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

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8 By: *Sharon R. Bock*
9 Deputy Clerk
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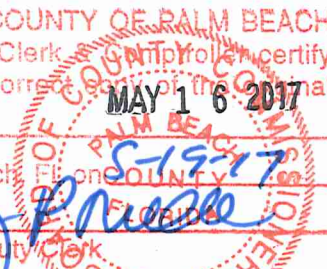
By: *Paulette Burdick*
Paulette Burdick, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: *James Burt*
County Attorney

EFFECTIVE DATE: Filed with the Department of State on the 17th day of
May, 2017.

STATE OF FLORIDA, COUNTY OF PALM BEACH
I, SHARON R. BOCK, Clerk & County Attorney certify
this to be a true and correct copy of the Original
filed in my office on MAY 16 2017
dated at West Palm Beach, Florida on 5-19-17
By: *Sharon R. Bock*
Deputy Clerk



NOV 03 1992 *ala/juw*

Effective Date: 16/92
1
Approval Date: 3/92
2

ORDINANCE NO. 92-34

3 AN ORDINANCE CREATING AN AFFORDABLE HOUSING
4 ADVISORY BOARD PURSUANT TO SECTION 420.9072,
5 FLORIDA STATUTES; PROVIDING FOR THE
6 CREATION, DUTIES, MEMBERSHIP, TERMS OF
7 OFFICE, AND MEETINGS OF SAID ADVISORY BOARD;
8 PROVIDING THAT SAID ADVISORY BOARD SHALL
9 PRESENT AN ANNUAL REPORT TO THE BOARD OF
10 COUNTY COMMISSIONERS; PROVIDING SAID
11 ADVISORY BOARD WITH SUPPORT STAFF; PROVIDING
12 FOR THE SUNSET OF SAID ADVISORY BOARD;
13 PROVIDING FOR RENUMBERING; PROVIDING FOR
14 SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

15 WHEREAS, from time to time the Board of County
16 Commissioners creates advisory boards comprised of citizens
17 appointed by the Board of County Commissioners to provide
18 advice on specific projects or programs; and

19 WHEREAS, the Florida Legislature passed the William E.
20 Sadowski Affordable Housing Act, providing a dedicated source
21 of funds for Florida's affordable housing programs; and

22 WHEREAS, Section 32 of the Act creates the State Housing
23 Initiatives Partnership Program, hereinafter referred to as
24 the "SHIP Program", for the purpose of providing funds to
25 local governments as an incentive for the creation of
26 partnerships to produce and preserve affordable housing; and

27 WHEREAS, Section 420.9072(2)(b), Florida Statutes,
requires a county to create an affordable housing advisory
committee in order to receive funds under the SHIP Program;
and

WHEREAS, Ordinance 92-10 authorizes discounts on impact
fees and sewer capital charges for certified affordable
housing developments, and Resolution SW-92-01 authorizes
discounts on water capacity demand charges for certified
affordable housing developments; and

WHEREAS, Orange County has undertaken numerous activities
to encourage the development of affordable housing, such as
expedited reviews, payment deferrals and the provision of
grants funded by the Public Service Tax; and

WHEREAS, Chapter 2, Article VI, Orange County Code,
provides standards for the creation, operation and review of
advisory boards; and

1 WHEREAS, the advice and input of interested parties and
2 citizens is conducive to the effective administration of an
3 affordable housing program and the creation of an Affordable
4 Housing Advisory Board will assist the County in the
5 efficient implementation of the County's affordable housing
6 program.

7 ACCORDINGLY, BE IT ORDAINED BY THE BOARD OF COUNTY
8 COMMISSIONERS OF ORANGE COUNTY:

9 Section 1. Affordable Housing Advisory Board; creation;
10 duties; membership; terms of office; meetings.

11 A. The Affordable Housing Advisory Board is hereby
12 created to review Orange County's established policies and
13 procedures, ordinances, land development regulations, and
14 adopted comprehensive plan and shall recommend to the Board
15 of County Commissioners specific initiatives to encourage or
16 facilitate affordable housing while protecting the ability of
17 the property to appreciate in value. The recommendations may
18 include the modification or repeal of existing policies,
19 procedures, ordinances, regulations, or plan provisions, the
20 creation of exceptions applicable to affordable housing; or
21 the adoption of new policies, procedures, regulations,
22 ordinances, or plan provisions.

23 B. At a minimum, the advisory board shall make
24 recommendations to the Board of County Commissioners on
25 affordable housing incentives in the following areas:

26 1. The definition of affordable housing.

1 anticipated from implementing the specific recommendation.

2 C. In addition to the advisory board's statutory
3 responsibilities, the board shall:

4 1. Advise the Orange County Board of County
5 Commissioners in its administration of Ordinance 92-10,
6 Resolution SW-92-01 and the County's affordable housing
7 programs.

8 2. Assist the County in the preparation of a local
9 housing assistance program pursuant to Section 420.9075,
10 Florida Statutes.

11 3. Assist the County in developing an affordable
12 housing incentive plan pursuant to Section 420.9076, Florida
13 Statutes.

14 4. Make recommendations concerning the
15 administration of the County's affordable housing discounts
16 and deferrals of impact fees, sewer capital charges and water
17 capacity demand charges.

18 5. Conduct studies and identify methods to reduce
19 development costs and shorten governmental review periods for
20 affordable housing developments.

21 6. Identify additional resources for affordable
22 housing programs.

1 7. Make recommendations based on the results of
2 any economic impact study required by Ordinance 92-10 and
3 Resolution SW-92-01.

4 8. Any other duties related to affordable housing
5 which may be assigned by the Board of County Commissioners
6 from time to time.

7 D. The Affordable Housing Advisory Board shall consist
8 of nine (9) members appointed by the Board of County
9 Commissioners pursuant to Chapter 2, Article VI, Orange
10 County Code, and shall include:

11 1. One citizen actively engaged in the residential
12 home building industry.

13 2. One citizen actively engaged in the banking or
14 mortgage banking industry.

15 3. One citizen representative of the areas of
16 labor engaged in home building.

17 4. One citizen designated as an advocate for low-
18 and very low-income persons.

19 5. One citizen who is a provider of affordable
20 housing.

21 6. One citizen who is a real estate professional.

22 7. For the remaining three (3) member positions
23 for which no statutory occupational requirements exist, the
24 Board of County Commissioners may, but is not required to,
25
26
27

1 consider the appointment of attorneys, architects, engineers
2 and planning professionals.

3 E. Except for the initial term, each member shall serve
4 two-year terms. Each term commences July 1 and expires on
5 June 30. Initial terms shall be set by the Board of County
6 Commissioners at the time the first appointments are made so
7 that the initial terms of four (4) members expire on June 30,
8 1993, and the initial term of five (5) members expires on
9 June 30, 1994. Members may be reappointed, except that no
10 member may serve more than two (2) consecutive full terms.
11 The Board of County Commissioners may fill vacancies by
12 appointment for any unexpired term.

13 F. Pursuant to Section 2-208, Orange County Code, the
14 members of the Affordable Housing Advisory Board shall elect
15 a chairman and may elect a vice-chairman.

16 G. Meetings of the Board shall be conducted upon the
17 call of the chairman of the Affordable Housing Advisory
18 Board; however, the Board shall meet at least six (6) times
19 during each fiscal year.

20 Section 2. Reporting Requirements.

21 A. Pursuant to Section 2-208, Orange County Code, the
22 Affordable Housing Advisory Board shall submit an annual
23 report of its activities to the Board of County Commissioners
24 prior to June 30 of each year.

1 B. In order to assist the County in preparing the
2 annual affordable housing report required by Section
3 420.9075(7), Florida Statutes, the Advisory Board shall
4 submit a report to the Board of County Commissioners by
5 October 31st of each year. At a minimum, the Advisory
6 Board's report must include:

7 1. The number of people served by income, age,
8 family size, and race and data regarding any special needs
9 populations such as farmworkers, rural residents, and the
10 elderly by Orange County Affordable Housing Programs.

11 2. The number of units and the average cost of
12 producing units under each program.

13 3. The average sales price of a single-family unit
14 and the average amount of rent charged for a rental unit
15 based on unit size.

16 4. The number of mortgages made by Orange County,
17 if any, and the rate of default.

18 5. A description of the implementation of the
19 affordable housing incentive plan and the resulting reduction
20 in housing costs.

21 6. Such other data or affordable housing
22 accomplishments considered significant by the advisory board
23 or Orange County.

24 C. In addition, the Advisory Board's report to the
25 Board of County Commissioners shall include the following:

1 Section 6. Conflict. All ordinances and resolutions or
2 parts of ordinances or resolutions in conflict herewith are
3 hereby superseded by this Ordinance to the extent of their
4 inconsistency.

5 Section 7. Effective Date. A certified copy of this
6 Ordinance shall be filed in the office of the Secretary of
7 State by the Clerk of the Board of County Commissioners
8 within ten (10) days after enactment and this Ordinance will
9 take effect upon receipt of official acknowledgment from that
10 office that said Ordinance has been filed.

AFFORDABLE HOUSING ADVISORY COMMITTEE

2022 Housing Incentives Strategy & SHIP Report

November 14, 2022

2022 AFFORDABLE HOUSING ADVISORY COMMITTEE MEMBERS

Craig Emmanuel, *Chair*

Enrique Pineiro, *Vice-Chair*

Angelique Hibbert, *Board Member*

Oliver Gross, *Board Member*

Anay Abraham, *Board Member*

Felix Murillo, *Board Member*

Oscar De LaRosa, *Board Member*

Kimberly Henderson, *Board Member*

Michael McDearmaid, *Board Member*

Commission Chairman Jose “Pepe” Diaz, Board Member
(*Miami-Dade County Elected Official Representative*)

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INTRODUCTION

Florida Housing administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low-, low- and moderate-income families.

SHIP funds are distributed on an entitlement basis to all 67 counties and 52 Community Development Block Grant entitlement cities in Florida. In order to participate, local governments must establish a local housing assistance program by ordinance; develop a Local Housing Assistance Plan (LHAP) and identify housing incentive strategies; amend land development regulations or establish local policies to implement the incentive strategies; form partnerships and combine resources in order to reduce housing costs; and ensure that rent or mortgage payments within the targeted areas do not exceed 30 percent of the area median income limits, unless authorized by the mortgage lender.

SHIP dollars may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.

A minimum of 65 percent of the funds must be spent on eligible homeownership activities; a minimum of 75 percent of funds must be spent on eligible construction activities; at least 30 percent of the funds must be reserved for very-low income households (up to 50 percent of the area median income or AMI); an additional 30 percent must be reserved for low income households (up to 80 percent of AMI); and the remaining funds may be reserved for households up to 140 percent of AMI. No more than 10 percent of SHIP funds may be used for administrative expenses. Funding for this program was established by the passage of the 1992 William E. Sadowski Affordable Housing Act. Funds are allocated to local governments on a population-based formula.

SHIP funds must be expended to implement a jurisdiction's Local Housing Assistance Plan (LHAP).

The Affordable Housing Advisory Committee/Board (AHAB) is required to review the implementation status of the LHAP in the annual report required by s. 420.9075(10).

At a minimum, the AHAB shall submit an annual report to the local governing body and to Florida Housing, which includes recommendations on the implementation of affordable housing incentives in the following areas:

- The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- All allowable fee waivers provided for the development or construction of affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- Affordable accessory residential units.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- The modification of street requirements for affordable housing.
- The establishment of a process by which a local government considers, before adoption,

policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- The support of development near transportation hubs and major employment centers and mixed-use developments.

Miami-Dade County's Affordable Housing Advisory Board holds publicly advertised meetings, generally, on the second Wednesday, of each month.

COUNTY LEGISLATION REVIEW

Since the 2018 Tri-Annual Report from the Affordable Housing Advisory Board, the Miami-Dade County Board of County Commissioners has acted to formally adopt legislation to remove impediments to the construction of affordable housing, and to streamline the review process. The following summary outlines legislative action adopted and implemented in the last few years to address affordable housing construction challenges within our community.

DATE	LEGISLATION SUMMARY	HYPERLINK TO LEGISLATION
10/20/2020	REPORT PER R-1078-19 - DIRECTIVE NO. 192170 - STUDY OF THE PERMITTING PROCESS FOR AFFORDABLE HOUSING PROJECTS	https://www.miamidade.gov/govaction/matter.asp?matter=202094
2/19/2020	ORD ZONING WORKFORCE HOUSING amends intensity standards by further reducing certain minimum lots sizes, increasing certain maximum lot coverages, updating max allowable height, eliminating max FAR, & increasing flexibility. Applies Workforce Housing Program to mixed use & special zoning districts, modifies the density bonus structure, & formula for contributions in lieu of construction & requirements for release of WFH covenants & agreements to provide WFH (Sec 17-144)	https://www.miamidade.gov/govaction/matter.asp?matter=200515
12/3/2019	Ord Release/forgiveness of county liens/citations for qualified WFH projects upon application.	https://www.miamidade.gov/govaction/matter.asp?matter=192496
8/31/2020	RESO TO STUDY AGGREGATING LAND TO CREATE AFFORDABLE HOUSING build off of UM Office of Civic Engagement Work	https://www.miamidade.gov/govaction/matter.asp?matter=201204
8/31/2020	Workforce Housing Report DIRECTIVE NO. 192182	https://www.miamidade.gov/govaction/matter.asp?matter=201564
7/10/2019	IO formalizes each dept involved in the development process will expedite the review of plans submitted for workforce housing, affordable housing projects and PACE projects upon written request of the applicant and establishes the conditions which must be satisfied to merit expedited plan review.	https://www.miamidade.gov/govaction/matter.asp?matter=191737
6/4/2019	APPLYING THE WORKFORCE HOUSING NONCONFORMING RESIDENTIAL LOT PROVISIONS, ADMINISTRATIVE SITE PLAN REVIEW PROCESS, INTENSITY STANDARDS, ADMINISTRATIVE ADJUSTMENT PROCESS, AND DESIGN CRITERIA AND DEVELOPMENT PARAMETERS TO THE MIAMI-DADE COUNTY INFILL HOUSING INITIATIVE PROGRAM	https://www.miamidade.gov/govaction/matter.asp?matter=190733
2/20/2019	REPORT REGARDING A 10-YEAR PLAN TO INCREASE THE NUMBER OF AFFORDABLE AND WORKFORCE HOUSING UNITS IN TRANSIT CORRIDORS	https://www.miamidade.gov/govaction/matter.asp?matter=190111
6/13/2018	IDENTIFY UNDERUTILIZED MDC PUBLIC SCHOOL PROPERTIES	https://www.miamidade.gov/govaction/matter.asp?matter=181491
5/19/2020	RESO URGING URGING LEGISLATURE TO REVISE THE REQUIREMENT OF FLORIDA LAW THAT REQUIRES NO LESS THAN 35 PERCENT OF AFFORDABLE HOUSING SURTAX REVENUES BE USED TO PROVIDE HOMEOWNERSHIP ASSISTANCE	https://www.miamidade.gov/govaction/matter.asp?matter=201084
5/1/2018	RESO PROMOTE/ ENCOURAGE THE USE OF EXPEDITED PERMIT PROGRAM FOR WFHU, DEVELOP A MARKETING STRATEGY, AND PROVIDE A REPORT TO THIS BOARD DETAILING THOSE EFFORTS; Requiring ANNUAL REPORTS TO BOARD on EXPEDITED PERMIT PROGRAM WFHU	https://www.miamidade.gov/govaction/matter.asp?matter=180853
3/8/2018	PRESENTATION REGARDING PARTNERSHIPS WITH MIAMI-DADE COUNTY PUBLIC SCHOOLS ON AFFORDABLE/WORKFORCE HOUSING; UNDERSERVED SCHOOLS VERSES AFFORDABLE HOUSING	https://www.miamidade.gov/govaction/matter.asp?matter=180541
7/6/2017	Amending WORKFORCE HOUSING IMPLEMENTING ORDER (IO)	https://www.miamidade.gov/govaction/matter.asp?matter=171479

AFFORDABLE HOUSING ADVISORY COMMITTEE MEMBERS AND PUBLIC HEARING

Miami-Dade County’s Public Housing & Community Development Department continues to encourage and seek the participation of residents, community stakeholders, and public employees to enrich the planning process and increase the availability of affordable housing. Exemplary local leaders and professionals were appointed by our elected officials to serve on the Affordable Housing Advisory Committee board as mandated by Section 420.9076(2) of the Florida Statute.

<p>The Affordable Housing Advisory Board must consist of one locally elected official from each county or municipality participating in the State Housing Initiatives Partnership Program and one representative from at least six of the categories below:</p>
<p>CATEGORIES</p>
<p>(a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.</p>
<p>(b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.</p>
<p>(c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.</p>
<p>(d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.</p>
<p>(e) A citizen who is actively engaged as a for-profit provider of affordable housing.</p>
<p>(f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.</p>
<p>(g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.</p>
<p>(h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.</p>
<p>(i) A citizen who resides within the jurisdiction of the local governing body making the appointments.</p>
<p>(j) A citizen who represents employers within the jurisdiction.</p>
<p>(k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.</p>
<p>(l) A locally elected official.</p>

On October 19, 2022, the Affordable Housing Advisory Committee discussed the eleven required affordable housing strategies, ranging from expedited permitting to development of affordable housing near major transportation corridors. The Affordable Housing Advisory Committee also reviewed new housing related incentives and permitting related legislation adopted by the Board of County Commissioners within the few years.

The Public Hearing held before the Affordable Housing Advisory Board was convened on December 14, 2022, at 10:00 AM at the Overtown Transit Village, 1st Floor Training Room at 701 NW 1st Court, Miami, FL 33136. The Public Hearing was advertised within three publications of general circulation and on the County's website. A copy of the required advertisement is attached as Exhibit A.

The Report was subsequently provided to the Board of County Commissioners in December, 2022.

COMMITTEE INCENTIVE REVIEW AND RECOMMENDATIONS

Miami-Dade County has implemented and continues to refine affordable housing incentive strategies to reduce the barriers to the production of affordable housing within our community. Of the eleven recommended incentive strategies, nine are already implemented in Miami-Dade County, as summarized in the Annual Housing Incentives Strategy Checklist below.

Annual Housing Incentives Strategy Checklist		
Affordable Housing Incentives	Does MDC have these?	
	Yes	No
The processing of approvals of development orders or permits for affordable housing projects is expedited to greater degree than other projects, as provided in s. 163.3177(6)(f)3.	Yes	
All allowable fee waivers provided: The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for the development or construction of affordable housing.	Yes	
The allowance of flexibility in densities for affordable housing.	Yes	
The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.		No
The allowance of Affordable accessory residential units in residential zoning districts.	Yes	
The reduction of parking and setback requirements for affordable housing.	Yes	
The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.	Yes	
The modification of street requirements for affordable housing.		No
The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.	Yes	
The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	Yes	
The support of development near transportation hubs and major employment centers and mixed-use developments.	Yes	

The recommendations outlined below were derived from multiple discussions held between staff and the Affordable Housing Advisory Committee. Any recommendations approved by the Board of County Commissioners are used to amend the Local Housing Assistance Plan, applicable elements of the Comprehensive Plan, and other ordinances and/or resolutions.

	Required Statutory Incentive	Current Process
Incentive 1	The processing of approvals of development orders or permits for affordable housing projects is expedited to greater degree than other projects, as provided in s. 163.3177(6)(f)3.	Expedited Zoning and Permitting Review Under the current process, all RER permit applications for affordable housing, infill housing, & workforce housing projects are processed under the "Expedited Plan Review", with a required turnaround timeframe.

UPDATES AND PROPOSED RECOMMENDATION

The requirements for expedited plan review are formalized and are now a part of departmental standard operating procedures. Workforce Housing workshops are held monthly by the Regulatory and Economic Resources (RER) Department, to inform developers of both the requirements and the incentives available for pursuing this type of affordable housing.

“The timely coordination of the many elements necessary to arrive at a Certificate of Occupancy for the totality of a construction project is one of the biggest challenges that the development community faces in realizing any project on a given schedule. Developers are responsible for coordinating the services of specialized design and construction contractors, potentially requiring expertise in over a dozen areas such as zoning, platting, traffic, paving & drainage, environmental engineering, water and sewer and fire engineering in addition to the traditional building trades. Predictability and transparency in the governmental plan review and permit processes associated with these multi-jurisdictional areas is hence a key element to any developer’s ability to successfully execute a project within a given timeframe. The County has consequently focused in recent years on using technology to create a more accessible, efficient, and transparent process. Efforts have been focused on conversion from paper-based plan review to electronic and concurrent systems with public facing portals. This has been the principal means of expediting and making more uniform the totality of the plan review and approval process associated with permitting. Once a plan review process is electronically tracked, applicants can readily gain access to the status

and disposition of their submittals via online platforms. This approach, emphasizing transparency and predictability in the plan review process, benefits affordable projects as well as all project types and has either been implemented or is being pursued across all County departments involved in the development process at this time.” This quote from the Study of The Permitting Process for Affordable Housing Projects, completed by the RER Department and presented to the Board of County Commissioners in October of 2020, encapsulates the complexity of the multi-disciplinary process, and the advancements toward a more efficient and accountable plan review process.

The electronic plan review system, Energov, tracks the review timeframes for each permitting department, and is used to share automated 8:00 a.m. and 4:00 p.m., review status reports with supervisors, affordable housing projects are flagged within the system for expedited review. The PHCD Staff assigned to the AHAB, also serves as the departmental liaison to the RER Department and completes the Workforce Housing plan reviews.

With the 2019 Ordinance changes, affordable housing developments are processed as expedited permitting and are afforded the same density bonus allowed for workforce housing projects.

- The Affordable Housing Advisory Committee recommends for the County to create an affordable housing department for affordable housing approvals to expedite the process. The AHAC recommends for the County to continue implementing the current incentives and strategies to reduce barriers to the construction of affordable housing units.

	Required Statutory Incentive	Current Process
Incentive 2	All allowable fee waivers provided: The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for the development or construction of affordable housing.	Impact Fee Exemptions Under Chapter 33 of the Code of Miami-Dade County, residential developments, which provide affordable housing, or the portion thereof, are exempt from most impact fees.

COMMITTEE INCENTIVE REVIEW AND RECOMMENDATIONS *(CONTINUE)*

UPDATES AND PROPOSED RECOMMENDATION

Workforce housing units provided under the Workforce Housing Program may qualify for a two-year deferral or a full exemption of the road impact fees. Only the workforce housing units, and not market rate units, are eligible to receive a deferral or exemption of the road impact fee.

- The Affordable Housing Advisory Committee recommends for the County to continue implementing the current incentives.

	Required Statutory Incentive	Current Process
<i>Incentive 3</i>	The allowance of flexibility in densities for affordable housing.	<u>Voluntary and Mandatory Inclusionary Zoning Programs</u> Under the current process, density bonuses are provided in exchange for a commitment to provide workforce housing (wfh) units or a payment in lieu; Urban Center development must provide a min of 12.5% of units as wfh; additional density bonuses are available for for very low / low income development & infill housing.

UPDATES AND PROPOSED RECOMMENDATION

Not all urban center districts require the provision of workforce housing. However, the RER Department allows those districts that do not require the 12.5% set aside requirement, to provide 10% of the units for workforce housing and receive the density bonus. This has proven an effective tool to encourage this type of development.

- The Affordable Housing Advisory Committee recommends for the County to continue implementing the current incentive.

	Required Statutory Incentive	Current Process
<i>Incentive 4</i>	The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.	Under the current process, this is not available in Miami-Dade County, however the identification of funding to address water & sewer capacity / connection issues are advancing.

UPDATES AND PROPOSED RECOMMENDATION

The Affordable Housing Advisory Committee recommends the following actions:

- **Miami-Dade County should identify funding sources to create infrastructure capacity, water and sewer limitations remain an impediment to new construction.**
- **Miami-Dade County should consider the reservation of infrastructure capacity for the development of housing for very-low to moderate income persons.**
- **Miami-Dade County should consider, as a preemptive move against slum and blight, permitting the redevelopment of failed commercial centers as community centered affordable housing.**

Incentive 5	Required Statutory Incentive	Current Process
	The allowance of Affordable accessory residential units in residential zoning districts.	<u>Accessory Units Under Comprehensive Master Plan (CDMP) and Zoning Code</u> The County's CDMP Land Use and Housing Elements provide for accessory dwelling units

UPDATES AND PROPOSED RECOMMENDATION

The Affordable Housing Advisory Committee recommends for the County to continue implementing the current incentive. In addition, the committee further recommends the following action(s):

- **Miami-Dade County should encourage accessory dwelling units in all residential zoning districts, as a mechanism to intersperse affordable housing within market rate communities.**

Incentive 6	Required Statutory Incentive	Current Process
	The reduction of parking and setback requirements for affordable housing.	<u>Parking / Setback Reductions</u> Under the current process, parking & setback requirements are reduced within the Fixed-Guideway Rapid Transit System Zone and Community Urban Center Districts, developments for the elderly & disabled.

COMMITTEE INCENTIVE REVIEW AND RECOMMENDATIONS *(CONTINUE)*

UPDATES AND PROPOSED RECOMMENDATION

- The Affordable Housing Advisory Committee recommends for the County to continue implementing the current incentives.

	Required Statutory Incentive	Current Process
Incentive 7	The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.	Current Code allows for flexible lot configurations to allow for more efficient use of land and make available needed housing at a more affordable cost, but not zero-lot-line. 2020 updates to the workforce housing ordinance amends intensity standards by further reducing certain minimum lot coverages, updating max allowable height, eliminating max FAR, & increasing flexibility.

UPDATES AND PROPOSED RECOMMENDATION

- The Affordable Housing Advisory Committee recommends for the County to allow greater flexibility for multi-family properties on public land.

	Required Statutory Incentive	Current Process
Incentive 8	The modification of street requirements for affordable housing.	<u>Street Requirements</u> Modification of street requirements for affordable housing remains under AHAB's review .

UPDATES AND PROPOSED RECOMMENDATION

The Affordable Housing Advisory Committee recommends for the County to continue implementing the current incentive. In addition, the committee further recommends the following action(s):

- **Miami-Dade County should consider permitting minor variations of street requirements for affordable housing, by administrative approval.**

	Required Statutory Incentive	Current Process
Incentive 9	The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.	<u>Impact of Proposed Land Development and Infrastructure Legislation on Affordable Housing Development</u> current process requires a fiscal impact analysis must accompany all proposed legislation.

UPDATES AND PROPOSED RECOMMENDATION

- The Affordable Housing Advisory Committee recommends for the County to continue implementing the current incentives.

Incentive 10	Required Statutory Incentive	Current Process
	The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	<u>Lists of County-Owned Property Suitable for Affordable Housing Development</u> current County and State legislation requires the preparation of an inventory list.

UPDATES AND PROPOSED RECOMMENDATION

- The Affordable Housing Advisory Committee recommends for the County to widen distribution of the inventory list by social media promotions.

Incentive 11	Required Statutory Incentive	Current Process
	The support of development near transportation hubs and major employment centers and mixed-use developments.	<u>Policies Supporting Development Near Transit Hubs and Major Employment Centers and Mixed-Use Developments</u> Under the current process, Community Urban Center Districts, the Fixed Guideway Rapid Transit System zones include provisions to incentivise affordable housing; funding solicitations provide bonus points for proximity to transit.

COMMITTEE INCENTIVE REVIEW AND RECOMMENDATIONS *(CONTINUE)*

UPDATES AND PROPOSED RECOMMENDATION

On February 20, 2019, PHCD provided to the Board of County Commissioners 10-Year plan to increase the number of workforce and affordable housing units within transit corridors. Identifying county owned privately owned properties within a two-mile radius of transit corridors meeting appropriate criteria, estimating that more than 67,000 housing units could be developed within the identified areas. In support of transit accessible affordable housing developments, within each funding solicitation PHCD provides weighted criteria, for project applications near transit.

- The Affordable Housing Advisory Committee recommends for the County to continue implementing the current process

OTHER INCENTIVES

The County may release or satisfy any County lien placed on a publicly or privately owned property if the property has been approved for the Workforce Housing Development Program and the qualified developer applies to the County for release of County liens and citations after the sale or lease of the eligible property to an eligible household and records in the public records one or more covenants or declarations of restrictions in the manner described and approved by the County.

County liens that may be released or satisfied by the County include, but are not limited to civil restitution liens; code enforcement liens; demolition liens; hospital liens; judgment liens; lot clearing liens; minimum housing standard liens; mortgage liens; nuisance abatement liens; public defender liens; stormwater utility liens; waste liens; water and sewer liens; and welfare liens.

2019-2020 SHIP CLOSE-OUT REPORT SUMMARY

Submitting annual reports of SHIP program progress is an essential element of program administration. To receive future funding, all jurisdictions must annually report on local affordable housing program expenditures, leveraging, beneficiary demographics and more.

The required SHIP 'Annual Report' is actually three reports that are due each year. The 2019-2020 SHIP Close-out and Interim Year Report is attached as Exhibit B. The main report is for the close-out year, along with two reports for interim year allocations. The annual reports demonstrate to the Florida Legislature and the Florida Housing Finance Corporation that SHIP funds are:

- **Spent to assist eligible households:** A list of assisted households is included in the report, describing the households with several demographics.
- **Spent in compliance with the Set-aside Requirements:** Plan to spend enough on very low income, special needs, homeownership activities, and more. A SHIP jurisdiction will not receive additional funding until annual reports show compliance with the set-asides for eligible households.
- **Spent before the Expenditure and Encumbrance Deadlines:** A SHIP jurisdiction has three years to fully expend funds; this is the expenditure deadline. In addition, staff must commit allocation funds within 2 years of receiving them, the encumbrance deadline. For most jurisdictions, it is not difficult to spend funds in this three-year timeframe. A SHIP jurisdiction will not receive additional funding until annual reports show that deadlines have been met.

The SHIP Report Closes-out 2019-2020, a period which commenced July 1, 2019, and provides Interim Year 1 reporting for 2020-2021, based upon the State Fiscal Year with three years to spend each allocation.

2019-2020 SHIP CLOSE-OUT REPORT SUMMARY (CONT.)

SHIP 2019-2020 Funds provided:

PURCHASE ASSISTANCE

- \$1,420,000.00 of loan support for Affordable Housing Purchase Assistance to twenty-two (22) Miami-Dade County homeowners.
- \$1,003,450.00 of Homeownership Counseling assistance provided.

RENTAL DEVELOPMENT

- \$1,052,485.58 in Rental Security Deposits provided to 443 renters.
- \$1,881,154.370, of loan support for the development of forty-two (42) Affordable Housing Units
- Contributing to the construction of Northside Transit Village II, Solimar Apartments, Gallery on the River affordable housing developments.

Northside Transit Village II is a 42-unit, multi-family development for seniors and families located within walking distance of rapid transit. Developed by Atlantic Pacific Communities, it provides 2-, 3-, and 4-bedroom rental units. Northside Transit Village II is located at 3181 NW 77th Street in Miami, Florida 33147.

Solimar Apartments is a 180-unit, apartment home development located at 825 NW 5th Avenue in Florida City, Florida 33034. Developed by the Cornerstone Group, it provides 1-, 2- and 3-bedroom rental units.

Gallery on the River is a 160-unit, 12-story apartment community for families and seniors. Developed by Related Urban Development Group, it provides 1- and 2-bedroom rental units. Gallery on the River is located at 401 NW North River Drive in Miami, Florida 33128.

EXHIBIT A

PUBLIC HEARING ADVERTISEMENT

Warnock vs. Walker: Bitterness grows in final weeks of Senate runoff race

BY BILL BARROW
Associated Press

WARNER ROBINS, GA.

Ads with the candidates' ex-wives. Cries of "liar" flying in both directions. Stories of a squalid apartment building and abortions under pressure. Questioning an opponent's independence. His intellect. His mental stability. His religious faith.

The extended Senate campaign in Georgia between the Democratic incumbent, Raphael Warnock, and his Republican challenger, football legend Herschel Walker, has grown increasingly bitter as their Dec. 6 runoff nears.

With Democrats already assured a Senate majority, it's a striking contrast from two years ago, when the state's twin runoffs were mostly about which party would control the chamber in Washington.

"Herschel Walker ain't serious," Warnock told supporters recently in central Georgia, saying that Walker "majors in lying" and fumbles the basics of public policy. "But the election is very serious. Don't get those two things confused."

Walker casts Warnock, the senior pastor at Ebenezer Baptist Church, as a "hypocrite" and servile to President Joe Biden. Underscoring the insult, Walker calls the incumbent "Scooby-Doo," complete with an impression of the cartoon hound's gibberish.

The broadsides reflect the candidates' furious push in the four weeks between the Nov. 8 general election and runoff to persuade their core supporters to cast another ballot. For Walker, it also means drawing more independents and moderates to his campaign after he underperformed a fellow Republican on the ticket, Gov. Brian Kemp, by 200,000 votes.



ELIJAH NOUVELAGE The Washington Post

Georgia voters take advantage of early voting in Cobb County's city of Marietta ahead of the Dec. 6 runoff election for the Senate between the Democrat incumbent, Raphael Warnock, and his Republican challenger, football legend Herschel Walker.

Warnock led Walker by 37,000 votes out of almost 4 million cast in the first round, but the senator fell short of the 50% threshold needed to avoid a runoff.

In many ways, the shift from his first runoff campaign is exactly what Warnock wanted: a straightforward choice between two candidates. Two years ago, then-President Donald Trump, fresh off his defeat, and Biden, then president-elect, made multiple Georgia trips to illuminate the national stakes of the races between Warnock and Republican Sen. Kelly Loeffler and between Democrat Jon Ossoff and Republican Sen. David Perdue as control of the Senate hung in the balance.

THE 50-50 SPLIT

Trump alienated his own supporters and many moderates with his false claims of a rigged 2020 presidential election. Victories by Warnock and Ossoff put the Senate at a 50-50 split, with Democrats gaining control by virtue of Vice President Kamala Harris' tiebreaking vote. Warnock also became Georgia's first Black senator.

This year, with Warnock vying for a full six-year term after winning the

2021 special election, Democrats have already guaranteed control of the Senate by flipping a seat in Pennsylvania. A Warnock win would give Democrats an outright majority at 51-49, meaning that the parties would not have to negotiate a power-sharing agreement.

Warnock's preferred emphasis for most of his reelection bid has been his deal-making in Washington and the personal values he brings to the job. It took until the campaign's final stages — only after two women accused Walker, an opponent of abortion rights, of encouraging and paying for their abortions — for the senator to ratchet up his attacks, arguing Walker is "unprepared" and "unfit" for the job.

"My opponent lies about everything," Warnock said in a recent campaign stop, ticking off a litany of Walker's repeated falsehoods and exaggerations. "He said he was a police officer. He's not. He said he worked for the FBI. He did not. Said he graduated from the University of Georgia. He did not. Said he was valedictorian of his class. He was not. ... He said he had another business with 800 employees.

It has eight."

Walker, alternately, has relished the jousting since he won the GOP nomination in the spring.

"Herschel is a competitor. He's very comfortable with the mano a mano," said Scott Paradise, Walker's campaign manager, noting the candidate's prowess as a football running back, kickboxer and Olympic bobsledder.

Indeed, Walker takes his attacks right to Warnock's strengths as the pastor of the famous church where Martin Luther King Jr. once preached. Walker has criticized Warnock over an Atlanta apartment building,

owned by a foundation of Warnock's church, where residents have complained to The Washington Free Beacon, a conservative media outlet, of eviction notices and poor conditions.

"What he's doing in this apartment building at Columbia Towers is not right," Walker said recently at a suburban Atlanta campaign stop. "You shouldn't put Jesus' name on what you're doing to people, and don't put Martin Luther King name on it. ... You're not Jesus, and you're not Dr. King."

Warnock, who says no residents of Columbia Tower have been evicted, incorporates Walker's attacks into the list of the challenger's documented exaggerations and falsehoods. "What kind of a person lies on the church?" Warnock said in Macon.

"This isn't the first time people attacked Ebenezer Baptist Church. They attacked Martin Luther King Jr. I'm in good company." Still, asked whether he's reconsidered his church's stewardship of Columbia Towers, Warnock sidestepped: "I've already answered the question. I'm proud of what my church does to feed and house the hungry and the homeless every single week."

WALKER'S CLAIMS

Walker also accuses Warnock of "getting rich" as a senator, a nod to the pastor's \$7,500-a-month housing allowance from the church. The payments are

not a violation of Senate ethics rules that limit senators' outside income.

On at least one occasion during the runoff, Walker has suggested Warnock is a negligent father. Warnock told The Atlanta Journal-Constitution the comment "crossed a line." Earlier in the campaign, Walker publicly acknowledged three of his children for the first time, doing so only after The Daily Beast reported on their existence. Warnock has not mentioned those children in any of his critiques of Walker.

Walker, meanwhile, has not taken reporters' questions at an open campaign event since late October, when a second accuser came forward to say he had pressured her to have an abortion — a contradiction of his advocacy as a candidate for a national ban on all abortions. He has denied the women's claims.

Both candidates' former wives also loom in the campaign, though the two men avoid the topic themselves, leaving the discussion of their marriages mostly to paid advertising. In one ad, Warnock's former wife tells Atlanta police that he ran over her foot. The Republican ad doesn't note that a police report states that officers found no physical evidence supporting her claim. A Democratic ad features an interview with Walker's first wife detailing that he threatened violence against her. Walker has confirmed that in an autobiography.

PUBLIC NOTICE

EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

November 28, 20222

Miami-Dade County
Public Housing and Community Development
701 NW 1st Court, 14th Floor
Miami, FL 33136

To All interested Agencies, Groups and Individuals

This is to give notice that the Miami-Dade County Department of Public Housing and Community Development (PHCD) under Federal Regulation 24 CFR Part 58 has determined that the following proposed action under the United States Housing Act of 1937 is located in a 100-year floodplain. Miami-Dade County will be identifying and evaluating practicable alternatives to locating the action in a floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations in 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed action is described as follows:

Jose Marti Villas: To replace the old public housing units with new units, the Jose Marti Villas project will redevelop existing public housing sites and replace the existing public housing units with newly constructed RAD/Section 8 Project Based Voucher units. Jose Marti Villas will also add additional affordable residential units. In addition, the project will rehabilitate residential units at seven scattered location that are part of the public housing site known as Little Havana Homes. The referenced properties are located at the following addresses:

- Jose Marti Plaza: 154 Southwest 17th Avenue, Miami, FL 33135
- Falk Turnkey: 445 – 465 Southwest 16th Avenue, Miami, FL 33135
- Little Havana Homes:
 - o 1820 NW 6th Street, Miami, FL 33125
 - o 1898 NW 6th Street, Miami, FL 33125
 - o 1821 NW 3rd Street, Miami, FL 33125
 - o 1819 NW 3rd Street, Miami, FL 33125
 - o 527 NW 19th Avenue, Miami, FL 33125
 - o 519 NW 19th Avenue, Miami, FL 33125
 - o 423 NW 19th Avenue, Miami, FL 33125

Of all the properties identified above that comprise the Jose Marti Villas project, a small portion of two of the properties are located within a 100-Year Floodplain. The tip of the northeastern corner of the Falk Turnkey project site (approximately 0.05 acre), located at 445 – 465 Southwest 16th Avenue, Miami, FL 33135 is located within the AH10 100-year floodplain in accordance with Flood Insurance Rate Map Panel No. 12086C0313L, dated 9/11/09. Additionally, the northeastern portion of the Little Havana Homes project site (approximately 0.05-acre) located at 1820 NW 6th Street, Miami, FL 33125 is located within Zone AE9 100-year floodplain in accordance with Flood Insurance Rate Map Panel No. 12086C0313L, dated 9/11/09. The proposed project sites are not located within a wetland. The project will involve the relocation and demolition of approximately 110 units, the new construction of approximately 144 units across two sites, and the rehabilitation of 5 single family homes and one duplex. The total development cost is estimated at \$54,802,478 and will be funded with various funding sources, which may include private activity tax-exempt construction bonds, non-competitive 4% low-income housing credits, a permanent loan, potentially provided through the HUD/FHA Section 221(d)(4) program, State financing, local financing, philanthropic donation, and private funding.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about the floodplain and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by Miami-Dade Public Housing and Community Development at the following address on or before December 14, 2022, Miami-Dade Public Housing and Community Development, 701 NW 1 Court, 14th Floor, Miami, Florida 33136. Attention: Mr. Clarence Brown, Division Director. A full description of the project may also be reviewed from 8:00 AM to 5:00 PM at the same address listed above. Comments may also be submitted via email at: communitydevelopment@miamidade.gov

PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender expression, gender identity, age, pregnancy, familial status, source of income, actual or perceived status as a victim of domestic violence, dating violence or stalking in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call (786) 469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.

For legal ads online, go to <http://legalads.miamidade.gov>

PUBLIC HEARING DATE

NOTICE OF PUBLIC HEARING OF THE AFFORDABLE HOUSING ADVISORY BOARD TO ADOPT ITS EVALUATION AND FINAL LOCAL AFFORDABLE HOUSING INCENTIVE STRATEGIES RECOMMENDATIONS AND THE STATE HOUSING INCENTIVES PROGRAM (SHIP) 2019-20 CLOSE-OUT AND INTERIM YEAR REPORT

PUBLIC NOTICE INFORMATION

In accordance with Florida Statutes Section 420, the Miami-Dade County Affordable Housing Advisory Board (AHAB) will hold a public hearing on **Wednesday, December 14, 2022, beginning at 10:00 a.m.** The public is invited to attend either in person at **Overtown Transit Village, North Tower, 701 N.W. 1st Court, Miami Florida 33136, First Floor Training Room, or to attend virtually via zoom at: <https://miamidade.zoom.us/j/86253869026>.** Virtual attendees must pre-register before the deadline of December 14, 2022, at 9:30 a.m., at the link above. Virtual attendees wishing to speak must indicate that in the pre-registration process. Virtual attendees may provide comments during the registration process, and comment cards will be available for in person attendees. The public may view a live webcast of the hearing at <https://www.miamidade.gov/webcasting> or view an archived copy of the hearing.

The purpose of this public hearing is for the advisory committee to adopt its evaluation and final local housing incentive strategies recommendations. The AHAB Board reviewed the following local housing incentives strategies, and these recommendations are to be considered by the advisory committee.

- The processing of approvals of development orders or permits for affordable housing projects is expedited to greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- All allowable fee waivers provided: The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for the development or construction of affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- The allowance of affordable accessory residential units in residential zoning districts.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- The modification of street requirements for affordable housing.
- The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- The support of development near transportation hubs and major employment centers and mixed-use developments.

The combined Affordable Housing Incentive Strategies and SHIP Annual Report described above will be available for review beginning on November 28, 2022 online at <https://www8.miamidade.gov/global/housing/notices.page>, and at 701 NW 1st Court, 14th Floor, Miami, Florida 33136, by calling (786) 469-2130, or by requesting a copy via email at communitydevelopment@miamidade.gov.

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More consumers seek value alignment

ANDREA VALE
Stacker.com

The COVID-19 pandemic indelibly changed shopping habits and changed the ways consumers interact and engage with brands, with apparel, personal care products and books seeing the most dramatic fluctuations in spending among American consumers. As the pandemic recedes, many of these trends are here to stay – and companies are grappling with how best to upgrade and optimize their customer experiences.

To better understand changing customer behavior, Ruby – a company focused on helping businesses create meaningful human connections in a technology-focused world – compiled a list of seven customer trends gaining traction as businesses emerge from the pandemic to better understand changing customer behavior. Customer trends were compiled from various sources, including Forbes, Salesforce's State of the Connected Customer report and Deloitte.

Stacker confirmed that shopping is now a digital-first experience for many, rather than a brick-and-mortar endeavor, according to a Salesforce report surveying consumers and business buyers. The report also found that features such as shopping online, contactless payments and reaching customers through social media – including influencers – are now standard pillars of building customer experiences. Additionally, it is no longer enough for a brand to offer a quality, affordable product or service. Customers are more invested than ever in a company's ethics and ability to interact with those



A company's environmental practices are becoming increasingly important to consumers when deciding where to spend their money.



Consumers are prioritizing good customer experiences when deciding which retailers to come back to.

values transparently and authentically.

Though many of these changes may be overwhelming to consumers – and to companies – accustomed to traditional methods of commerce, the good news is that they are also a lucrative opportunity. These shifts in consumer trends allow brands to be more effective than ever in their advertising, sales and communications.

EXPERIENCES, NOT JUST PURCHASES

An overwhelming 86% of consumers who responded to the Salesforce survey say that a seamless, enjoyable customer experience is equally as important as the products themselves when choosing which brand to buy. Doing so creates a consumer-brand bond and instills a company's reputation with legitimacy, which can net long-term customer loyalty.

Some of the hallmarks of good customer experience include purchasing options on multiple platforms, accessible help services and personalization – all of which combine to make a frictionless purchase and keep customers coming back time and time again.

A UNIFIED APPROACH

"Omnichannel" refers to user experiences that connect customer touchpoints, including brick-and-mortar, social media, the web and phone apps. Bank of America, for example, allows customers to make and settle payments using any combination of channels that works for them.

Companies hoping to provide omnichannel options should conduct consumer research and analytics to gauge which payment and engagement platforms best serve

consumer needs.

BRAND-SWITCHING TRIGGERS

Looking at the past year, 71% of Salesforce survey respondents said they switched from their previously favored brands to new ones. The proliferation of consumer data collection and analytics allows brands to tempt customers with targeted product advertising and dynamic pricing suited to their specific needs.

Companies seeking to retain their consumer base and attract new customers should prioritize conversion-optimized product sorting, personalized product recommendations, bundling offers and coupons.

ENVIRONMENTAL PRACTICES

More and more consumers are looking beyond the quality and price of products offered to also consider their personal compatibility with the brand,



Companies that provide multiple access points for their products are drawing in more customers.

especially when it comes to matching environmental values. Sixty-eight percent of respondents want to make sure their money is going to a company that works to solve societal issues, and 78% of purchasing decisions are influenced specifically by a company's environmental ethics, according to the Salesforce survey.

The top-reported consumer environmental concerns are how a company handles recycling, single-use plastics and carbon emissions.

PERSONALIZATION IS ESSENTIAL

It's vital for a customer to feel like the brand they're shopping with offers personalized content that matches their interests, needs and personality. Companies can accomplish this through hyperpersonalization, using data and analytics to customize the products, deals and communication channels through which they engage with customers, thus optimizing each individual interaction.

Cadbury, known for its dairy milk chocolate, used customer insights to create personalized video ads posted to

consumers' social media channels and achieved 65% click-through rates. Using hyperpersonalization methods can increase consumer loyalty to a brand and how much a customer is willing to spend during a purchase.

THE AI BRIDGE

Artificial intelligence is becoming an increasingly valuable tool for companies to expand their reach and give better and faster client results. Examples of AI implementation in customer experiences include chatbots, agent assist, self-service and smart speakers that can help with shop-

ping lists and finding deals.

Salesforce survey reported feeling more comfortable with brands using their data with transparency to improve their experience. Using AI offers several customer benefits, with social learning network LearnHub reporting that it "improves lead generation, streamlines workflows, facilitates customer service, prevents employee burnout (and) saves costs."

SEEKING THE HUMAN TOUCH

When customers encounter hiccups while engaging with

a brand, it's crucial that they have an easily accessible outlet for questions – preferably one that offers human interaction. These can include live chat functions, customer service phone lines and emails.

Chatting with representatives via "conversational commerce" channels allows for natural, authentic dialogue that builds consumer trust in a brand. Additionally, it is beneficial to a company to interact with customers while resolving negative experiences and highlighting wins and developments.

WEED

CONTINUED FROM 11B

represented in that equation." The program has seen great success, with participants like Nike John from BCB's Boston cohort, who has since founded Boston's first Black female-owned cannabis dispensary.

BRIDGING THE SOCIAL EQUITY GAP

Even in states like Massachusetts, where social equity provisions have been implemented, major barriers for minorities entering the cannabis business remain. Leafly issued a report this year that showed Massachusetts was significantly worse than national averages in Black ownership – only 1% of the cannabis retail outlets in the state are Black owned.

But those effected by criminalization of marijuana see significantly larger numbers – Leafly also cites a stat that shows that Black Massachusetts residents were four times more likely to be arrested for marijuana than white residents, despite equal consumption rates. Compare that to Florida,



Medical marijuana is now legal in 37 states, while 15 states and Washington, D.C., have legalized cannabis for all adults. In Florida, there are now more cannabis workers than plumbers.

which offers no social equity program to benefit medical cannabis licensees who have been disproportionately harmed by cannabis prohibition.

"In states like Florida, it is very difficult for minority entrepreneurs to enter the cannabis market, even indirectly through ancillary businesses, but this certainly isn't a Florida problem alone," said James Jackson, senior director of social equity at Parallel. "We're seeing major barriers for BI-POC entrepreneurs in states with and without formal social equity programs. "The point is, while there

A WHOLE NEW LANDSCAPE

November marks the 10-year anniversary since Colorado



Florida ranks third in the nation for cannabis industry-related jobs.

and Washington became the first two states in the country to legalize recreational cannabis. In that time, the industry has changed dramatically, as has public opinion about marijuana.

By 2030 the cannabis industry is projected to be a \$135 billion business. Just last month, President Joe Biden issued an executive order pardoning all prior federal offenses of marijuana possession. At the same time, efforts continue to push for the legalization of recreational use in more states, including Florida.

"Minorities played a key role in building this market long before it became the billion-dollar industry it is today," said Myá Nuñez, a Tampa cohort participant who is seeking to start a dispensary in Shreveport, La. "Legacy operators cultivated this, but we've been shut out of something we helped create. It's time we change the trajectory."

MIAAMI DADE COUNTY PUBLIC HEARING DATE

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**AVI ODYANS PIBLIK KONSÈY KONSILTATIF LOJMAN ABÒDAB LA POU
ADOPTÈ EVALYASYON LI AK REKÒMANDAKSYON FINAL ESTRATEJI
ENSITATIF LOJMAN ABÒDAB LA AK FÈMTI PWOGRAM ENSITATIF
LOJMAN ETA (SHIP) 2019-20 AN AK
RAPÒ ENTERIMÈ ANE A**

ENFÒMASYON AVI PIBLIK

Dapre Seksyon 420 Lwa Florid, Konsèy Konsiltatif Lojman Abòdab Konte Miami-Dade (AHAB) va òganize yon odyans piblik mèkredi 14 desanm 2022, apati 10:00 am. Tout piblik la envite pou li patisipe swa an pèsòn nan Overtown Transit Village, North Tower, 701 NW 1st Court, Miami Florida 33136, nan sal fòmasyon ki nan premye etaj la, oswa patisipe vityèlman atravè zoom: <https://miamidade.zoom.us/j/86253869026>. Patisipan vityèl yo dwe enskri anvan dat limit 14 desanm 2022 a, a 9:30 am, nan lyen ki anwo a. Patisipan vityèl ki vle pran lapawòl yo dwe endike sa nan pwosesis enskripsyon davans lan. Patisipan vityèl yo ka bay kòmantè pandan pwosesis enskripsyon an, epi kat kòmantè yo va disponib pou patisipan an pèsòn yo. Piblik la ka gade yon difizyon odyans lan an dirèk sou <https://www.miamidade.gov/webcasting> oswa gade yon kopi achiv odyans lan.

Objektif odyans piblik sa a se pou komite konsiltatif la adopte evalyasyon li ak rekòmandasyon estrateji ensitativ lojman lokal final la. Konsèy AHAB te revize estrateji lokal ensitativ lojman sa yo, epi komite konsiltatif la dwe konsidere rekòmandasyon sa yo.

- Pwosesis apwobasyon òdonans oswa pèmi pou pwojè lojman abòdab akselere plis pase lòt pwojè, jan sa di nan s. 163.3177(6)(f)3.
- Tout egzansyon frè yo bay: Modifikasyon egzijans ki gen rapò ak frè enpak, sa gen ladan rediksyon oswa dispans frè ak metòd altènativ pou peman frè pou devlopman oswa konstriksyon lojman abòdab.
- Alokasyon pou fleksibilite an dansite pou lojman abòdab.
- Rezèvasyon kapasite enfrastrikti pou lojman moun ki gen revni fèb anpil, moun ki gen revni fèb, ak moun ki gen revni modere.
- Alokasyon pou inite rezidansyèl akseswa abòdab nan zòn distri rezidansyèl yo.
- Rediksyon pakin ak egzijans pou rekil lojman abòdab.
- Alokasyon pou konfigirasyon fleksib aplasman, ki gen ladan konfigirasyon zero-lot-line pou lojman abòdab.
- Modifikasyon egzijans lari pou lojman abòdab.
- Etablisman yon pwosesis kote yon gouvènman lokal konsidere, anvan adopsyon, politik, pwosedi, òdonans, règleman, oswa dispozisyon plan ki ogmante pri lojman.
- Preparasyon yon envantè enprime tè ke emstisyon piblik posede lokalman ki apwopriye pou lojman abòdab.
- Sipò devlopman toupre sant transpò ak gwo sant travay ak devlopman pou itilizasyon mik.

Estrateji Ensitativ Lojman Abòdab ansanm ak Rapò Anyèl SHIP ki dekri anwo a va disponib pou revizyon apati 30 novanm 2022 sou entènèt nan <https://www8.miamidade.gov/global/housing/notices.page>, ak nan 701 NW 1st Court, 14th Floor, Miami, Florida 33136, lè w rele (786) 469-2130, oswa lè w mande yon kopi pa imel nan communitydevelopmentservices@miamidade.gov.

Nou envite piblik la pou li patisipe epi fè kòmantè. Kòmantè yo ka soumèt alekri tou soti 30 novanm 2022 rive 13 desanm 2022 bay atansyon Mr. Clarence Brown, Division Director at Public Housing and Community Development (PHCD), 701 NW 1st Court, 14th Floor, Miami Florida 33136 oswa atravè imel communitydevelopmentservices@miamidade.gov.

Konte a pa fè diskriminasyon ki baze sou ras, sèks, koulè, relijyon, eta matrimonyal, orijin nasyonal, andikap, zansèt, oryantasyon seksyèl, ekspresyon seksyèl, idantite seksyèl, laj, gwosès, estati famiyal, sous revni, sityasyon aktyèl oswa koni kòm. yon viktim vyolans domestik, vyolans mennaj oswa trasaj nan aksè, admisyon, travay nan pwogram oswa aktivite lojman. Si w bezwen yon entèprèt lang siy oswa materyèl nan fòma aksesib pou evènman sa a, rele (786) 469-2155 omwen senk jou davans. Itilizatè TDD/TTY yo ka kontakte Sèvis Relè Florid nan 800-955-8771.



◀ VIENE DE PÁG. 15A

nezolano y de esta forma aumentar la cantidad de barriles que se liberan al mercado internacional o al consumo nacional.

En octubre de este año, la inflación generada por el gobernante Maduro se ubicó en 156%, el mejor y triste indicio del sufrimiento del pueblo venezolano y de la destrucción económica, que lejos de contenerse, avanza cada mes.

Millones de pequeños, medianos y grandes negocios han quebrado en los últimos 20 años a causa del chavismo socialista extendido ahora con Maduro. Vivir hoy en Venezuela se ha vuelto la peor tragedia para cualquier ciudadano. De ahí, la constante y masiva emigración hacia otros países de la región, Europa y EEUU.

Desde el 2015, más casi 7 millones de venezolanos han marchado al exterior en busca de una mejor vida, lo que demuestra el descalabro de lo que fue una próspera nación tres o cuatro décadas atrás.

Política de debilidad

El incesante acercamiento al régimen de Caracas por parte de la administración Biden ha

REACCIÓN REPUBLICANA

Dos influyentes congresistas republicanos estadounidenses estiman que el alivio de las sanciones a Venezuela por parte del gobierno Biden constituye una recompensa "preventiva" a "un régimen narcoterrorista". Los republicanos de más

rango en los comités de Relaciones Exteriores del Congreso, Michael McCaul en la Cámara de Representantes y James Risch en el Senado, lo consideran "una disposición alarmante de ceder a las demandas de los dictadores"

envalentonado a Maduro, quien ahora [exige] el [levantamiento de todas] las sanciones y otras concesiones.

Maduro afirmó el miércoles 30 de noviembre que "son muchos los gestos de la administración de Joe Biden para aliviar las sanciones que pesan sobre Venezuela, pero no bastan".

Las licencias del gobierno estadounidense "van en la dirección correcta, aunque no son suficientes para lo que exige Venezuela, que es el levantamiento completo de todas las medidas coercitivas unilaterales sobre la industria petrolera", expresó Maduro, quien ahora se jacta de pasar a la ofensiva frente a una Casa Blanca que no hace más que ceder terreno a los regímenes dictatoriales mediante diálogos y ofrecimiento de beneficios a cambio de muy poco.

Maduro pidió además que Washington le devuelva a su gobierno el control de Citgo, filial de PDVSA en Norteamérica, otorgado a Guaidó en 2019.

El gobernante venezolano declaró que ello debe incluir los "dividendos" que ha dado la compañía desde que se le entregó a la estructura de Guaidó, que estima llegaron a 4.000 millones de dólares. "Lo exigimos desde ya".

La demagogia

La historia ha sido clara: ninguna negociación entre la narcodictadura de Venezuela con la oposición ha dado resultado favorable alguno en camino a una mejoría en el país ni, incluso, a una sola reacción o actitud elogiada hacia el régimen.

Lo único que han permitido siempre las supuestas negociaciones son ganar

tiempo y recursos que necesita el desgobierno para sobrevivir. Finalmente ha quedado en la misma posición e incluso más fortalecido.

Ahora mismo, la principal demanda de la oposición respecto a las elecciones presidenciales del 2024 se mantiene sin consenso.

En estos momentos, el heredero del trono cedido por el fallecido Hugo Chávez ha

asumido una postura de "jeque petrolero" ante las imploraciones de la Casa Blanca, con una agenda que ofrece apoyo a los regímenes.

Antes de la guerra en Ucrania, EEUU importaba unos 700.000 barriles diarios de Rusia, según la agencia norteamericana de energía, una cuota imposible de cubrir con la capacidad de oferta venezolana.

La autorización de Biden al gigante energético Chevron para operar en Venezuela -pese a las sanciones contra ese país- dará evidentemente un empujón a la estancada producción petrolera venezolana por seis meses, al tiempo que Washington confirma su disposición de revisar todas las sanciones impuestas al régimen sudamericano ●



FECHA DE AUDIENCIA PÚBLICA

AVISO DE AUDIENCIA PÚBLICA DE LA JUNTA ASESORA SOBRE LAS VIVIENDAS DE PRECIO MÓDICO PARA ADOPTAR SU EVALUACIÓN Y SUS RECOMENDACIONES FINALES RELATIVAS A LAS RECOMENDACIONES DE LA ESTRATEGIA DE INCENTIVOS PARA LA VIVIENDA ASEQUIBLE LOCAL Y EL PROGRAMA DE INCENTIVOS PARA LA VIVIENDA DEL ESTADO (SHIP) CORRESPONDIENTES AL INFORME DEL CIERRE Y EL INFORME INTERMEDIO DEL AÑO 2019-20

INFORMACIÓN SOBRE EL AVISO PÚBLICO

De conformidad con la Sección 420 de los Estatutos de la Florida, la Junta Asesora sobre las Viviendas de Precio Módico del Condado de Miami-Dade (AHAB) celebrará una audiencia pública el **miércoles 14 de diciembre del 2022, a partir de las 10:00 a. m. Se invita al público a asistir en persona en Overtown Transit Village, North Tower, 701 N.W. 1st Court, Miami Florida 33136, First Floor Training Room, o a participar virtualmente a través de Zoom en: <https://miamidade.zoom.us/j/86253869026>.** Los asistentes virtuales deben preinscribirse antes de la fecha límite del 14 de diciembre del 2022, a las 9:30 a. m., en el enlace antes indicado. Los asistentes de manera virtual que deseen hablar en la reunión deben indicarlo durante el proceso de preinscripción. Los asistentes de manera virtual que lo deseen pueden expresar comentarios durante la inscripción. Habrá tarjetas para comentarios para los que asistan en persona. El público puede ver una transmisión de la audiencia en vivo en <https://www.miamidade.gov/webcasting> o ver una copia de archivo de la audiencia.

El propósito de esta audiencia pública es que la AHAB adopte su evaluación y sus recomendaciones finales de la estrategia de incentivos de vivienda local. La Junta de la AHAB examinó las siguientes estrategias locales de incentivos para la vivienda, y estas recomendaciones deben ser consideradas por el comité asesor.

- El procesamiento de aprobaciones de órdenes de desarrollo o permisos para proyectos de viviendas de precio módico se agiliza con mayor prioridad que otros proyectos, según lo dispuesto en el estatuto 163.3177(6)(f)3.
- Se prevén todas las exenciones de tarifas permisibles: la modificación de los requisitos de tarifas de impacto, incluida la reducción o exención de tarifas y métodos alternativos de pago de tarifas para el desarrollo o construcción de viviendas asequibles.
- La previsión de flexibilidad en las densidades para viviendas asequibles.
- La reserva de capacidad de infraestructura para la vivienda de personas de muy bajos ingresos, personas de bajos ingresos y personas de ingresos moderados.
- La asignación de unidades residenciales accesorias de precio módico en distritos de zonificación residencial.
- La reducción de los requisitos de estacionamiento y distancia mínima de separación para las viviendas de precio módico.
- La previsión de configuraciones de lotes flexibles, incluidas las configuraciones en que la construcción ocupe toda la parcela para viviendas de precio módico.
- La modificación de los requisitos de las calles para viviendas de precio módico.
- El establecimiento de un proceso mediante el cual un gobierno local considera, antes de su adopción, políticas, procedimientos, ordenanzas, regulaciones o disposiciones del plan que aumentan el costo de la vivienda.
- La preparación de un inventario impreso de terrenos públicos de propiedad local adecuados para viviendas de precio módico.
- El apoyo a la urbanización cerca de los centros de transporte y los principales centros de empleo y urbanizaciones de uso mixto.

El Informe Anual combinado sobre las Estrategias de Incentivos para la Vivienda y del programa SHIP descritos anteriormente estará disponible para su revisión a partir del 30 de noviembre del 2022 en línea en la dirección: <https://www8.miamidade.gov/global/housing/notices.page>, y en 701 NW 1st Court, 14th Floor, Miami, Florida 33136, si llama al (786) 469-2130, o si solicita una copia por correo electrónico a communitydevelopment@miamicity.gov.

Se invita al público a participar y comentar. Los comentarios también pueden enviarse por escrito desde el 30 de noviembre del 2022 hasta el 13 de diciembre del 2022 a la atención de Mr. Clarence Brown, Division Director at Public Housing and Community Development (PHCD), 701 NW 1st Court, 14th Floor, Miami, Florida 33136, o por correo electrónico a communitydevelopment@miamicity.gov.

El Condado no discrimina a nadie por su raza, género, color, religión, estado civil, país de origen, discapacidad, ascendencia, orientación sexual, expresión o identidad de género, edad, embarazo, situación familiar, fuente de ingresos, estatus real o percibido como víctima de violencia doméstica, violencia en el noviazgo, o acoso, en cuanto al acceso, admisiones o empleos en los programas o actividades de vivienda. Si necesita un intérprete del lenguaje de señas o materiales en formato accesible para este evento, llame al (786) 469-2155, al menos con cinco días de antelación. Los usuarios del sistema de retransmisión TDD/TTY pueden comunicarse con el Servicio de Retransmisión de la Florida (Florida Relay Service) por el 800-955-8771.



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EXHIBIT B

2019-2020 SHIP CLOSE-OUT & INTERIM YEAR REPORT

Title: SHIP Annual Report

Miami-Dade County FY 2019/2020 Closeout

Report Status: Unsubmitted

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance	\$1,420,000.00	22				

Homeownership Totals: \$1,420,000.00 22

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
21	Rental Development	\$1,881,154.37	42				
23	Security Rental Deposits	\$1,052,485.58	443				

Rental Totals: \$2,933,639.95 485

Subtotals: \$4,353,639.95 507

Additional Use of Funds

Use	Expended
Administrative	\$190,588.30
Homeownership Counseling	\$1,003,450.00
Admin From Program Income	\$191,673.43
Admin From Disaster Funds	\$0.00

Totals: \$5,739,351.68 507 \$0.00 \$0.00

Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$1,905,883.00
Program Income (Interest)	\$112,535.23
Program Income (Payments)	\$3,720,933.45
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$0.00
Total:	\$5,739,351.68

*** Carry Forward to Next Year: \$0.00**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	480	514	617	726	879
VLI	800	857	1,028	1,188	1,326
LOW	1,280	1,371	1,645	1,900	2,120
MOD	1,920	2,058	2,469	2,853	3,183
Up to 140%	2,240	2,401	2,880	3,328	3,713

Recap of Funding Sources for Units Produced ("Leveraging")

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$4,353,639.95	8.64%
Public Moneys Expended	\$16,708,547.00	33.14%
Private Funds Expended	\$29,229,267.00	57.98%
Owner Contribution	\$122,574.00	.24%
Total Value of All Units	\$50,414,027.95	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,420,000.00	\$1,905,883.00	74.51%	65%
Construction / Rehabilitation	\$2,321,154.37	\$1,905,883.00	121.79%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$2,145,346.68	37.38%
Very Low	\$753,190.08	13.12%
Low	\$1,075,103.19	18.73%
Moderate	\$380,000.00	6.62%
Over 120%-140%	\$.00	.00%
Totals:	\$4,353,639.95	75.86%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low	\$1,343,681.70	30	\$801,664.98	350	\$2,145,346.68	380
Very Low	\$543,525.73	10	\$209,664.35	78	\$753,190.08	88
Low	\$1,033,946.94	17	\$41,156.25	15	\$1,075,103.19	32
Moderate	\$380,000.00	7		0	\$380,000.00	7
Over 120%-140%		0		0	\$.00	0
Totals:	\$3,301,154.37	64	\$1,052,485.58	443	\$4,353,639.95	507

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality						Total
		ELI	VLI	Low	Mod	Over 140%	
Security Rental Deposits	Opalocka	12	2	1			15
Security Rental Deposits	Miami Gardens	41	11	4			56
Security Rental Deposits	Unincorporated	127	32	3			162
Security Rental Deposits	Miami	125	20	4			149
Security Rental Deposits	Miami Springs		1				1
Security Rental Deposits	Opalocka	3					3
Security Rental Deposits	North Miami Beach	5	1				6
Security Rental Deposits	North Miami	12	3	1			16
Security Rental Deposits	Hialeah	6	3	2			11
Security Rental Deposits	Homestead	5	1				6
Security Rental Deposits	Miami Beach	5					5
Security Rental Deposits	Coral Gables	1	1				2
Security Rental Deposits	NMB	2	1				3
Security Rental Deposits	Palmetto Bay	1					1
Security Rental Deposits	Florida City	1	1				2
Security Rental Deposits	Miami Shores	1					1
Security Rental Deposits	Cutler Bay	1	1				2

Security Rental Deposits	Naranja	1				1
Security Rental Deposits	South Miami	1				1
Purchase Assistance	Miami		2	9	5	16
Purchase Assistance	Homestead			1		1
Purchase Assistance	Hialeah		1	1	1	3
Purchase Assistance	Cutler Bay			1		1
Purchase Assistance	Florida City				1	1
Rental Development	Unincorporated	30	7	5		42
Totals:		380	88	32	7	507

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Security Rental Deposits	Opa Locka		9	3	3	15
Security Rental Deposits	Miami Gardens	1	29	23	3	56
Security Rental Deposits	Unincorporated		59	56	47	162
Security Rental Deposits	Miami	1	43	52	53	149
Security Rental Deposits	Miami Springs			1		1
Security Rental Deposits	Opalocka		3			3
Security Rental Deposits	North Miami Beach		2	4		6
Security Rental Deposits	North Miami		5	9	2	16
Security Rental Deposits	Hialeah		3	4	4	11
Security Rental Deposits	Homestead		3	1	2	6
Security Rental Deposits	Miami Beach		1	1	3	5
Security Rental Deposits	Coral Gables				2	2
Security Rental Deposits	NMB		1		2	3
Security Rental Deposits	Palmetto Bay		1			1
Security Rental Deposits	Florida City		1	1		2
Security Rental Deposits	Miami Shores	1				1
Security Rental Deposits	Cutler Bay		2			2

Security Rental Deposits	Naranja				1	1
Security Rental Deposits	South Miami				1	1
Purchase Assistance	Miami	2	6	7	1	16
Purchase Assistance	Homestead		1			1
Purchase Assistance	Hialeah		1	2		3
Purchase Assistance	Cutler Bay		1			1
Purchase Assistance	Florida City			1		1
Rental Development	Unincorporated			7	35	42
Totals:		5	171	172	159	507

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Security Rental Deposits	Opa Locka	1	9	5	15
Security Rental Deposits	Miami Gardens	1	30	25	56
Security Rental Deposits	Unincorporated	56	73	33	162
Security Rental Deposits	Miami	52	57	40	149
Security Rental Deposits	Miami Springs		1		1
Security Rental Deposits	Opalocka			3	3
Security Rental Deposits	North Miami Beach		5	1	6
Security Rental Deposits	North Miami	2	8	6	16
Security Rental Deposits	Hialeah	5	5	1	11
Security Rental Deposits	Homestead	1	1	4	6
Security Rental Deposits	Miami Beach	5			5
Security Rental Deposits	Coral Gables	2			2
Security Rental Deposits	NMB	3			3
Security Rental Deposits	Palmetto Bay	1			1
Security Rental Deposits	Florida City		1	1	2
Security Rental Deposits	Miami Shores		1		1
Security Rental Deposits	Cutler Bay	2			2

Security Rental Deposits	Naranja	1			1
Security Rental Deposits	South Miami	1			1
Purchase Assistance	Miami	8	8		16
Purchase Assistance	Homestead	1			1
Purchase Assistance	Hialeah		3		3
Purchase Assistance	Cutler Bay	1			1
Purchase Assistance	Florida City		1		1
Rental Development	Unincorporated	37	5		42
Totals:		180	208	119	507

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Security Rental Deposits	Opa Locka	2	13					15
Security Rental Deposits	Miami Gardens		56					56
Security Rental Deposits	Unincorporated	29	127	6				162
Security Rental Deposits	Miami	40	101	8				149
Security Rental Deposits	Miami Springs	1						1
Security Rental Deposits	Opalocka		3					3
Security Rental Deposits	North Miami Beach		6					6
Security Rental Deposits	North Miami	1	15					16
Security Rental Deposits	Hialeah	6	4	1				11
Security Rental Deposits	Homestead	1	5					6
Security Rental Deposits	Miami Beach	2	1	2				5
Security Rental Deposits	Coral Gables	2						2
Security Rental Deposits	NMB	1	2					3
Security Rental Deposits	Palmetto Bay	1						1
Security Rental Deposits	Florida City		2					2
Security Rental Deposits	Miami Shores		1					1
Security Rental Deposits	Cutler Bay	1	1					2

Security Rental Deposits	Naranja	1					1
Security Rental Deposits	South Miami			1			1
Purchase Assistance	Miami			13			13
Purchase Assistance	Homestead			1			1
Purchase Assistance	Hialeah			3			3
Purchase Assistance	Cutler Bay			1			1
Purchase Assistance	Florida City			1			1
Rental Development	Unincorporated	3	13	26			42
Totals:		91	350	63			504

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Security Rental Deposits	Opa Locka				0
Security Rental Deposits	Miami Gardens				0
Security Rental Deposits	Unincorporated				0
Security Rental Deposits	Miami				0
Security Rental Deposits	Miami Springs				0
Security Rental Deposits	Opalocka				0
Security Rental Deposits	North Miami Beach				0
Security Rental Deposits	North Miami				0
Security Rental Deposits	Hialeah				0
Security Rental Deposits	Homestead				0
Security Rental Deposits	Miami Beach				0
Security Rental Deposits	Coral Gables				0
Security Rental Deposits	NMB				0
Security Rental Deposits	Palmetto Bay				0
Security Rental Deposits	Florida City				0
Security Rental Deposits	Miami Shores				0

Security Rental Deposits	Cutler Bay				0
Security Rental Deposits	Naranja				0
Security Rental Deposits	South Miami				0
Purchase Assistance	Miami				0
Purchase Assistance	Homestead				0
Purchase Assistance	Hialeah				0
Purchase Assistance	Cutler Bay				0
Purchase Assistance	Florida City				0
Rental Development	Unincorporated			42	42
Totals:					42 42

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units
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Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting	required by code	Required	Adopted	2013
Ongoing review process	AHAC	AHAC Review	Implemented, in LHAP	2013
Impact fee modifications	In Zoning Code	AHAC Review	Adopted	2009
Flexible densities	In Zoning Code	AHAC Review	Adopted	2009
Allowance of accessory dwelling units	In Zoning Code	AHAC Review	Adopted	2009
Allowance of flexible lot sizes	In Zoning Code	AHAC Review	Adopted	2009
Support of development near transportation/employment hubs	In Zoning Code	AHAC Review	Adopted	2009

Support Services

There are a variety of services available and open to all qualifying residents. These include Homebuyer Education and Counseling, Rental Assistance, Tenant-based Rental Assistance, a Forbearance Program, Foreclosure Prevention, Community Outreach, Stakeholder Round Tables, and a Lender Partner Program. Miami-Dade County coordinates and leverages various funding sources to support these activities.

Other Accomplishments

Miami-Dade County continues to utilize Documentary Stamp Surtax and private funding to leverage and maximize the use of State Housing Initiatives Partnership (SHIP) funding. The county also allocates Home Investment Partnerships (HOME) and Community Development Block Grant (CDBG) dollars, pursuant to our community development processes, further contributing to our affordable housing finance strategy.

Availability for Public Inspection and Comments

The SHIP annual report is posted on the Miami-Dade County Public Housing and Community Development website for public inspection and comment.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **2072**

Mortgage Foreclosures

A. Very low income households in foreclosure: **21**

B. Low income households in foreclosure: **81**

C. Moderate households in foreclosure: **51**

Foreclosed Loans Life-to-date: **153**

SHIP Program Foreclosure Percentage Rate Life to Date: **7.38**

Mortgage Defaults

A. Very low income households in default: **56**

B. Low income households in default: **206**

C. Moderate households in default: **129**

Defaulted Loans Life-to-date: **391**

SHIP Program Default Percentage Rate Life to Date: **18.87**

Strategies and Production Costs

Strategy	Average Cost
Purchase Assistance	\$64,545.45
Rental Development	\$44,789.39
Security Rental Deposits	\$2,375.81

Expended Funds

Total Unit Count: **507**

Total Expended Amount: **\$4,353,639.95**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Security Rental Deposits	T. VENISEE	1831 NW 142nd Lane	Opa Locka	33054	\$4,000.00	
Security Rental Deposits	K. NORTH	21451 NW 40th Circle Court	Miami Gardens	33056	\$4,000.00	
Security Rental Deposits	T. HALL	15751 NW 28 Court	Miami Gardens	33054	\$4,000.00	

Security Rental Deposits	L. SEVILLA	3160 NW 79 St	Miami	33147	\$4,000.00	
Security Rental Deposits	A. BRYANT	72 NW 32 Street	Miami	33127	\$4,000.00	
Security Rental Deposits	T. SINGLETARY	1126 NW 51 TER	Miami	33127	\$4,000.00	
Security Rental Deposits	R. BALDIOSEDA	140 N Royal Poinciana Blvd	Miami Springs	33166	\$4,000.00	
Security Rental Deposits	M. DUYER	18521 NW 10th Avenue	Miami Gardens	33169	\$4,000.00	
Security Rental Deposits	S. JONES	3080 NW 87th Terrace	Miami	33147	\$4,000.00	
Security Rental Deposits	V. EASON	410 NW 43 Street	Miami	33127	\$4,000.00	
Security Rental Deposits	S. THOMPSON	1351 NW Durand Avenue	Opalocka	33054	\$4,000.00	
Security Rental Deposits	B. TINKER	15750 NW 17th Place	Miami Gardens	33054	\$4,000.00	
Security Rental Deposits	N. REYNOSO	17021 SW 96th Street	Miami	33186	\$4,000.00	
Security Rental Deposits	S. WOODEN	6900 NW 3 Avenue	Miami	33150	\$4,000.00	
Security Rental Deposits	P. HANNA	1230 NW 84th Terrace	Miami	33147	\$4,000.00	
Security Rental Deposits	K. JOHNSON	774 NW 41 Street	Miami	33127	\$4,000.00	
Security Rental Deposits	L. SALGADO	6826 NW 4th Court	Miami	33150	\$4,000.00	
Security Rental Deposits	S. AYRES	4542 NW 185th Street	Miami Gardens	33055	\$4,000.00	
Security Rental Deposits	E. MURRAY	162 NW 52nd Street	Miami	33127	\$4,000.00	
Security Rental Deposits	G. BANKS	173 NW 52 Street	Miami	33127	\$4,000.00	
Security Rental Deposits	L. SOWELLS	1427 NW 83rd Street	Miami	33147	\$4,000.00	
Security Rental Deposits	S. KENNERLY	7727 NW 4th Court	Miami	33150	\$4,000.00	
Security Rental Deposits	A. VICTOR	570 NW 41ST ST	Miami	33127	\$4,000.00	
Security Rental Deposits	F ROBINSON	2421 NW 65th Street	Miami	33147	\$4,000.00	
Security Rental Deposits	P. PHILLIPS	2014 NE 170 Street	North Miami Beach	33162	\$4,000.00	
Security Rental Deposits	V. THOMPSON-JOHNSON	4520 NW 12th Place	Miami	33142	\$4,000.00	
Security Rental Deposits	E. CORBACHO	1475 NW 27th Street	Miami	33142	\$4,000.00	
Security Rental Deposits	S. ROLLINS	16245 NW 28th Court	Miami Gardens	33055	\$4,000.00	

Security Rental Deposits	S. CHERUBIN	934 NW 45 Court	Miami	33127	\$4,000.00	
Security Rental Deposits	B. JOHNSON	20776 NW 41 AVENUE RD	Miami Gardens	33055	\$4,000.00	
Security Rental Deposits	E. EASTERLING	1842 NW 142nd Lane	Opa Locka	33054	\$4,000.00	
Security Rental Deposits	M. SMITH	2001 NW 96 Street	Miami	33147	\$4,000.00	
Security Rental Deposits	S. DUVERGER	860 NW 108th Street	Miami	33168	\$4,000.00	
Security Rental Deposits	C. HANNA	6642 NW 177 Terrace	Miami	33015	\$4,000.00	
Security Rental Deposits	A. ROLLINS	163 NE 76th Street	Miami	33138	\$4,000.00	
Security Rental Deposits	Y. PEREZ	14134 SW 109 Place	Miami	33176	\$4,000.00	
Security Rental Deposits	G. SYLVAIN	2605 NW 31 Street	Miami	33142	\$4,000.00	
Security Rental Deposits	J. LOWE	672 NW 46 Street	Miami	33127	\$4,000.00	
Security Rental Deposits	L. OWENS	4222 NW 11th CT	Miami	33127	\$4,000.00	
Security Rental Deposits	L. BOYKINS	3800 NW 197th Terrace	Miami Gardens	33055	\$4,000.00	
Security Rental Deposits	K. ANDERSON	703 NW 200th Street	Miami Gardens	33169	\$4,000.00	
Security Rental Deposits	L. LESTER	14260 NW 23 Ct	Opa Locka	33054	\$4,000.00	
Security Rental Deposits	S. STOBBS	2759 NW 57th Street	Miami	33169	\$4,000.00	
Security Rental Deposits	M. BREWER	1100 NW 151st Street	Miami	33169	\$4,000.00	
Security Rental Deposits	A. SMITH	841 NE 182nd Terrace	North Miami	33162	\$4,000.00	
Security Rental Deposits	R. MOLINA	2768 NW 57th Street	Miami	33142	\$4,000.00	
Security Rental Deposits	L. ALLEN	178 NW 84th Street	Miami	33150	\$4,000.00	
Security Rental Deposits	M. MATTHEWES	13100 NE 3 Court	North Miami	33161	\$4,000.00	
Security Rental Deposits	T. BOGAN	1046 NW 59th Street	Miami	33127	\$4,000.00	
Security Rental Deposits	K. JEAN	2983 NW 168 Terrace	Miami Gardens	33056	\$4,000.00	
Security Rental Deposits	C. ANTOINE	9230 NW 15 Ave	Miami	33147	\$4,000.00	
Security Rental Deposits	S. SHINE	3909 NW 207 Street	Miami Gardens	33055	\$4,000.00	
Security Rental Deposits	S. McDONALDS	1723 NW 70th Street	Miami	33147	\$4,000.00	
Security Rental Deposits	R. DELGADO PINO	1928 SW 17th Court	Miami	33177	\$4,000.00	

Security Rental Deposits	F. BROWN	13865 NW 5th Place	Miami	33168	\$4,000.00	
Security Rental Deposits	J. FELDER	18040 NW 5th Avenue	Miami Gardens	33169	\$4,000.00	
Security Rental Deposits	V. MASSINY	1080 NW 193 Street	Miami Gardens	33169	\$4,000.00	
Security Rental Deposits	Q. HEPBURN	1035 NW 116 Street	Miami	33168	\$4,000.00	
Security Rental Deposits	V. DAVIS	18092 NW 41st Court	Miami Gardens	33055	\$4,000.00	
Security Rental Deposits	F. RUDOLPH	4140 NW 23rd Street	Miami	33142	\$4,000.00	
Security Rental Deposits	S. WALKER	1239 NE 127 St	North Miami	33161	\$4,000.00	
Security Rental Deposits	D. BLACKSHEAR	1239 NE 127th Street, Suite C	North Miami	33161	\$4,000.00	
Security Rental Deposits	L. MARTINEZ	837 West 37 Street	Hialeah	33012	\$4,000.00	
Security Rental Deposits	A. CRAWFORD	2001 NW 96 Street	Miami	33147	\$4,000.00	
Security Rental Deposits	D. HAWES	542 NW 92 Street	Miami Shores	33150	\$4,000.00	
Security Rental Deposits	C. MITCHELL	1531 NW 58 Terr	Miami	33056	\$4,000.00	
Security Rental Deposits	G. MCCLAIN	17100 NW 97th Place	Miami Gardens	33169	\$4,000.00	
Security Rental Deposits	H. ALONSO	14414 SW 293rd Terrace	Homestead	33033	\$4,000.00	
Security Rental Deposits	T. CATO	618 NW 11 Street	Miami	33136	\$4,000.00	
Security Rental Deposits	S. CATO	246 NW 82 Terrace	Miami	33150	\$4,000.00	
Security Rental Deposits	C. WALTERS	6922 NW 4TH AVE	Miami	33150	\$4,000.00	
Security Rental Deposits	S. MARIA HICKS	1850 NW 91 Street	Miami	33147	\$4,000.00	
Security Rental Deposits	J. SOTO-GORRIN	774 NW 41 Street	Miami	33127	\$4,000.00	
Security Rental Deposits	L. TARVER	1239 NE 127th Street	North Miami	33161	\$3,998.00	
Security Rental Deposits	Y. ROBINSON	2762 NW 192nd Terrace	Miami Gardens	33056	\$3,994.00	
Security Rental Deposits	M. SIMONIS	1160 NE 200 Terr	Miami	33179	\$3,990.00	
Security Rental Deposits	L. JACKSON	2523 NE 184 Terrace	Miami	33160	\$3,990.00	
Security Rental Deposits	T. WRIGHT	2758 NW 192 Terrace	Miami Gardens	33056	\$3,986.00	
Security Rental Deposits	D. JAMES	10771 SW 175th Street	Miami	33125	\$3,982.00	
Security Rental Deposits	K. ROLLINS	21721 N. Burlington Street	Opalocka	33054	\$3,980.00	

Security Rental Deposits	J. TORRES	115 E 13th Street	Hialeah	33010	\$3,978.00	
Security Rental Deposits	M. WHITE	8930 NW 8 Avenue	Miami	33150	\$3,970.00	
Security Rental Deposits	T. PIERRE	3811 NW 207th Street	Miami Gardens	33055	\$3,960.00	
Security Rental Deposits	B. NAVARRO	890 W 39th Place	Hialeah	33012	\$3,948.00	
Security Rental Deposits	G. GARDNER	1723 NW 62 Terr	Miami	33147	\$3,946.00	
Security Rental Deposits	S. LEWIS	2182 NW 63 Street	Miami	33147	\$3,932.00	
Security Rental Deposits	W. JACKSON	224 NW 64th Street	Miami	33150	\$3,928.00	
Security Rental Deposits	C. DENSON	881 NW 107th Street	Miami	33168	\$3,916.00	
Security Rental Deposits	T. WILLIAMS	5859 NW 13 Avenue	Miami	33142	\$3,900.00	
Security Rental Deposits	D. WILLIAM	2446 NW 44th Street	Miami	33142	\$3,900.00	
Security Rental Deposits	L. CLARKE	6245 Kendale lakes Circle	Miami	33183	\$3,900.00	
Security Rental Deposits	B. MATHIS	5565 NW 24 Avenue	Miami	33142	\$3,900.00	
Security Rental Deposits	S. JOHNSON	19134 NW 2 Ct	Miami Gardens	33169	\$3,900.00	
Security Rental Deposits	K. HUDSON	14541 Polk Street	Miami	33176	\$3,898.00	
Security Rental Deposits	M. JAMES	1837 NW 94th Street	Miami	33147	\$3,896.00	
Security Rental Deposits	L. SMALL	728 NW 53rd Street	Miami	33127	\$3,888.00	
Security Rental Deposits	K. COLEY	11907 NW 19 Avenue	Miami	33167	\$3,887.00	
Security Rental Deposits	C. STANLEY	2766 NW 192nd Terrace	Miami Gardens	33056	\$3,878.00	
Security Rental Deposits	T. WASHINGTON	8160 NW 14 Avenue	Miami	33147	\$3,868.00	
Security Rental Deposits	S. SABLE T GOODEN	1110 NW 112th Terrace	Miami	33168	\$3,860.00	
Security Rental Deposits	M. GIVENS	19140 NW 35 Avenue	Miami Gardens	33056	\$3,860.00	
Security Rental Deposits	C. DAWSON	2448 NW 44th Street	Miami	33142	\$3,856.00	
Security Rental Deposits	T. FRAZIER	2521 NE 184 Terrace	Miami	33160	\$3,849.72	
Security Rental Deposits	J. W ROSE	3461 NW 177 Terrace	Miami Gardens	33055	\$3,830.00	
Security Rental Deposits	C. SCATLIFFE	2786 NW 192 Terrace	Miami Gardens	33056	\$3,800.00	

Security Rental Deposits	C. SERAFIN	11821 SW 185 Terrace	Miami	33177	\$3,796.00	
Security Rental Deposits	K. D MORGAN	13409 SW 268th Street	Homestead	33032	\$3,796.00	
Security Rental Deposits	L. REETERS	2774 NW 192 Terrace	Miami Gardens	33056	\$3,788.00	
Security Rental Deposits	Q. DUKES	224 NW 64th Street	Miami	33150	\$3,774.00	
Security Rental Deposits	K. KESLIN	2299 NW 136 Terrace	Opa Locka	33054	\$3,774.00	
Security Rental Deposits	C. PRESCOTT	1661 NW 154th Street	Opalocka	33054	\$3,730.00	
Security Rental Deposits	M. PLAISIMOM	480 NW134th Street	North Miami	33168	\$3,711.00	
Security Rental Deposits	M. JOHNSON	311 NE 57 St	Miami	33137	\$3,700.00	
Security Rental Deposits	S. PERRY	1257 NE 149th Street	Miami	33161	\$3,700.00	
Security Rental Deposits	S. MCCLENNEY	1870 NW 83 Street	Miami	33147	\$3,686.00	
Security Rental Deposits	M. BERKLY	2300 NW 95 Street	Miami	33147	\$3,662.00	
Security Rental Deposits	C. MITCHELL	2352 NW 64 Street	Miami	33147	\$3,628.00	
Security Rental Deposits	V. JEFFERSON	7090 NW 177th Street	Hialeah	33015	\$3,616.00	
Security Rental Deposits	S. CHARLES	2421 NW 58th Street	Miami	33142	\$3,600.00	
Security Rental Deposits	B. MCCLAIN	2325 NW 96th Street	Miami	33147	\$3,600.00	
Security Rental Deposits	A. GRIFFIN	18619 NW 45 Avenue	Miami Gardens	33055	\$3,580.00	
Security Rental Deposits	W. DANIEL	821 NW 76th Street	Miami	33150	\$3,486.00	
Security Rental Deposits	A. CLARK	3894 NW 207 St Rd	Miami Gardens	33055	\$3,482.00	
Security Rental Deposits	N. OCTAVIEN	1247 NW 68th Street	Miami	33147	\$3,450.00	
Security Rental Deposits	S. LEMON	8800 NW 22nd Place	Miami	33147	\$3,450.00	
Security Rental Deposits	S. WILLIAMS	5551 NW 15 Avenue	Miami	33142	\$3,450.00	
Security Rental Deposits	T. LAMB	1540 NW 46th Street	Miami	33142	\$3,400.00	
Security Rental Deposits	R. THOMPSON	1940 NW 4th Ct	Miami	33136	\$3,380.00	
Security Rental Deposits	D. PLEASURE	3736 NW 213 Street	Miami Gardens	33055	\$3,286.00	
Security Rental Deposits	N. USRY	18202 NW 6th Place	Miami Gardens	33169	\$3,251.25	
Security Rental Deposits	K. MITCHELL	18045 NW 40 Place	Miami Gardens	33055	\$3,222.00	

Security Rental Deposits	A. ROBERSON	2144 NW 45th Street	Miami	33142	\$3,200.00	
Security Rental Deposits	J. WILLIS	175 NE 168 Street	North Miami Beach	33162	\$3,200.00	
Security Rental Deposits	A. YARBOROUGH	5502 NW 12th CT	Miami	33142	\$3,193.00	
Security Rental Deposits	R. V LOGAN	1500 NW 52nd Street	Miami	33142	\$3,183.00	
Security Rental Deposits	L. LAWTON	15825 NW 29th Place	Miami Gardens	33054	\$3,180.00	
Security Rental Deposits	R. CUIEL	8005 NW 107 Avenue	Miami	33173	\$3,115.00	
Security Rental Deposits	A. CALLOWAY	241 NW 82 Terrace	Miami	33150	\$3,099.00	
Security Rental Deposits	A. REVERE	2215 SE 25 Avenue	Homestead	33035	\$3,076.62	
Security Rental Deposits	A. STANLEY	5593 NW 5th Court	Miami	33127	\$3,074.00	
Security Rental Deposits	T. MANNING	1478 NW 74 Street	Miami	33147	\$3,010.00	
Security Rental Deposits	E. VOLTAIRE	543 NW 97 Street	Miami	33150	\$3,006.00	
Security Rental Deposits	T. ROACHE	1545 NW 87th Avenue	Miami	33136	\$3,006.00	
Security Rental Deposits	L. CLARKE	2790 NW 211 St	Miami Gardens	33169	\$3,000.00	
Security Rental Deposits	O. HARRIS	395 NW 177th Street	Miami Gardens	33169	\$3,000.00	
Security Rental Deposits	C. BENITEZ	1545 Euclid Avenue	Miami Beach	33139	\$3,000.00	
Security Rental Deposits	A. N ALDRIDGE	2944 NW 192nd Terrace	Miami Gardens	33056	\$3,000.00	
Security Rental Deposits	V. ROLLE	15741 NW 40th Court	Miami Gardens	33054	\$2,970.00	
Security Rental Deposits	C. FELIX	1475 NE 125 Terr	North Miami	33161	\$2,967.00	
Security Rental Deposits	P. RIOU	1435 NW 50th Street	Miami	33142	\$2,927.00	
Security Rental Deposits	A. MARRERO-MARQUEZ	8300 NW 4th Avenue	Miami	33150	\$2,850.00	
Security Rental Deposits	A. TRIMMINGS	13605 NE 3 CT	North Miami	33161	\$2,845.00	
Security Rental Deposits	L. MUNOZ	546 SW 1st Street	Miami	33130	\$2,840.00	
Security Rental Deposits	L. WEBB	2550 NE 184 Terrace	Miami	33160	\$2,820.00	
Security Rental Deposits	T. DAVIS	18921 NW 28 PL	Miami Gardens	33056	\$2,811.00	
Security Rental Deposits	H. BROWN	7160 NW 14th PL	Miami	33147	\$2,796.00	

Security Rental Deposits	D. SMITH	3131 NW 174 ST	Miami Gardens	33056	\$2,788.25	
Security Rental Deposits	Q. THOMAS	2946 NW 191 Lane	Miami Gardens	33056	\$2,771.00	
Security Rental Deposits	J. DESPINASSE	15750 NW 28th Place	Opa Locka	33054	\$2,699.00	
Security Rental Deposits	D. RUDOLPH	465 NW 83 Street	Miami	33150	\$2,695.00	
Security Rental Deposits	S. LITTLE	5020 NW 181 Street	Miami	33142	\$2,684.00	
Security Rental Deposits	A. GUEVARA CARMENATE	2139 NW 92 Street	Miami	33147	\$2,678.00	
Security Rental Deposits	C. ADDERLY	10477 SW 182 Street	Miami	33157	\$2,645.00	
Security Rental Deposits	T. DAVIS	4811 NW 170th Street	Miami	33055	\$2,600.00	
Security Rental Deposits	S. PAEZ	1301 NE Miami Gardens Dr	Miami	33179	\$2,600.00	
Security Rental Deposits	E. LEVY	13476 SW 278 Terrace	Homestead	33032	\$2,533.00	
Security Rental Deposits	S. CORDERO-BURGOS	8911 SW 123th Court	Miami	33186	\$2,528.00	
Security Rental Deposits	M. SMITH	10361 SW 174 Terr	Miami	33157	\$2,527.00	
Security Rental Deposits	T. SCOTT	1040 NW 39th Street	Miami	33127	\$2,514.00	
Security Rental Deposits	B. GARCIA	900 SW 4 ST	Miami	33130	\$2,512.00	
Security Rental Deposits	E. FERNANDEZ	926 SW 4th Street	Miami	33130	\$2,512.00	
Security Rental Deposits	S. BEAUVILLE	1107 NW 104 St	Miami	33150	\$2,500.00	
Security Rental Deposits	A. RANDOLPH	7055 NW 179th Street	Hialeah	33015	\$2,500.00	
Security Rental Deposits	K. FLORVIL	1400 NE 2nd Ave	Miami	33055	\$2,500.00	
Security Rental Deposits	T. SANDS	13390 NE 7th Avenue	Miami	33161	\$2,500.00	
Security Rental Deposits	S. WOODARD	1238 NW 27th Street	Miami	33142	\$2,500.00	
Security Rental Deposits	N. Griffin	5328 NW 24 Ct	Miami	33142	\$2,500.00	
Security Rental Deposits	A. COPELAND	11539 SW 236th Street	Miami	33032	\$2,457.00	
Security Rental Deposits	L. WARDLAW	11202 NW 5th Avenue	Miami	33168	\$2,450.00	
Security Rental Deposits	S. STEADMAM	1011 NW 53th Street	Miami	33127	\$2,444.00	
Security Rental Deposits	K. JOHNSON	1726 NW 76 Terr	Miami	33147	\$2,490.00	
Security Rental Deposits	C. MARTINEZ	1133 SW 14 Ave	Miami	33147	\$2,431.00	

Security Rental Deposits	M. ANDERSON	2771 NW 196th Street	Miami Gardens	33056	\$2,402.50	
Security Rental Deposits	S. TAYLOR	22715 SW 113th Court	Miami	33170	\$2,402.00	
Security Rental Deposits	M. ROBLEDO	236 Madeira Avenue	Coral Gables	33134	\$2,400.00	
Security Rental Deposits	A. BRUTON	16020 NE 19th Court	NMB	33162	\$2,400.00	
Security Rental Deposits	O. MORELL	3805 SW 103 Avenue	Miami	33165	\$2,400.00	
Security Rental Deposits	P. MCKINNEY	285 NE 191 Street	Miami	33179	\$2,400.00	
Security Rental Deposits	J. BRADLEY	7604 NW 3rd Avenue	Miami	33150	\$2,395.00	
Security Rental Deposits	R. KNIGHT	301 NW 40 Street	Miami	33127	\$2,377.00	
Security Rental Deposits	B. RESTREPO	917 6 St	Miami Beach	33139	\$2,370.00	
Security Rental Deposits	E. CORDOVA	17255 SW 95 Ave	Palmetto Bay	33157	\$2,368.00	
Security Rental Deposits	B. LOGAN	5194 NW 15 AVE	Miami	33142	\$2,364.00	
Security Rental Deposits	A. ALMAGUER	918 SW 4th Street	Miami	33130	\$2,360.00	
Security Rental Deposits	B. MURPHY	2352 NW 64 Street	Miami	33147	\$2,357.25	
Security Rental Deposits	D. FERNANDEZ	703 SW 21st Avenue	Miami	33135	\$2,356.00	
Security Rental Deposits	D. GEORGE KENNEDY	717 Sw 11th Ave	Miami	33130	\$2,354.00	
Security Rental Deposits	S. SCOTT	196 NW 60th Street	Miami	33127	\$2,353.95	
Security Rental Deposits	C. DEJESUS	16255 NW 22nd Court	Opa Locka	33054	\$2,339.00	
Security Rental Deposits	Y. ORTEGA	21373 NW 39 Avenue	Miami Gardens	33055	\$2,335.00	
Security Rental Deposits	C. GONZALEZ	501 SW 1st Street	Miami	33130	\$2,326.00	
Security Rental Deposits	A. EUGENE	15600 NW 7 Avenue	Miami	33169	\$2,300.00	
Security Rental Deposits	J. J. SERRANO	10807 NW 10th Avenue	Miami	33168	\$2,300.00	
Security Rental Deposits	R. JOHNSON	4700 NW 169 St	Miami Gardens	33055	\$2,300.00	
Security Rental Deposits	S. JONES	1760 NW 51 Terrace	Miami	33056	\$2,835.50	
Security Rental Deposits	T. GORDON	1948 NW 2 Court	Miami	33136	\$2,300.00	
Security Rental Deposits	R. BELL	505 NW 177th Street	Miami	33196	\$2,300.00	
Security Rental Deposits	D. SHELTON	1860 NW 112Th Street	Miami	33167	\$2,297.25	

Security Rental Deposits	W. L WASHINGTON	1931 NE 168th St	NMB	33162	\$2,294.00	
Security Rental Deposits	W. KEATON	3119 NW 133 St	Opa Locka	33054	\$2,279.51	
Security Rental Deposits	A. CLARK	551 NW 102nd Street	Miami	33150	\$2,272.00	
Security Rental Deposits	F. KENNEDY	2971 NW 174th Street	Miami Gardens	33056	\$2,268.00	
Security Rental Deposits	S. LEGGETT	12931 NW 21 Avenue	Miami	33167	\$2,264.25	
Security Rental Deposits	A. STRONG	14625 NW 5th Avenue	Miami	33168	\$2,239.00	
Security Rental Deposits	S. WALLACE	715 NW 6th Street	Florida City	33034	\$2,232.00	
Security Rental Deposits	A. FANJUL	4550 NW 9th Street	Miami	33126	\$2,226.00	
Security Rental Deposits	J. DEAN	18906 NE 1st Place	Miami	33179	\$2,218.00	
Security Rental Deposits	E. HALL	407 NW 45th Street	Miami	33127	\$2,209.00	
Security Rental Deposits	D. PRIOLEAU	500 NW 119th St	Miami	33168	\$2,207.00	
Security Rental Deposits	C. TAYLOR	301 NW 11th Avenue	Miami	33128	\$2,200.00	
Security Rental Deposits	A. SIMPSON	7124 Bay Drive	Miami Beach	33141	\$2,200.00	
Security Rental Deposits	D. BOYD	3440 NW 177th Terrace	Miami Gardens	33056	\$2,185.00	
Security Rental Deposits	I. JEAN	1736 NE 9th Drive	Homestead	33033	\$2,180.00	
Security Rental Deposits	L. EVERETT	5560 NW 7th Court	Miami	33127	\$2,172.47	
Security Rental Deposits	N. MITCHELL	11901 NW 21 Ave	Miami	33167	\$2,170.00	
Security Rental Deposits	L. PARHAMS	1348 NW 95th Street	Miami	33147	\$2,160.48	
Security Rental Deposits	R. OLIVER	831 NW 66th Street	Miami	33147	\$2,157.00	
Security Rental Deposits	L. F MANLEY	775 NW 77th Street	Miami	33150	\$2,154.00	
Security Rental Deposits	P. SANDERS	1940 NW 76th ST	Miami	33147	\$2,148.00	
Security Rental Deposits	B. BROWN	16401 NW 22 Avenue	Miami Gardens	33054	\$2,145.00	
Security Rental Deposits	S. Griggs	152 NW 166th Street	Miami	33169	\$2,135.00	
Security Rental Deposits	S. MIKLE	320 NE 162 St	Miami	33162	\$2,120.00	
Security Rental Deposits	T. A CORBETT	1565 NE 153rd Terrace	North Miami Beach	33162	\$2,118.00	

Security Rental Deposits	T. RICHARDS	2776 NW 131 ST	Opa Locka	33054	\$2,105.00	
Security Rental Deposits	S. JACKSON	5 NW 193 Terr	Miami Gardens	33169	\$2,099.00	
Security Rental Deposits	N. SHIPMAN	10860 NE 2nd Court	Miami	33161	\$2,099.00	
Security Rental Deposits	T. SHORTER WRIGHT	19625 N Miami Ave	Miami	33169	\$2,099.00	
Security Rental Deposits	S. EUTSEY	11400 NW 13 Avenue	North Miami	33167	\$2,073.00	
Security Rental Deposits	M. ANTOINE	171 NW 158 ST	Miami	33169	\$2,063.00	
Security Rental Deposits	Q. STRATFORD	1931 Rutland	Opa Locka	33054	\$2,055.00	
Security Rental Deposits	T. CRAWFORD	3055 NW 68th Street	Miami	33147	\$2,050.00	
Security Rental Deposits	N. ALLEN	2441 NW 182nd Terr	Miami Gardens	33056	\$2,025.00	
Security Rental Deposits	S. BROOKS	5300 NW 25th Avenue	Miami	33142	\$2,025.00	
Security Rental Deposits	D. RUFF	2261 NE 171 Street	North Miami Beach	33160	\$2,020.00	
Security Rental Deposits	S. GREEN	7528 NW 3rd CT	Miami	33138	\$2,020.00	
Security Rental Deposits	M. JACKSON	6907 NW 21st Avenue	Miami	33147	\$2,010.00	
Security Rental Deposits	J. MIRANDA	1219 NW 2 St	Miami	33125	\$2,000.00	
Security Rental Deposits	A. HADLEY	2190 NW 96 Terrace	Miami	33147	\$2,000.00	
Security Rental Deposits	C. BLUE	11940 W. Golf drive	Miami	33167	\$2,000.00	
Security Rental Deposits	A. MUSGROVE	1480 NW 67th Street	Miami	33147	\$2,000.00	
Security Rental Deposits	S. COLLINS	2251 NW 59th Street	Miami	33142	\$2,000.00	
Security Rental Deposits	A. GLENN	3051 W 76th Street	Hialeah	33018	\$1,998.00	
Security Rental Deposits	L. JOHNSON	755 NW 75 St	Miami	33150	\$1,989.00	
Security Rental Deposits	K. SCOTT	768 NW 35th Street	Miami	33127	\$1,982.00	
Security Rental Deposits	L. WHYMS	20451 NW 28 Ct	Miami Gardens	33147	\$1,975.00	
Security Rental Deposits	M. LOWE	2211 NW 135th Terrace	Opa Locka	33054	\$1,971.00	
Security Rental Deposits	E. OTERO	21591 SW 113 Ave	Miami	33189	\$1,961.00	
Security Rental Deposits	N. Thompkins	3270 NW 177 Terr	Miami Gardens	33056	\$1,959.00	
Security Rental Deposits	M. GRAHAM	15031 SW 308 Street	Miami	33033	\$1,950.00	

Security Rental Deposits	M. DAVIS	1320 NW 200th Street	Miami Gardens	33169	\$1,945.00	
Security Rental Deposits	S. HICKS	1340 NW 95th Street	Miami	33147	\$1,937.00	
Security Rental Deposits	D. BRICE	2741 NW 48 ST	Miami	33142	\$1,925.00	
Security Rental Deposits	M. WILLIAMS	18917 NW 46 Avenue	Miami Gardens	33055	\$1,900.00	
Security Rental Deposits	H. SEWER	1225 NW 7th Avenue	Florida City	33034	\$1,900.00	
Security Rental Deposits	K. TIMOTHEE	840 NW 202nd St	Miami Gardens	33169	\$1,899.00	
Security Rental Deposits	K. Brant	3361 NW 209Th Terrace	Miami Gardens	33056	\$1,895.00	
Security Rental Deposits	S. SMITH	2218 NW 66 ST	Miami	33147	\$1,894.00	
Security Rental Deposits	E. CHANDLER	250 NW 189th Street	Miami	33169	\$1,889.00	
Security Rental Deposits	M. ALLEN	1468 NW 63 Street	Miami	33142	\$1,887.00	
Security Rental Deposits	M. GUEVARA	5117 NW 27th Avenue	Miami	33142	\$1,850.00	
Security Rental Deposits	A. JOHNSON	2310 NW 141 St	Opa Locka	33054	\$1,850.00	
Security Rental Deposits	L. WILLIAMS	2157 NW 64 St	Miami	33147	\$1,850.00	
Security Rental Deposits	C. NOEL	9101 NW 18 Ave	Miami	33147	\$1,850.00	
Security Rental Deposits	S. PATTERSON	12325 NW 19th Avenue	Miami	33168	\$1,850.00	
Security Rental Deposits	S. JONES	1361 NE 146th St	Miami	33161	\$1,850.00	
Security Rental Deposits	K. CUNNINGHAM	3160 NW 79 St	Miami	33147	\$1,828.00	
Security Rental Deposits	A. RODRIGUEZ	1980 NW 54th Street	Miami	33142	\$1,800.00	
Security Rental Deposits	S. BIVINS	909 NE 199th Street	Miami	33161	\$1,791.25	
Security Rental Deposits	E. DAVIS	7104 NW 14th PL	Miami	33147	\$1,791.00	
Security Rental Deposits	C. CLARK	2025 NW 91 ST	Miami	33147	\$1,791.00	
Security Rental Deposits	J. WILLIAMS	1161 NW 139 St	Miami	33168	\$1,787.00	
Security Rental Deposits	M. ALVAREZ	3160 NW 79 Street	Miami	33147	\$1,766.00	
Security Rental Deposits	P. NAVARRO	3160 NW 79th Street	Miami	33147	\$1,766.00	
Security Rental Deposits	A. RODRIGUEZ	3160 NW 79th Street	Miami	33147	\$1,766.00	

Security Rental Deposits	A. COTO	3900 SW 88th Place	Miami	33165	\$1,766.00	
Security Rental Deposits	S. JACKSON	3160 NW 79 St	Miami	33147	\$1,766.00	
Security Rental Deposits	J. CONDE	3160 NW 79 St	Miami	33147	\$1,766.00	
Security Rental Deposits	C. GUEVARA	3160 NW 79 St	Miami	33147	\$1,766.00	
Security Rental Deposits	H. COBB	3160 NW 79 St	Miami	33147	\$1,766.00	
Security Rental Deposits	M. GARCIA	3160 NW 79th Street	Miami	33147	\$1,766.00	
Security Rental Deposits	H. PINEDA	3160 NW 79 St	Miami	33147	\$1,766.00	
Security Rental Deposits	M. GONZALEZ	3160 NW 79th Street	Miami	33147	\$1,766.00	
Security Rental Deposits	M. LINARES	937 SW 7th Avenue	Miami	33130	\$1,766.00	
Security Rental Deposits	C. BEDOYA	3160 NW 79th Street	Miami	33147	\$1,766.00	
Security Rental Deposits	F. GONZALEZ	3160 NW 79th Street	Miami	33147	\$1,766.00	
Security Rental Deposits	D. BERNAL	3160 NW 79th Street	Miami	33147	\$1,766.00	
Security Rental Deposits	M. CIGAR	3160 NW 79th Street	Miami	33147	\$1,766.00	
Security Rental Deposits	Y. GOMEZ	3160 NW 79th Street	Miami	33147	\$1,766.00	
Security Rental Deposits	E. BROWN	3160 NW 79th Street	Miami	33147	\$1,766.00	
Security Rental Deposits	V. TORREBLANCA	3160 NW 79th Street	Miami	33147	\$1,764.00	
Security Rental Deposits	D. HOWARD	1304 NW 43 Street	Miami	33142	\$1,756.00	
Security Rental Deposits	R. MONROE	8000 NW 12 Court	Miami	33147	\$1,722.00	
Security Rental Deposits	T. LEWIS	4808 NW 31 Court	Miami	33142	\$1,700.00	
Security Rental Deposits	T. LIGHTBOURN	1301 NW 65th Street	Miami	33147	\$1,700.00	
Security Rental Deposits	T. MCKINNON	1410 NW 125th Street	North Miami	33167	\$1,695.00	
Security Rental Deposits	R. ETIENNE	488 Nw 85th Road	Miami	33150	\$1,687.00	
Security Rental Deposits	D. REELS	7632 N. Miami Avenue	Miami Shores	33150	\$1,675.00	
Security Rental Deposits	C. JONES	21121 NW 32 Avenue	Miami Gardens	33056	\$1,620.00	
Security Rental Deposits	B. HAWKINS	3160 NW 79th Street	Miami	33147	\$1,616.00	

Security Rental Deposits	C. PANCHE	3160 NW 79th Street	Miami	33147	\$1,616.00	
Security Rental Deposits	R. GLOVER	3160 NW 79th Street	Miami	33147	\$1,616.00	
Security Rental Deposits	B. WALKER	3160 NW 79th Street	Miami	33147	\$1,616.00	
Security Rental Deposits	L. HANNA	3160 NW 79th Street	Miami	33147	\$1,616.00	
Security Rental Deposits	M. RODRIGUEZ	3160 NW 79th Street	Miami	33147	\$1,616.00	
Security Rental Deposits	B. RIVERON	3160 NW 79th Street	Miami	33147	\$1,616.00	
Security Rental Deposits	G. CASTILLO	3160 NW 79th Street	Miami	33147	\$1,616.00	
Security Rental Deposits	E. CARDENAS	17 SW 11th Avenue	Miami	33160	\$1,602.00	
Security Rental Deposits	S. SANTANA	13300 Alexanderia Dr	Opa Locka	33054	\$1,600.00	
Security Rental Deposits	A. JONES	3075 NW 50th Street	Miami	33142	\$1,600.00	
Security Rental Deposits	C. PARAISON	740 NW 113 St	Miami	33168	\$1,600.00	
Security Rental Deposits	S. COOKS	1940 NW 4 Ct	Miami	33136	\$1,545.00	
Security Rental Deposits	A. DELGADO	2088 SW 7 St	Miami	33135	\$1,512.00	
Security Rental Deposits	M. MENOICAL	2960 SW 22nd Avenue	Miami	33133	\$1,500.00	
Security Rental Deposits	A. MODEST	510 NW 143rd Street	North Miami	33168	\$1,500.00	
Security Rental Deposits	M. TORRENCE	2951 NW 46th Street	Miami	33142	\$1,500.00	
Security Rental Deposits	C. T CAMPBELL	1484 NW 73rd Street	Miami	33147	\$1,500.00	
Security Rental Deposits	C. CONLEY	2333 NW 119th Street	Miami	33167	\$1,500.00	
Security Rental Deposits	T. BAILEY	2301 NW 119th Street	Miami	33167	\$1,495.00	
Security Rental Deposits	L. MURRAY	4630 NW 16 Avenue	Miami	33142	\$1,495.00	
Security Rental Deposits	J. KING	350 NE 82nd Terrace	Miami	33138	\$1,495.00	
Security Rental Deposits	S. DORSETT	15600 NW 7th Avenue	Miami	33169	\$1,490.00	
Security Rental Deposits	N. PERRY	150 NE 186 Terrace	Miami	33179	\$1,476.25	
Security Rental Deposits	A. ROBERTS	1150 NW 79 Street	Miami	33150	\$1,451.00	
Security Rental Deposits	R. RABANAL	2416 NW 23 Avenue	Miami	33142	\$1,450.00	
Security Rental Deposits	J. DIAZ	2708 NW 13th Avenue	Miami	33142	\$1,450.00	

Security Rental Deposits	D. MCKIRE	10955 SW 214th Street	Miami	33189	\$1,433.25	
Security Rental Deposits	P. RUSSAW	1767 NW 3 Ave	Miami	33136	\$1,425.00	
Security Rental Deposits	J. MILBRY	3120 NW 42nd Street	Miami	33142	\$1,402.00	
Security Rental Deposits	C. WILLIAMS	1130 nw 65 St	Miami	33150	\$1,400.00	
Security Rental Deposits	T. SCOTT	1126 NW 63 Street	Miami	33150	\$1,400.00	
Security Rental Deposits	T. CHISHOLM	1784 NW 46 Street	Miami	33142	\$1,400.00	
Security Rental Deposits	L. SMITH	8400 NW 25th Avenue	Miami	33147	\$1,400.00	
Security Rental Deposits	S. SANDS	6512 NW 14th Avenue	Miami	33147	\$1,400.00	
Security Rental Deposits	M. CLERONE	1660 NE 150 Street	North Miami	33181	\$1,400.00	
Security Rental Deposits	S. JACKSON	1371 NW 101st Street	Miami	33147	\$1,400.00	
Security Rental Deposits	G. BERROA	2647 NW 25th Avenue	Miami	33142	\$1,395.00	
Security Rental Deposits	C. BROWN	5225 NW 29th Avenue	Miami	33142	\$1,390.00	
Security Rental Deposits	C. DIXON	3120 NW 42nd Street	Miami	33142	\$1,390.00	
Security Rental Deposits	J. GARNETT	8400 NW 25th Avenue	Miami	33147	\$1,366.00	
Security Rental Deposits	N. FOWLES	9052 NW 5th Avenue	Miami	33150	\$1,350.00	
Security Rental Deposits	S. EVERETT	1280 NW 79th Street	Miami	33147	\$1,350.00	
Security Rental Deposits	D. COX	1180 NW 65 Street	Miami	33150	\$1,322.00	
Security Rental Deposits	C. d whisby	1260 NW 155 Lane	Miami	33169	\$1,310.00	
Security Rental Deposits	E. DAVIS	15102 NW 20th Avenue	Miami Gardens	33054	\$1,300.00	
Security Rental Deposits	A. PIERCE	13605 NE 3CT	North Miami	33161	\$1,257.00	
Security Rental Deposits	J. JONES	9974 SW 224th Street	Miami	33190	\$1,240.00	
Security Rental Deposits	M. DUKES	5916 NW 23 Avenue	Miami	33142	\$1,232.00	
Security Rental Deposits	S. BUCKSHON	1664 NE 146 St	North Miami Beach	33181	\$1,201.00	
Security Rental Deposits	B. GUYTON	8400 NW 25 Avenue	Miami	33147	\$1,200.00	
Security Rental Deposits	C. GORE	8400 NW 25 Avenue	Miami	33147	\$1,200.00	
Security Rental Deposits	A. GALVEZ	1245 NW 2nd Street	Miami	33125	\$1,200.00	

Security Rental Deposits	R. MOURE	125 SW 18th Court	Miami	33135	\$1,200.00	
Security Rental Deposits	A. HOOVER	701 NW 10th Street	Miami	33136	\$1,200.00	
Security Rental Deposits	J. GUTIERREZ-PRADO	545 NE 121th Street	North Miami	33161	\$1,200.00	
Security Rental Deposits	I. CASTILLO	1219 NW 2nd Street	Miami	33125	\$1,200.00	
Security Rental Deposits	M. COELLO	1755 NE 164th Street	NMB	33162	\$1,200.00	
Security Rental Deposits	S. WALKER	17000 NW 5th Avenue	Miami Gardens	33169	\$1,183.00	
Security Rental Deposits	M. POLYNICE	5601 NW 2nd Avenue	Miami	33127	\$1,182.00	
Security Rental Deposits	M. TABARES	14421 N Kendall Dr	Miami	33186	\$1,180.00	
Security Rental Deposits	A. VEGA	1131 SW 14 Avenue	Miami	33135	\$1,180.00	
Security Rental Deposits	B. OWENS	7125 NW 186th Strret	Hialeah	33015	\$1,163.00	
Security Rental Deposits	T. FOSTER	1045 NW 155 Avenue	Miami	33169	\$1,162.00	
Security Rental Deposits	E. POSTELL	1045 NW 155 Avenue	Miami	33169	\$1,161.00	
Security Rental Deposits	E. CASTRO	2730 NW 14th Street	Miami	33125	\$1,150.00	
Security Rental Deposits	A. AVILA MARTINEZ	235 Sidonia Avenue	Coral Gables	33134	\$1,150.00	
Security Rental Deposits	C. SOSA	1230 W 54 Street	Hialeah	33012	\$1,150.00	
Security Rental Deposits	V. BELL	1348 NW 95th Street	Miami	33147	\$1,150.00	
Security Rental Deposits	L. SMITH	1150 NW 79 Street	Miami	33150	\$1,149.00	
Security Rental Deposits	E. FONSECA	801 NW 47th Avenue	Miami	33126	\$1,142.00	
Security Rental Deposits	D. LAWRENCE	11050 SW 197th Avenue	Cutler Bay	33157	\$1,125.00	
Security Rental Deposits	J. K CORLEY	15600 NW 7th Avenue	Miami	33169	\$1,100.00	
Security Rental Deposits	G. ROMERO	142 SW 18th Avenue	Miami	33135	\$1,100.00	
Security Rental Deposits	Z. ALONSO	26600 SW 146th Court	Homestead	33032	\$1,100.00	
Security Rental Deposits	K. L AUSTIN	15600 NW 7th Avenue	Miami	33169	\$1,100.00	
Security Rental Deposits	A. CASTRO	635 8th street	Miami Beach	33139	\$1,100.00	
Security Rental Deposits	M. CANIZARES	1784 SW 7th St	Miami	33135	\$1,100.00	

Security Rental Deposits	S. GARCIA	600 NW 6 Street	Miami	33136	\$1,097.00	
Security Rental Deposits	A. ANDREWS	3120 NW 42nd Street	Miami	33142	\$1,097.00	
Security Rental Deposits	K. DUENAS	600 NW 6 Street	Miami	33136	\$1,097.00	
Security Rental Deposits	D. REELS	1001 NW 54th Street	Miami	33127	\$1,097.00	
Security Rental Deposits	B. HILL	7136 NW 14 Place	Miami	33147	\$1,096.00	
Security Rental Deposits	C. ENRIQUEZ	1925 SW 3rd Street	Miami	33135	\$1,090.00	
Security Rental Deposits	J. MARQUEZ	185 NW 13th Avenue	Miami	33125	\$1,079.00	
Security Rental Deposits	M. MENCIA	185 NW 13th Avenue	Miami	33125	\$1,079.00	
Security Rental Deposits	A. BILLINI	2015 SW 6th Street	Miami	33135	\$1,075.00	
Security Rental Deposits	T. LOPEZ	205 W 65 Street	Hialeah	33012	\$1,057.00	
Security Rental Deposits	R. OLSON	1208 71st Street	Miami Beach	33141	\$1,025.00	
Security Rental Deposits	L. WILSON	6597 NW 14 Avenue	Miami	33147	\$1,000.00	
Security Rental Deposits	F. OWENS	21 NW 59 Street	Miami	33127	\$1,000.00	
Security Rental Deposits	A. SIMMONS	1660 NE 150 Street	North Miami	33181	\$1,000.00	
Security Rental Deposits	M. YOUNG	6597 NW 14 Avenue	Miami	33147	\$1,000.00	
Security Rental Deposits	Q. JONES	2120 Service Road	Opa Locka	33054	\$1,000.00	
Security Rental Deposits	C. A ORR	2786 NW 194 Terrace	Miami Gardens	33056	\$1,000.00	
Security Rental Deposits	C. HARRIS	17622 NW 25 Avenue	Miami Gardens	33056	\$1,000.00	
Security Rental Deposits	M. COX	1401 NW 65th Street	Miami	33147	\$1,000.00	
Security Rental Deposits	A. LESTER	755 NW 67th Street	Miami	33150	\$965.00	
Security Rental Deposits	N. MARQUEZ	1355 NW 7 Street	Miami	33125	\$950.00	
Security Rental Deposits	D. FELTON	1501 NW 137th Court	Miami	33125	\$900.00	
Security Rental Deposits	M. HERNANDEZ	175 West 14 Street	Hialeah	33010	\$900.00	
Security Rental Deposits	I. RODRIGUEZ	26400 NW 146th CT	Naranja	33032	\$897.00	
Security Rental Deposits	J. MERRITT	3120 NW 42nd Street	Miami	33142	\$897.00	
Security Rental Deposits	A. LOPEZ	1551 NW 36 Street	Miami	33142	\$893.00	

Security Rental Deposits	J. NANTON	1166 NW 79 Street	Miami	33150	\$805.00	
Security Rental Deposits	M. ORDOQUI	30 W 33rd Street	Hialeah	33012	\$804.00	
Security Rental Deposits	G. SALTERS	28250 S. Dixie Highway	Miami	33157	\$771.00	
Security Rental Deposits	C. HERNANDEZ	19755 SW 110th Court	Miami	33157	\$697.00	
Security Rental Deposits	A. Hamilton	14337 SW 176 Terrace	Miami	33177	\$668.33	
Security Rental Deposits	Y. D. Fleming	10274 SW 179th Street	Miami	33157	\$643.50	
Security Rental Deposits	W. HASKINS	2407 NW 135th Street	Opa Locka	33167	\$600.00	
Security Rental Deposits	M. BULNES	1575 NW 19 Terrace	Miami	33125	\$600.00	
Security Rental Deposits	S. RIVERA	11000 SW 200th Street	Cutler Bay	33157	\$500.00	
Security Rental Deposits	A. COBB	3160 NW 79 St	Miami	33147	\$500.00	
Security Rental Deposits	A. PEREZ	6101 Sunset Drive	South Miami	33143	\$400.00	
Security Rental Deposits	O. VARGAS	1809 Brickell Avenue	Miami	33129	\$319.00	
Security Rental Deposits	S. PRESSLEY	1550 NE 168 Street	North Miami Beach	33162	\$300.00	
Security Rental Deposits	D. JACKSON	1809 Brickell Avenue	Miami	33129	\$258.00	
Security Rental Deposits	M. RAYMAT	1809 Brickell Avenue	Miami	33129	\$249.00	
Security Rental Deposits	G. REINA	1809 Brickell Avenue	Miami	33129	\$228.00	
Security Rental Deposits	B. BULLARD	1809 Brickell Avenue	Miami	33129	\$227.00	
Security Rental Deposits	O. NARANJO	1809 Brickell Avenue	Miami	33129	\$227.00	
Security Rental Deposits	M. DASILVA	1809 Brickell Avenue	Miami	33129	\$227.00	
Security Rental Deposits	M. GONZALEZ	1809 Brickell Avenue	Miami	33129	\$225.00	
Security Rental Deposits	M. SANCHEZ	1809 Brickell Avenue	Miami	33129	\$225.00	
Security Rental Deposits	C. TOLEDO	1809 Brickell Avenue	Miami	33129	\$221.00	
Security Rental Deposits	O. FUNDORA	1809 Brickell Avenue	Miami	33129	\$221.00	
Security Rental Deposits	G. PORTELA	1809 Brickell Avenue	Miami	33129	\$221.00	
Security Rental Deposits	D. LEYVA	1809 Brickell Avenue	Miami	33129	\$221.00	
Security Rental Deposits	C. LIRANZO	1809 Brickell Avenue	Miami	33129	\$221.00	

Security Rental Deposits	D. HAO	1809 Brickell Avenue	Miami	33129	\$221.00	
Security Rental Deposits	S. HERNANDEZ - CRESPO	1809 Brickell Avenue	Miami	33129	\$221.00	
Security Rental Deposits	A. LESTER	755 NW 67th Street	Miami	33150	\$200.00	
Security Rental Deposits	T.E. Hall	13550 NE 7TH Ave	North Miami	33161	\$190.00	
Security Rental Deposits	V.M. Thompkins	14226 NW 17 Avenue	Opa Locka	33054	\$170.00	
Purchase Assistance	Brigette Madan	3581 S.W. 117th Aenue, Unit # 5 - 301	Miami	33175	\$70,000.00	
Purchase Assistance	Randy Sanchez	1031 Adams Avenue, Unit # 1031 - J	Homestead	33034	\$70,000.00	
Purchase Assistance	Daniurky Matos Fajardo	3095 N.W. 29th Street	Miami	33142	\$40,000.00	
Purchase Assistance	Abener Gutierrez	10854 N Kendall Drive, Unit # 208	Miami	33176	\$70,000.00	
Purchase Assistance	Ruben Ramon Rodriguez Villegas	6780 West 2nd Court, Unit # 307	Hialeah	33012	\$70,000.00	
Purchase Assistance	Carmen Elizabeth Peralta	20930 S.W. 87th Avenue, Unit # 101	Cutler Bay	33189	\$70,000.00	
Purchase Assistance	Jorge Elier Alonso	7420 S.W. 153rd Court, Unit # 203 - 5	Miami	33193	\$70,000.00	
Purchase Assistance	Ricardo Alberto Mican Baquero	1300 N.E. Miami Gardens Drive, Unit #1019 - E	Miami	33179	\$70,000.00	
Purchase Assistance	Lazaro Jesus Alvarez Roque	12077 S.W. 213th Street	Miami	33170	\$70,000.00	
Purchase Assistance	Michel Toledo Rodriguez	26405 S.W. 139th Avenue	Miami	33032	\$70,000.00	
Purchase Assistance	Eric De Jesus Cubano	10251 S.W. 175th Street	Miami	33157	\$70,000.00	
Purchase Assistance	Cherry Shaw	4401 N.W. 32nd Avenue	Miami	33142	\$70,000.00	
Purchase Assistance	Adela Regina Castro	7743 S.W. 86th Street, Unit # D - 134	Miami	33143	\$80,000.00	
Purchase Assistance	Florens Liliana Hernandez	210 West 68th Street, Unit # 203	Hialeah	33014	\$70,000.00	
Purchase Assistance	Francesca Filtidor	18900 N.E. 14th Avenue, Unit # D - 101	Miami	33179	\$80,000.00	
Purchase Assistance	Alain Duran	8700 S.W. 133rd Avenue, Unit # 414	Miami	33177	\$60,000.00	
Purchase Assistance	Lismary Mosquera Espinosa	15430 S.W. 82nd Lane, Unit # 612	Miami	33193	\$50,000.00	

Purchase Assistance	Leandro Gonzalez - Feal	10875 S.W. 112th Avenue, Unit # 102	Miami	33176	\$60,000.00	
Purchase Assistance	Manuel Antonio Mejia	5305 West 26th Avenue, Unit #9	Hialeah	33016	\$50,000.00	
Purchase Assistance	Jose Manuel Mier	3441 N.W. 94th Terrace	Miami	33147	\$50,000.00	
Purchase Assistance	Yeison Patino	142 S.W. 6th Lane, Unit 3 81	Florida City	33034	\$50,000.00	
Purchase Assistance	Samantha Michelle Bell	11500 N.W. 10th Avenue	Miami	33168	\$60,000.00	
Rental Development	Rodriguez Quesada Rodriguez Quesada	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Gonzalez Ferrer Gonzalez Ferrer	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Rivera Rivera	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Vega Valle Vega Valle	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Yset Yset	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Groning Groning	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Moran Moran	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Jenkins Jenkins	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Cardentey Cardentey	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Mercer Mercer	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Bring Bring	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Albuquerque Albuquerque	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Stuckey Stuckey	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Soriano Soriano	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Kirksky Kirksky	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Abrahante Perez Abrahante Perez	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Mejia Mejia	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Sanchez Sanchez	3181 NW 77th Street	Miami	33147	\$44,789.39	

Rental Development	King King	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Omellan Omellan	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Fernandez Fernandez	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Williams Williams	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Trujillo Trujillo	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Fermin Fermin	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Gonzalez Gonzalez	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Bratton Bratton	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Fraga Fraga	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Rodriguez Rodriguez	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Sanchez Alvarez Sanchez Alvarez	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Caminero Billini	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	McCray McCray	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Hayes Hayes	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Doralus Doralus	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Reagan Reagan	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Gonzalez De Peguero Gonzalez De Peguero	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Rodriguez Camejo Rodriguez Camejo	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Richardson Richardson	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Abrahantes Abrahantes	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Newsome Newsome	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Rodriguez Rodriguez	3181 NW 77th Street	Miami	33147	\$44,789.39	
Rental Development	Huneycutt Huneycutt	3181 NW 77th Street	Miami	33147	\$44,789.39	

Rental Development	Bivins Bivins	3181 NW 77th Street	Miami	33147	\$44,789.38	
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Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Miami-Dade County Public Housing and Community Development	local government	all SHIP strategies	program administration	\$382,261.73

Program Income

Program Income Funds	
Loan Repayment:	\$3,720,933.45
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$112,535.23

Total: \$3,833,468.68

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	56
Approved	43
Denied	13

Explanation of Recaptured funds

Description	Amount

Total: \$0.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By
Northside Transit Village II	AP Communities	3181 NW 77th Street	Miami	33147	\$1,881,154.37	42	
Solimar	Cornerstone Group Partners, LLC	825 NW 5th Avenue	Florida City	33034	\$4,500,000.00	180	

Gallery on the River	The Gallery on the River Developer, LLC	401 NW North River Drive	Miami	33128	\$3,700,000.00	160	
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Single Family Area Purchase Price

The average area purchase price of single family units:

Or

Not Applicable

Form 5

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
21	Rental Development	\$671,840.85	15		
23	Security Rental Deposits	\$98,022.00	65		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(23) Security Rental Deposits	Receiving Supplemental Security Income	\$98,022.00	65		
(21) Rental Development	Receiving Supplemental Security Income	\$671,840.85	15		

Provide a description of efforts to reduce homelessness:

The Rapid Re-housing Program is created to assist individuals or families who require utility deposit, security deposits and/or temporary rental assistance not to exceed 12 months to reduce the time in which the individuals are experiencing homelessness and, if needed, sustain housing.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution		
Program Income	\$8,417,654.65	
Program Funds Expended		
Program Funds Encumbered	\$7,096,771.92	
Total Administration Funds Expended		
Total Administration Funds Encumbered	\$420,882.73	
Homeownership Counseling	\$900,000.00	
Disaster Funds		
65% Homeownership Requirement		N/A
75% Construction / Rehabilitation	\$7,096,771.92	N/A
30% Very & Extremely Low Income Requirement	\$3,468,795.39	41.21%
30% Low Income Requirement	\$2,760,327.50	32.79%
20% Special Needs Requirement	\$3,468,795.39	N/A
Carry Forward to Next Year		

LG Submitted Comments:



Daniella Levine Cava
Mayor

BOARD OF COUNTY COMMISSIONERS

José “Pepe” Díaz
Chairman

Oliver G. Gilbert, III
Vice Chairman

Oliver G. Gilbert, III District 1

Jean Monestime District 2

Keon Hardemon District 3

Sally A. Heyman District 4

Eileen Higgins District 5

Rebeca Sosa District 6

Raquel A. Regalado District 7

Danielle Cohen Higgins District 8

Kionne L. McGhee District 9

Senator Javier D. Souto District 10

District 11

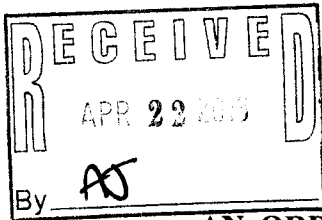
José “Pepe” Díaz District 12

Senator René García District 13

Harvey Ruvín Clerk of Courts

Pedro J. Garcia Property Appraiser

Geri Bonzon-Keenan County Attorney



ORDINANCE NO. 2013 - 27

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, ESTABLISHING THE COLLIER COUNTY SHIP LOCAL HOUSING ASSISTANCE PROGRAM ORDINANCE; PROVIDING FOR TITLE AND CITATION; PROVIDING FOR DEFINITIONS; PROVIDING FOR ESTABLISHMENT OF THE LOCAL HOUSING ASSISTANCE PROGRAM; PROVIDING FOR ESTABLISHMENT OF A LOCAL HOUSING ASSISTANCE TRUST FUND; PROVIDING FOR DESIGNATION OF RESPONSIBILITY FOR IMPLEMENTATION; PROVIDING FOR ESTABLISHMENT OF AN AFFORDABLE HOUSING ADVISORY COMMITTEE; PROVIDING FOR REPEAL OF ORDINANCE NO. 93-19, AS AMENDED; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 91-65, AS AMENDED; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1992, the Legislature of the State of Florida approved the Affordable Housing Act creating the State Housing Initiatives Partnership ("SHIP") Program for the specific purpose of supporting and expanding the availability of affordable housing resources within the State; and

WHEREAS, the Collier County Board of County Commissioners (Board) adopted Ordinance No. 93-19 on April 13, 1993, creating a local housing assistance trust fund, establishing a local housing assistance program, designating responsibility for the program, and creating an Affordable Housing Advisory Committee; and

WHEREAS, on July 23, 1991, the Board of County Commissioners adopted Ordinance No. 91-65, establishing the Collier County Affordable Housing Commission (now known as the Affordable Housing Advisory Committee), which Ordinance was subsequently amended by Ordinance Nos. 04-77, 05-69, 08-17, and 09-50; and

WHEREAS, the Board has determined that it is in the best interest of the County to repeal Ordinance No. 93-19, as amended, and Ordinance No. 91-65, as amended, in order to adopt a single consolidated Ordinance to comply with the requirements set forth in Florida Statutes, Sections 420.907- 420.9070 and Chapter 67-37, Florida Administrative Code.

FILED
2013 APR 25 PM 3:05
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE: Title and Citation.

This Ordinance shall be known and cited as the “Collier County SHIP Local Housing Assistance Program Ordinance”.

SECTION TWO: Definitions.

For the purposes of this Ordinance, the definitions contained in Florida Statutes, Chapter 420.9071 and Rule 67-37.002, Florida Administrative Code, as they may be amended or replaced from time to time, are adopted herein by reference.

SECTION THREE: Establishment of the Local Housing Assistance Program.

The Local Housing Assistance Program is hereby created and established to implement the requirements of *Florida Statutes, Section 420.907* and *Rule 67-37, Florida Administrative Code*, adopted herein by reference, as they may be amended or replaced from time to time.

The County shall implement the program within the unincorporated boundaries of Collier County and may enter into an interlocal agreement with municipalities. The strategies of the program will be set forth in the County's SHIP local housing assistance plan.

SECTION FOUR: Establishment of a Local Housing Assistance Trust Fund.

Pursuant to the requirements *Section 420.907 Florida Statutes*, the County hereby reaffirms establishment of a Local Housing Assistance Trust Fund within the official and fiscal accounting office of the County as originally established on April 13, 1993, by Ordinance No. 93-19. The County's local housing assistance trust fund shall be separately stated as a special revenue fund in the county's audited financial statements. Copies of such audited financial statements shall be forwarded to the Florida Housing Finance Agency.

All moneys received from the state pursuant to the State Housing Initiative Partnership (SHIP) Program and any other funds received or budgeted to provide funding for the Local Housing Assistance Program shall be deposited into the Collier County Local Housing Assistance Trust Fund.

SECTION FIVE: Designation of responsibility for implementation.

The Director of the County's Department of Housing, Human and Veterans Services shall be primarily responsible for implementation and administration of the local housing assistance program.

SECTION SIX: Establishment of an Affordable Housing Advisory Committee.

The Affordable Housing Advisory Committee is created and established in accordance with *Florida Statutes, Section 420.9076* and County Ordinance No. 01-55, Standards for The Creation and Review of Boards. In the event of a conflict, the provisions of *Florida Statutes, Section 420.9076* shall apply.

Duties of the advisory committee are provided in *Florida Statutes, Section 420.9076(2)(a) - (k)* adopted herein by reference, as they may be amended or replaced from time to time.

Appointments to the Affordable Housing Advisory Committee will be made in accordance with the membership requirements of *Florida Statutes, Section 420.9076*, including joint appointments to prepare a joint plan when a participating municipality enters into an interlocal agreement to administer its program.

The committee shall consist of eleven (11) members as required by *Florida Statutes 420.9076 (2)(a)-(k)*, appointed by Resolution of the Board of County Commissioners no later than March 2, prior to the year the Local Housing Assistance Plan is due. The term of service shall be for three (3) years or at the discretion of the Board. Terms may be extended for one additional three (3) year term.

Six (6) members shall constitute a quorum sufficient to permit the committee to take any formal action. However, if formal action is not taken, the committee may meet to hear presentations with less than a quorum in attendance, if the meeting is duly noticed.

A majority of concurring votes of the entire membership of the committee shall be necessary for a decision or recommendation by the committee.

The committee may elect a chairperson or presiding officer.

The committee members serving immediately prior to this Ordinance's adoption shall fulfill the remainder of their appointed terms.

The committee shall meet at least triennially and submit a report to the local governing body that includes recommendations on, and triennially thereafter evaluates the implementation of, affordable housing incentives as required by *Florida Statutes, Section 420.9076(4)(a) - (k)*.

The Board of County Commissioners may sunset or suspend meetings of the committee upon submission of the triennial Incentive Report and reconvene no later than March 2 of the year the Incentive Report is due. The committee will be cooperatively staffed by Housing, Human and Veterans Services Department and Planning and Zoning Department staff in accordance with *Florida Statutes, Section 420.9076(9)*.

SECTION SEVEN: Repeal of Ordinance No. 93-19, as amended.

Ordinance No. 93-19, pertaining to the Collier County Housing Initiatives Partnership Program, and all amendments thereto, is hereby repealed in its entirety.

SECTION EIGHT: Repeal of Ordinance No. 91-65, as amended.

Ordinance No. 91-65, pertaining to the Affordable Housing Committee, and all amendments thereto, is hereby repealed in its entirety.

SECTION NINE: Inclusion in the Code of Laws and Ordinances.

The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Collier County, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such, and that the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase necessary to accomplish such intentions.

SECTION TEN: Conflict and Severability.

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION ELEVEN: Effective date.

This Ordinance shall become effective thirty (30) days after its adoption by the Board of County Commissioners.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 9th day of April, 2013.

ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: [Signature]
Deputy Clerk

By: [Signature]
Georgia A. Hiller, Esq.
Chairwoman

Attest as to Chairman's signature only.

Approved as to form and legal sufficiency:

[Signature]
Jennifer B. White
Assistant County Attorney

JBW
3/5/13

This ordinance filed with the Secretary of State's Office the 10th day of April, 2013 and acknowledgement of that filing received this 9th day of April, 2013.
By: [Signature]
Deputy Clerk

STATE OF FLORIDA)

COUNTY OF COLLIER)

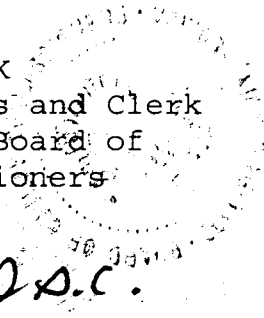
I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2013-27

which was adopted by the Board of County Commissioners on the 9th day of April, 2013, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 15th day of April, 2013.

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners



Ann Jennejohn

By: Ann Jennejohn,
Deputy Clerk

ORDINANCE NO. 2020 - 27

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2013-27, WHICH CONSOLIDATED THE COLLIER COUNTY STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) LOCAL HOUSING ASSISTANCE PROGRAM ORDINANCE PROVISIONS; BY AMENDING SECTION 5, DESIGNATION OF RESPONSIBILITY FOR IMPLEMENTATION AND AMENDING SECTION 6, ESTABLISHMENT OF AN AFFORDABLE HOUSING ADVISORY COMMITTEE, CONSISTENT WITH AMENDMENTS TO SECTION 420.9076, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE OF OCTOBER 1, 2020.

WHEREAS, in 1992, the Legislature of the State of Florida approved the Sadowski Affordable Housing Act creating the State Housing Initiatives Partnership (“SHIP”) Program for the specific purpose of supporting and expanding the availability of affordable housing resources within the State; and

WHEREAS, the Collier County Board of County Commissioners (Board) adopted Ordinance No. 93-19 on April 13, 1993, creating a local housing assistance trust fund, establishing a local housing assistance program, designating responsibility for the program, and creating an Affordable Housing Advisory Committee; and

WHEREAS, on July 23, 1991, the Board of County Commissioners adopted Ordinance No. 91-65, establishing the Collier County Affordable Housing Commission (now known as the Affordable Housing Advisory Committee), which Ordinance was subsequently amended by Ordinance Nos. 04-77, 05-69, 08-17, and 09-50; and

WHEREAS, on April 9, 2013, the Board of County Commissioners adopted a single consolidated Ordinance No. 2013-27 repealing Ordinance No. 93-19, as amended, and Ordinance No. 91-65, as amended, to comply with the requirements set forth in *Florida Statutes, Sections 420.907- 420.9070* and Chapter 67-37, Florida Administrative Code; and



WHEREAS, on Chapter 2020-27, Laws of Florida adopted changes to Section 420.9076, Florida Statutes, related to the composition of the Affordable Housing Advisory Committee and the frequency of its reporting requirements; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE: Title and Citation.

This Ordinance shall be known and cited as the “Collier County SHIP Local Housing Assistance Program Ordinance”.

SECTION TWO: Definitions.

For the purposes of this Ordinance, the definitions contained in Florida Statutes, Chapter 420.9071 and Rule 67-37.002, Florida Administrative Code, as they may be amended or replaced from time to time, are adopted herein by reference.

SECTION THREE: Establishment of the Local Housing Assistance Program.

The Local Housing Assistance Program is hereby created and established to implement the requirements of *Florida Statutes, Section 420.907* and *Rule 67-37, Florida Administrative Code*, adopted herein by reference, as they may be amended or replaced from time to time.

The County shall implement the program within the unincorporated boundaries of Collier County and may enter into an interlocal agreement with municipalities. The strategies of the program will be set forth in the County's SHIP local housing assistance plan.

SECTION FOUR: Establishment of a Local Housing Assistance Trust Fund.

Pursuant to the requirements *Section 420.907 Florida Statutes*, the County hereby reaffirms establishment of a Local Housing Assistance Trust Fund within the official and fiscal accounting office of the County as originally established on April 13, 1993, by Ordinance No. 93-19. The County's local housing assistance trust fund shall be separately stated as a special revenue fund in

the county's audited financial statements. Copies of such audited financial statements shall be forwarded to the Florida Housing Finance Agency.

All moneys received from the state pursuant to the State Housing Initiative Partnership (SHIP) Program and any other funds received or budgeted to provide funding for the Local Housing Assistance Program shall be deposited into the Collier County Local Housing Assistance Trust Fund.

SECTION FIVE: Designation of responsibility for implementation.

~~The County's Department of Housing, Human and Veterans Services~~ Division of Community and Human Services Division shall be primarily responsible for implementation and administration of the local housing assistance program.

SECTION SIX: Establishment of an Affordable Housing Advisory Committee.

The Affordable Housing Advisory Committee is created and established in accordance with *Florida Statutes, Section 420.9076* and County Ordinance No. 01-55, Standards for The Creation and Review of Boards. In the event of a conflict, the provisions of *Florida Statutes, Section 420.9076* shall apply.

Duties of the advisory committee are provided in *Florida Statutes, Section 420.9076(2)(a) - (k)* adopted herein by reference, as they may be amended or replaced from time to time.

Appointments to the Affordable Housing Advisory Committee will be made in accordance with the membership requirements of *Florida Statutes, Section 420.9076*, including joint appointments to prepare a joint plan when a participating municipality enters into an interlocal agreement to administer its program.

The committee shall consist of one locally elected official from the county or municipality participating in the State Housing Initiates Partnership and up to ten (10) other eleven (11) members as required by *Florida Statutes 420.9076 (2)(a)-(k)*, appointed by Resolution of the Board of County Commissioners ~~no later than March 2, prior to the year the Local Housing Assistance Plan is due~~ on an as needed basis. The locally elected official shall comply with requirements set forth in Section 420.9076, Florida Statutes. The term of service for all members

shall be for three (3) years or at the discretion of the Board. ~~Terms may be extended for one additional three (3) year term.~~ Appointment and removal of members from the Affordable Housing Advisory Committee shall be in accordance with the provisions of the Collier County Ordinance No. 2001-55, as it may be amended, or its successor ordinance.

Six (6) members shall constitute a quorum sufficient to permit the committee to take any formal action. However, if formal action is not taken, the committee may meet to hear presentations with less than a quorum in attendance, if the meeting is duly noticed.

A majority of concurring votes of the entire membership of the committee shall be necessary for a decision or recommendation by the committee.

The committee may elect a chairperson or presiding officer.

The committee members serving immediately prior to this Ordinance's adoption shall fulfill the remainder of their appointed terms.

The committee shall meet at least ~~triennially~~ annually and submit a report to the local governing body that includes recommendations on, and ~~triennially~~ annually thereafter evaluates the implementation of, affordable housing incentives as required by *Florida Statutes, Section 420.9076(4)(a) - (k)*.

The Board of County Commissioners may sunset or suspend meetings of the committee upon submission of the ~~triennial~~ annual Incentive Report and reconvene no later than March 2 of ~~the each~~ year the Incentive Report is due. The committee will be ~~cooperatively~~ staffed by ~~Housing, Human and Veterans Services Department~~ Community and Human Services Division and ~~Planning and Zoning Department~~ staff in accordance with *Florida Statutes, Section 420.9076(9)*.

SECTION SEVEN: Inclusion in the Code of Laws and Ordinances.

The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Collier County, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such, and that the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase necessary to accomplish such intentions.

SECTION EIGHT: Conflict and Severability.

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION NINE: Effective date.

This Ordinance shall become effective October 1, 2020.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 22nd day of September, 2020.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: [Signature]
DEPUTY CLERK

By: [Signature]
BURT L. SAUNDERS, CHAIRMAN

Attest as to Chairman's signature only.

Approved as to form and legality:

[Signature]
Jennifer A. Belpedio
Assistant County Attorney

2020
8/21/2020

This ordinance filed with the Secretary of State's Office the 30th day of September 2020 and acknowledgement of that filing received this 30th day of September 2020
By: [Signature]
Deputy Clerk





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

September 30, 2020

Ms. Teresa Cannon, BMR Senior Clerk II
Office of the Clerk of the Circuit Court
& Comptroller of Collier County
3329 Tamiami Trail E, Suite #401
Naples, Florida 34112

Dear Ms. Cannon:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2020-27, which was filed in this office on September 30, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb