

Miami Realtors

NAR Mega Board Community Grant Program

Improving with the communities we serve,
one project at a time.



History of Mega Board Grant Program

- In 2016, Miami Realtors shared concerns with NAR over applying for piecemeal grants
- Miami Realtors suggested a more streamlined application process for a board of our size
- In 2017, NAR launched the Mega Board Grant Program to ease the application process for Mega Boards, and approved an overall annual budget amount which can be used for various projects within several categories including:
 - Placemaking
 - Better Block
 - Fair Housing
 - Housing Opportunity
 - Diversity and Inclusion



2017 Mega Grant Projects - \$46,224 Total Investment

- City of South Miami Shipping Container home
- Ludlam Trail
- The Underline Bike Ride
- City of Miami Gardens Placemaking
- City of Miami Beach Dog Agility Park
- Village of Pinecrest Hydration Station
- Leah Arts District Better Block
- Condo Financing project
- City of Doral Dog Park



City of South Miami Shipping Container Home



2019 © MIAMI REALTORS®

Ludlam Trail

 PRESENTS

CARNIVAL

EN LUDLAM TRAIL

SATURDAY, AUGUST 26 AT 3 PM

A.D. (DOUG) BARNES PARK - 3401 SOUTHWEST 72ND AVE., MIAMI, FL 33155

Learn more at [ludlamtrail.com](#)

   /ludlamtrail



The Underline Bike Ride



City of Miami Gardens Placemaking



City of Miami Beach Dog Agility Park



Village of Pinecrest Hydration Station



City of Hialeah, Leah Arts District Better Block



Condo Financing Project

Congress of the United States Washington, DC 20515

July 15, 2019

Mr. Hugh Frater
Chief Executive Officer
Fannie Mae
1100 18th St. NW
Washington, DC 20005

Mr. David Brickman
Chief Executive Officer
Federal Home Loan Mortgage Corporation
8200 Jones Branch Drive
McLean, VA 22102-3110

Dear Mr. Frater and Mr. Brickman:

We write to you concerning Fannie Mae and Freddie Mac's current policy for condominium financing in our home state of Florida. In light of the longstanding economic recovery Florida has seen, and in particular the state's improved housing market, we ask you to consider revisiting the loan-to-value (LTV) ratio maximums for Florida condominium units in the so called "limited review" and "streamline review" processes so they are in line with nationwide condominium lending standards.

As you know, under existing Fannie Mae guidelines, the maximum LTV ratio for Florida condominium units certified under Fannie Mae's limited review process is 75 percent (B4-2.2-04). Freddie Mac's streamline review process for Florida condos also requires a maximum LTV ratio of 75 percent. (Sec. 5701.4).¹ Florida is the only state subject to such stringent LTV requirements; every single other state in the country is held to a 90 percent maximum LTV ratio for condominium units certified under the limited or streamline review process. (B4-2.2-01 & 5701.4).

While we recognize that certain sectors of Florida's housing market have not fully recovered from the 2009 financial crisis, Florida's market has seen significant improvements that warrant a more favorable LTV requirement: one that encourages a healthy housing market and provides affordable opportunities for responsible buyers. Data from the Federal Housing Finance Agency's (FHFA) Home Price Index shows that, of the five U.S. metro areas where home values have more than doubled, Cape Coral-Fort Myers and Sarasota-Bradenton both saw increases of 101 percent, and 106 percent respectively.² Similarly, Miami's condo sales jumped 24 percent and condo dollar volume surged 40.8 percent year-over-year since 2015. Miami home sales in April 2018 jumped 12.9 percent while single-family home transactions rose 2.1 percent from the previous year. Reporting by the *Wall Street Journal* found that a jump in Florida home

¹ Freddie Mac Condominium Unit Mortgages: Condo Requirements Accessed July 7, 2019. Retrieved from: <https://af.freddiemac.com/construction/condo/requirements/condo.pdf>

² Federal Housing Finance Agency 2019 Q1 Home Price Index: 100 Largest Metropolitan Statistical Areas; Retrieved from: <https://www.fhfa.gov/DataTypes/Charts/PressReleases/PressRelease.aspx?releaseid=1549323267>

purchases by buyers from high-tax states have made the Miami condo market one of its biggest winners.³

Despite these notable market improvements, the current LTV guidelines create a challenging buying environment for many Floridians, especially potential first-time home buyers. A 25 percent down payment is cost prohibitive for many first-time, middle-income home buyers, and this has the result of creating a rental shortage and a subsequent oversupply of condominiums in the market place: a factor that your underwriters have alluded to in maintaining the 75 percent LTV standard in Florida. This challenge is particularly felt in South Florida, where condominium units comprise the vast majority of the residential housing supply.

Florida home buyers share the same American dream of homeownership as millions of other home buyers across the country, but for over a decade they have been subject to stricter lending guidelines. Although there may have been a sound financial basis for implementing this policy in 2009, the down payment requirement has not changed, even as the Florida housing market has recovered and, in most cases, returned to normal conditions.

Given the much-improved economic conditions the state has seen, and the negative impact the current LTV requirements have on potential home buyers in Florida, we ask you to undertake a considered review of whether the heightened down payment requirement for Florida continues to be justified.

Thank you for your attention on this matter.

Respectfully,


Donna E. Shalala
Member of Congress


Matt Gaetz
Member of Congress

Cc: Mark Calabria, Director, Federal Housing Finance Agency

³ Laura Kusinski, Arlin Campo-Flores and Jimmy Vielkind "Out-of-State Buyers Flock to Miami", *Wall Street Journal*, February 2019. Retrieved from <https://www.wsj.com/articles/out-of-state-buyers-flock-to-miami-11549323267>


Thomas E. DeLata
Member of Congress


Val P. Dini, M.D.
Member of Congress


Bill Posey
Member of Congress


Debbie Wasserman Schultz
Member of Congress


Alice L. Hastings
Member of Congress


David C. Bonior
Member of Congress


William R. Keene
Member of Congress


Mark E. Amodeo
Member of Congress



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Member of Congress


Al Lawson
Member of Congress


John R. Gable
Member of Congress



Ryan M. Lujan
Member of Congress


Daniel Webster
Member of Congress


Lou Frankel
Member of Congress


Lou Lomax
Member of Congress


Frederick B. Wilson
Member of Congress


Val Butler Demings
Member of Congress


Stephen A. Murphy
Member of Congress


Francis Rooney
Member of Congress

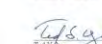

Gus M. Bilirakis
Member of Congress


Charles Crist
Member of Congress


Darren Soto
Member of Congress


Michael Waltz
Member of Congress


Vern Buchanan
Member of Congress


Ted Yoho
Member of Congress

City of Doral Hydration Station



cordially invited to
**MAU Park Preview
and
Miami REALTORS®
Presentation**

December 19, 2018, 12pm
3719 NW 97 Ave.

Lunch will be provided.



2018 Mega Grant Projects - \$175,000 Total Investment

- City of South Miami Shipping Container home
- Goombay Festival Better Block
- City of Doral Bus Shelter
- Chapman Partnership for the Homeless
- Town of Jupiter Dog Park
- Village of Pinecrest Sensory Learning Gardens
- City of South Miami Dyson Park Bike Facilities
- City of Coral Gables Hydration Station

City of South Miami Shipping Container Home



Goombay Festival Better Block

REALTORS® Give Back
Community Block Party

Goombay Plaza Block Party - Coconut Grove, FL
Saturday, February 3 • 4:00 to 7:30pm

Live Band • Games • Food
MKTplace at Goombay Plaza
3685 Grand Ave, Coconut Grove, FL 33133

MIAMI REALTORS® is hosting a Community Block Party where the Coconut Grove residents and its visitors may come out to experience the Bahamian Culture by enjoying food, a local reggae band, art, and games.

#GoombayPlazaBlockParty join us at MKTplace in Goombay Plaza and have an evening to remember with the community and its visitors to experience the Bahamian culture at the Grove.

Register at: miamirealtors.com/BlockParty
#GoombayPlazaBlockParty

Miami-Dade County Commissioner **Xavier Suarez**
City of Miami Commissioner **Ken Russell**

MIAMI REALTORS
U|SoA
KNIGHT FOUNDATION
KROMA
COLLABORATIVE DEVELOPMENT
MIAMI YOUNG PROFESSIONALS
BROWARD COLLEGE
BRACAMMI
MIAMI YPN



City of Doral Bus Shelter



Chapman Partnership Feeding the Homeless

MIAMI REALTORS® are partnering with Chapman Partnership
to feed the homeless on **June 14th**.

Join us to help! (Must Register to Participate)



Thursday, June 14 from 5 p.m. to 7 p.m.

Arrive no later than 4:30 p.m. for kitchen orientation and set up



Town of Jupiter Cinquez Dog Agility Equipment



The Town of Jupiter & MIAMI REALTORS® cordially invite you to attend the

CINQUEZ PARK

GRAND OPENING CEREMONY

SATURDAY, OCTOBER 27 | 9:00 AM

Please join us as we officially open the Town's newest park and dog park! Dogs are welcome to attend and participate in a costume contest (not required). Kindly RSVP by October 25.



Cinquez Park is located immediately north of the intersection on Indiantown Road & Center Street at 2183 West Indiantown Road.

On-street parking is available in the yellow areas shown on the map above. The star indicates where the ceremony will take place.

Village of Pinecrest Sensory Learning Gardens



City of South Miami Dison Park Bike Facilities



**WE'RE OPENING
A NEW
PLAYGROUND!**

Thursday, December 27 at 2 PM

**JOIN US FOR THE RIBBON CUTTING:
DISON PARK PLAYGROUND & BIKE RACK**



City of Coral Gables Dog Fountain



You are Invited!

The City of Coral Gables and Miami REALTORS® cordially invites you to attend the Ribbon Cutting Ceremony welcoming the newly installed water fountain at Betsy Adams and the Coral Gables Garden Club Park.



SATURDAY, DECEMBER 15
10 A.M. - 12 P.M.
4650 Alhambra Circle, Coral Gables

Miami REALTORS® and City of Coral Gables have partnered to enhance the "Betsy Adams Park" by adding a water fountain for residents, visitors, and their four-legged friends.

City officials of Coral Gables and Miami REALTORS® will be hosting a Ribbon Cutting Ceremony.



ADA Notice: The City welcomes individuals with disabilities. To request a modification to a policy, practice or procedure or to request an auxiliary aid or service (such as a sign language interpreter) in order to participate in a City program, activity or event, please contact the City's ADA Coordinator Raquel Engbarrieta or the Director of the sponsoring department at least seven (7) days in advance where circumstances permit. ADA Coordinator Raquel Engbarrieta may be reached by email: ada@coralgables.com, or by telephone: 305-723-8086 (voice) or 305-443-1600 (TTY/TDD).

CORAL GABLES
The City Beautiful



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2019 Mega
Grant Projects-
\$62,000
Total Investment

Village of Pinecrest, Autism Playground

Plaza 98 series

Chapman Partnership

Miami Homes for All

City of Miami Springs Boat Ramp Gathering Area

Miami Letters

Housing needs assessment

City of Hollywood Community Garden

Village of Pinecrest Autism Playground



Miami Shores- Plaza 98 Series



SECOND SATURDAYS - APRIL
DECEMBER - APRIL
FREE! Corner of 98th St. and NE 2nd Ave.

PLAZA 98

Presents BBQ & Brews
March 9th 5pm-8pm

Join us while we celebrate under the stars
with live music by Signal Fire.
Guests will enjoy some of
Miami's finest BBQ, paired with
brews from local breweries.
Grab a neighbor and
come on down!

miamism.com
FAST GROWTH

[MIAMI](http://MIAMI.com)
Association of REALTORS

[MB](http://MB.com)
McANEE - BUTLER

[DON'T LOOK DOWN](http://DON'T LOOK DOWN.com)

[MIAMI SHORES
COMMUNITY ALLIANCE](http://MIAMI SHORES COMMUNITY ALLIANCE.com)

[MIAMI DASH](http://MIAMI DASH.com)
2020
culturalaffairs

[Miami Shores
Chamber of Commerce](http://Miami Shores Chamber of Commerce.com)

Chamber Trustees
NORTH SHORE
Medical Center
Barry University



Chapman Partnership



Join Us to Give Back to Those in Need

MIAMI REALTORS® Meal Service @ Chapman

Thursday, June 13, 2019 | 4PM-7PM

Tour of Facility: 4:00PM – 4:45PM | Dinner: 5:00PM - 7:00PM
Arrive no later than 4:45PM for kitchen orientation and set up.

Location: 1550 North Miami Avenue, Miami, FL 33136

Sign up on: <http://mar.chapmanpartnership.volunteerhub.com>

*Volunteer opportunity for REALTOR® members ONLY!



City of Miami Springs Boat Ramp Gathering Area



RIVER CLEAN-UP

Boat Ramp Grand Opening

North Royal Poinciana Boulevard and Quail

Saturday | July 20 | 10AM-1PM

Refreshments | Food | Team Activities



Miami Homes for All + Florida Housing Finance Corporation



Miami-Dade County Needs 130,000 More Affordable Homes to Meet Current Demand

According to FIU Metropolitan Center

Join Us to Learn More about the Affordable Housing Blueprint

Wed., August 28, 2019 | 1-3PM



Danielle **BLAKE**

Chief of Public Policy
MIAMI REALTORS®



Annie **LORD**

Executive Director
**Miami Homes
For All, Inc.**



Trey **PRICE**

Executive Director
**Florida Housing
Finance Corporation**

Danielson Gallery Ballroom at the Biltmore Hotel
1200 Anastasia Avenue
Coral Gables, FL 33134

BONUS

Hear from the Florida Housing Finance Corporation on housing funds allocated during the 2019 Florida legislative session and funding available to developers, such as Low Income Housing Tax Credit (LIHTC).



Miami Letters



Housing Needs Assessment



Click below to view the full report:

[CC Report FINAL DRAFT \(4 24 19\) \(1\) - DocumentCloud](#)

City of Hollywood Community Garden

COMING SOON

Hollywood Community Garden
REALTORS® Volunteer DAY
July 10 | 9AM-12PM

Oak Lake Park
3190 North 56 Avenue | Hollywood, FL 33021

  **WE'RE BETTER TOGETHER**
RAPB + GFLR 



2020 Mega Grant Projects- \$30,000 Total Investment

- Fair Housing Brochures
- Chinatown Better Block
- NAHREP Event
- Commercial Adaptive Reuse Paper

Fair Housing Brochures



City of North Miami Beach Chinatown Better Block



NAHREP Fair Housing Event



#2021READY

Lessons Learned and The Road Ahead



EVENT SPONSORS



FREE ADMISSION DEZERLAND PARK DRIVE-IN THEATER 14401 NE 19th Avenue, North Miami, FL 33181 @ 6PM
Please bring items for a food drive benefiting M.U.J.E.R. Suggested canned/dry items:
Beans (Pinto, Black, Red), Rice, Green Beans, Corn, Mixed Veggies, Maseca Flour, Sweet Potatoes and Stuffing.

12/08

6PM



Be #2021READY

John Marrone
Growth Expert

Lessons Learned - A Panel of Industry Professionals



Renyel Rivero
EXP Realty



Yuliya Sidorevskaya
Julie's Realty



Riley Smith
The Riley Smith Group



Abel Gilbert
One Path Realty



Natascha Tello
Keller Williams



Xavier Perez
Caliber Home Loans




Keenya Robertson
CEO - HOPE
Fighting Housing Discrimination

Annual Sponsors


BRONZE SILVER DIAMOND




Commercial Adaptive Reuse Paper




REDEFINING ADAPTIVE REUSE in South Florida | In-Person Premiere Event




KC Conway
MAI, CRE, CCIM
Principal Red-Shoe Economics




Meg Daly
Founder
The Underline



Kobi Karp
Founder and Principal
Kobi Karp Architecture and Interior Design



Tim Meerbott
Mayor
Town of Cutler Bay



Joe Jimenez
EVP and General Counsel
Codina Partners LLC

Wednesday | **May 26** | 8:30 AM
Member \$25 - Non Member \$50

Historic Biltmore Hotel
1200 Anastasia Ave
Coral Gables, FL 33134

Camillus House: Christmas Feeding the Homeless



2021 Mega Grant Projects - \$65,000 Total Investment

- HOA and Condo Transparency (with BPS)
- Town of Jupiter Letters
- City of Doral Letters
- The Underline “River Room”
- The Underline “Building Blocks”
- City of Miami Beach- Pocket Park at Poinciana Park
- City of Miami Beach- Pocket Park at View Island Park
- Ragan Park Gathering Spot in Miami Springs
- LGBTQ Launch with Fair Housing Event
- NAHREP Self Employment Impact on Home Purchase

HOA & Condo Transparency (Partnership with BPS)



Sec. 9-10. - Associations required to register.

(a) All condominium associations, multi-family homeowner and cooperative apartment associations operating property located within the City shall be required to file with the code compliance unit a registration on a form provided for same. This section does not apply to homeowner associations consisting exclusively of single-family homes. The application shall require the following:

1. Name of the association
2. Business address and the legal description of properties governed by the association
3. Name and contact information for the property manager or designated contact person for the association
4. A list of all officers and directors of the association with contact information
5. Website of the association, if any
6. An impression of the corporate seal of the association, if any
7. A legible copy of the By-Laws and the rules and regulations of the association
8. A list of planned capital projects, if any, from the date of application through October 1 of the following year
9. ~~A copy of the most recent financial audit~~ A copy of the adopted annual budget
10. A copy of the recorded declaration of condominium and any amendments
- ~~11.~~ Specify the location where all building permits for work in common areas shall be posted during construction
12. A listing of pending litigation, if any
13. Contact information for insurance agent, if any

(b) On or before ~~October 1~~ January 30th of each year following the year of its initial registration with the city, every condominium or cooperative apartment association operating within the city shall file with the City an updated list of its officers and directors and any changes in the information required in subsection (a) of this section, a copy of its most current by-laws and a copy of its most recent annual budget.

(c) An annual application filing fee of \$150.00 shall be required.

(d) **Enforcement.** An association that fails to file the required registration will first be issued a warning providing 30 days to file the registration. If the registration is not filed within 30 days, the association will be subject to fine of \$150, which shall be collected in addition to the required registration fee. If the registration is not filed within 60 days of the initial warning, the fine shall increase to \$500.

Town of Jupiter Letters



City of Doral Letters



The Underline “River Room” Native Orchids



The Underline “Building Blocks”



City of Miami Beach Pocket Park at Poinciana Park



City of Miami Beach Pocket Park at View Island Park



City of Miami Springs Ragan Park Gathering Spot



LGBTQ Launch with Fair Housing Event



NAHREP Education Partnership



Shift:
Take your business
to the next level!



Leo Pareja Mike Fernandez Veronica Figueroa

NOV 17th
UM Alumni Center
Registration opens at 9:30 AM

nahrep
SOUTH FLORIDA



2022 Mega Grant Projects - \$60,000 Total Investment

City of Miami Springs Placemaking Sign

City of Hialeah Gardens Exercise Circuit

MDGLCC Fair Housing Education Event

Housing Opportunity Education Event

City of Hialeah Dog Park

City of Hialeah Hiking Trail

City of Miami Springs Letters



City of Hialeah Gardens Exercise Circuit



Miami-Dade Gay & Lesbian Chamber of Commerce Fair Housing Education Event



 Real Estate Council  **GALLA**
Gay And Lesbian
Lawyer Association

**OCT 6TH
11AM-2PM**

INVITE YOU THEIR
**FAIR HOUSING
Training Luncheon**

 **SPECIAL GUEST:**
**SENATOR
ANA MARIA RODRIGUEZ**
*Senior Vice President of Government Affairs
for the Miami Association of Realtors*

Presenters:
JEFFREY HEARNE, ESQ.
Legal Services of Greater Miami
ROB COLLINS, ESQ.
Housing Opportunities Project for Excellence (HOPE)

**EXPO 11AM - 2PM
LUNCHEON 12PM - 1:30PM**

**RSVP AT
GAYBIZMIAMI.COM**

**\$45 MEMBERS
\$55 NON-MEMBERS**
RSVP ONLY AS SPACE IS LIMITED



Made Possible By:  **MIAMI
REALTORS**  **NATIONAL
ASSOCIATION OF
REALTORS** 

INTERCONTINENTAL DORAL • JACARANDA ROOM
2505 NW 87TH AVENUE • DORAL, FL 33172

Housing Opportunity Education Event with Homeless Trust





City of Hialeah Dog Park



City of Hialeah Hiking Trail

2023 NAR Grant Projects - \$60,000 Total Investment

- 24 Hour Cities with Hugh Kelly
- Diversity Equity and Inclusion Education Event
- City of Sweetwater Letters and University City partnership with Florida International University Placemaking
- Town of Jupiter Outdoor Library

FIABCI 73rd Annual Congress and MIAMI Commercial

