



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Council Zoning Hearing** on **Wednesday, May 24th 2017, beginning at 6:00 PM**, to consider the following amendment to the City Land Development Code. The City Council will consider this item for **FIRST READING**. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, Florida, 33166**.

The City of Doral proposes to adopt the following Ordinance:

ORDINANCE No. 2017-11

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE LAND DEVELOPMENT CODE CHAPTER 77, "ROAD AND VEHICULAR USE AREAS", ARTICLE IV, "PARKING AND LOADING AREAS", DIVISION 2, "OFF-STREET PARKING", SECTION 77-139(e) "REQUIRED OFF-STREET PARKING SPACES" TO ESTABLISH A PARKING CATEGORY AND GENERATION RATE FOR AGE RESTRICTED MULTIFAMILY/ INDEPENDENT HOUSING FOR OLDER PERSONS (55 YEARS OLD AND OLDER); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 17-05-DOR-10

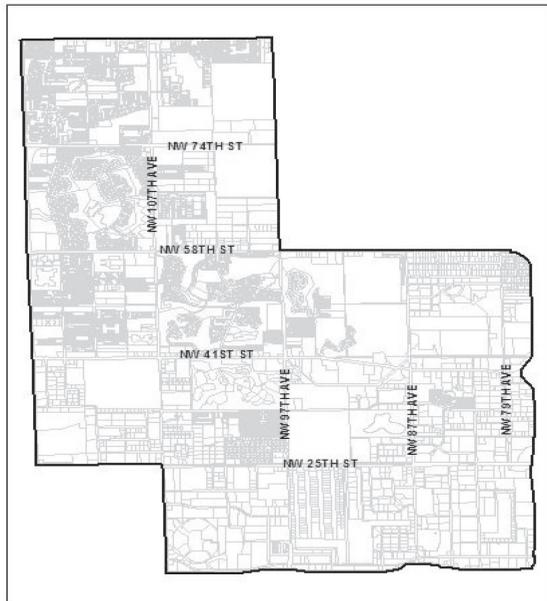
APPLICANT: City of Doral

PROJECT NAME: Amendment to the City's Land Development Code.

LOCATION: This is a citywide amendment.

REQUEST: The City of Doral (Applicant) is requesting an amendment to the Land Development Code Chapter 77, "Road and Vehicular Use Areas", Article IV, "Parking and Loading Areas", Division 2, "Off-street Parking", Section 77-139(e) "Required Off-Street Parking Spaces", to establish a category and parking generation rate for Age Restricted Multifamily/Independent Housing for older persons (55 Years Old and Older).

Location Map



Information relating to the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department located at **8401 NW 53rd Terrace, Doral, FL 33166**. All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the City Clerk, **8401 NW 53rd Terrace, Doral, FL 33166**. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Any persons wishing to speak at a public hearing should register with the City Clerk prior to that item being heard. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

NOTE: If you are not able to communicate, or are not comfortable expressing yourself, in the English language, it is your responsibility to bring with you an English-speaking interpreter when conducting business at the City of Doral during the zoning application process up to, and including, appearance at a hearing. This person may be a friend, relative or someone else. A minor cannot serve as a valid interpreter. The City of Doral DOES NOT provide translation services during the zoning application process or during any quasi-judicial proceeding.

NOTA: Si usted no está en capacidad de comunicarse, o no se siente cómodo al expresarse en inglés, es de su responsabilidad traer un intérprete del idioma inglés cuando trate asuntos públicos o de negocios con la Ciudad de Doral durante el proceso de solicitudes de zonificación, incluyendo su comparecencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparecencia a la audiencia. Un menor de edad no puede ser intérprete. La Ciudad de Doral NO suministra servicio de traducción durante ningún procedimiento o durante el proceso de solicitudes de zonificación.

Connie Diaz, CMC
City Clerk
City of Doral
5/10

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BANKING/ FINANCE

Fannie-Freddie Look to Provide Financing for Manufactured Homes



DIEGO M. RADZINSCHI

The proposals were outlined by Fannie Mae and Freddie Mac as part of broader plans to address affordable housing challenges.

by Joe Light

Fannie Mae and Freddie Mac may soon begin to provide financing for buyers of manufactured homes, according to draft plans.

The move, released Monday, is part of an effort by the mortgage-finance giants to ease burdens on low-income borrowers, many of whom turn to factory-built housing as an inexpensive alternative to traditional residences. At the same time, it could also bring criticism from people concerned about the riskiness of lending for the mobile homes, which often sit on leased land and can depreciate quickly in value.

The proposals were outlined by Fannie and Freddie as part of broader plans to address affordable housing challenges. The U.S.-controlled companies need to get sign-off for the pilot programs from their regulator, the Federal Housing Finance Agency.

The 2008 law that authorized the bailouts of Fannie and Freddie also required them to develop plans to serve three target areas: manufactured housing, rural housing and affordable housing preservation. The FHFA didn't begin the extended process of implementing the requirement until 2015. The draft plans released Monday will be open to public comment and subject to review by the FHFA before taking effect in January.

INDUSTRY ADVOCACY

Mobile-home builders and some affordable-housing advocates have long called on Fannie and Freddie to support the industry, arguing that such residences are a primary way some low-income borrowers get into the real estate market. According to the U.S. Census, about 12.3 million Americans owned a manufactured home in 2015, while another 5.4 million rented one.

Buyers of manufactured homes typically are ineligible for standard mortgages because they don't own the land where the home sits. Instead, they have to get a personal property or "chattel"

loan that carries a higher interest rate and lasts 10 to 20 years, rather than the 30 years of a typical fixed-rate mortgage.

Fannie and Freddie already finance some loans for homes on land owned by the borrower and, through their multifamily businesses, to owners of entire mobile-home communities on which owners rent land.

The mobile-home industry crashed in the late 1990s and early 2000s, sending some lenders into bankruptcy.

Mike Dawson, a Freddie single-family vice president, said that lending and manufacturing practices are much different than they were at the time of that collapse.

'SUSTAINABLE LENS'

"We want to look at it from a long-term sustainable lens," Dawson said. "If we participate, we want to make sure that there are responsible lending guidelines associated with it."

Some of the biggest lenders for mobile-home purchases lately have been the manufacturers themselves. Among them are subsidiaries of Berkshire Hathaway Inc.'s Clayton Homes, though they've come under criticism in the last couple years for allegedly discriminatory lending practices. The company disputes the claims.

Jeffery Hayward, Fannie's head of multifamily, said the company through its pilot hopes to collect more data on how chattel loans perform to ensure that they don't put taxpayers at risk.

"Rural and manufactured housing are inextricably linked," Hayward said. "The most affordable housing you can find is often a manufactured house in a rural area."

Like Freddie's Dawson, Hayward said the quality of manufactured homes has improved in the last couple decades, making them better collateral.

Fannie said it could begin by purchasing 350 to 425 chattel loans per year, which could amount to \$20 million to \$25 million.

Joe Light reports for Bloomberg News.