

TOWN OF DAVIE

Ordinance 2008- 18

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING MOBILE HOME RELOCATION ASSISTANCE; DEVELOPERS RIGHTS AND RESPONSIBILITIES; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS INCONSISTENT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie declared an affordable housing crisis on December 20, 2006; and

WHEREAS, the Town Council enacted a one-year moratorium on the redevelopment of mobile home parks from February 21, 2007 through February 21, 2008 and an extension from February 21, 2008 through May 21, 2008 at which time the moratorium shall be repealed; and

WHEREAS, the Town Council created a Mobile Home Task Force of stakeholders to study issues surrounding redevelopment of mobile home parks and make recommendation regarding same; and

WHEREAS, a housing needs assessment was completed showing that the Town of Davie contains 27% of the mobile home units in Broward County, Florida while containing only 4% of the County's total housing and that while the number of single-family homes, townhomes and multi-family units have risen sharply, the number of mobile home units is rapidly decreasing; and

WHEREAS, pursuant to Florida Statute, the Town of Davie has the authority to ordain Mobile Home Relocation Assistance; and

WHEREAS, the Town Council finds the adoption of this ordinance is in the best interests of the Town and complies with applicable Florida law.

WHEREAS, the Town Council finds that enactment of this Ordinance furthers the objectives, goals and policies of the Town's Comprehensive Plan.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA, that:

Section 1. PURPOSE. The purpose of this article is to establish guidelines and criteria for a mobile home relocation assistance program.

Section 2. REQUIREMENTS FOR MOBILE HOME RELOCATION ASSISTANCE

A relocation report and plan shall describe how the mobile home park owner intends to comply with Town, County and State legislation relating to mobile home relocation assistance. The relocation report and plan must provide that the mobile home park owner will assist each mobile home park tenant household to relocate; however, no funds shall be required of the mobile park owner other than those presently set by state or federal laws, settlement agreement, voluntary payment or payments made into the affordable housing trust fund pursuant to Davie ordinance _____. Such assistance must include providing tenants an inventory of relocation resources, referring tenants to alternative public and private subsidized housing resources and helping tenants obtain and complete necessary application forms for state or federal required relocation assistance including payment from the State Mobile Home Relocation Trust Fund. Further, the relocation report and plan shall contain the following information:

1. Copies of all lease or rental agreement forms the mobile home park owner currently has in place with mobile home park tenants.
2. An inventory of relocation resources including available mobile home spaces in a radius of 5 miles of Davie.
3. Actions the mobile home park owner will take to refer mobile home park tenants to alternative public and private subsidized housing resources.
4. The mobile home park owner will provide information as to how to assist mobile home park tenants to best move the mobile homes from the mobile home park.
5. Other actions the owner will take to minimize the hardship mobile home park tenant households suffer as a result of the closure or conversion of the mobile home park.
6. A statement of the anticipated timing for park closure.

The Town Administrator or his designee may require the mobile home park owner to designate a relocation coordinator to administer the provisions of the relocation report and plan and work with the mobile home park tenants. The Town Administrator or his designee will confer with such relocation coordinator to ensure compliance with the relocation report and plan and with state and federal laws governing mobile home park relocation assistance, eviction notification, and landlord/tenant responsibilities.

The park owner shall make available to any mobile home park tenant residing in the mobile home park copies of the proposed relocation report and plan. Within 21 days of submittal to the Town Administrator or his designee of the relocation report and plan, a copy of the approved relocation report and plan shall be mailed by the owner to each mobile home park tenant.

The mobile home park owner shall notify The Town Administrator or his designee of major changes to the relocation plan.

No mobile home park owner may obtain final approval of a comprehensive plan or zoning redesignation until the mobile home park owner obtains a certificate of

completion from the Town Administrator or his designee. The Town Administrator or his designee shall issue a certificate of completion when the owner has complied with the provisions of this ordinance.

Section 3. SEVERABILITY CLAUSE.

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. MONITORING AND REVIEW.

The Town Administrator or his designee shall monitor the implementation of this provision. On or before October 1 of each calendar year, the Town Administrator shall present a status report to the Town Council on the implementation of this article.

Section 5. REVIEW BY THE DAVIE TOWN COUNCIL.

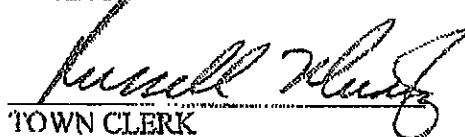
One (1) year after the adoption of this ordinance, the Town Council shall review its implementation and effectiveness.

PASSED ON FIRST READING THIS 16th DAY OF April, 2008

PASSED ON SECOND READING THIS 1st DAY OF May, 2008


MAYOR/COUNCIL MEMBER

ATTEST:


TOWN CLERK

APPROVED THIS 1st DAY OF May, 2008

RELOCATION REPORT AND PLAN

PALMA NOVA MANUFACTURED HOUSING COMMUNITY

TOWN OF DAVIE, FLORIDA

Prepared For:
Silver Oaks Tenant, LLC
d/b/a Palma Nova

Prepared By:
The Urban Group, Inc

August 2008

RELOCATION REPORT AND PLAN

PALMA NOVA MANUFACTURED HOUSING COMMUNITY TOWN OF DAVIE, FLORIDA

This report will set forth the relocation plan that Silver Oaks Tenant, LLC, d/b/a Palma Nova (Park Owner) intends to carry-out to comply with the Town of Davie and state requirements for mobile home parks relating to assistance to mobile home residents being displaced because of the anticipated closing of Palma Nova. The Park Owner has retained the services of an independent relocation consultant firm, The Urban Group, Inc. (Consultant) to provide said services identified in this document (See Exhibit "1"). The Relocation Plan will outline the assistance to be provided to Palma Nova residents to relocate, as per the requirements of the Town of Davie Ordinance # 2008-18(Ordinance), as further delineated below:

Ordinance Section 2.1

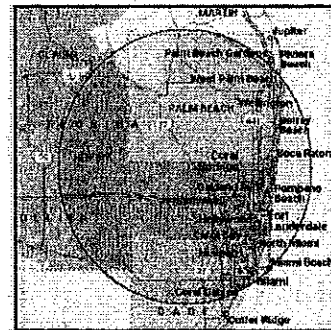
"Plan shall contain copies of all lease or rental agreement forms the mobile home owner currently has in place with mobile home park tenants"

There are no leases in effect. All Palma Nova mobile home lot renters are month to month tenants.

Ordinance Section 2.2 and 2.3

"An inventory of relocation resources including available mobile home spaces in a radius of 5 miles of Davie." and "Actions the mobile home park owner will take to refer mobile home park tenants to alternative public and private subsidized housing resources."

An available Housing Resource Registry will be created and maintained at the Consultant's on-site relocation office. The Housing Resource Registry is a compilation of data on the supply of available housing within Miami-Dade, Broward and Palm Beach Counties ("Primary Counties") market area, and within a sub-area that is five miles outside the Town of Davie. The Consultant will conduct research that compiles information on vacant mobile home lease lots, and other suitable housing opportunities within a 50 mile radius of Palma Nova. Data from the Primary Counties will frame the market area from which an available Housing Resource Registry is built. The registry will catalogue "real-time" data on housing resources at mobile home communities, mobile homes for sale and lease, rental apartments, and marketed single-family homes for sale.



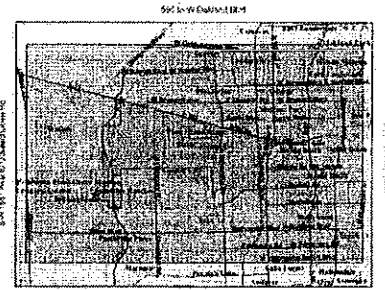
HOUSING REGISTRY AREA WIDE MAP

The Housing Resource Registry will be updated for the duration of the relocation and move-out process. The Registry will inventory housing by range of costs, unit types, location, and tenure. The Housing Resource Registry will include the following:

- Mobile Home Park Vacant Lease Lots Housing Resources
- Rental Housing Resources (All Types – Including Public and Private Subsidized Housing)
- Homeownership Housing Resources (All Types)

Housing Data Sources

- 1.) Board of Realtor's® Multiple Listing Exchange Services
- 2.) Survey Questionnaire of Broward County Mobile Home Parks performed by The Urban Group, Inc. Staff from June 4 to July 8, 2008
- 3.) Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing, University of Florida
- 4.) Regional and local area newspapers with large classified sections: The South Florida Sun-Sentinel, The Miami Herald, The Palm Beach Post, The Stuart News and the Jupiter Courier
- 5.) Various Internet Websites such as: www.rent.com, www.move.com, www.realtor.com, www.mhville.com, www.mfdhousing.com, www.rnhplanet.com
- 6.) Undocumented housing identified by driving through local area. For sale or rent by owner properties



TOWN OF DAVIE 5 MILE AREA MAP

Please Refer to "Exhibit 2" Summary Data of Housing Resources

Ordinance Section 2.4

"The mobile home park owner will provide information as to how to assist mobile home park tenants to best move the mobile homes from the mobile home park."

The Consultant will provide a State-Wide and County-Wide list of licensed and insured mobile home movers, and make recommendations for moving the mobile home.

Mobile homes built prior to 1994 may be relocated. The recently revised Florida Technical Advisory, MH04-01 states, "Any home that is involuntarily relocated can be re-sited within the wind zone in which it is currently sited or in a lesser wind zone." Since South Florida counties are designated Wind Zone III (the highest wind zone category), a mobile home involuntarily relocated from the Town of Davie because of a mobile home park closing may be moved to any other park or site in the Florida.

The Consultant will explain to mobile home owners the move-out timeframes and conditions under the rules and guidelines of the Florida Mobile Home Relocation Corporation (FMHRC) laws, as required under Florida Statute, Chapter 723. The Consultant will provide assistance in the completion and submittal of the forms for mobile home owner's who move and re-establish their mobile home to another mobile home community or place. (FMHRC Form Numbers: 1001, 1002, 1007, 1008, and 1009, as determined applicable with required documentation.). The Consultant will provide a two tiered review of all claim payment applications; submit to FMHRC, and follow-up. The Relocation payment will be sent directly to the mobile home owner's contracted mover from the FMHRC fund.

Ordinance Section 2.5

"Other actions the owner will take to minimize the hardship mobile home park tenant households suffer as a result of the closure or conversion of the mobile home park."

Park Owner Direct Move-out Payment

If an eligible mobile home owner elects to abandon a mobile home, the Park Owner will make applicable payments (according to Florida Statute 723) directly to the titled mobile home owner. This will allow for payment to be delivered upon the verification of vacancy of the home and delivery of title.

Advisory Services & Special Needs Handling

The Consultant will schedule meetings at the Consultant On-Site Relocation Office with mobile home owners to conduct Needs Assessment Surveys (NAS) for each household. The NAS interview will use a survey questionnaire to gather information on the needs of the household. During these confidential interviews, the Consultant will establish the household eligibility and find out residents preferences for replacement housing. Survey questionnaires will be completed and data collected on pertinent household information. The NAS will seek to identify other housing and housing location preferences, household composition, hardships and special needs. Counseling to address special needs, social services, schools, transportation, etc. will be provided. Assistance and referrals to other suitable replacement housing options will be discussed with residents.

On-Site Project Office

To facilitate carrying out the Relocation Plan and provide ready access to the relocation advisory team, Consultant staff members will work from offices inside Palma Nova. The office will have a dedicated space for licensed mobile home movers to meet with mobile home owners who want to relocate their units.

Bi-lingual Relocation Advisory Staff

Consultant staff will be comprised of experienced mobile home park relocation advisory personnel with diverse backgrounds, some of whom will be bi-lingual in English and Spanish.

Social Services

Consultant will utilize its contacts with Federal, County and State agencies. The Consultant will identify availability of financially assisted and public subsidized housing units and coordinate with the agencies to facilitate access to Palma Nova residents.

Ordinance Section 2.6

"A statement of the anticipated timing for park closure."

The Park Owner intends to send a Notice of Closing to Palma Nova residents on September 1, 2008, with an effective closing date of March 2, 2009.

Exhibit 1

Consultant Qualification and Experience



The Urban Group, Inc. 1424 South Andrews Avenue Suite 200 Fort Lauderdale FL 33316 phone: 954.522.6226 fax: 954.522.6422 www.theurbangroup.com

The Urban Group, Inc. (TUG) is Broward County, Florida based urban redevelopment consultancy that specializes in real property assemblages that require relocating residents and businesses affected by a land use changes. 2008 marks TUG's 24th year in business; And through those years, TUG has developed a broad mix of expertise, knowledge, and experience implementing projects for governmental entities and private clients involved in projects that are guided by legislative policies and procedures. TUG has facilitated land acquisition and relocation projects governed by local government policies, as well guidelines mandated by the federal "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as Amended" (URA), and HUD 104(d) programs. In accordance with Chapter 14-75, TUG is qualified by FDOT for Major Work Groups: 21.0, Acquisition, Negotiations, Closing & Order of Taking, 24.0 Acquisition Relocation Assistance, 25.0. Property Management Clearing. Pursuant to the Manufactured Home Land Lease Community Landlord Act, Florida Statue 723, TUG administers and implements tenant relocation advisory and mobile home disposition services when mobile home lease lot communities close and residents are required to move.

TUG provides its trademark acquisition and relocation support services to a broad client base that includes government agencies and non-profit corporations receiving public funding. In addition to land acquisition and owner/tenant relocation assistance, TUG's services include: strategic planning, housing market studies, appraisals and property management activities.

In Florida, TUG is retained by private sector mobile home park owners to provide relocation assistance to mobile home occupants who must relocate because a lease lot mobile home community is closing. In accordance with state law, TUG provides replacement housing assistance to mobile home owners who elect to relocate, or abandon their mobile homes. As part of its work TUG prepares Housing Studies to establish the availability of vacant lots at mobile home parks and other housing opportunities for sale or lease.

In contrast to other real estate consultants, TUG'S staffs of professionals have broad based experience in related areas such as: urban planning, housing development, public involvement programs, community development, and demolition oversight. TUG possesses the talents to accomplish a myriad of services for its varied clients.

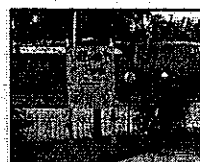
A Florida Realtor®, TUG maintains affiliation in a number of professional and industry organizations including: National Association of Housing and Redevelopment Officials (NAHRO); Florida Housing Coalition; American Society of Appraisers (ASA); Airport Managers Association; International Right-of-Way Association (IRWA); Florida Redevelopment Association (FRA).



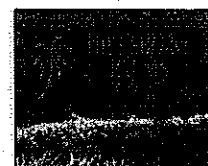
Coral Lake Mobile Home Park
Juares Lake Management Co., Inc.



Rancho Margate Mobile Home Park
United Homes International, Inc.



Village Park Mobile Home Park
United Homes International, Inc.



Hillsboro Palms Mobile Home Park
Hillsboro Associates, Inc.



Aztec Estates
Uniprop, Inc.



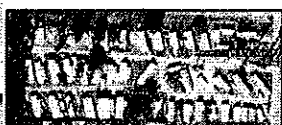
Palmetto Mobile Home Park
Hallandale Park Central, LLC



S & S Mobile Home Park
Hallandale Park Central, LLC



The Palm Trailer Park
Alta Mira Apartments, L.P.



Haverhill Mobile Home Park
Florida Tropics, LTD



Tower Mobile Home & RV Park
City of Hallandale Beach



Pine Grove,
Mockingbird, &
Tropical
Mobile Home Parks
Florida Tropics, LTD



Port of Palm Mobile Home Park
Florida Department of
Transportation



RESIDENTIAL RELOCATION PROJECT PROFILES

(Service Focus-Mobile Home Parks)

Project: Coral Lake Mobile Home Park
Coconut Creek, Florida
Closed June 2006

Owner: Square Lake Management Co. Inc.

Services: Preparation of a Housing Study in Compliance with Manufactured Home Land Lease Community Landlord Tenant Act, FS 723
Mobile Home Owner Relocation and Replacement Housing Services

Completion Date: July 2006

Coral Lake Mobile Home Park (Park) is a privately owned and operated family mobile home community. The Park has 234 mobile lots. Mobile home owners rented the lots where the mobile homes are placed. The lots surround a 4 acre lake with a fountain feature. Amenities include a community and recreation building, and pool. The Park owners sold the park, and petitioned the City of Coconut Creek for a land use change to permit redevelopment of the 39 acre Park. The rezoning was granted. As a result, a multi-family townhouse development will be constructed on the property. With the change in land use, residents who owned their mobile homes only, and leased their lots, were given a "Notice of Park Closing." Lot tenants must vacate the Park, and have 6 months to relocate.



The Urban Group established a field office inside the recreation building and stationed a project manager and two relocation specialists. The project manager reconciled accounts and kept records of move outs and mobile home abandonment on a project management spreadsheet that logged the progress of the moving residents.

Under the provisions of Florida Statutes 723, mobile home lot lease tenants displaced because of a land use change receive benefits to move, abandon, or sell their mobile home. The Urban Group, Inc. (TUG) was contracted to provide assistance to residents under a menu of relocation advisory services. A Needs Assessment Survey was conducted in order to help mobile home owners to find replacement housing opportunities, or move their mobile home. At an office inside the Park, TUG staff calculated relocation claims, helped residents complete claim forms, coordinated with mobile home movers, provided oversight of utility disconnections, and property management services. A community information meeting at a local high school was set up to explain the relocation plan and payment options.

F.S. 723 compels mobile home park owners to conduct a housing study to determine locations of available replacement mobile home lease lots and other housing opportunities within a 50 mile radius of the Park. TUG conducted a Housing Replacement Study to establish the quantity, and location of other similar parks with available lease lots. The study also identified other types of available housing including rentals and homes for sale. The study did find that there were replacement mobile home lease lots available, but due to their age and condition, many of the mobile homes in this Park were unable to be moved, or could not new meet park standards. Affordable and attainable housing opportunities for many residents who are required to vacate mobile home parks has become an issue of significance to replacement housing because many households have limited income, title or credit problems. At Coral Lake MHP, a Special Fund was set up to provide move out assistance payments directly to mobile home owners. TUG administered distribution of all relocation funds.

Project: Rancho Margate Mobile Home Park
Margate, Florida

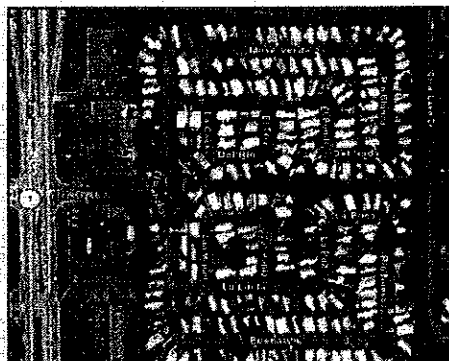
Client: United Homes International, Inc.

Services: Preparation of a Housing Study in Compliance with Manufactured Home Land Lease Community Landlord Tenant Act, FS 723 Mobile Home Owner Relocation and Replacement Housing Services

Completion Date: April 2008

The Rancho Margate Mobile Home Park is a 246-unit mobile home park located in the City of Margate, Broward County, Florida. Broward County is built-out and has little residential vacant land. On February 17, 2006, a Notice of Intent to Close Rancho Margate was sent to all mobile home owners. A planned residential community of 368 townhouses will be constructed on the site. Under the provisions of the State of Florida, Manufactured Home Land Lease Community Landlord Tenant Act (Florida Statutes 723), mobile home owners who lease their lots must vacate the Park. At a minimum, the residents have 6 months to relocate. Mobile home owners displaced because of a park closing receive state mandated compensation to move or abandon their mobile home.

Pursuant to the, Florida Statutes 723, The Urban Group prepared a study to identify adequate mobile home parks with lease lots, and other suitable facilities for the relocation of mobile home owners at Rancho Margate. Rancho Margate is an age restricted mobile home park with lot lessees restricted to persons 55 years old and over. A number of mobile home owners are seasonal residents. The study identified housing resources at mobile home parks, rental apartment projects, and marketed single-family homes for sale. Dwellings for purchase include other mobile homes, single-family, multifamily, townhouse, and condominium ownerships. A central focus of the study was examining age-restricted housing.



The Urban Group established a field office inside the recreation building and stationed a property manager and two relocation specialists. The Property manager reconciled accounts and kept records of move outs and mobile home abandonment on a property management spreadsheet that logged the progress of the moving residents.

The Urban Group conducted a resident community meeting in the recreation center to explain the relocation plan and applicable payment schedule. A Needs Assessment Survey was conducted with each mobile home owner to determine housing preferences. Two Relocation Specialists worked at the park to assist residences with their moves and to find replacement housing.

The study researched mobile home lease lots and other housing for lease and sale within Miami-Dade, Broward, Palm Beach, and south Martin Counties. A wide range of housing was explored. To verify availability of lease lots, a survey of 111 regional mobile home parks that comprise 100 or more mobile home lease lots was conducted. In addition to the search for available mobile home lease lots, The Urban Group conducted research to identify other types of rental housing opportunities available to residents of Rancho Margate. Several data bases and information sources were used including: 1.) The Florida Housing Data Clearinghouse. This resource is maintained by the "Shimberg Center for Affordable Housing" at the University of Florida; 2.) Board of Realtor's Multiple Listing Exchange Services (MLS); 3.) Newspapers such as the "Palm Beach Post" and "South Florida Sun Sentinel" classified sections; 4.) Florida Association of Realtors, "Planet Realtor" information service. The study established that there were adequate housing options for mobile home owners being displaced within a radius of 50 miles of Rancho Margate.

Project: State Road 710 Right-Of-Way Acquisition and Relocation
Port of Palm Mobile Home Park
Riviera Beach, Palm Beach County, Florida.

Client: Florida Department of Transportation, District Four

Services: Mobile Home Owner Relocation and Replacement Housing Services
Acquisition and relocation services in accordance with federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). Project used federal funds.

Completion Date: 2005

This project required acquisition of four fee parcels, and 95 mobile homes, demolition of all structures, and property management. Parcel types include two vacant land parcels, one commercial building and the Palms Mobile Home Park containing 94 leased lots with 94 individually owned mobile homes. Five mobile homes were owned by the park owner and rented. The improved commercial properties, mobile home Park, and the mobile homes were acquired through condemnation proceedings as part of the Port of Palm Beach Skyway bridge project.



Relocation activities consist of establishing relocation benefits and replacement housing for 89 residents. Some resident's own the mobile homes, but most rented. Occupants of the mobile home park needed assistance finding replacement housing.

Comparable housing (minimum of three comparable) were identified and offered to each displaced family. A Needs Assessment Survey that estimated project relocation costs was prepared. Household relocation benefits were calculated and claims were prepared. Relocation advisory services were on-going, even after the park was totally vacated. Payment claims were delivered to each displacee. All the acquired properties were purchased, and demolition of the mobile homes was conducted in accordance with FDOT procedures.

The mobile home park was composed of a diverse population of residents, many of whom spoke only Spanish. Many occupants were migrant workers. Bi-lingual personnel were assigned. TUG staff translated brochures, claim forms and pertinent documents, correspondence and letters into Spanish. Some displacees were relocated twice because housing residents did not move before receiving their notice of benefits and did not move to suitable decent, safe, and sanitary (DS&S) housing. Many mobile homes had multiple households living together. Therefore, determining eligibility became difficult to verify.

Project: Knight Manor Multi-family Housing Relocation
City of Miami Community Development
U.S. Department of Housing and Urban Development
HUD HOME Grant Agreement

Client: The Urban League of Greater Miami

Services: Acquisition and relocation services in accordance with federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; And HUD 104(d) URA Relocation Advisory Services. Project used federal funds.

Completion Date: June 2000

Liberty Housing was a federally funded HUD HOME construction grant project that required relocation services for households displaced with the demolition of Knight Manor Homes. Knight Manor Homes was a historically significant 204-unit rental housing development in Liberty City. Privately held, the project was in disrepair after several years of neglect. The City of Miami determined it to be an "unsafe structure". The City of Miami applied for HOME funds under an application by Liberty Housing, Inc., which was a joint venture for The Urban League of Greater Miami. Under this program, Knight Manors would be demolished and replaced with a cluster of affordable single-family homes, as part of the City's comprehensive community redevelopment plan. By using relocation benefits, eligible tenants could relocate into the new units named Liberty Housing.



The Urban Group was called in to resurrect the relocation advisory services that were initiated without complying with federal policies. At the time of Notice to Proceed, 96 of the 204 households remained in the complex. The Urban Group also needed to "search and find" tenants who moved. TUG prepared new notices and performed a Needs Assessment Survey for all tenants. The intent of the NAS was to establish eligibility and relocation cost estimate, and gives notifications of rights to displaced persons. Because occupants were determined to be very low-income tenants, and funded through a HUD HOME project, benefits were calculated using HUD 104(d) guidelines.

The City of Miami and the Urban League became under scrutiny by Legal Aid to assure that rightful benefits were made to displacees, and to make all reasonable efforts to find residents who moved without receiving notice of benefits. HUD officials were called in to monitor the relocation process and benefits.

TUG and the Urban League developed a plan to have a community resident trainee work in the program as a relocation specialist. Trainee assisted in preparing survey questionnaire, inspecting replacement housing location, delivering relocation benefit checks, and maintaining records and accounts.

Double Relocations

Challenged by the fact that residents moved before they received relocation advisory services, some households had to be relocated twice because they moved into unsuitable housing units that could not meet decent, safe housing standards.

The relocation process allowed all relocated households to have access to better housing, education and employment opportunities. Relocation of residents was conducted in accordance with the Grant Agreement. Reviewed all tenant files within 10 days of assignment. Notices of Eligibility sent out within 20 days of assignment. Within 10 days identified hardship and special need cases. Move payments established and payments made within 2 days of establishing move costs. 96 Relocations completed within 120 days.

Project: Ridgehaven II Acquisition, Relocation Services

Client: St. Lucie County Port and Airport Authority

Services: Acquisition and relocation services in accordance with federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; And HUD 104(d) URA Relocation Advisory Services. Project used federal funds.

Completion Date: June 1999

TUG provided acquisition, relocation and environmental services for the St. Lucie County International Airport Expansion Project in St. Lucie County, Florida. This was a voluntary acquisition project, which involved the purchase of 102 parcels and the relocation of 101 residential displaced persons. This project was a federally mandated noise abatement project under state, local, and Federal Aviation Administration guidelines.

Acquisition and relocation services were performed in accordance with Florida Department of Transportation Right-of-Way Procedures Manual and Title 49 Code of Federal Regulations, Part 24, Uniform Relocation Assistance and Real Property Acquisition Policies.

TUG maintained the monthly Production Status Reports (PSR) submitted to the County Acquisition Department. TUG provided Property Management supervision of County acquired properties and established a data base file on all parcels. Payments were delivered to owners for moving expenses and relocations expenses. TUG calculated replacement housing costs by establishing comparable housing database files from a multi-listing database of replacement housing for owners and tenants.

TUG staff needed to negotiate and close this project in a 12 month time frame or unsettled parcels would not be purchased. TUG supervised property management sub consultant hired by St. Lucie County. Preservation and protection of purchased property was critical to avoid the neighborhood from deteriorating and lowering property values for owners who did not want to sell. After homes were purchased and relocation completed, staff supervised all demolition activities.

Project: Inlet Harbor Redevelopment Plan

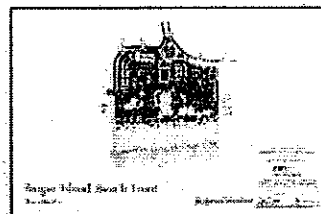
Client: City of Riviera Beach Community Redevelopment Agency

Services: Acquisition and relocation services in accordance with federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; And HUD 104(d) URA Relocation Advisory Services. Project used federal funds.

Completion Date: On-going

The Redevelopment Plan for the Riviera Community Redevelopment Agency is divided into six (6) phases. The project encompassed an area of 858 acres, including 188 acres in the Port of Palm Beach. There are an estimated 1,700 households and 317 businesses that could eventually be affected by the RRCRA plan. The redevelopment plan allowed the CRA to assemble parcels of land to provide for new infrastructure to support new residential developments, public facilities, and commercial developments. This School segment involved the acquisition of 75 parcels.

Relocation activities consisted of establishing relocation benefits for 54 residential displacements, 41 business displacements, 13 commercial, one non-profit organization, and 27 landlord businesses, and assisting them in relocation and finding replacement housing. All activities were conducted in accordance with CFR 49 Part 24, Uniform Relocation Assistance and Real Property Acquisition Act. The City Commission also sits as the CRA Board. The CRA envisioned developing a relocation policy that exceeded the URA program. TUG prepared a relocation policy that paralleled the URA in most areas, and exceeded in others. TUG completed calculations on relocations benefits on most household. The project has been put on hold until a new plan for the Inlet Harbor is completed.



Project: Right-of-Way Services- Acquisition and Relocation Services
Palm Beach County, Florida State Road 80

Client: Florida Department of Transportation. District Four Office

Services: Acquisition and relocation services in accordance with federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; And HUD 104(d) URA Relocation Advisory Services. Project used federal funds.

Completion Date: February 2003

The Project was a high visibility State Road project with high dollar condemnation costs. There were two hundred thirty four (234) parcels with over 100 relocations. Business damage claims were calculated. All acquisition and relocation services were conducted in accordance with Florida Department of Transportation Right-of-Way Procedures Manual and Title 49 Code of Federal Regulations, Part 24 Uniform Relocation Assistance and Real Property Acquisition Policies Act. The Project had residential relocation, complex business moves and several outdoor advertising sign relocations. Extensive property management issues were compounded by environmental contamination.



Road design delays reduced acquisition time frame to clear right-of-way from 48 months to 32 months. Over 100 closings and Orders of Taking were completed from February 2002, to July 31, 2002. The schedule of completion for this Mobility 2000 Road was on target for road certification. The settlement rate was actually higher than expected as a result of well thought-out settlement justifications prepared by TUG acquisition personnel.

REFERENCES

Public Sector Clients

Mr. Oliver Gross
Director of Development
The Urban League of Greater Miami
8500 NW 25th Avenue
Miami, FL 33147ban League of Miami
(305) 696-4450 ext. 130



Robert Franke, Executive Director
Pompano Beach Community Redevelopment Agency
100 West Atlantic Boulevard,
Pompano Beach, Florida 33060
(954) 786-4640



Phillip J. Fortenberry
Regional Relocation Specialist
Office of Community Planning and Development
U.S. Department of HUD
40 Marietta Street. N.W., 15th Floor
Atlanta, Georgia 30303-2806
(404) 331-5001 ext. 2550



Broward County Housing Authority
Kevin Kreagan, Executive Director
4780 North State Road 7
Lauderdale Lakes, Florida 33319
(954) 739-1114



Mr. Brian S. Rosen, Natural Resource Specialist III
Broward County
Environmental Protection Department
115 South Andrews Avenue, Room 326
Fort Lauderdale, Florida 33301
(954) 519-1471



Mr. Al Battle, Executive Director
City of Fort Lauderdale CRA
101 NE 3rd Avenue, Suite 300
Fort Lauderdale, Florida 33301
(954) 828-8952



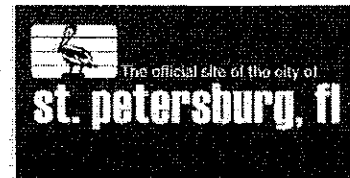
Mr. Jon Ward
Executive Director
Fort Pierce Community Development Agency
100 North U.S. 1
Post Office Box 1480
Fort Pierce, FL 34954
(772) 460-2200, Ext.277



Mr. Fred Ackermann, Consultant Project Manager
Florida Department of Transportation
District Four
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309
(954) 777-423



Mr. Donald Crawford
Administrative Services Officer
City of St. Petersburg
P. O. Box 2642
St. Petersburg, FL 33731
(727)893-7183



Floyd Johnson, Executive Director
Riviera beach Community Redevelopment Agency
2001 Broadway, Ste. 300
Riviera Beach, FL 33404
(561) 844-3408



Lisa Bright, Executive Director
Boynton Beach Community Redevelopment Agency
915 S. Federal Highway
Boynton Beach FL 33435
(561) 737-3256



Joan Oliva, AICP
Lake Worth Community Redevelopment Agency
8 South J street Suite 7
Lake Worth, FL 33460
(561) 493-2550



Private Sector Clients

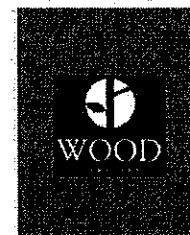
Mr. Todd Rosenzweig
Director of Acquisition
Square Lake Group of Companies
1750 S. Telegraph Rd., Suite 301A
Bloomfield Hills, MI 48302
(248) 758-2140, Ext. 227



Mr. Robert Briele
Executive Vice President
United Homes International, Inc.
7975 NW 154th Street, Suite 400
Miami Lakes, FL 33016
(305) 558-2600



Jessica Merida, Development Director
Wood Partners
2600 N. Military Trail, Suite 100
Boca Raton, Florida 33431
(561) 893-0094



Louis Birdman
Development Coordinator
Sunvest Communities, LC
425 N. Federal Highway
Hallandale, FL 33009
(954) 922-6070



Alejandro Zurita, Vice President – Planning & Development
The Pugliese Company
Pineapple Grove Corporate Center
101 Pineapple Grove Way
(561) 330-7000



Exhibit 2

Summary Data of Housing Resources

Broward County

Table 1	Mobile Home Lease Lot Vacancies - Mobile Home Parks
Table 2	Mobile Homes for Rent - Mobile Home Parks
Table 3	Market Rental Property Listings - Condominium, Townhouse and Single-Family Houses
Table 4	Market for Sale Property Listings - Condominium, Townhouse and Single-Family Houses
Table 5	Market for Sale Property Listings - Mobile Homes

Miami-Dade County

Table 6	Market Rental Property Listings - Condominium, Townhouse and Single-Family Houses
Table 7	Market for Sale Property Listings - Condominium, Townhouse and Single-Family Houses
Table 8	Market for Sale Property Listings - Mobile Homes

Palm Beach County

Table 9	Market Rental Property Listings - Condominium, Townhouse and Single-Family Houses
Table 10	Market for Sale Property Listings - Condominium, Townhouse and Single-Family Houses
Table 11	Market for Sale Property Listings - Mobile Homes

Within 5 Miles of the Town of Davie

Table 12	Market Rental Property Listings - Condominium, Townhouse and Single-Family Houses
Table 13	Market for Sale Property Listings - Condominium, Townhouse and Single-Family Houses
Table 14	Market for Sale Property Listings - Mobile Homes

Financially Assisted and Public Subsidized Housing Units

Broward, Miami-Dade, & Palm Beach Counties

Table 15	Financially Assisted Housing
Table 16	Public Subsidized Housing
Table 17	Financially Assisted and Public Subsidized Units - Within 5 Miles of the Town of Davie

Samples of Regional and Local area newspapers with On-line classified Advertising

Tables 18 to 20

Internet Websites

The information contained in this report was obtained from sources to be reliable. However, information of this nature is subject to change at any time without notice.



Housing Resources Broward County

Table 1
Mobile Home Lease Lot Vacancies
Mobile Home Parks

Area	Total Lots	Total of Occupied Sites	Vacant Lots
Town of Davie	2665	2470	187
Broward (Other Cities)	6450	6118	332
TOTAL	9115	8588	519

(Source: The Urban Group, Inc. Mobile Home Survey Questionnaire conducted from June 4 to July 8, 2008)

Table 2
Mobile Homes for Rent
Mobile Home Parks

Area	Total Units
Town of Davie	11
Broward (Other Cities)	23
TOTAL	34

(Source: The Urban Group, Inc. Mobile Home Survey Questionnaire conducted from June 4 to July 8, 2008)

Table 3
Market Rental Property Listings
Condominium, Townhouse and Single-Family Houses

Bedrooms	Under \$700	\$701 - 900	\$901 - 1100	TOTAL
1	181	627	410	1218
2	11	292	759	1062
3	1	3	28	32
TOTAL	193	922	1197	2312

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 5, 2008)

Housing Resources Broward County

Table 4
Market for Sale Property Listings
Condominium, Townhouse and Single-Family Houses

Purchase Price	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
Under \$50,000	329	103	5	437
\$50,001 - \$100,000	1202	1896	106	3204
\$100,001 - \$150,000	1147	3430	624	5201
\$150,001 - \$200,000	762	3596	1870	6228
\$200,001 - \$225,000	215	1013	959	2187
TOTAL	3655	10038	3564	17257

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 5, 2008)

Table 5
Market for Sale Property Listings
Mobile Homes

Purchase Price	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
\$11,00 - \$76,000	7	15	4	26
\$76,001 - \$100,000	1	25	6	32
\$100,001 - \$125,000	0	17	10	27
\$125,001 - \$150,000	1	12	13	26
\$150,001 - \$225,000	0	8	10	18
TOTAL	9	77	43	129

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 5, 2008)

Housing Resources Miami-Dade County

Table 6
Market Rental Property Listings
Condominium, Townhouse and Single-Family Houses

Bedrooms	Under \$700	\$701 - 900	\$901 -1100	TOTAL
1	61	324	510	895
2	3	65	240	308
3	0	6	124	130
TOTAL	64	395	874	1333

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 5, 2008)

Table 7
Market for Sale Property Listings
Condominium, Townhouse and Single-Family Houses

Purchase Price	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
Under \$50,000	27	20	15	62
\$50,001 - \$100,000	423	253	168	844
\$100,001 - \$150,000	1307	1147	662	3116
\$150,001 - \$200,000	1734	2599	1798	6131
\$200,001 - \$225,000	482	1002	979	2463
TOTAL	3973	5021	3622	12616

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 5, 2008)

Table 8
Market for Sale Property Listings
Mobile Homes

Purchase Price	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
\$11,00 - \$76,000	1	5	7	13
\$76,001 - \$100,000	0	2	8	10
\$100,001 - \$125,000	0	1	13	14
\$125,001 - \$150,000	0	0	13	13
\$150,001 - \$225,000	0	1	1	2
TOTAL	1	9	42	52

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 5, 2008)

Housing Resources Palm Beach County

Table 9
Market Rental Property Listings
Condominium, Townhouse and Single-Family Houses

Bedrooms	Under \$700	\$701 - 900	\$901 -1100	TOTAL
1	325	328	202	855
2	115	522	711	1348
3	4	11	77	92
TOTAL	444	861	990	2295

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 5, 2008)

Table 10
Market for Sale Property Listings
Condominium, Townhouse and Single-Family Houses

Purchase Price	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
Under \$50,000	516	128	6	650
\$50,001 - \$100,000	774	1549	115	2438
\$100,001 - \$150,000	350	2274	645	3269
\$150,001 - \$200,000	335	2338	1618	4291
\$200,001 - \$225,000	72	576	805	1453
TOTAL	2047	6865	3189	12101

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 5, 2008)

Table 11
Market for Sale Property Listings
Mobile Homes

Purchase Price	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
\$11,00 - \$76,000	0	0	0	0
\$76,001 - \$100,000	0	1	2	3
\$100,001 - \$125,000	0	0	0	0
\$125,001 - \$150,000	0	1	3	4
\$150,001 - \$225,000	0	0	3	3
TOTAL	0	2	8	10

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 5, 2008)

Housing Resources Within 5 Miles of the Town of Davie

Table 12
Market Rental Property Listings
Condominium, Townhouse and Single-Family Houses

Bedrooms	Under \$700	\$701 - 900	\$901 -1100	TOTAL
1	0	5	7	12
2	0	2	13	15
3	0	0	2	2
TOTAL	0	7	22	29

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 19, 2008)

Table 13
Market for Sale Property Listings
Condominium, Townhouse and Single-Family Houses

Purchase Price	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
Under \$50,000	2	1	0	3
\$50,001 - \$100,000	13	23	5	41
\$100,001 - \$150,000	28	82	17	127
\$150,001 - \$200,000	5	168	70	243
\$200,001 - \$225,000	0	33	39	72
TOTAL	48	307	131	486

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 19, 2008)

Table 14
Market for Sale Property Listings
Mobile Homes

Purchase Price	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
\$11,00 - \$76,000	4	10	1	15
\$76,001 - \$100,000	0	6	3	9
\$100,001 - \$125,000	0	5	3	8
\$125,001 - \$150,000	0	3	5	8
\$150,001 - \$225,000	0	2	1	3
TOTAL	4	26	13	43

(Source: Realtor Association of Greater Fort Lauderdale Multiple Listing Exchange Service. Research conducted June 19, 2008)

Housing Resources

Financially Assisted and Public Subsidized Housing Units Broward, Miami-Dade, & Palm Beach Counties

Table 15
Financially Assisted Housing

County	Total Units
Broward	15,292
Miami-Dade	37,029
Palm Beach	12,929
TOTAL	65,250

*(Source: Florida Housing Data Clearinghouse, Shimborg Center for Affordable Housing, University of Florida.
Research conducted June 16, 2008)*

Table 16
Public Subsidized Housing

County	Total Units
Broward	2,037
Miami-Dade	11,465
Palm Beach	2,148
TOTAL	15,650

*(Source: Florida Housing Data Clearinghouse, Shimborg Center for Affordable Housing, University of Florida.
Research conducted June 16, 2008)*

Table 17
Financially Assisted and Public Subsidized Units – Within 5 Miles of the Town of Davie

Subsidized Housing Units	Total Units
Financially Assisted Housing	7,783
Public Subsidized Housing	1,474
TOTAL	9,257

*(Source: Florida Housing Data Clearinghouse, Shimborg Center for Affordable Housing, University of Florida.
Research conducted June 16, 2008)*

Samples of Regional and Local area newspapers with On-line classified Advertising.

Table 18
On-line Newspaper Classified Advertisements
For Rent Residential Properties
Apartments, Condominium, Single-Family, Duplex and Triplex Rentals
The Sun-Sentinel – Sample Day June 27, 2007
 Broward County Area

Bedrooms	Under \$700	\$701 - 900	\$901 -1100	TOTAL
1*	47	109	46	202
2	1	23	80	104
3	0	0	2	2
TOTAL	48	132	128	308

(Source: *The Sun-Sentinel* website.) * Includes studio, efficiency and one-bedroom rental units)

Table 19
On-line Newspaper Classified Advertisements
For Rent Residential Properties
Apartments, Condominium, Single-Family, Duplex and Triplex Rentals
The Sun-Sentinel – Sample Day July, 19 2007
 Broward County Area

Bedrooms	Under \$700	\$701 - 900	\$901 -1100	TOTAL
1*	53	163	59	275
2	0	26	103	129
3	0	0	5	5
TOTAL	53	189	167	409

(Source: *The Sun Sentinel* website.) * Includes studio, efficiency and one-bedroom rental units)

Table 20
On-line Newspaper Classified Advertisements
For Rent Residential Properties
Apartments, Condominium, Single-Family, Duplex and Triplex Rentals
The Palm Beach Post – Sample Day July 18, 2007
 Palm Beach County

Bedrooms	Under \$700	\$701 - 900	\$901 -1100	TOTAL
1*	84	137	88	309
2	40	123	248	375
3	0	5	32	37
TOTAL	88	265	368	721

(Source: *The Palm Beach Post* website)* Includes studio, efficiency and one-bedroom rental units)

Internet Websites

www.rent.com



www.move.com



www.realtor.com



www.mhville.com



www.mfdhousing.com

**Manufactured Housing
Global Network**

www.mhplanet.com



REAL ESTATE CONSULTANTS