



Miami-Dade Board of County Commissioners  
Office of the Commission Auditor

**Housing and Social Services Committee (HSSC) Meeting**

April 16, 2018  
9:30 A.M.  
Commission Chambers

Thomas B. Davis, Esq.  
Director, Policy and Legislation  
Office of the Commission Auditor (OCA)  
111 N.W. First Street, Suite 1030  
Miami, FL 33128  
(305) 375-2524

THIS PAGE INTENTIONALLY LEFT BLANK

**HSSC Meeting: April 16, 2018  
Research Notes**

**Item No. 2B  
File No. 180743**

**Researcher: MF Reviewer: TD**

RESOLUTION AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF FOUR COUNTY-OWNED PROPERTIES TO SOUTHEAST LAND DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

**ISSUE/REQUESTED ACTION**

Whether the Board should authorize conveyance of four County-owned properties to Southeast Land Development Group, LLC, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to very low, low or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program.

**APPLICABLE LEGISLATION/POLICY**

Section 17-121 of the Miami-Dade County Code relates to the Infill Housing Initiative Program, whose purpose is to increase the availability of affordable homes for very low, low and moderate income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, to equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes.

[https://library.municode.com/fl/miami\\_-\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH17HO\\_ARTVIIIINHAIN\\_S17-121TIPU](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVIIIINHAIN_S17-121TIPU)

Miami-Dade County Implementing Order No. 3-44 establishes the process for the implementation and management of the Infill Housing Initiative Program (Infill Program) for Miami-Dade County, whereby the procedures are established to carry out the goals of the Infill Program.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-44.pdf>

Miami-Dade County Administrative Order No. 8-4 states that the authority to sell, lease or otherwise dispose of County-owned real property lies solely with the Board of County Commissioners. Before action is taken on any proposed sale or lease of County-owned real property, unless expressly excluded herein, a recommendation will be requested from the Planning Advisory Board, to indicate whether such proposal is in the public interest and also recommending proper land use classification, if applicable."

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO8-4.pdf>

Miami-Dade County, Section 2-8.6.5 governs the purchase, sale and lease of real property.

[https://library.municode.com/fl/miami\\_-\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH2AD\\_ARTIINGE\\_S2-8.6.5PUSALEREPR](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR)

**HSSC Meeting: April 16, 2018  
Research Notes**

Section 125.379(1) Florida Statutes requires each County to prepare an inventory list at least every three years of all real County properties that are appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body.

[http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App\\_mode=Display\\_Statute&Search\\_String=125.379&URL=0100-0199/0125/Sections/0125.379.html](http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.379&URL=0100-0199/0125/Sections/0125.379.html)

Section 125.379(2) Florida Statutes prescribes the County's authority as to the County properties identified as affordable housing.

[http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App\\_mode=Display\\_Statute&Search\\_String=125.379&URL=0100-0199/0125/Sections/0125.379.html](http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.379&URL=0100-0199/0125/Sections/0125.379.html)

Section 125.411 Florida Statutes relates to deeds of conveyance of lands.

[http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App\\_mode=Display\\_Statute&Search\\_String=125.411&URL=0100-0199/0125/Sections/0125.411.html](http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.411&URL=0100-0199/0125/Sections/0125.411.html)

Resolution No. R-376-11, adopted on May 3, 2011, directs that any resolution authorizing the rehabilitation, improvement or conveyance of County-owned real property appropriate for or to be used as affordable housing shall include detailed information on the property and the County's investment and future control.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2011/R-376-11.pdf>

Resolution No. R-333-15, adopted April 21, 2015, establishes County policy to require disclosure of market value or market rental in legislative items authorizing the conveyance or lease of County-owned property to promote public disclosure and fiscal responsibility.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2015/R-333-15.pdf>

Resolution No. R-979-17, adopted on November 7, 2017, declared the County properties at issue in the proposed resolution surplus and added such properties to the County's inventory list of affordable housing sites.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2017/R-979-17.pdf>

Resolution No. R-974-09, adopted on July 21, 2009, directs that any resolution authorizing the execution of instruments creating a County interest in real property shall require such instruments to be recorded in the public records of Miami-Dade County.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2009/R-974-09.pdf>

Resolution No. R-380-17, adopted by the Board on April 4, 2017, established the policy requiring the County Mayor to provide written notification to the District Commissioner in which the County-owned property lies no less than four weeks prior to placing any item on the agenda requesting approval of the sale, lease or surplus of County-owned property.

<http://intra/gia/matter.asp?matter=170414&file=true&yearFolder=Y2017>

**HSSC Meeting: April 16, 2018  
Research Notes**

The Public Housing and Community Development Department oversees the Infill Housing Initiative Program and has developed guidelines for the administration of the program. The guidelines summarize the infill development process and requirements to be followed by developers.

<http://www.miamidade.gov/housing/library/guidelines/infill/infill-housing.pdf>

**PROCEDURAL HISTORY**

**Prime Sponsor: Commissioner Dennis C. Moss, District 9**

This item has no procedural history.

**FISCAL IMPACT**

According to the Fiscal Impact Statement, the proposed resolution will save the County the cost of monitoring the properties and maintaining the lawn, for a total of \$1,517 (for all lots) annually. In addition, the new homes will generate real estate taxes for the County.

**ANALYSIS**

On March 14, 2018 Southeast Land Development Group, LLC (Southeast) submitted an application to Commissioner Moss requesting that the County convey four County-owned vacant properties located in District 9, in order to build four affordable housing to be sold to very low, low or moderate income households. According to Section 17-121 of the Miami-Dade County Code, "... any County owned parcel or parcels of property identified as appropriate for infill housing may be transferred, sold or otherwise conveyed to a qualified developer through a competitive solicitation established by the County or in accordance with Section 125.379 (2), Florida Statutes, for the development of infill housing". Section 125.379, Florida Statutes, provides that "the properties identified as appropriate for use as affordable housing on the inventory list adopted by the County may be offered for sale ... or may be donated to a non-profit housing organization for the construction of permanent affordable housing".

The proposed resolution to authorize conveyance of said properties to Southeast, at a price of \$10.00, would further the purpose of making affordable housing available to needy households in accordance with the Infill Program.

The purpose of the Infill Housing Program is to increase the availability of affordable homes for very low, low, and moderate income persons and households; maintain a stock of affordable housing; redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties; equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes. Between January 1, 2017 and December 12, 2017, 27 homes were sold under the Infill Housing Program.

<https://www.miamidade.gov/housing/library/guidelines/infill/infill-housing.pdf>

According to the letter sent by Southeast to Commissioner Moss, the company is requesting to be conveyed the four properties to develop single family homes meeting the criteria set forth within the Infill program. The proposed homes would contain at least three bedrooms, two bathrooms, and would be within the range of 1,200 to 1,400 square feet. The goal of this project would be to design a product which would involve little to no maintenance in the initial five years of ownership, while remaining attractive and affordable. The target price range would be in the high \$190,000.

**HSSC Meeting: April 16, 2018  
Research Notes**

Lot No.	Address	Land Value	Square Footage
30-6934-003-0100	26525 S.W. 137 Court	\$26,812	10,725
30-6934-003-0570	26525 S.W. 139 Ave.	\$26,812	10,725
10-7813-009-0250	312 N.W. 4 <sup>th</sup> Ave., Homestead	\$27,400	6,850
10-7813-028-0300	822 S.W. 5 <sup>th</sup> Street	\$20,038	6,450

Pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department previously announced availability of the four County properties to all County departments and determined that there was no interest in the said properties.

The four County properties will be conveyed to Southeast, subject to a reverter on the condition that Southeast develops each of the County properties with affordable housing to be sold to very low, low, or moderate income households within two years of the effective date of the conveyance of the four properties, unless such time is extended at the discretion of the Board. The main restrictions on the conveyance, as specified in the Deed, are as follows:

- That the properties shall be developed by Southeast as defined by and in accordance with the requirements of the Infill Housing Initiative Program;
- That the properties shall be developed within two years of the recording of the Deed, as evidenced by the issuance of a final Certificate of Occupancy;
- That the dwelling units developed on the properties shall be sold to qualified households, but under no circumstances shall the sales price of the home exceed \$205,000;
- That for any of the properties located within the HOPE IV Target Area, Southeast shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area;
- That Southeast shall not assign or transfer its interest in the properties in the Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers;
- Southeast shall require that the qualified household purchasing the eligible home execute and record simultaneously with the Deed of Conveyance from Southeast to the qualified household the County’s “Affordable Housing Restrictive Covenant”;
- That Southeast shall pay real estate taxes and assessments on the properties or any part thereof when due;

**ADDITIONAL INFORMATION**

Infill Housing Homebuyer Requirements can be found at the below link:  
<http://www.miamidade.gov/housing/infill-housing-homebuyers.asp>

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Southeast Land Development Group, LLC, has an active status as a Florida Limited Liability Company and first filed and registered on 11/30/2016. The principal address is registered as 13364 S.W. 128 Street, Miami, FL 33186. Its registered agent is Kirilauscas, Rodrigo, 13364 S.W. 128 Street, Miami, FL 33186.  
<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

**HSSC Meeting: April 16, 2018  
Research Notes**

A newspaper article dated May 24, 2016, entitled “How poor is Miami? The rich earn \$40 for every \$1 earned by the poor,” states that “Miami-Dade County has one of the least affordable housing markets in the nation. People are considered ‘cost-burdened’ by housing when more than 30 percent of income goes toward a place to live. By that measure, Miami-Dade has the third most cost-burdened housing market in the country, behind two counties in the New York area. In Miami-Dade, 51 percent of households are considered cost-burdened”.

<http://www.miamiherald.com/news/local/community/miami-dade/article79670752.html>

**DEPARTMENT INPUT**

The Office of the Commission Auditor posed the following questions to the Public Housing and Community Development Department and received the following responses:

- Please provide the number of housing units projected for the properties. **The developer plans to build four new homes.**
- Please provide information on the success of the Infill Program. How many units has the program completed? How many are in construction? How many families are housed thanks to this program? **Between January 1, 2017 and December 12, 2017, 27 homes were sold under the Infill Housing Program.**
- Please provide some indication as to the economic impact of these items. **The proposed resolution will save the County the cost of monitoring the properties and maintaining the lawn, for a total of \$1,517 (for all lots) annually. In addition, the new homes will generate real estate taxes for the County.**

**HSSC Meeting: April 16, 2018  
Research Notes**

**Item No. 2C  
File No. 180745**

**Researcher: MF Reviewer: TD**

RESOLUTION AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF 16 COUNTY-OWNED PROPERTIES TO HABITAT FOR HUMANITY OF GREATER MIAMI, INC., A NOT-FOR-PROFIT 501(C)(3) CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

**ISSUE/REQUESTED ACTION**

Whether the Board should authorize conveyance of 16 County-owned properties to Habitat for Humanity Greater Miami, Inc., at a price of \$10.00 for the purpose of developing such properties with affordable housing to be sold to very low, low or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program.

**APPLICABLE LEGISLATION/POLICY**

Section 17-121 of the Miami-Dade County Code relates to the Infill Housing Initiative Program, whose purpose is to increase the availability of affordable homes for very low, low and moderate income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, to equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes.

[https://library.municode.com/fl/miami\\_-\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH17HO\\_ARTVIIIINHAIN\\_S17-121TIPU](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVIIIINHAIN_S17-121TIPU)

Miami-Dade County Implementing Order No. 3-44 establishes the process for the implementation and management of the Infill Housing Initiative Program (Infill Program) for Miami-Dade County, whereby the procedures are established to carry out the goals of the Infill Program.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-44.pdf>

Miami-Dade County Administrative Order No. 8-4 states that "[t]he authority to sell, lease or otherwise dispose of County-owned real property lies solely with the Board of County Commissioners. Before action is taken on any proposed sale or lease of County-owned real property, unless expressly excluded herein, a recommendation will be requested from the Planning Advisory Board, to indicate whether such proposal is in the public interest and also recommending proper land use classification, if applicable."

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO8-4.pdf>

Miami-Dade County, Section 2-8.6.5 governs the purchase, sale and lease of real property.

[https://library.municode.com/fl/miami\\_-\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH2AD\\_ARTIINGE\\_S2-8.6.5PUSALEREPR](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR)

## HSSC Meeting: April 16, 2018 Research Notes

Section 125.379(1) Florida Statutes requires each county to prepare an inventory list at least every three years of all real County properties that are appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body.

[http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App\\_mode=Display\\_Statute&Search\\_String=125.379&URL=0100-0199/0125/Sections/0125.379.html](http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.379&URL=0100-0199/0125/Sections/0125.379.html)

Section 125.379(2) Florida Statutes prescribes the County's authority as to the County properties identified as affordable housing.

[http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App\\_mode=Display\\_Statute&Search\\_String=125.379&URL=0100-0199/0125/Sections/0125.379.html](http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.379&URL=0100-0199/0125/Sections/0125.379.html)

Section 125.411 Florida Statutes relates to deeds of conveyance of lands

[http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App\\_mode=Display\\_Statute&Search\\_String=125.411&URL=0100-0199/0125/Sections/0125.411.html](http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.411&URL=0100-0199/0125/Sections/0125.411.html)

Resolution No. R-376-11, adopted on May 3, 2011, directs that any resolution authorizing the rehabilitation, improvement or conveyance of County-owned real property appropriate for or to be used as affordable housing shall include detailed information on the property and the County's investment and future control.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2011/R-376-11.pdf>

Resolution No. R-333-15, adopted April 21, 2015, establishes County policy to require disclosure of market value or market rental in legislative items authorizing the conveyance or lease of County-owned property to promote public disclosure and fiscal responsibility.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2015/R-333-15.pdf>

Resolution No. R-979-17, adopted on November 7, 2017, declared the County properties at issue in the proposed resolution surplus and added such properties to the County's inventory list of affordable housing sites.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2017/R-979-17.pdf>

Resolution No. R-974-09, adopted on July 21, 2009, directs that any resolution authorizing the execution of instruments creating a County interest in real property shall require such instruments to be recorded in the public records of Miami-Dade County.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2009/R-974-09.pdf>

Resolution No. R-380-17, adopted by the Board on April 4, 2017, established the policy requiring the County Mayor to provide written notification to the District Commissioner in which the County-owned property lies no less than four weeks prior to placing any item on the agenda requesting approval of the sale, lease or surplus of County-owned property.

<http://intra/gia/matter.asp?matter=170414&file=true&yearFolder=Y2017>

**HSSC Meeting: April 16, 2018  
Research Notes**

The Public Housing and Community Development Department oversees the Infill Housing Initiative Program and has developed guidelines for the administration of the program. The guidelines summarize the infill development process and requirements to be followed by developers.

<http://www.miamidade.gov/housing/library/guidelines/infill/infill-housing.pdf>

**PROCEDURAL HISTORY**

**Prime Sponsor: Commissioner Dennis C. Moss, District 9**

This item has no procedural history.

**FISCAL IMPACT**

According to the Fiscal Impact Statement, the proposed resolution will save the County the cost of monitoring the properties and maintaining the lawn, for a total of \$5,868 (for all lots) annually. In addition, the new homes will generate real estate taxes for the County.

**ANALYSIS**

On October 17, 2017, Habitat for Humanity of Greater Miami, Inc. (Habitat) submitted an application to Commissioner Moss requesting that the County convey 16 County-owned vacant properties located in District 9 to 16 build single-family, affordable housing to be sold to needy households. The proposed resolution to authorize conveyance of said properties to Habitat for Humanity of Greater Miami, Inc., at a price of \$10.00, would further the purpose of making affordable housing available to needy households in accordance with the Infill Program.

Lot No.	Address	Land Value	Square Footage
30-6913-002-0080	21899 S.W. 118 <sup>th</sup> Court	\$26,250	7,500
30-6934-003-0570	26525 S.W. 139 <sup>th</sup> Ave.	\$26,812	10,725
30-6913-002-0060	21845 S.W. 118 <sup>th</sup> Court	\$26,250	7,500
30-6913-002-0370	11871 S.W. 220 <sup>th</sup> Street	\$26,250	7,500
30-6912-008-1550	Adj. South of 12055 S.W. 213 <sup>th</sup> Street	\$26,700	10,700
30-5032-015-0080	10221 S.W. 184 <sup>th</sup> Street	\$31,200	5,200
30-6913-005-0250	12233 S.W. 218 <sup>th</sup> Street	\$24,850	7,100
30-6912-008-1660	3 lots West of 12055 S.W. 213 <sup>th</sup> Street	\$16,200	5,400
30-6913-000-0480	Adj. North of 22100 S.W. 122 <sup>nd</sup> Ave.	\$21,875	6,250
30-6912-008-1594	Adj. South of 21201 S.W. 122 Ave.	\$28,308	11,772
30-6018-001-0190	22322 S.W. 116 <sup>th</sup> Ave.	\$26,883	11,948
30-6018-001-0380	22245 S.W. 116 <sup>th</sup> Ave.	\$22,619	10,053
30-6018-003-0960	Adj. South of 21831 S.W. 111 <sup>th</sup> Ave.	\$32,500	6,750
30-6018-003-1100	Adj. East of 10935 S.W. 220 <sup>th</sup> Street	\$30,900	7,950
30-6018-003-1420	2 lots West of 11200 S.W. 219 <sup>th</sup> Street	\$33,400	9,200
30-6018-004-0490	Adj. East of 10710 S.W. 218 <sup>th</sup> Street	\$36,392	10,696
30-6912-008-0640	Adj. East of 12210 S.W. 218 <sup>th</sup> Street	\$21,150	7,050

The purpose of the Infill Housing Program is to increase the availability of affordable homes for very low, low, and moderate income persons and households; maintain a stock of affordable housing; redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties; equitably distribute homeownership

**HSSC Meeting: April 16, 2018  
Research Notes**

opportunities within the Infill Target Areas, and generate payment of ad valorem taxes. Between January 1, 2017 and December 12, 2017, 27 homes were sold under the Infill Housing Program.

<https://www.miamidade.gov/housing/library/guidelines/infill/infill-housing.pdf>

Pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department previously announced availability of the four County properties to all County departments and determined that there was no interest in the said properties.

The 16 County properties will be conveyed to Habitat, subject to a reverter, on the condition that Habitat develops each of the County properties with affordable housing to be sold to very low, low, or moderate income households within two years of the effective date of the conveyance of the four properties, unless such time is extended at the discretion of the Board. The main restrictions on the conveyance, as specified in the Deed, are as follows:

- That the properties shall be developed by Habitat affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative Program;
- That the properties shall be developed within two years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy;
- That the dwelling units developed on the properties shall be sold to a qualified household, but under no circumstances shall the sales price of the home exceed \$205,000;
- That for any of the properties located within the HOPE VI Target Area, Habitat shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area;
- That Habitat shall not assign or transfer its interest in the properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers;
- Habitat shall require that the qualified household purchasing the eligible home execute and record simultaneously with the Deed of Conveyance from Habitat to the qualified household the County's "Affordable Housing Restrictive Covenant"; and
- That Habitat shall pay real estate taxes and assessments on the properties or any part thereof when due.

**ADDITIONAL INFORMATION**

Infill Housing Homebuyer Requirements can be found at the below link:

<http://www.miamidade.gov/housing/infill-housing-homebuyers.asp>

Habitat for Humanity is a non-profit, ecumenical ministry that transforms lives and communities by offering qualified, low-income families in Miami-Dade County and opportunity to build and purchase a home of their own.

[http://www.miamihabitat.org/?gclid=EAIaIQobChMIkJ\\_-ipK12gIVyIqzCh0NLwtLEAAYASAAEgJ12\\_D\\_BwE](http://www.miamihabitat.org/?gclid=EAIaIQobChMIkJ_-ipK12gIVyIqzCh0NLwtLEAAYASAAEgJ12_D_BwE)

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Habitat for Humanity of Greater Miami, Inc., has an active status as non-profit organization and first filed and registered on 07/15/2008. The principal address is registered as 3800 N.W. 22<sup>nd</sup> Ave., Miami, FL 33142. Its registered agent is Mario Artecona, 3800 N.W. 22<sup>nd</sup> Ave., Miami, FL 33142.

<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

## HSSC Meeting: April 16, 2018 Research Notes

A newspaper article dated May 24, 2016, entitled “How poor is Miami? The rich earn \$40 for every \$1 earned by the poor,” states that “Miami-Dade County has one of the least affordable housing markets in the nation. People are considered ‘cost-burdened’ by housing when more than 30 percent of income goes toward a place to live. By that measure, Miami-Dade has the third most cost-burdened housing market in the country, behind two counties in the New York area. In Miami-Dade, 51 percent of households are considered cost-burdened”.

<http://www.miamiherald.com/news/local/community/miami-dade/article79670752.html>

### **DEPARTMENT INPUT**

The Office of the Commission Auditor posed the following questions to the Public Housing and Community Development Department, and as of April 13, 2018, and received the following responses:

- Please provide the number of housing units projected for the properties. **The developer plans to build four new homes.**
- Please provide information on the success of the Infill Program. How many units has the program completed? How many are in construction? How many families are housed thanks to this program? **Between January 1, 2017 and December 12, 2017, 27 homes were sold under the Infill Housing Program.**
- Please provide some indication as to the economic impact of these items. **The proposed resolution will save the County the cost of monitoring the properties and maintaining the lawn, for a total of \$5,868 (for all lots) annually. In addition, the new homes will generate real estate taxes for the County.**

**HSSC Meeting: April 16, 2018  
Research Notes**

**Item No. 2D**

**File No. 180767**

**Researcher: JFP Reviewer: TD**

RESOLUTION APPROVING AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY AND MIAMI-DADE COUNTY IN AN AMOUNT NOT TO EXCEED \$40,000.00 FOR IMPROVEMENTS WITHIN THE COMMUNITY REDEVELOPMENT AREA ALONG S.W. 186 STREET ("QUAIL ROOST DRIVE"); AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS REQUIRED THEREIN

**ISSUE/REQUESTED ACTION**

Whether the Board should approve the execution of a Memorandum of Understanding between the West Perrine Community Redevelopment Agency and the County for improvements within the Community Redevelopment Area along Quail Roost Drive in an amount not to exceed \$40,000.

**APPLICABLE LEGISLATION/POLICY**

Chapter 163, Part III, Florida Statutes governs community redevelopment programs.

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&Search\\_String=&URL=0100-0199/0163/0163PARTIIIContentsIndex.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/0163PARTIIIContentsIndex.html)

Resolution No. R-744-07, adopted on June 5, 2007, approves the Community Redevelopment Plan for the West Perrine CRA.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2007/R-744-07.pdf>

Resolution No. R-745-07, adopted on June 5, 2007, appointed the Board of County Commissioners as the Community Redevelopment Agency for the West Perrine Community Redevelopment District.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2007/R-745-07.pdf>

Ordinance No. 07-79, adopted on June 5, 2007, established the West Perrine CRA Trust Fund.

<https://www.miamidade.gov/cob/library/Registry/Ordinances/Board-of-County-Commissioners/2007/07-79.pdf>

Ordinance No. 16-92, adopted on June 7, 2016, amended the Trust Fund Ordinance to extend the sunset provision until September 20, 2046.

<https://www.miamidade.gov/cob/library/Registry/Ordinances/Board-of-County-Commissioners/2016/16-92.pdf>

Resolution No. R-765-16, adopted on September 7, 2016, approved an amendment to the Plan and extended the life of the Agency and the Area until September 30, 2046.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2016/R-765-16.pdf>

**HSSC Meeting: April 16, 2018  
Research Notes**

Resolution No. CRA-1-18, adopted by the CRA on February 6, 2018, approved the proposed Resolution at the Agency level.

<http://www.miamidade.gov/cob/library/Registry/Resolutions/Community-Redevelopment-agencies/2018/cra-1-18-west-perrine.pdf>

**PROCEDURAL HISTORY**

**Prime Sponsor: Commissioner Dennis C. Moss, District 9**

**Department/Requester: None**

This item has no procedural history.

**FISCAL IMPACT**

The Agency's main revenue source is tax increment financing (TIF), which earmarks a specific portion of property tax dollars collected by the County for the CRA. The amount of \$40,000 is budgeted in the CRA's FY 2017-18 budget.

**ANALYSIS**

This item is for the approval of the execution of a Memorandum of Understanding between the West Perrine Community Redevelopment Agency and the County for improvements within the CRA, located within District 9, at an amount not to exceed \$40,000. Resolution No. R-745-07 appointed the Miami-Dade Board of County Commissioners as the Community Redevelopment Agency for the West Perrine Community Redevelopment District. The MOU for the stated improvements was approved by the Board acting as the West Perrine CRA on February 6, 2018. Board approval of the MOU is now required so that the CRA may proceed with the improvements.

The project consists of median beautification along Quail Roost Drive, a major arterial road in south Miami-Dade County, at the east and west entrances of the Florida Turnpike. As stated in the CRA's Community Redevelopment Plan, Quail Roost Drive is the corridor in need of a landscaped median more than any other improvement. The total project cost is estimated at \$80,000, with \$57,300 budgeted for plant material, and \$22,700 budgeted for watering, maintenance, design and construction management/field supervision.

In October of 2017, the Miami-Dade Parks, Recreation and Open Spaces Department (PROS) applied for a beautification grant from the Florida Department of Transportation (FDOT) and was subsequently awarded the grant in the amount of \$40,000. With FDOT providing \$40,000, the proposed Resolution would authorize the remaining \$40,000 required to fully fund the project, which is located within the boundary of the Community Redevelopment Area.

Per the MOU, the County will administer the project from bid notification to contract completion, with contractors submitting bids for the improvement project. Landscape improvements are to be completed within 12 months of execution of the MOU.

## HSSC Meeting: April 16, 2018 Research Notes

The West Perrine Community Redevelopment Area boundary is generally defined as the area bounded on the North by SW 169th Street, South and East by US 1 and West by Florida's Turnpike.



<https://www.miamidade.gov/redevelopment/west-perrine.asp>

**HSSC Meeting: April 16, 2018  
Research Notes**

**Item No. 2E  
File No. 180850**

**Researcher: PGE Reviewer: TD**

RESOLUTION DECLARING SURPLUS ONE COUNTY-OWNED PROPERTY LOCATED IN MIAMI, FLORIDA AND REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTY IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF A TOTAL OF THREE COUNTY-OWNED PROPERTIES TO AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

**ISSUE/REQUESTED ACTION**

Whether the Board should (1) declare one County-owned property surplus and include such property on the inventory list of affordable housing sites; (2) convey the surplus property and two additional properties to Affordable Housing and Community Development, Inc. (Affordable Housing) at a price of \$10 for development of the properties in accordance with the Infill Housing Initiative Program; and (3) authorize the Chairperson or Vice-Chairperson of the Board to execute a County Deed for the conveyance of the properties.

**APPLICABLE LEGISLATION/POLICY**

Section 125.379 of the Florida Statutes governs the disposition of county property for affordable housing and requires each county to prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing; properties identified as appropriate for use as affordable housing on the inventory list adopted by the county may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing.

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0125/0125.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0125/0125.html)

Article VII of the County Code sets forth the Infill Housing Initiative Program; the purpose of the program is to increase the availability of affordable homes for very low, low and moderate income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, to equitably distribute homeownership opportunities within the Infill Target Areas and generate payment of ad valorem taxes.

[https://library.municode.com/fl/miami\\_-\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH17HO\\_ARTVIIIINHOIN](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVIIIINHOIN)

Section 2-8.6.5 of the County Code governs the purchase, sale and lease of real property.

[https://library.municode.com/fl/miami\\_-\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH2AD\\_ARTIINGE\\_S2-8.6.5PUSALEREPR](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR)

## HSSC Meeting: April 16, 2018 Research Notes

Section 125.411 Florida Statutes relates to deeds of conveyance of lands

[http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App\\_mode=Display\\_Statute&Search\\_String=125.411&URL=0100-0199/0125/Sections/0125.411.html](http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.411&URL=0100-0199/0125/Sections/0125.411.html)

Miami-Dade County Administrative Order No. 8-4 sets forth the County's policy relating to the authority to sell, lease or otherwise dispose of County-owned real property.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO8-4.pdf>

Miami-Dade County Implementing Order No. 3-44 establishes the process for the implementation and management of the Infill Housing Initiative Program.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-44.pdf>

Resolution No. R-376-11, adopted by the Board on May 3, 2011, requires any resolution authorizing the rehabilitation, improvement or conveyance of County-owned real property appropriate for or to be used as affordable housing shall include detailed information on the property and the County's investment and future control.

<http://intra/gia/matter.asp?matter=110684&file=true&yearFolder=Y2011>

Resolution No. R-979-17, adopted by the Board on November 7, 2017, declared various County-owned properties surplus; revised the inventory list of real property; and authorized the inclusion of the properties in the Infill Housing Initiative Program.

<http://intra/gia/matter.asp?matter=171574&file=true&yearFolder=Y2017>

Resolution No. R-333-15, adopted by the Board on April 21, 2015, established the policy requiring disclosure of market value or market rental in legislative items authorizing the conveyance or lease of County-owned property to promote public disclosure and fiscal responsibility.

<http://intra/gia/matter.asp?matter=150446&file=true&yearFolder=Y2015>

Resolution No. R-974-09, adopted by the Board on July 21, 2009, directs that any resolution authorizing the execution of instruments creating a County interest in real property shall require such instruments to be recorded in the public records of the County and attached by the Clerk of the Board to the authorizing resolution.

<http://intra/gia/matter.asp?matter=091900&file=true&yearFolder=Y2009>

Resolution No. R-380-17, adopted by the Board on April 4, 2017, established the policy requiring the County Mayor to provide written notification to the District Commissioner in which the County-owned property lies no less than four weeks prior to placing any item on the agenda requesting approval of the sale, lease or surplus of County-owned property.

<http://intra/gia/matter.asp?matter=170414&file=true&yearFolder=Y2017>

The Public Housing and Community Development Department oversees the Infill Housing Initiative Program and has developed guidelines for the administration of the program. The guidelines summarize the infill development process and requirements to be followed by developers.

<http://www.miamidade.gov/housing/library/guidelines/infill/infill-housing.pdf>

**HSSC Meeting: April 16, 2018  
Research Notes**

**PROCEDURAL HISTORY**

**Prime Sponsor: Dennis C. Moss, District 9**  
**Department/Requester: N/A**

This item has no procedural history.

**FISCAL IMPACT**

Affordable Housing shall pay the County \$10 for the conveyance of the three properties that will be rehabilitated pursuant to the Infill Housing Initiative.

**ANALYSIS**

Affordable Housing, an active State of Florida nonprofit per sunbiz.org, the Florida Department of State, Division of Corporations website, has requested that the County convey three lots in District 9 for infill housing development. Affordable Housing will partner with HUD affiliate agencies that provide comprehensive homebuyer and financial literacy education, credit counseling and the first-time homebuyer certification workshop. Two of the three requested lots appear on the County's inventory list of affordable housing sites, while one must be declared surplus and then added to the inventory list. The purchase price for the conveyance of the three properties is \$10.

The table below identifies the three subject lots by Folio No. and includes the surplus status, address, size, and market value of each lot.

Folio No.	Address	Square Footage	Surplus Status	Market Value
30-6912-008-0024	2 Lots Adjacent East of 12375 SW 220 ST Miami, FL	7,050 Sq. Ft.	No	\$21,150
30-6018-001-0430	22132 SW 115 CT Miami, FL	10,010 Sq. Ft.	Yes	\$19,699
30-6912-008-1370	12119 SW 215 ST Miami, FL	10,700 Sq. Ft.	Yes	\$26,700

Per the data found on the Property Appraiser Detailed Report (Attachment C to the item), Human Progress Foundation World Inc. is the owner of Folio No. 30-6018-001-0430. Moreover, it is unclear if three or four lots are being conveyed under this resolution as Attachment E to the item shows two lots under Folio No. 30-6912-008-0024.

On March 28, 2018, Affordable Housing signed the County Deed conveying the properties. The deed requires the following:

- Affordable Housing shall sell the dwelling units to qualified homebuyers whose income range is established up to 140 percent of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development;
- The properties shall be developed within two years of the deed's recording date as evidenced by the issuance of a final Certificate of Occupancy;
- The units developed shall not be sold for a sale price exceeding \$205,000;
- Affordable Housing shall not assign or transfer its interest in the properties absent the County's consent; and

**HSSC Meeting: April 16, 2018**  
**Research Notes**

- If Affordable Housing fails to construct the units within the set timeframe or if Affordable Housing ceases to exist prior to conveyance to qualified homebuyers, or if any term of the deed is not complied with, Affordable Housing shall cure the default/violation within 30 days of notification; if Affordable Housing fails to remedy the default within 30 days, title to the properties revert to the County.

**ADDITIONAL INFORMATION**

See the link to the website below for information on Infill Housing homebuyer requirements.

<http://www.miamidade.gov/housing/infill-housing-homebuyers.asp>

**HSSC Meeting: April 16, 2018  
Research Notes**

**Item No. 3A  
File No. 180832**

**Researcher: PGE Reviewer: TD**

RESOLUTION AUTHORIZING A DESIGNATED PURCHASE PURSUANT TO SECTION 2-8.1(B)(3) OF THE CODE OF MIAMI-DADE COUNTY BY A TWO-THIRDS VOTE OF THE BOARD OF COUNTY COMMISSIONERS' MEMBERS PRESENT; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXTEND THE CONTRACT NO. BU3BSR27 WITH BEHAVIORAL SCIENCE RESEARCH CORPORATION TO PROVIDE STAFF SUPPORT SERVICES FOR THE MIAMI-DADE HIV/AIDS PARTNERSHIP, AND QUALITY MANAGEMENT SERVICES FOR THE RYAN WHITE PART A AND MINORITY AIDS INITIATIVE PROGRAMS, INCLUDING A TRAINING PROGRAM FOR DIRECT SERVICE PERSONNEL FOR AN ADDITIONAL TIME OF 12 MONTHS WITH A RETROACTIVE DATE OF MARCH 1, 2018 AND ADDITIONAL EXPENDITURE AUTHORITY IN AN AMOUNT NOT TO EXCEED \$1,109,050.00; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXERCISE AMENDMENTS, MODIFICATIONS, CANCELLATION, AND TERMINATION CLAUSES CONTAINED IN SUCH CONTRACT; AND WAIVING THE REQUIREMENTS OF RESOLUTION NO. R-130-06

**ISSUE/REQUESTED ACTION**

Whether the Board should (1) approve a designated purchase to extend Contract No. BU3BSR27 with Behavioral Science Research Corporation for an additional 12 months, retroactive to March 1, 2018, in an amount of up to \$1,109,050 for the continued delivery of staff support services for the Miami-Dade HIV/AIDS Partnership and Quality Management Services for the Ryan White Part A and Minority AIDS Initiative (MAI) Programs; and (2) waive the County policy requiring the underlying contract to be signed by the non-County party and attached to the agenda item prior to placement on a Board agenda.

**APPLICABLE LEGISLATION/POLICY**

Ryan White HIV/AIDS Treatment Extension Act of 2009: the Ryan White HIV/AIDS Program legislation was first enacted in 1990 as the Ryan White Comprehensive AIDS Resources Emergency Act; it has been amended and reauthorized four times in 1996, 2000, 2006 and 2009; the extension Act of 2009 delineates the statutory requirements of the program; highlights of the extension Act include: (1) MAI funds under Parts A and B are distributed according to a formula based on the distribution of populations disproportionately impacted by HIV/AIDS and coincide with grant cycles under each Part; (2) Part A authorizes grant awards to eligible metropolitan areas and transitional grant areas; and (3) Part A and B grant recipients must develop comprehensive plans that include a strategy for identifying individuals with HIV who do not know their status and helping them seek medical services.

<http://legcounsel.house.gov/Comps/PHSA-merged.pdf>

Article LXXX of the County Code sets forth the County's HIV/AIDS Partnership; the purpose of the partnership is to enable the County and other governmental entities to apply for, receive, plan for, assess, and allocate financial assistance under the Title XXVI of the Public Health Service Act as amended by the Ryan White HIV/AIDS Treatment Modernization Act of 2006 (hereinafter called the "Ryan White Program"), Healthy Communities 2010 Objectives, AIDS Housing Opportunity Act, and Housing and Community Development Act of 1992, State of Florida General Revenue Care and Treatment Allocations, and other HIV/AIDS related funding as it becomes available; and to advise the Board of County Commissioners, the Mayor, and other governmental entities on HIV/AIDS related issues.

**HSSC Meeting: April 16, 2018  
Research Notes**

[https://library.municode.com/fl/miami\\_-\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH2AD\\_ARTLXXXMIDECOHAIPA](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTLXXXMIDECOHAIPA)

Section 2-8.1 of the County Code (Contracts and Purchases Generally) applies to all contracts for public improvements and purchases of all supplies, materials and services other than professional services and (1) requires formal sealed bids for purchases over \$250,000; (2) describes the circumstances under which non-competitive purchases may be approved; (3) establishes requirements for legacy purchases, designated purchases, and single vehicle leases; and (4) provides that procurement procedures shall be established by I.O. and approved by the Board.

[https://library.municode.com/fl/miami\\_-\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH2AD\\_ARTIINGE\\_S2-8.1COPUGE](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.1COPUGE)

Section 2-8.1(b)(3) of the County Code sets forth procedures for authorizing a designated purchase; under this section, designated purchase shall mean a purchase when the procurement through the use of formal sealed bids is not practicable, including, but not limited to: (1) sole source purchases; (2) services where no competition exists such as public utility services; (3) where purchases or rates are fixed by law or ordinance; (4) unique professional or artistic services not governed by the Consultants' Competitive Negotiations Act; (5) purchases of goods and services necessary to address an emergency or where additional formal competition would not be practicable; and (6) a solicitation where only a single proposer has responded to a competitive solicitation but such response contains material defects and the County still desires to enter into a contract with such proposer.

Any recommendation by the Mayor for the award of a Designated Purchase shall at a minimum: (i) provide a written explanation of why the purchase through formal sealed bids would not be practicable under the circumstances and is in the best interest of the County, (ii) provide a written explanation of the process followed resulting in the recommendation for a Designated Purchase, and (iii) provide a written description of any informal competition conducted and any and all efforts to obtain a valuation of the recommended purchase. The Board of County Commissioners shall adopt any resolution authorizing a Designated Purchase by a two-thirds vote of the members present.

[https://library.municode.com/fl/miami\\_-\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH2AD\\_ARTIINGE\\_S2-8.1COPUGE](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.1COPUGE)

Resolution No. R-187-12, adopted by the Board on February 21, 2012, directs the County Mayor to include due diligence information in memoranda recommending certain contract awards.

<http://intra/gia/legistarfiles/MinMatters/Y2012/120287min.pdf>

Resolution No. R-130-06, adopted by the Board on January 24, 2006, requires that proposed agenda items seeking approval of a contract or conveyance shall not be placed on any committee or commission agenda unless the underlying contract or conveyance is completely negotiated, in final form, and executed by all non-County parties.

<http://intra/gia/matter.asp?matter=060239&file=false&yearFolder=Y2006>

Resolution No. R-31-12, adopted by the Board on January 24, 2012, approved a contract award to Behavioral Science Research Corporation for staff support services for the Miami-Dade HIV/AIDS Partnership in the amount of \$510,300 under the HIV/AIDS Treatment Extension Act of 2009, Part A Funds and for quality management services in the amount of \$494,000 in Part A Funds and \$104,750 in MAI Part A Funds for a term of one year subject to automatic renewal on an annual basis for five years from the end of the initial contract term.

<http://intra/gia/matter.asp?matter=112433&file=true&yearFolder=Y2011>

**HSSC Meeting: April 16, 2018  
Research Notes**

Implementing Order No. 3-38 sets forth the County's processes and procedures for the purchase of goods and services. The I.O. outlines: the roles and responsibilities of the Internal Services Department; the methods of purchasing goods and services; the authority to award and modify contracts; and the requirements for access contracts, emergency purchases, bid waivers, confirmation purchases and sole sources.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-38.pdf>

**PROCEDURAL HISTORY**

**Prime Sponsor: N/A**

**Department/Requester: Office of Management and Budget**

**FISCAL IMPACT**

The total amount for this one-year extension is \$1,109,050. The item's Fiscal Impact section does not specify the funding source.

**ANALYSIS**

This item is requesting Board approval of a designated purchase to extend the County's contract with Behavioral Science Research Corporation for an additional 12 months in an amount up to \$1,109,050 for the delivery of staff support services for the Ryan White Part A and MAI Programs, including a training program for direct service personnel. The item is also requesting to waive Resolution No. R-130-06, which requires the underlying contract to be executed by the non-County party and attached to the agenda item prior to placement on the Board's agenda.

The current contract with Behavioral Science Research Corporation was effective on March 1, 2012 and expired on February 28, 2018. Accordingly, this item is also requesting retroactive approval of the extension, commencing on March 1, 2018. The mayoral memo neither relays information regarding Behavioral Science Research Corporation's performance under the contract nor the total amount expended.

The mayoral memo indicates that due to changes in federal grant guidelines and restrictions related to administrative costs, ongoing discussions with multiple representatives from the U.S. Department of Health and Human Services regarding various interpretations of the proper classification of administrative support costs, and staff turnover in the Office of Management and Budget (OMB), the Ryan White Program staff has been unable to develop and complete the Request for Proposal (RFP) process before the current contract expired. The extension affords OMB time to finalize the RFP process, including advertisement and contract award.

**ADDITIONAL INFORMATION**

Miami Dade County's Ryan White Program distributes federal grant funds to HIV/AIDS service organizations, community-based clinics, hospitals and public institutions. More than 9,600 people living with HIV or AIDS are served. Program services include, but are not limited to, outpatient medical care, prescription drugs, oral health care, mental health counseling, legal assistance and outreach services.

[https://www8.miamidade.gov/global/service.page?Mduid\\_service=ser1482944607068715&Mduid\\_location=org1462994438372631&Type\\_collection=&Mduid\\_organization=org1462994438372631](https://www8.miamidade.gov/global/service.page?Mduid_service=ser1482944607068715&Mduid_location=org1462994438372631&Type_collection=&Mduid_organization=org1462994438372631)

The Miami-Dade HIV/AIDS Partnership is organized to eliminate disparities and improve health outcomes for all people living with or at risk for HIV/AIDS. The Partnership obtains input on community needs, sets priorities and allocates funds for Ryan White Part A/MAI, plans for services and housing and makes recommendations for Ryan

## HSSC Meeting: April 16, 2018 Research Notes

White Part B, General Revenue and Housing Opportunities for people with AIDS. In addition, it serves as an advisory board to the County Mayor and County Commission.

<http://aidsnet.org/#>

As of April 13, 2018, Behavioral Science Research Corporation is an active, Florida for-profit corporation per data found on sunbiz.org, the website for the Florida Department of State, Division of Corporations.

<http://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=BEHAVIORALSCIENCESEARCH%204721731&aggregateId=domp-472173-b4e6e609-8718-40b5-8e07-8186a3b99bc3&searchTerm=Behavioral%20science%20Research%20Corporation&listNameOrder=BEHAVIORALSCIENCESEARCH%204721731>

According to AIDSVu, Miami-Dade County's total population is 2,496,420, of that number, 25,457 people are living with diagnosed HIV as of 2015.

<https://aidsvu.org/state/florida/miami/>

**HSSC Meeting: April 16, 2018  
Research Notes**

**Item No. 3B**

**File No. 180798**

**Researcher: JFP Reviewer: TD**

RESOLUTION APPROVING THE REJECTION OF ALL PROPOSALS RECEIVED IN RESPONSE TO REQUEST FOR PROPOSAL NO. 2017-01-DD (RFP) FOR THE REDEVELOPMENT OF THE ELIZABETH VIRRICK I VACANT SITE

**ISSUE/REQUESTED ACTION**

Whether the Board should approve the rejection of all proposals received in response to RFP No. 2017-01-DD for the redevelopment of the Elizabeth Virrick I vacant site, as the only proposal received was from the proposer Turnstone Development Corporation (Turnstone) who was determined to be not responsible.

**APPLICABLE LEGISLATION/POLICY**

Resolution No. R-1171-16, adopted on December 6, 2016, authorizes the County Mayor or County Mayor's designee to submit an amendment to the County's disposition application for Elizabeth Virrick I public housing site to the United States Department of Housing and Urban Development for the purpose of permitting the County to competitively select a developer to construct an elderly, affordable, mixed-income, and mixed-finance housing development on such site and to permit the County to enter into a long term ground lease with the selected developer.

<http://www.miamidade.gov/govaction/matter.asp?matter=162466&file=true&fileAnalysis=false&yearFolder=Y2016>

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 USC § 1701u (Section 3) delineates the policy of the Congress to ensure that the employment and other economic opportunities generated by Federal financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing.

<https://www.gpo.gov/fdsys/pkg/USCODE-2011-title12/html/USCODE-2011-title12-chap13-sec1701u.htm>

**PROCEDURAL HISTORY**

**Prime Sponsor: None**

**Department/Requester: Public Housing and Community Development**

This item has no procedural history.

**FISCAL IMPACT**

This item has no fiscal impact.

**ANALYSIS**

This item is for the approval of the rejection of all proposals received, namely that from Turnstone Development Corporation (Turnstone) as the sole proposer for Request for Proposal No. 2017-01-DD (RFP), for the redevelopment of the Elizabeth Virrick I vacant site. The site, spanning .69 acres, is located at 1613 NW 25 Ave., Miami, FL 33142 in District 5.

28 public housing units in two-story buildings were originally developed at this site in 1967. Upon the units becoming dilapidated, Public Housing and Community Development sought demolition approval from the United States

## HSSC Meeting: April 16, 2018 Research Notes

Department of Housing and Urban Development (HUD), which was received in 2006, and the units were demolished by July 18, 2010.

The Public Housing and Community Development Department advertised the RFP for development on the vacant site on October 16, 2017. Per the terms of the RFP, the number of units to be developed shall not exceed 75 units, with anything over 45 units requiring a change in zoning due to the current zoning scheme allowing for a maximum of 45 units at the site. The development shall include public housing, affordable and market rate units to achieve a mixed-income housing development, with all non-public housing units being designated for occupancy by the elderly.

Several mandatory threshold requirements to be met by proposers were listed in the RFP. Those requirements include:

- A mixed-income and mixed-finance approach to development
  - A mixed-finance approach encourages the leveraging of public housing financial resources with other private and public funds.
  - If 9% Low Income Housing Tax Credits (LIHTC) is part of the financial development strategy, proposer must provide a detailed 4% Tax Credit alternative with a complete financing strategy, since the 9% tax credits involve a highly competitive process, which may not result in an award. *PHCD determined that Turnstone did not meet this threshold requirement based on its proposal.*
- Compliance with Uniform Federal Accessibility Standards (UFAS)
  - UFAS requirements, minimum features and amenities are required to be incorporated in the proposed development. Not less than 5% of all public housing units, in addition to all common areas, shall comply with UFAS for the development site in the RFP. In addition, not less than 2% of public housing units shall comply with hearing and sight impaired UFAS requirements. UFAS units shall not be concentrated in any one area or phase of the project but shall be spread evenly throughout the project.
- Compliance with Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 USC § 1701u (Section 3)
  - Requires firm commitments to hire Section 3 qualified residents of Miami-Dade County, providing economic opportunities for low- and very low-income persons.

Based on Turnstone not meeting the financing threshold requirement (among others), the proposal was determined to be not responsible.

Responsibility of a bidder or proposer is determined by the following criteria:

- Whether bidder or proposer can perform contract
- Financial condition, capability, experience, past performance
- Honesty, integrity, skill, business judgment, previous conduct

A new RFP is in the process of being drafted by PHCD. As part of this process, the Department will further evaluate potential alternatives relative to the project scope, financial requirements, and other related requirements and will revisit consideration of interested developers, including Turnstone, before re-advertising another RFP. The Department requires approval of this Resolution rejecting all received proposals before proceeding.

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Turnstone Development Corporation has an active status as a Foreign Not for Profit Corporation. Turnstone first filed and

**HSSC Meeting: April 16, 2018**  
**Research Notes**

registered on 08/15/2011. Its principal address is 10 S. LaSalle Street, Suite 3510, Chicago, IL 60603. Its registered agent is listed as Law Office of Kimberly A. Abrams & Assoc., 2699 Stirling Rd., A105, Fort Lauderdale, FL 33312.

<http://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=TURNSTONEDEVELOPMENT%20F110000033100&aggregateId=fornp-f11000003310-fc03260b-1c22-4e15-916b-21fcc967422b&searchTerm=turnstone&listNameOrder=TURNSTONE%20L090000012770>