



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

Legislative Analysis

Housing & Community Development
Committee

December 9, 2009
9:30 A.M.
Commission Chamber

Charles Anderson, CPA
Commission Auditor
111 NW First Street, Suite 1030
Miami, Florida 33128
305-375-4354

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

**Legislative Notes
Housing & Community Development
Meeting Agenda**

December 9, 2009

Written analyses and notes for the below listed items are attached for your consideration:

Item Number(s)

2(B)
3(B)
3(D)
3(E)

If you require further analysis of these or any other agenda items, please contact Guillermo Cuadra, Chief Legislative Analyst, at (305) 375-5469.

Acknowledgements--Analyses prepared by:
Mia Marin, Legislative Analyst

**MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
OFFICE OF THE COMMISSION AUDITOR**



Legislative Notes

Agenda Item: 2(B)

File Number: 093166

Committee(s) of Reference: Housing & Community Development Committee

Date of Analysis: December 7, 2009

Type of Item: Resolution Approving Grant Allocations for District 5

Summary

This resolution approves the grant allocation in the amount of \$10,592,307 from the Building Better Communities General Obligation Bond Program (GOB) to construct and improve affordable housing projects for the elderly and families in District 5.

District 5 Grant Allocations is as follows:

Project	Grant Allocation
Porto Allegre	\$3,704,147
Toscana	\$6,171,550
Villa Aurora	\$276,179
Miami Beach Development Corp	\$440,431
Total	\$10,592,307

Background and Relevant Legislation

Resolution R-918-04 was approved by the Board of County Commissioners (BCC) on July 20, 2004 authorizing funding for projects to construct and improve housing for the elderly and working families. Furthermore, allow the County to issue General Obligation Bonds in an amount not to exceed \$194,997,000 to fund those housing improvements in the County. The resolution 918-04 also included as an attachment a list of projects identified for these public and affordable housing projects to include the following:

242	OCED	9,400,000	New Elderly Units at Joe Moretti
244	OCED	3,000,000	New Elderly Units at Dante Fascell at 2929 NW 18 Avenue
245	OCED	9,400,000	New Elderly Units at Three Round Towers
246	OCED	2,500,000	New Family Units at Annie Coleman
247	OCED	3,400,000	New Family Units at Lincoln Gardens
248	OCED	4,600,000	New Elderly Units at Elizabeth Virrick I
249	OCED	132,700,000	Preservation of Affordable Housing Units and Expansion of Home Ownership
327.1	HT	7,400,000	Land Acquisition for New Permanent Housing Projects
327.2	HT	7,600,000	Homestead Air Base - Permanent Housing Units Development
Transfer (from 249)	Hialeah	5,000,000	Transfer (Included in the \$10M for each district.)
341	Finance	9,997,000	Bond issuance Cost To Construct and Improve Housing For The Elderly And Families (Projection)
	Total	194,997,000	

On May 5, 2008, the BCC approved Resolution 537-08 establishing a procedure that captured and appropriated the original GOB Housing amount of \$137.7 million (Project 249) evenly among the 13 commission districts (\$10,592,307 per district).

Budgetary Impact

There is no fiscal impact with the approval of this item since the total amount of the grant allocations for the recommended projects equals the amount allotted per district through R-537-08.

Comments

An item on the Housing & Community Development agenda schedule for December 9, 2009 seeks to approve significant modifications, additions and deletions to the GOB program with respect to projects numbers 242, 244, 245, 246, 247 and 248.

Prepared By: Mia B. Marin

**MIAMI-DADE COUNTY
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Legislative Notes

Agenda Item: 3(B)

File Number: 092803

Committee(s) of Reference: Housing & Community Development Committee

Date of Analysis: December 4, 2009

Type of Item: Resolution Approving a Lease Agreement

Summary

This resolution approves a lease agreement at the Kendall Complex located at 11025 S.W 84th Street, Cottage 11, Miami, with the Center for Family and Children Enrichment, Inc. a Florida not-for-profit corporation for space to be occupied for a residential shelter.

Background and Relevant Legislation

The Center for Family and Child Enrichment (CFCE) was organized and incorporated in 1977 as a private, nonprofit corporation by a group of social workers and psychologists who resided in the North Dade communities of Carol City and Opa Locka. Its initial services were aimed at assisting low-income individuals become self-sustaining and able to resolve conflicts.

The organization received a small grant from the Dade/Miami Mental Health board to provide mental health counseling to children and families in the Northwest areas of the County. In 1980, the Agency was awarded a grant by the State of Florida, Department of Health and Rehabilitative Services, to implement an Intensive Crisis Counseling Program (ICCP). This family preservation and support program increased the Agency's engagement with the large, at risk population which resided in the area.

By 1991, the Agency was fully aware of the mental health needs of the families and children under court supervision, and the fact they were impoverished and unable to pay for service. The Agency became a Medicaid provider in 1992.

In 1995, CFCE was licensed as a child-placing agency and opened its first group home for adolescent males. From 1996 to 1998, the Agency saw a rapid growth in services and infrastructure, adding foster care case management and CINS/FINS services to its continuum.

In 2005, CFCE became a full case management provider with Our Kids of Miami-Dade/Monroe and contracted to provide full case management to 755 children. Additionally in 2005, the Center entered into a contract with the Florida Network of Youth and Family Services to operate a 15 bed shelter for unaccompanied minors under the federal Office of Refugee Resettlement, Division of Unaccompanied Children.

CFCE provides the following services:

- Full Case Management/Dependency Services
- Children’s Mental Health Services
- Residential Group Homes (5)
- Girls Therapeutic Group Home
- Shelter and Services to Unaccompanied Minors (33 beds)
- Children in Need of Services/Families in Need of Services (CINS/FINS)
- ALPHA Substance Abuse Prevention
- Parenting Skills Classes
- Family Preservation and Support Services

Policy Change and Implication

The CFCE currently occupies Cottages 8 and 9 at the Kendall Homes Complex and various buildings at the Landmark Facility, 20600 NW 47th Avenue. According to General Services Administration, CFCE has been in Cottages 8 and 9 since October 1, 1998.

The County has no negative performance issues with CFCE.

Budgetary Impact

The lease term is for five (5) years with two additional two-year renewal option periods. The annual revenue for the first lease year term is \$40,100 (\$8.02 per square foot on an annual basis).

Rental Amounts for the remaining lease terms

Second Year	\$40,902
Third Year	\$41,720
Fourth Year	\$42,554
Fifth Year	\$43,405

According to General Services Administration, the current annual rent is \$7.56 per square foot on an annual basis. The costs of operating expenses are paid by the program. The specialized use of the cottages makes it unique and there are no comparable properties for this kind of use.

Comments

At the November 10, 2009, Housing & Community Development Committee (HCDC), there was a concern raised by a committee member that the Kendall Homes Complex facility was not clean or safe

and recommended all operations at the site cease pending an inspection by the Fire Department, the Building's Code Enforcement and the Office of Neighborhood Compliance, to determine whether the facility is fit for habitation.

On December 1, 2009, the County Manager issued a memorandum clarifying that the property mentioned at the November 10, 2009 HCDC Committee is not the same property listed for Board of County Commission action. The property that the HCDC Committee member had concerns about is located at 11175 SW 80th Street, owned by the Haven School, a private entity. The property referenced in this item, the Kendall Complex is located at 11025 SW 84th Street, under the purview of the County Department of Human Services and is maintained in conjunction with the General Services Administration.

Prepared By: Mia B. Marin

**MIAMI-DADE COUNTY
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Legislative Notes

Agenda Item: 3(D)

File Number: 093123

Committee(s) of Reference: Housing & Community Development Committee

Date of Analysis: December 7, 2009

Type of Item: Amendments to Resolutions Approving Demolition and Disposition Applications to US HUD

Summary

This resolution recommends that the Board of County Commissioners authorize amendments to the Demolition/Disposition applications to the US Department of Housing and Urban Development (HUD) for the following projects:

- Verrick I and II (R-998-05);
- Lincoln Gardens (R-1017); and
- Victory Homes (1016-08)

Background and Relevant Legislation

The original demolition/disposition applications to HUD for the following projects were described as mixed income developments which would require the selection of a developer to leverage General Obligation Bond (GOB) Funds.

County staff recommends changing these projects from mixed income developments to design-build without a financing component to construct all public housing units. According to County staff, the design-build approach will expedite design and construction of these projects at a time when current market conditions affect availability of various funding sources to include:

- Florida Housing Finance Corporation funding availability affected by market conditions;
- Extremely Low Income (ELI) and State Apartment Incentive Loan (SAIL) funds eliminated in January 2009;
- Decline in the 4% Low Income Housing Tax Credits (LIHTC) equity pricing by 17.6%;

There is an allocation of \$32.3 million for Miami Dade Public Housing Authority (MDPHA) for public housing projects in the GOB program that include the following projects:

Project	Department	Allocation	Project
242	MDPHA	9,400,000	New Elderly Units at Joe Moretti
244	MDPHA	3,000,000	New Elderly Units at Dante Fascell at 2929 NW 18 Avenue
245	MDPHA	9,400,000	New Elderly Units at Three Round Towers
246	MDPHA	2,500,000	New Family Units at Annie Coleman
247	MDPHA	3,400,000	New Family Units at Lincoln Gardens
248	MDPHA	4,600,000	New Elderly Units at Elizabeth Virrick I
	Total	32,300,000	

MDPHA has re-analyzed the above-listed projects and has made a determination to focus on the three most feasible GOB projects requiring projects numbers 242, 244, 245, 246, and 248 to be deleted and to add two new project numbers 242.A and 244.A, and significantly modify project number 247.

- Verrick I and II (GOB Project 244.A);
- Lincoln Gardens (GOB Project 247); and
- Victory Homes (GOB Project 242.A)

These recommendations are reflected in an “Evaluations Report of G.O.B Projects” Report issued by MDPHA in July of 2009. MDPHA in coordination with the Office of Community and Economic Development (OCED) determined to focus on the three most feasible projects to ensure the most successful utilization of available funds in light of the substantial rise in construction costs.

The GOB Citizens Advisory Committee (CAC) approved the recommendations set forth in the MDPHA Evaluations Report on April 27, 2009.

Budgetary Impact

There is no fiscal impact on the existing GOB Program with amending the demolition and disposition applications to HUD. The allocations for the three projects remain the same (Verrick I & II, Lincoln Gardens and Victory Homes)ⁱ

Prepared By: Mia B. Marin

ⁱ **Comments**

An accompanying item on the Housing & Community Development agenda scheduled for December 9, 2009 seeks to approve significant modifications, additions and deletions to the GOB program with respect to the following projects: Elizabeth Virrick II (project no. 244.A), Lincoln Gardens (project no. 247) and Victory Homes (project no. 242.A.). **Additionally, the accompanying item if approved deletes Elizabeth Virrick I from the GOB list.**

**MIAMI-DADE COUNTY
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Legislative Notes

Agenda Item: 3(E)

File Number: 093124

Committee(s) of Reference: Housing & Community Development Committee

Date of Analysis: December 7, 2009

Type of Item: Resolution Approving Deletion and Addition of GOB Projects

Summary

This resolution approves the deletion of GOB Project Numbers 242, 244, 245, 246 and 248. The resolution also significantly modifies GOB Project Number 247 and adds two new GOB Projects 242.A and 244.A. These above-mentioned actions will be proposed additions to Project Information in Appendix A of R-918-04 and R-1154-08 respectively.

Background and Relevant Legislation

Resolution R-918-04 was approved by the Board of County Commissioners (BCC) on July 20, 2004 authorizing funding for projects to construct and improve housing for the elderly and working families. Furthermore, allow the County to issue General Obligation Bonds in an amount not to exceed \$194,997,000 to fund those housing improvements in the County. The resolution 918-04 also included as an attachment a list of projects identified for these public and affordable housing projects to include the following:

242	OCED	9,400,000	New Elderly Units at Joe Moretti
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249	OCED	132,700,000	Preservation of Affordable Housing Units and Expansion of Home Ownership
327.1	HT	7,400,000	Land Acquisition for New Permanent Housing Projects
327.2	HT	7,600,000	Homestead Air Base - Permanent Housing Units Development
Transfer (from 249)	Hialeah	5,000,000	Transfer (Included in the \$10M for each district.)
341	Finance	9,997,000	Bond issuance Cost To Construct and Improve Housing For The Elderly And Families (Projection)
	Total	194,997,000	

There is an allocation of \$32.3 million for Miami Dade Public Housing Authority (MDPHA) for public housing projects in the GOB program that include the following projects:

242	MDPHA	9,400,000	New Elderly Units at Joe Moretti
244	MDPHA	3,000,000	New Elderly Units at Dante Fascell at 2929 NW 18 Avenue
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246	MDPHA	2,500,000	New Family Units at Annie Coleman
247	MDPHA	3,400,000	New Family Units at Lincoln Gardens
248	MDPHA	4,600,000	New Elderly Units at Elizabeth Virrick I
	Total	32,300,000	

MDPHA has re-analyzed the above-listed projects and has made a determination to focus on the three most feasible GOB projects requiring projects numbers 242, 244, 245, 246, and 248 be deleted and to add to new project numbers 242.A and 244.A, and significantly modify project number 247.

These recommendations are reflected in an "Evaluations Report of G.O.B Projects" Report issued by MDPHA in July of 2009. MDPHA in coordination with the Office of Community and Economic Development (OCED) determined to focus on the three most feasible projects to ensure the most successful utilization of available funds in light of the substantial rise in construction costs.

The GOB Citizens Advisory Committee (CAC) approved the recommendations set forth in the MDPHA Evaluations Report on April 27, 2009.

Budgetary Impact

There is no fiscal impact on the existing GOB Program allocation of \$32.3 million, it will remain the same. However, the number of units originally estimated with original six projects will decrease from 341 units down to 296 units.

Comments

A related item on the Housing & Community Development agenda scheduled for December 9, 2009 seeks to approve demolition and disposition application to US HUD that may affect Virrick I project (GOB project 244).

Prepared By: Mia B. Marin