

**Building Better Communities
 GOB CAC Affordable Housing
 Sub-Committee Notes**

May 13, 2011

8:30 A.M.

Conference Room 21-B

Committee members: Barbara Bisno, Harry Hoffman, Jay Hess, Katy Sorenson

Attendees: Others present: Ana Finol, OCI; Ralph Cutie, OCI; Silvia Lopez, OCI; Jorge Cibran, MDPHA; Roslyn Alic-Batson, OCI; Aleida Arrazcaeta, OCI.

I. Welcome and Introductions	
Discussion:	The Chairwoman Ms. Katy Sorenson convened the meeting at 9:40 A.M. by welcoming all in attendance. The Chairwoman's first order of business was to designate Mr. Harry Hoffman as Chairman for this Sub-Committee. Mr. Hoffman accepted.
II. Public Housing Projects Report	
	<p>Mr. Jorge Cibran of the Miami-Dade Public Housing Agency (MDPHA) reported that there are three public housing projects, Lincoln Gardens, Elizabeth Virrick II and Victory Homes, that MDPHA is pursuing. Prior to the current management, MDPHA was using a design-build approach to implement their projects but now the agency will be using an agency-wide developer RFQ. These three public housing projects will be included in this approach. The RFQ and selection process will take about 12 months; design will take another 12 months and construction at least another 18 months, so it will be at least a three year time frame to complete the project implementation process.</p> <p>Ms. Finol stated that MDPHA's priority project is Lincoln Gardens which is fully funded in the next bond sale. The other two projects are scheduled for future bond sales and are partially funded in the Commercial Paper (CP) program. Mr. Hoffman asked what the CP program is and Ms. Sorenson asked what the interest rate on the CP program is. Mr. Cutie responded that the CP program is similar to a line of credit and that he would have to inquire with the County's Finance Department regarding the interest rate.</p> <p>Ms. Bisno stated that in her opinion Public Housing has not been a priority in this County. She stated that since she has served on the CAC Committee, the members have been asking for action and there has been very little movement. Ms. Bisno inquired as to who she should complain to and asked where are the projects located. Ms. Finol responded all the projects are located in District 3.</p> <p>Mr. Cibran informed the Sub-Committee that Department of Housing and Urban Development (HUD) is in the process of cutting funds, so MDPHA will have less funds to work with. Mr. Cibran stated that MDPHA is doing the best they can with the current available funding. The agency is using a different approach which will hopefully invite some creativity in the development community and leverage the funds they have.</p> <p>Mr. Hoffman asked if a report on the status of the Public Housing Projects has been made to the full CAC Committee recently. Staff responded no. He requested a report be made to the CAC Committee at the June 2011 meeting.</p>
III. Affordable Housing Projects Report	
Discussion:	<p>Ms. Finol reported on the affordable housing projects. She stated that the projects on the report that are shaded are the ones being funded by the next bond sale. Mr. Hoffman asked if it is possible that these affordable housing projects would be listed on the delayed projects list if applicable. Ms. Finol responded in the affirmative and indicated that they are treated and tracked like all the other projects in the BBC-GOB Program.</p> <p>Mr. Hoffman asked what happens if a developer does not complete a project. Mr. Cutie responded that the developer's contractor will need to have a performance bond from a surety company to ensure that</p>

	<p>the project is completed. Ms. Finol responded that payments in the GOB Program are made on a reimbursement basis. Ms. Lopez stated that GSA indicated that they would be including provisions in their contracts regarding non-performance.</p> <p>Mr. Hoffman stated that he would like to have a report on public housing and affordable housing at the June 2011 CAC meeting.</p> <p>Meeting adjourned at 10:05 A.M.</p>
--	--

ACTION ITEMS
CAC Affordable Housing Sub-Committee Meeting 5/13/2011

Action	Timeline	Responsible Party
Find out the interest rate on Commercial Paper Program	Next CAC Meeting	Ralph Cutie
A presentation by the Miami-Dade Public Housing Agency for the June CAC meeting	June CAC Meeting	Roslyn Alic-Batson/Jorge Cibran (MDPHA)
A report from GSA on the Affordable Housing Projects	June CAC Meeting	Silvia Lopez/Leland Salomon (GSA)



**GOB CITIZENS' ADVISORY COMMITTEE
Housing Subcommittee Progress Report
Meeting Agenda**

May 13, 2011 – 9:00 am

**SPCC Building
21st Floor Conference Room B**

<u>Item</u>	<u>Presenter</u>
1. Introduction	Katy Sorenson
2. Assignment of Subcommittee Chair	Katy Sorenson
3. Public Housing Projects Report	Jorge Cibran
4. Affordable Housing Projects Report	Ana Finol
5. Next meeting	Harry Hoffman

May 12, 2011

GOB Projects Report

Below is the information received from OCI concerning funding for Three GOB projects.

Project # 247 – Lincoln Gardens

Prior Funding:	\$19,068
Next Bond State:	928,734
FY11-12:	11,352,198
Future Financing:	<u>0</u>
Total:	\$12,300,000

Project # 244.1 – New Elderly Units at Virrick II

Prior Funding:	\$19,069
Next Bond Sale:	0
FY11-12:	3,662,100
Future Financing:	<u>6,318,831</u>
Total:	\$10,000,000

Project #242.1 – Victory Homes

Prior Funding:	\$19,068
Next Bond Sale:	0
FY11-12:	4,000,000
Future Financing:	<u>5,980,930</u>
Total:	\$10,000,000

These projects were previously scheduled for completion at an earlier date. However, due to the re-evaluation of County projects due to budget issues and corresponding delays in funding, they were not executed in accordance with their original schedule. Our previous approach was to develop these projects in the most expeditious manner using a “Design-Build” delivery system with available GOB funds.

Our current plans are to include all three GOB projects in an “Agency-wide Developer RFQ”, which will include these and other projects. We further plan to revise the development approach from the current “Design-Build” approach using only the available GOB funding, to a “mixed income/mixed finance development approach” (as per new RFP) using GOB funding and leveraging said funding to maximize development financing and corresponding units within the mixed income approach.

Building Better Communities General Obligation Bond Program
 GOB Project 249 Preservation of Affordable Housing
 Miami-Dade County Office of Capital Improvements

District	Commissioner	GOB Proj. # - Site #	Project Name	Number of Units	GOB Allocation	GOB (A)=Allocation (G)=Grant (L)=Loan Reso. Approval Date	Actual Expenses	Description of Expenses	Status and Other Related Resolutions	RFP Issued or Direct Selection of Developer?	Name of Developer	Developer is a local vendor (Y/N)?
1	Jordan	249-75334	Lake View Oasis - 13900 NW 17th Avenue, Opa-Locka	40	\$3,092,307	(L) R-258-10 7/8/2010	\$0		R-84-09 adopted 1/22/2009 allocation of \$3,092,378 from Project No. 249 as a loan to UDC III Oasis, LLC R-258-10 adopted 7/8/2010 amended R-84-09 to provide that the allocation of \$3,092,377.63 from Project No. 249 to UDC III Oasis, LLC shall be in the form of a grant instead of a loan. The resolution also approved the Development and Grant Agreement between the County and UDC III Oasis, LLC and the County Mayor or County Manager is authorized to execute the Grant Agreement on behalf of the County. Parties are now waiting the sale of the 2011 bond series before proceeding	Direct Selection	UDG III Oasis, LLC	Y
1	Jordan	249-73387	Georgia Ayers Apartments - 13280 Port Said Road, Opa-Locka	72	\$7,500,000	(L) R-84-09 1/22/2009	\$0		R-84-09 adopted 1/22/2009 allocation of \$7,500,000 from Project No. 249 as a loan to Georgia Ayers Development, LLC to fund the development of the Georgia Ayers Apartment Project in District 1. In underwriting.	Direct selection	Georgia Ayers Development, LLC	Y
2	Monestime	249-73267	Northside Station - N.W. 79th Street between N.W. 31st Ave. and N. W. 32nd Ave.	348	\$2,500,000	(A) R-745-09 6/7/2009	\$23,275	Request for Proposals (RFP) Expenses	R-472-08 adopted 1/17/2008 allocation of \$10,592,307 from Project No. 249 to fund the development of Northside Metrorail Station Transit Oriented Development R-745-09 adopted 6/7/2009 amending R-872-08 and reducing GOB allocation to \$2,500,000 to fund the development of Northside Metrorail Station Transit Oriented Development R-840-10 adopted on 7/20/10 approving subject to funding availability the selection of Carlisle Development Group. Currently negotiating land lease; then developer will apply for tax credits in July/August 2011. Being considered by IMFR 5/10/11	RFP	Carlisle Development Group	Y
2	Monestime	249-76329	Trade Winds	Pending	\$6,500,000	Pending	\$0		R-260-10 adopted 3/7/2010 \$2.5M was allocated to Golden Meadows R-631-10 adopted 6/3/2010 rescinding R260-10 \$2.5M to Golden Meadows R-1064-10 adopted 10/19/2010 allocation of \$6.5M to Trade Winds RESO Pending to rescind R-1064-10, cancelling funds to Trade Winds and making funds available to one or more projects in District 2. R11-23-10 adopted 11/4/2010 allocating \$1.5M to New Beginning project	Pending	Pending	Pending
2	Monestime	249-76687	New Beginning	Pending	\$1,500,000	Pending	\$0		INLUC April 13, 2011 Agenda Item 2C to rescind R-1121-10 cancelling funds to New Beginning and making funds available for allocation to one or more projects in District 2. ITEM WAS WITHDRAWN BY THE COMMISSIONER AT INLUC APRIL 13, 2011. none	Pending	Pending	Pending
2	Monestime	249-76330	TBD	Pending	\$92,308	None	\$0			Pending	Pending	Pending

Building Better Communities General Obligation Bond Program
 GOB Project 249 Preservation of Affordable Housing
 Miami-Dade County Office of Capital Improvements

District	Commissioner	GOB Proj. # - Site #	Project Name	Number of Units	GOB Allocation	GOB (A) = Allocation (G) = Grant (L) = Loan	Reso. Approval Date	Actual Expenses	Description of Expenses	Status and Other Related Resolutions	RFP Issued or Direct Selection of Developer?	Name of Developer	Developer is a local vendor (Y/N)?
3	Edmonson	249-73388	Transit Village - N.W. 70th Avenue and N.W. 62nd Street	204	\$10,592,308	(A)	(A)R-28J08-7/1/2008	\$73,262	Site Environmental Study	RFP was issued and developer selected. Land lease with Carlisle Development Group, LLC was approved by the BCC 3/1/11 (R-138-11). Project now proceeding to underwriting and preparation of GOB funding agreement.	RFP	Carlisle Development Group	Y
4	Heyman	249-73389	Waterford Associates Ltd	72	\$10,592,307	(A)	(A)R-231-10-7/8/2010	\$0		Allocation of \$10,529,307 of GOB funds from Project No. 249 to Waterford Associates Ltd, and authorizes the County Mayor or County Mayor's designee to negotiate all necessary agreements. GOB Funding Agreement "in form" approved at BCC 4/4/11. Project now proceeds to underwriting.	RFP	WATERFORD ASSOCIATES, LTD	Y
5	Barreiro	249-76325	Villa Aurora - 1398 S.W. 1st St (Carriour)	76	\$276,174	(G)	(G)R-55-10-1/21/2010	\$0		Temp. Certificate of Occupancy 2/26/2010. Requires add'l state or county funds. Direct allocation / requires grant agreement.	Direct Selection	Carriour Supportive Housing, Inc.	Y
5	Barreiro	249-76323	Porto Allegre - 126 S.W. 8th Avenue, Miami (RUDG)	24	\$1,704,147	(G)	(G)R-51-10-1/21/2010	\$0		Requires City of MIA NSR funding. Direct allocation / requires grant agreement.	Direct Selection	RUDG, LLC	Y
5	Barreiro	249-76324	Toscana - 1st Street and S.W. 6th Avenue, Miami (RUDG)	49	\$6,171,550	(G)	(G)R-51-10-1/21/2010	\$0		Direct allocation / requires grant agreement	Direct Selection	RUDG, LLC	Y
5	Barreiro	249-73390	Miami Beach CDC Project - acquisition of scattered condo units	TBD	\$440,431	(G)	(G)R-51-10-1/21/2010	\$0		Direct allocation	Direct Selection	Miami Beach Community Development Corporation	Y
6	Sosa	249-273391	Hialeah Palm Center - corner of Palm Avenue and Okeechobee Road	75	\$5,000,000	(A)	(A)R-405-10-4/6/2010	\$516,658	Project Design	Direct allocation / requires grant agreement.	Interlocal Agreement w/ City of Hialeah	City of Hialeah	Contractor Selection Pending
6	Sosa	249-75389	TBD	Pending	\$5,592,308	(L)	None	\$0		none	Pending	Pending	Pending
7		249-73392	TBD	Pending	\$10,592,308	(L)	None	\$0		none	Pending	Pending	Pending
8	Bell	249-73393	TBD	Pending	\$10,592,308	(L)	None	\$0		none	Pending	Pending	Pending
9	Moss	249-73268	Caribbean Boulevard - SW 200th Street and U.S. 1	170	\$5,000,000	(A)	(A)R-18-10-7/8/2010	\$28,772	Request for Proposals (RFP) Expenses	R-761-10 adopted 7/8/10 approving subject to funding availability, the selection of Caribbean Village, Ltd., (Pinnacle Housing Group) for the development of the Caribbean Blvd site. Currently negotiating land lease. Development not considered transit-oriented development (TOD) may have to wait for next cycle of tax credits.	RFP	Pinnacle Housing Group	Y
9	Moss	249-76884	SBC Senior Housing LLC	79	\$1,000,000	(A)	(A)R-5-11-2/1/2011	\$0		Approved at BCC 2/1/11	Direct Selection	SBC Senior Housing LLC	Y
9	Moss	249-76883	Richmond Place	12	\$500,000	(A)	(A)R-54-11-2/1/2011	\$0		Approved at BCC 2/1/11	Direct Selection	J.L. Brown Development Corporation	Y
9	Moss	249-76882	Villa Capri	220	\$2,000,000	(A)	(A)R-53-11-2/1/2011	\$0		Approved at BCC 2/1/11.	Direct Selection	Villa Capri Associates, LTD	Y
9	Moss	249-75389	TBD	Pending	\$2,092,308	(L)	None	\$0		none	Pending	Pending	Pending

Building Better Communities: General Obligation Bond Program
 GOB Project 249 Preservation of Affordable Housing
 Miami-Dade County Office of Capital Improvements

District	Commissioner	GOB Proj. # - Site #	Project Name	Number of Units	GOB Allocation	GOB Allocation BCC Reso. #	Approval Date	Actual Expenses	Description of Expenses	Status and Other Related Resolutions	RFP Issued or Direct Selection of Developer?	Name of Developer	Developer is a local vendor (Y/N)?
10	Souto	249-76328	Vanguardian Village - 127th Ave and SW 104th St	120	\$5,000,000	(A) R-1054-09 E-7633-10	7/23/2009	\$0		R-1054-09 adopted 7/23/2009 allocating \$2.5 million at 127th Avenue and SW 104th Street for the Vanguardian Village project. R-7633-10 amended R1054-09 to delete allocation of \$2.5 million from Blue Lakes to increase allocation for Vanguardian Village from \$2.5 million to \$5 million. In underwriting.	Direct Selection	Felix Tesarte	Y
10	Souto	249-76326	West Dade Library - SW 24th St and SW 94th Ave	Pending	\$4,592,308	(A) R-1054-09 7/23/2009		\$0		R-1054-09 adopted 7/23/2009 approved funding for the development of affordable housing units for the elderly in District 10: A.) At Blue Lakes Trailer Park \$2.5 m (canceled by R7633-10); B.) At 127th Avenue and SW 104th Street for the Vanguardian Village \$2.5 m; C.) At 40th Street and SW 88th Avenue for the Senator Villas \$1 m; D.) At the West Dade Regional Library site located at 24th Street and 94th Avenue \$4,592,307.	Pending	Pending	Pending
10	Souto	249-73395	Senator Villas - 40th St and SW 88th Ave	Pending	\$1,000,000	(A) R-1054-09 7/23/2009		\$0		Senator Souto has requested GSA to prepare an RFI for the development of this site. In addition he has requested that staff look into a farmer's market as a temporary use of the site. Item is being considered by INLUC 9/11/11.	Pending	Pending	Pending
10	Souto	249-76327	CANCELLED Blue Lake Trailer Park - Flagler Street and NW 102nd Ave	Cancelled	\$0	R-7633-10 7/8/2010		\$0		R7633-10 amended R1054-09 to delete allocation of \$2.5 million from Blue Lakes to increase allocation for Vanguardian Village from \$2.5 million to \$5 million.	Cancelled	Cancelled	Cancelled
11	Martinez	249-73396	Gran Via - SW 127th Ave and SW 8TH ST	100	\$10,592,308	(A) R-855-09 7/23/2009		\$11,701	Project Design	County-owned land; design in-house by GSA and construction to be bid by GSA. Completed development to be managed by management company under contract with the County.	N/A	Miami-Dade County GSA will develop project design with in-house staff	N/A
12	Diaz	249-73397	El Abner Trailer Park - N.W. 114 Ave and N.W. 4th Terr	87	\$10,592,307	(G) R-135E-10 2/2/2010		\$0		R-135-10 adopted 7/20/10 approving the Development and Grant Agreement between the County and Consolidated Real Estate Investment LLC and the County Mayor is authorized to execute the Grant Agreement, subject to the County receiving a favorable underwriting report. Project is currently in underwriting and the developer is working to meet the requirements of the underwriter.	Direct Selection	Consolidated Real Estate Investment LLC	Y
13		249-73398	Okeechobee Station - 2005 W OKEECHOBEE RD	345	\$5,592,308	(A) R-903-07 7/24/2007		\$73,840	Site Environmental Study	R-903-07 not a direct allocation. It is a directive to County to stop negotiations with Jubilee Corp and start negotiations with City of Hialeah for elderly housing project. PHASE II ENVIRONMENTAL SHOWS ADD'L WK REQ'D. May require add'l Municipal funds.	Pending and Interlocal Agreement w/ City of Hialeah	City of Hialeah	Contractor Selection Pending
13		249.1-71963	300 Unit Affordable Housing Development - 2659 W Okeechobee Rd	300	\$5,000,000	R-1177-06 10/10/2006		\$5,000,000	Construction complete	Completed	Interlocal Agreement w/ City of Hialeah	City of Hialeah	Y
				TOTAL ALLOCATIONS	\$137,700,000			\$5,727,508					

PROJECTS FUNDED IN THE NEXT PHASE OF THE GOB PLAN (SERIES 2011A & SUBSEQUENT COMMERCIAL PAPER PROGRAM)

Building Better Communities General Obligation Bond Program
 GOB Project 249 Preservation of Affordable Housing
 Miami-Dade County Office of Capital Improvements

District	Commissioner	GOB Proj. # - Site #	Project Name	Number of Units	GOB Allocation	GOB (A) = Allocation (G) = Grant (L) = Loan BCC Reso. #	Reso. Approval Date	Actual Expenses	Description of Expenses	Status and Other Related Resolutions	RFP Issued or Direct Selection of Developer?	Name of Developer	Developer is a local vendor (Y/N)?