

Brant, Marlen (OCI)

From: Glasgow, Rickert (CED) (786) 469-2130
Sent: Wednesday, December 26, 2007 5:52 PM
To: Brant, Marlen (OCI)
Cc: Cintron, Jose (CED) (786) 469-2116; Navarrete, George (OCI); Yorty, Ian (OCI); Finol, Ana (OCI)
Subject: RE: Building Better Communities GOB (BBC GOB) funds for Affordable Housing

Marlen:

Following are responses to the five (5) questions posed by the CAC after our 09/28/07 meeting with the sub-committee:

Qu. 1 - Status of decision to move forward with the "Fast Track Units" [Following is the response]

Revised List of Sites

The original Implementation Plan includes a total of 22 sites, of which: A) six are considered fast-track sites due to their meeting the minimum regulatory requirements to develop housing in feasible quantities and within a reasonable time (Category 1); B) six are considered potential sites that require additional discussions with the County, the municipality that the property lies within, and other entities in order to determine the development readiness and/or feasibility (Category 2); and C) 10 are parcels located throughout unincorporated Miami-Dade County that require a Comprehensive Development Master Plan (CDMP) amendment (requiring State approval) to establish an Affordable Housing District which will allow for the optimal density thresholds designated by the Miami-Dade County Land Use Plan map to develop affordable housing. Since the Implementation Plan was issued, staff has revised the list of sites (see following page).

The revised list in this supplemental report includes 28 sites. Two of the original 22 sites, Interama and Former Skate Park, have been removed because they are no longer being pursued for the development of affordable housing; however, eight new sites have been included:

The Transit Village site on NW 62 Street and 7 Avenue

The Palmetto Metrorail Station site at 7701 NW 79 Avenue; an

Six different public housing sites administered by the Miami-Dade Housing Agency (MDHA). Under the GOB housing program, a total amount of \$32.3 million for six properties: 1) Lincoln Gardens, 2) Elizabeth Verrick Village 1, 3) Three Round Towers, 4) Joe Moretti, 5) Dante Fascell and 6) Annie Coleman have been identified for the construction of new elderly housing units, the preservation of affordable housing units, and expansion of homeownership. OCED, in coordination with MDHA, has engaged in discussions with the U.S. Department of Housing and Urban Development (US HUD) on all of the sites.

Site	Address	Commission District	Original Category	Revised Category
1 Okeechobee	2005 W. Okeechobee Rd.	13	1	1
2 Northside	3150 NW 79 St.	2	1	1
3 International Mall	<i>near NW 13 St. and 105 Ave.</i>	12	1	2
4 South Dade Gov't Center	<i>10750 SW 211 St.</i>	8	1	4
5 Caribbean Boulevard	200 St. and US 1	9	1	1
6 Hialeah	501 Palm Ave.	6	1	1
7 Interama	<i>15555 Biscayne Blvd.</i>	4	2	<i>no longer pursu</i>
8 CAA Headquarters	<i>395 NW 1 St.</i>	5	2	1
9 Overstown Site (3 parcels) (formerly Crosswinds)	<i>152 NW 8 St. 160 NW 7 St. 919 NW 2 Ave.</i>	3	2	2
10 Parkway	<i>2929 NW 17 St.</i>	5	2	1
11 Frankie Rolle Center	3750 S. Dixie Hwy.	7	2	2
12 Miami Gardens	3600 NW 163 St.	1	2	2
13 Royal Colonial	SW 280 St. and 152 Ave.	9	3	3
14 West Dade Library	<i>9445 Coral Way</i>	10	3	3
15 Gran Via	<i>SW 127 Ave. and 8 St.</i>	11	3	3
16 Public Health Site	21910 SW 102 Ave.	8	3	3
17 Senator Villas	SW 89 Ct. and 40 St.	10	3	3
18 Phil Smith	29600-50 S. Dixie Hwy.	9	3	3
19 Former Skate Park	<i>SW 211 Street at HEFT</i>	9	3	<i>no longer pursu</i>
20 Landmark	<i>20600 SW 47 Ave.</i>	1	3	4
21 Family Resource Center	2320 SW 62 St.	3	3	3
22 82 Street Site	<i>8240 NW 7 Ave.</i>	2	3	3
23 Transit Hub	<i>62 St. and NW 7 Ave.</i>	2 / 3	<i>not in report</i>	<i>pending catego</i>
24 Palmetto Transit Station	<i>7701 NW 79 A ve.</i>	12	<i>not in report</i>	<i>pending catego</i>
25 Lincoln Gardens	<i>4771 NW 24 Court</i>	3	<i>not in report</i>	<i>pending catego</i>
26 Elizabeth Verrick	<i>1613 SW 25 Avenue</i>	5	<i>not in report</i>	<i>pending catego</i>
27 Three Round Towers	<i>2920 NW 18 A venue</i>	3	<i>not in report</i>	<i>pending catego</i>
28 Joe Moretti	<i>535 SW 6 A venue</i>	5	<i>not in report</i>	<i>pending catego</i>
29 Dante Fascell	<i>2936 NW 17 A venue</i>	3	<i>not in report</i>	<i>pending catego</i>
30 Annie Coleman	<i>2501 NW 58 Street</i>	3	<i>not in report</i>	<i>pending catego</i>

Sites in Bold and italicized reflect changes from the Implementation Plan

Under the revised list, certain projects changed category status. The Parkway and CAA Headquarters sites were changed to fast-track (Category 1), where as International Mall, South Dade Government Center, and Landmark are no longer considered fast-track developable sites. A fourth category was established for Landmark and South Dade Government Center, both of which sites require a comprehensive development plan for the area and not simply a site analysis. The eight new sites have not been categorized to date and are pending review by the Development Team.

Qu: 2 - Timeframe fro RFP

Response: Immediately after the full BCC has received and accepted the report on the comprehensive plan for Implementation of the GOB Housing program

Qu: 3 - Provide additional information regarding legal opinion on use of the GOB funds for 1st and 2nd mortgages.

Response: The Implementation Plan states that a public hearing is necessary to amend the language governing the use of Building Better Communities general obligation bond funds dedicated for the creation of affordable housing units, particularly with respect to the provision of first and second mortgages to low- and moderate-income families. More specifically, it was stated that the amendment was needed to delete the use of funds for first and second mortgages. After discussions with the County Attorney's Office, staff has been advised that such a public hearing is **not** required.

Qu: 4- - Explain the county decision to use GOB funds to construct rental rather than homeownership

units.

Response: OCED, in November 2007 completed and submitted to U.S. HUD the 2008-2012 Consolidated Plan for Miami-Dade County. In the Housing element of this plan it was noted....."based on the needs analysis found in the priority needs summary table of this Consolidated Plan, Miami-Dade's Consolidated Plan is directed toward the following objectives over the next five-year period: #1. Providing assistance to renter households by increasing both the supply of standard affordable housing and the availability of rental assistance and support services. This is especially true for those with incomes at or below 30 percent of the median income group.

Qu: 5- Provide an update on the County's efforts in partnering with private industry for workforce housing

Response: Recent meetings held with the Beacon Council to identify major employers [and financial institutions] who may have an interest in pursuing this initiative has been extremely encouraging. OCED is preparing a plan that could be addressed with interested private sector companies who may have an interest in participating in this initiative.

Thank you.

From: Brant, Marlen (OCI)
Sent: Tuesday, December 18, 2007 2:20 PM
To: Glasgow, Rickert (CED) (786) 469-2130
Cc: Cintron, Jose (CED) (786) 469-2116; Navarrete, George (OCI); Yorty, Ian (OCI)
Subject: RE: Building Better Communities GOB (BBC GOB) funds for Affordable Housing
Importance: High

Rick,

Time is getting short and I have not heard from you. Do you anticipate having this report ready by the agreed to date? Remember the CAC meeting is January 8 and we committed to send out the entire package one week before the meeting. The holidays will impact the amount of time I have to prepare the packages, therefore, I would truly appreciate hearing from you soon.

Thank you,

Marlen Brant
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From: Brant, Marlen (OCI)
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To: Glasgow, Rickert (CED) (786) 469-2130

12/27/2007