



MEMORANDUM

Agenda Item No. 7(G)(1)(C)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners

DATE: January 20, 2004

FROM: George M. Burgess
County Manager

SUBJECT: Resolution Authorizing the County Manager or his Designee to Execute Agreement Allocating \$1,200,000 from Surtax Incentive Pool Funds to Alhambra Cove Associates, Ltd. for the Alhambra Cove Apartments; and Execute any Necessary Agreements

RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) authorize the County Manager or his designee to execute an agreement allocating \$1,200,000 from Surtax incentive pool funds for the Alhambra Cove Apartments development, located at 1600 NW 119th Street, Miami, in District 2.

BACKGROUND

The Board of County Commissioners awarded Alhambra Cove Associates, Ltd. \$1,000,000 in Surtax 2003 funds by R-1482-02 for the Alhambra Cove Apartments development. The development will consist of 240 rental units located at 1600 NW 119th Street, Miami, in District 2, and will serve families earning up to 60% or less of the median income. The following list details the rental unit configuration:

1 Bedroom	750 Sq. Ft.	Gross Rent: \$542	48 Units
2 Bedrooms	1,050 Sq. Ft.	Gross Rent: \$651	108 Units
3 Bedrooms	1,250 Sq. Ft.	Gross Rent: \$752	84 Units

The developer has structured the financing of the development with tax-exempt bonds, issued by the Housing Finance Authority of Miami-Dade County (HFA). This funding source and the syndication equity raised from the sale of the 4% tax credits which accompany the tax-exempt bonds, will be used to develop Alhambra Cove Apartments. The developer applied for 9% tax credits financing in the 2003 Florida Housing Finance Corporation Universal Cycle (FHFC) and was not funded. As a result, the developer is seeking bond financing in lieu of 9% tax credits financing from HFA. This loss in funding equity, coupled with increases in construction costs, taxes, insurance premiums and interest rates, has created a funding gap. The total funding gap is \$1,400,200. The total development cost is \$23,414,372.

The development site is currently being operated as a trailer park. Relocation of the residents will not be completed prior to June 2004. The developer is in the process of securing all remaining funding to move this development forward.

The principals for Alhambra Cove Associates, Ltd. are as follows:

Chairman / Shareholder
Stuart I. Meyers
2121 Ponce De Leon Blvd., Penthouse
Coral Gables, FL 33134
305-443-8288

Vice Chairman / Shareholder
Jorge Lopez
2121 Ponce De Leon Blvd., Penthouse
Coral Gables, FL 33134
305-443-8288

President / Shareholder / Director
Leon J. Wolfe
2121 Ponce De Leon Blvd., Penthouse
Coral Gables, FL 33134
305-443-8288

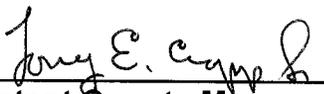
Vice President & Secretary / Shareholder / Director
Mara S. Mades
2121 Ponce De Leon Blvd., Penthouse
Coral Gables, FL 33134
305-443-8288

Treasurer & Assistant Secretary / Shareholder / Director
Bruce Adams
2121 Ponce De Leon Blvd., Penthouse
Coral Gables, FL 33134
305-443-8288

This recommendation was presented and approved by the Affordable Housing Advisory Board at its October 29, 2003 meeting.

Attached please find a detailed sources and uses statement for the funding of this development. It indicates the current development status of approved funding as well as the revised funding status including the proposed additional \$1,200,000 allocation. (Attachment A)

Attachment


Assistant County Manager
Tony E. Crapp, Sr.

Attachment A
Alhambra Cove Apartments

Sources of Funds	Current Allocation	Revised Allocation
Tax Credit Equity	\$6,430,726	\$0
Bond Financing	0	6,430,726
1 st Mortgage	11,660,000	11,290,000
Fire Flow Refund	0	131,286
Surtax	1,000,000	1,000,000
Surtax Incentive Pool	0	1,200,000
Developer Equity	2,923,446	3,362,360
Total	\$22,014,172	\$23,414,372



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: January 20, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 7(G)(1)(C)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Bid waiver requiring County Manager's written recommendation**
- Ordinance creating a new board requires detailed County Manager's report for public hearing**
- Housekeeping item (no policy decision required)**
- No committee review**

Approved _____ Mayor

Agenda Item No. 7(G)(1)(C)

Veto _____

1-20-04

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO EXECUTE AN AGREEMENT TO ALLOCATE \$1,200,000 FROM SURTAX INCENTIVE POOL FUNDS TO ALHAMBRA COVE ASSOCIATES, LTD. FOR THE ALHAMBRA COVE APARTMENTS; AND ANY NECESSARY AGREEMENTS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves the allocation of \$1,200,000 from Surtax Incentive Pool funds to Alhambra Cove Associates, Ltd. for the Alhambra Cove Apartments, as set forth in the attached memorandum; and further authorizes the County Manager or his designee to execute agreements, contracts, and amendments on behalf of Miami-Dade County, following approval by the County Attorney's Office; to shift funds for this program activity without exceeding the total amount allocated to that agency; and to exercise amendment, modification, renewal, cancellation and termination clauses on behalf of Miami-Dade County, Florida.

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The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrian D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as _____
to form and legal sufficiency.

Shannon D. Summerset

By: _____
Deputy Clerk