

Memorandum



Date: October 19, 2004

Agenda Item No. 4(O)

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

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of the County Manager.

Subject: Resolution Approving the Reallocation of FY 1996-2004 HOME, HOME/CHDO, and HODAG Funds

RECOMMENDATION

It is recommended that the Board authorize the County Manager to amend the FY 2004 Action Plan to reprogram \$5,569,964 of FY 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, and 2004 in HOME funds, \$310,000 of HOME/CHDO funds and \$69,374 of HODAG funds from prior year projects to projects indicated in Exhibit I, for an aggregate total of a total of \$7,149,338. This funding will lead to the provision of 747 affordable low-to moderate income housing units within Miami-Dade County. It is further recommended that the Board authorize the County Manager to amend and execute all contracts, amendments, and agreements as necessary.

BACKGROUND

HOME funds are being reprogrammed from prior year activities that have been canceled due to lack of financing or progress and reprogrammed to projects that will provide for the homeownership and rehabilitation of over 747 low and moderate-income housing units in the following communities; Princeton, Little Haiti, Overtown, Florida City, Little Havana, Vista Verde and W. Perrine. Priority is being given to completing ongoing projects. The following agencies, developers and/or County Departments are being recommended as recipients of these investments:

Altamira Associates, LTD., Altamira Construction of New Rental Housing: \$500,000 of HOME funds is allocated to fund land acquisition for the development of 240 affordable rental housing-units at 3150 NW 79 St. in the W. Little River Neighborhood Revitalization Strategy Area (NRSA). The total project cost is \$20,778,677. The 240 (100%) rental units will be provided to tenants whose household income is 60% or less than the county median income. The development is located near the Northside Shopping Center and Metrorail. This is a joint venture between Metro Miami Action Plan (MMAP), and Altamira Associates, LTD;

Habitat For Humanity of Greater Miami, Jordan Commons Project: Four Hundred and fifty dollars (\$450,000) are being recommended to support Habitat's Jordan Commons initiative between SW 130 Avenue and SW 244 Street in Princeton. This project entailed the development of 187 affordable single-family homes with HOME dollars being utilized to provide 0% deferred second mortgages financing to 19 first time homebuyers. Our investment will leverage an additional \$12,000,000 in public/private investment;

JL Brown Development Corporation, Town-Homes At Villa Capri Project: This project was awarded \$500,000 of HOME funds for FY 2004. The project consists of new development of 122 town-homes for qualified low/moderate income families in Leisure City at the intersection of SW 144 Avenue and SW 240 Street. The \$500,000 of HOME funds will be used to design and construct on site infrastructure. These funds will leverage over \$15 million of funds for a total project cost of \$16.8 million.

Little Haiti Housing Association, Inc., 6601 NE Miami Place Project: Two hundred and fifty thousand dollars of HOME dollars will be used to support affordable housing pre-development and new construction costs of 16 affordable multi-family rental housing units in Little Haiti. The project is leveraged with City of Miami HOME funds. These funds will leverage an additional \$1,550,000 of funds for a total project cost of \$1.8 million.

Miami-Dade Community Action Agency, Senior Homeowners Energy Conservation and Rehabilitation Program: Miami-Dade Community Action Agency (CAA) has been awarded \$200,000 of HOME funds for its Senior Homeowners Energy Conservation and Rehabilitation Program. This project is currently funded with US HUD Economic Development Initiative Special Projects Grant funds. These funds will be used to fund home improvement activities for the benefit of low-and moderate-income elderly homeowners in the Neighborhood Revitalization Strategy Areas.

Miami-Dade Empowerment Trust, Inc., Sandy Pines Project: This project was on hold after being foreclosed on and sold via a tax sale deed to OCED. In FY 2004 the property was transferred to Miami-Dade Empowerment Trust, Inc. acquired the project to ensure completion and fulfillment of the US HUD National Objective. The \$500,000 of HOME funds will be used for mortgage assistance associated the construction of 21 single family homes for low and moderate income families in Princeton. The Trust has identified three priorities as it proceeds with this project; to provide quality affordable housing, to maximize funds that already been invested and to improve the Sandy Pines neighborhood.

Miami-Dade Department of Planning and Zoning, Environmental Review Process: During the Budget Process no funds were set aside for this US HUD mandated activity. \$47,600 of HOME funds is allocated to support the environmental review process. This is a FY 2004 budgetary allocation, which was approved as a delayed funding item during the FY 04 RFA process.

Miami-Dade Office of Community and Economic Development, HOME Administration: As required by U.S. H.U.D. regulations, \$822,364 of HOME funds is allocated for the administration of HOME programs. This item, mandated by US-HUD, and was calculated based on HUD's actual entitlement award, which was announced subsequent to December 2003.

Peninsula Housing Development Inc. XVI, Royal Palm Apartments: On May 6, 2003, the BCC approved R-464-03 that allocated \$500,000 of HOME 2003 funds to CODEC Royal Palm Apartments for the new construction of 100 units of rental apartments for elderly individuals located at 2375 Opa-Locka Boulevard. The Office of Community and Economic Development (OCED) executed the contract with CODEC Inc. on December 1, 2003. CODEC has been working with Miami-Dade Housing Agency (MDHA) to close the HOME loan agreement. MDHA informed CODEC on May 18, 2004 that the loan could not be closed until (1) a contract between Miami-Dade County and Peninsula Housing Development has been executed and (2) a copy of the BCC resolution awarding the funds to Peninsula Housing Development has been submitted. MDHA advised CODEC that the loan agreement would not be processed because the HUD Capital Advance Agreement – Section 202 is between HUD and Peninsula Housing Development XVI, Inc. As such, the HOME loan must be closed under Peninsula Housing Development XVI, Inc. because HUD will issue all contracts and notes to Peninsula Housing Development. Peninsula's role in the project is a non-profit entity created by CODEC as the borrower and owner for the HUD Section 202 project. CODEC has the role of project sponsor. The County Attorney advised OCED that this item would require a plan amendment.

Riverside Homes Of South Florida, LLC, Riverside Homes: This project was awarded \$250,000 of HOME funds in FY 03. WASA has required the developer to install a pump station at 655 NW 85 Street in W. Little River. An additional \$5000,000 of FY 04 HOME funds is being recommended for this project.

Seapines Homeowners Association, Inc., Housing Rehabilitation of Multi-Family Residential Units project: This project was originally allocated HATF funds in 1997. In 2001, the HATF funds were reprogrammed for CDBG funds. Following a mitigation meeting in response to a lawsuit filed by the Homeowners' Association, staff recommended expanding the scope of work to include complete rehabilitation of the 24 town homes. The rehabilitation will include roofs replacement, and firewalls reconstruction, for low- and moderate-income homeowners in Naranja area. The \$200,000 of CDBG funds will be replaced with HOME funds, which are more suitable for the reviewed scope of work.

Universal Truth, CDC (UTCDC), Vista Verde Housing Rehabilitation Project: Over the past five years, UTCDC prioritized the need for infrastructure development as the catalyst necessary to revitalize the Vista Verde and Miramar Gardens Town-Homes. After considerable analysis staff proposed the allocation of \$1,000,000 of HOME funds to support a more suitable strategy to include: acquisition, housing rehabilitation, and site development. The redevelopment of the Vista Verde and Miramar Gardens Town-Homes consists of distinct development phases for owner-occupied, and renter-occupied housing units. For owner-occupied units, low-to-moderate income property owners would be eligible to receive funds to renovate their property. For renter-occupied units, homes, would be acquired, rehabilitated, and sold at market rate. The site development is located in the area of NW 207-215 Street, and NW 37-42 Avenue, and is comprised of 511 units: 329 within the Vista Verde area, and 182 units within the Miramar Gardens development.

West Perrine CDC, Florida City Housing Development: \$100,000 of HOME funds are being allocated to fund affordable housing- development costs associated with the acquisition and development of 34 single-family housing units on scattered sites to benefit low- and moderate-income families in Florida City. These funds will leverage private funding to complete the \$1.6 million project.

An additional \$1,620 of HOME funds is being recaptured from activities with unexpended funds of less than \$500 from prior year activities.

HOME/CHDO funds are being reprogrammed from prior year activities that have been canceled due to inadequate financing and reprogrammed to the following agencies and projects that are in the pre-development and construction phases:

CARRFOUR, Corp., City View Affordable Housing Development: \$75,000 of HOME/CHDO funds are allocated to fund affordable housing development of 66 rental units at 8240 NE 4th Place in Miami for formerly homeless people.

Centro Campesino Farmworker Center, Inc., Florida City Village Phases II, III and IV: \$105,000 of HOME/CHDO funds are awarded to support developer overhead costs associated with the construction, marketing and homebuyer closing of 33 units of 150 single-family homes. The funding has leveraged \$3,023,040 (71%) of funds for the total project cost of \$4.2 million.

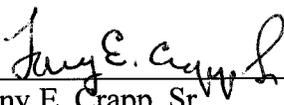
St. John, CDC, St. John Townhomes: \$50,000 of HOME/CHDO funds are allocated to fund affordable housing pre-development costs for the construction of 11 affordable townhomes in Overtown.

Universal Truth, CDC (UTCDC), Vista Verde Housing Rehabilitation Project: Over the past five years, UTCDC prioritized the need for infrastructure development as the catalyst necessary to revitalize the

Vista Verde and Miramar Gardens Town-Homes. Staff recommends the allocation of \$80,000 of HOME/CHDO funds to support a more suitable strategy to include: acquisition, housing rehabilitation, and site development. The redevelopment of the Vista Verde and Miramar Gardens Town-Homes consists of distinct development phases for owner-occupied, and renter-occupied housing units. For owner-occupied units, low-to-moderate income property owners would be eligible to receive funds to renovate their property. For renter-occupied units, homes, would be acquired, rehabilitated, and sold at market rate. The site development is located in the area of NW 207-215 Street, and NW 37-42 Avenue, and is comprised of 511 units: 329 within the Vista Verde area, and 182 units within the Miramar Gardens development. The HOME/CHDO funds will be specifically used to assist with homeowners' contracts, and financing, and rehabilitation of the housing units.

HODAG funds are being reprogrammed from a prior year activity that cannot be utilized are being reprogrammed to Future Eligible HODAG activities.

Through Board action, this amendment will reallocate FY 1996, 1999, 2000, 2001, 2002, and 2003 HOME funds, FY 2003 and 2004 CDBG funds to activities, as indicated in Exhibit I, to accomplish community revitalization by funding economic development, urban renewal, and public service activities.



Tony E. Crapp, Sr.
Assistant County Manager

Attachment



MEMORANDUM

(Revised)

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

DATE: October 19, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 4(O)

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. 4(0)

Veto _____

10-19-04

Override _____

RESOLUTION. _____

RESOLUTION AUTHORIZING THE COUNTY MANAGER TO AMEND THE FY 2004 ACTION PLAN TO REFLECT THE RECAPTURE OF FY 1996 - FY 2004 INCLUDING \$5,569,964 OF HOME FUNDS, \$310,000 OF HOME/CHDO, AND \$69,374 OF HODAG FUNDS FROM COMPLETED PROJECTS WITH UNEXPENDED BALANCES, PROJECTS WITH EXPIRED CONTRACTS, AND PROJECTS THAT ARE NO LONGER VIABLE WITH THE REALLOCATION OF THESE FUNDS TO ACTIVITIES THAT CAN EXPEND THE FUNDS, AS INDICATED IN EXHIBIT I; AUTHORIZING THE COUNTY MANAGER TO EXECUTE ALL CONTRACTS, AGREEMENTS AND AMENDMENTS NECESSARY TO CARRY OUT THE ABOVE PROGRAM; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN.

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 authorizes the County Manager to amend the FY 2004 Action Plan to reflect the reallocation of FY 1996, 1997, 1998, 1999, 2000, 2001, 2002, and 2003 Action Plans.

This amendment reallocates \$5,569,964 of HOME funds, \$310,000 of HOME/CHDO, and \$69,374 of HODAG funds from prior year projects to activities that can expend the funds, as indicated in Exhibit I; and authorizes the County Manager to execute such contracts, agreements and amendments as are required following approval by the County Attorney's Office and subject to proper execution by the parties; and to exercise the cancellation provisions contained therein.

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 | Dorin D. Rolle |
| Natacha Seijas | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of October, 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.

By: _____
Deputy Clerk

Shannon D. Summerset

a) Amendments to the FY 2004 HOME Funds

| Sources of Reallocated HOME Funds | | | | Recommended Redistribution of HOME Funds | | | |
|---|----------------------------------|------------------|---|---|---|------------------|-----------|
| Agency Name | Activity Name | Amount | Source | Agency Name | Activity Name | Amount | Source |
| 234 Tower, LLC | 234 Tower LLC, Tower (4027) | 1,000,000 | HOME 2003 | Habitat For Humanity of Greater Miami, Inc. | Jordon Commons | 450,000 | HOME 2004 |
| Additional FY 04 HOME Allocation | Additional FY 04 HOME Allocation | 316,880 | HOME 2004 | JL Brown Development Corporation | Townhomes at Villa Capri | 500,000 | HOME 2004 |
| Affordable Housing Solution | East Goulds | 500,000 | HOME 2000 | Little Haiti Housing Association, Inc. | 6601 NE Miami Place | 250,000 | HOME 2004 |
| Brisas Del Mar | Brisas Del Mar Apartments | 200,000 | HOME 2000 | MD Community Action Agency | Senior Homeowners Energy Cons and Rehab Prog | 200,000 | HOME 2004 |
| Family Resource Center | Liberty Center Transitions | 314,000 | HOME 2000 | MD Department of Planning and Zoning | Environmental Review Process | 47,600 | HOME 2004 |
| Holly Pointe, LTD | Holly Pointe II, Rental Housing | 400,000 | HOME 2003 | MD Empowerment Trust, Inc | Sandy Pines Joint Venture Prog | 500,000 | HOME 2004 |
| Jubilee, CDC | Courtyards Multi-Family Rehab | 100,000 | HOME 2002 | MD OCED | HOME Administration | 822,364 | HOME 2004 |
| MD OCED | Bank Partnership Program | 1,697 | HOME 1996 | Seapines Homeowners Association, Inc. | Housing Reh of Multi-Family Residential Units project | 200,000 | HOME 2004 |
| MD OCED | HOME Reserve | 224,314 | HOME 2003 | Universal Truth, CDC | Vista Verde Housing Reh | 1,000,000 | HOME 2004 |
| MD OCED | HOME Reserve | 1,514,693 | HOME 2004 | West Perrine CDC | Florida City Housing Dev | 100,000 | HOME 2004 |
| Villas At Nanranja, LTD | Homes Of Naranja | 500,000 | HOME 1999 | Riverside Homes, LLC | Riverside Homes, LLC | 500,000 | HOME 2004 |
| CODEC | Royal Palm Apartments | 500,000 | HOME 2003 | Altamira Associates, LTD | Altamira Const New Rental | 500,000 | HOME 2004 |
| | | | | Peninsula Housing Development Inc. XVI | Royal Palm Apartments | 500,000 | HOME 2004 |
| | SUB-TOTAL | 5,571,584 | | | | | |
| All Activities With Unused Funds Of Less Than \$500 Per Activity | | -1,620 | HOME 1998 1997, 1999, 2000, 2002 | | | | |
| Agency Name (See Exhibit2) | TOTAL | 5,569,964 | | TOTAL | | 5,569,964 | |

b) Amendments to the FY 2004 HOME/CHDO Funds

| Sources of Reallocated HOME/CHDO Funds | | | | Recommended Redistribution of HOME/CHDO Funds | | | |
|--|---|----------------|----------------|---|--|----------------|----------------|
| Agency Name | Activity Name | Amount | Source | Activity Name | Activity Name | Amount | Source |
| Affordable Housing Solution | Affordable Housing Solutions Fla Old Cutler | 47,900 | HOME/CHDO 2001 | Carrfour Corporation | City View Affordable Housing Development | 75,000 | HOME/CHDO 2004 |
| MD OCED | HOME/CHDO Reserve | 10,731 | HOME/CHDO 2000 | Centro Campesino Farmworker Ct, Inc. | Fla City Village Ph II, III & IV | 105,000 | HOME/CHDO 2004 |
| MD OCED | HOME/CHDO Reserve | 157,803 | HOME/CHDO 2003 | St. John CDC | St. John Townhomes | 50,000 | HOME/CHDO 2004 |
| MD OCED | HOME/CHDO Reserve | 93,566 | HOME/CHDO 2004 | Universal Truth, CDC | Vista Verde Housing Rehabilitation | 80,000 | HOME/CHDO 2004 |
| | TOTAL | 310,000 | | TOTAL | | 310,000 | |

Amendments to the FY 2004 HODAG Funds

| Sources of Reallocated HODAG Funds | | | | Recommended Redistribution of HODAG Funds | | | |
|------------------------------------|--------------------|---------------|------------|---|----------------------------|---------------|------------|
| Agency Name | Activity Name | Amount | Source | Activity Name | Activity Name | Amount | Source |
| St. John CDC | St. John Townhomes | 69,374 | HODAG 2004 | Future Eligible HODAG Activities | Future Eligible HODAG Act. | 69,374 | HODAG 2004 |
| | TOTAL | 69,374 | | TOTAL | | 69,374 | |

EXHIBIT 2
Activities with unused funds of less than \$500 per Activity

| Source | Agency Name | Activity Name | Amount |
|----------|--|--|-------------------|
| HOMEZ02 | CARRFOUR | GATEWAY INC | 0.49 |
| HOME 96 | Centro Campesino-Farmworker Center, Inc. | FERNAL SITE SUBDIVISION SINGLE FAMILY DETACHED HOMESS | 0.28 |
| HOMEZ03 | Centro Campesino-Farmworker Center, Inc. | CENTRO CAMPESINO/FL CITY PH 11 | 1.00 |
| HOME 97 | DOWNTOWN MIAMI CDC | ROK TOWER | 0.07 |
| HOME 99 | DOWNTOWN MIAMI CDC | ROK TOWER | 0.01 |
| HOMEZ02 | DOWNTOWN MIAMI CDC | CHDO SUPPORT | 0.22 |
| HOMEZ02 | DOWNTOWN MIAMI CDC | FLAGLER FIRST CONDOMINIUM PROJECT | 4.75 |
| HOMEZ03 | EAST LITTLE HAVANA CDC | EAST LITTLE HAVANA CDC | 0.34 |
| HOME 95 | MIAMI DADE NHS | ADMINISTRATION | (113.60) |
| HOMEZ03 | Miami-Dade Department of Planning and Zoning | Environmental Review | 6.00 |
| HOME Z00 | Miami-Dade Housing Finance Authority | DEEP SUBSIDARY HOME OWNERS PROGRAM | 279.20 |
| HOME 98 | Miami-Dade OCED | ADMINISTRATION | (1,420.00) |
| HOME 97 | Miami-Dade OCED | Appropriation Control | 1.58 |
| HOME 99 | Miami-Dade OCED | ADMINISTRATION | 0.66 |
| HOMEZ02 | Miami-Dade OCED | PROGRAM INCOME 2002 R-347-02 | (0.83) |
| HOME Z00 | MODEL HOUSING | VILLAS DR GODOY CONDO CHDO | (0.23) |
| HOMEZ03 | MODEL HOUSING COOP VILLAS | MODEL HOUSING COOP VILLAS | 278.99 |
| HOME 95 | TACOLCY | PARK VIEW APRTMENTS | 0.25 |
| HOMEZ02 | URBAN LEAGUE | SUPERIOR MANORS | 0.38 |
| HOME 98 | URBAN LEAGUE | SUPERIOR MANOR | 20.59 |
| HOME 95 | WEST PERRINE CDC | ADMINISTRATION | (680.07) |
| | Total | | (1,619.92) |