

Memorandum



Date: January 25, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George W. Burgess
County Manager

Subject: Reprogramming of FY 1996 – FY 2006 HOME, ESG, and HODAG funds

Agenda Item No. 8(K)(1)(C)

This item was amended at the December 12, 2006 meeting of the Community Empowerment and Economic Revitalization Committee to allocate \$210,000 to Model Housing Cooperative, Inc for the Villa Dr. Godoy Condominiums project. The allocation for the project is offset by reducing the HOME Reserve - earmarked for the FY 2007 Action Plan from \$4,823,517 to \$4,613,517.

RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) authorize the reprogramming of FY 1996 through FY 2006 HOME funds (\$10,223,517), FY 2005 Emergency Shelter Grant (ESG) funds (\$277,123) and FY 2005 HODAG funding (\$1.045 million).

BACKGROUND

The recapture of funds is recommended from projects that are no longer feasible or have been completed and remain with unexpended funds. The projects recommended for funding are currently funded activities linked to low- and moderate-income homeownership, rehabilitation, and for support to Community Based Housing Development Organizations (CHDOs) for project management.

Below is a description of the recaptures and reallocations by funding sources:

HOME Recaptures

BAME Development – New Hope Overtown HOME CHDO Operating Expenses (\$45,000)

Funds are being recaptured from BAME Development due to the project being cancelled.

Community Reinvestment Agency, Inc. – Goulds Homeownership (\$580,000)

The project has been cancelled due to the developer not having the capacity or financing to start the project. In addition, the developer has not been able to provide documentation to complete the underwriting of the project, which is needed to close on the HOME funded loan.

DEEDCO – The Preserve (\$13,000)

DEEDCO is no longer the developer for this project because of capacity issues. The homes are now being built through a special arrangement by a private developer with consent of The United States Department of Housing and Urban Development (US HUD). The unexpended balance is being recaptured from DEEDCO.

Douglas Gardens Community Mental Health Center of Miami Beach – Elevator Overhaul – Mayfair Residence (\$10,000)

The project was completed with non-federal funds and all remaining funds are recommended for recapture.

East Little Havana Community Development Corporation (\$167,362)

The agency was awarded HOME funds in FY 2000 and FY 2004. The developer has not been able to expend the funds as required by US HUD, therefore funds are recommended for recapture.

J.L. Brown Development Corporation – Townhomes at Villa Capri (\$500,000)

The developer has advised that because of delays in approvals and permitting, funds will not be expended expeditiously and has requested that these funds be reprogrammed to Tuscany Place Townhomes in Naranja.

Little Haiti Housing Association – 6601 NE Miami Place Rental Housing (\$250,000)

This project was originally funded as a rental project, but the agency has requested to change it from a rental to homeownership project. Staff has reviewed the project and determined that it meets a high priority need in the County's Consolidated Plan for low-and-moderate-income housing. This Plan amendment will allow the conversion of HOME dollars from a use for rental to homeownership housing, thus the project will not have its funding removed.

Metathrapy – Homeless Trust (\$9,204)

The project has been completed by Camillus House.

Miami-Dade County OCED – Earmarked for Partnership for Recovery (\$3,000,000)

On April 25, 2006, the Board earmarked \$3 million of HOME Reserve funds for the Partnership for Recovery. Subsequently, the Board allocated Documentary Stamp Surtax funds to replace the HOME funds originally earmarked for the Blue Roofs Program. The original \$3 million HOME Reserve earmarked is recommended for recapture and reallocation to the Miami-Dade County Housing Finance Authority.

Miami-Dade County OCED – HOME, HOME CHDO and HOME set-aside Reserves (\$1,637,600)

HOME Reserve funds are recommended for recapture and placement into a pool of available resources for the allocation to FY 2007 activities.

Naranja Princeton CDC – Moody Drive Initiative (\$200,000)

Funds for this activity were allocated in FY 2002, but the CDC has not been able to close on a loan, as is required for the use of HOME funds. Therefore the funds are recommended for recapture.

Opa-locka CDC Superior Gardens - (\$506,046)

The project was completed using non-federal funds.

Rainbow Beginning Ministries -Homeless Assistance (\$40,485)

The activity has been completed and the remaining funds are recommended for recapture.

Riverside Homes of Florida, LLC (\$750,000)

The Office of Community and Economic Development (OCED) terminated the contract for non-performance because the developer did not have site control. The recaptured funds will be reprogrammed into the FY 2007 HOME Reserve for allocation during the FY 2007 RFA process.

St. Agnes Rainbow Village CDC – Rainbow Village (\$100,000)

The project was completed using non-federal funds.

Universal Truth CDC - Vista Verde Housing Rehabilitation project – (\$1.225 million of HOME funds and \$80,000 of HOME-CHDO)

The CDC was funded for the rehabilitation of 13 townhomes in the Vista Verde and Miramar Gardens areas. The seller has cancelled the sale of the property to Universal Truth CDC, therefore the CDC has no site control and the project is no longer feasible.

Urban League – Superior Manor (\$8,319)

The activity has been completed and the remaining funds are recommended for recapture.

Vista Trace Associates – Residences at Vista Trace (\$1 million)

The Developer was not able to close on a loan, as is required under HOME guidelines. As a result, the funds are recommended for recapture and made available to fund mortgages for the eligible homebuyers of the Residences at Vista Trace Project in Leisure City.

West Perrine CDC – Florida City Housing Development (\$100,000)

Because of monitoring findings by U.S. HUD, all funding to West Perrine CDC is being recommended for recapture.

Miscellaneous (\$1,501)

The item recommends multiple recaptures under \$1,000.

HOME Reallocations

Model Housing Cooperative, Inc – Villa Dr. Godoy Condominiums (\$210,000)

Funding is recommended for the construction financing of 32 condominiums at 1455-79 W. Flagler Street in the City of Miami

J. L. Brown Corp. – Tuscany Place Town Homes project (\$500,000)

Funding is recommended for the pre-development and construction of 40 town homes for low-and-moderate-income families between SW 137th Avenue and SW 256th Street in Naranja. The funds were originally allocated to the Villa Capri project which is no longer feasible. Staff has reviewed the project and has determined that it meets a high priority need for low- and moderate-income housing in Naranja.

Little Haiti Housing Association, Inc. – Village Jardin III Condominiums (\$250,000)

Funding is recommended for the pre-development and construction of 24 low- and moderate-income condominium units in Little Haiti. This project was originally funded as 6601 NE Miami Place and intended to be a rental project, but the agency has requested to change it from rental to homeownership. Staff has reviewed the project and determined that it meets a high priority need for homeownership housing in the County's Consolidated Plan for low- and moderate-income families. This Plan amendment will allow the conversion of HOME dollars from a use for rental to homeownership housing.

Miami-Dade Community Action Agency (CAA) – Elderly Residential Rehabilitation Program (\$500,000)

It is recommended that CAA be funded for single family housing rehabilitation activities to benefit elderly very low- and low-to-moderate income homeowners. This activity addresses a high priority need in the County's Consolidated Plan.

Miami-Dade Empowerment Trust – Homestead Southwest Neighborhood Townhomes (\$1 million)

The Empowerment Trust is recommended to receive funding to cover land acquisition costs associated with the construction of 80 single family homes in Southwest Dade.

Miami-Dade OCED – Relocation Assistance Program (\$150,000)

Funding is recommended to provide relocation assistance and referrals to families and/or individuals displaced throughout Miami-Dade County due to development and code enforcement activities. Some of these funds may be used for limited temporary emergency relocation assistance.

Housing Finance Authority – HOME Deep Subsidy Homeownership Program (\$3,000,000)

On April 25, 2006, the Board allocated \$3 million of HOME funds to the HOME Reserve earmarked for the Partnership for Recovery. Subsequently, Partnership for Recovery was awarded Surtax funds to replace the HOME funds originally earmarked for the Blue Roofs Program. The \$3 million originally allocated to the Partnership for Recovery is being recaptured and reallocated to the Housing Finance Authority. It is recommended that \$1,000,000 of these funds be set aside to provide assistance to eligible homebuyers for the Residences at Vista Trace in Leisure City.

Miami-Dade OCED Reserve for FY 2007 Action Plan (\$4,613,517 million)

Funds recaptured through this plan amendment are recommended to be made available as additional resource for funding priorities identified in the FY 2007 Action Plan. The reserve amount reflects the adjustment for the Model Housing, Inc Villa Godoy project.

HODAG Recaptures

Empowerment Trust – Homestead Southwest Homeownership Program – (\$1,000,000)

This project was originally funded with \$1 million in HODAG funds as a rental project, but has been restructured as a homeownership project. It is recommended that HOME funds be used as an appropriate funding source since HODAG funds can only be used for rental housing.

Little Haiti Housing Association – 6601 NE Miami Place Rental (\$45,000 of HODAG funds)

The agency was allocated HODAG funds as eligible funding source for new construction of rental housing. The agency expended these funds but later re-configured the project to be a homeownership project. Although funds were expended, staff recommends these funds to be recaptured and expenses re-charged to the \$500,000 in HOME funds recommended in this item.

HODAG Reallocations

Assistance to the Elderly, Inc. – Tenant Rental Assistance (\$250,000)

Funding is being recommended to this project to provide rental subsidies for income eligible elderly, physically handicapped, and mentally ill persons at the Residential Plaza, an Adult Congregate Living Facility (ACLF) in Miami.

Creative Choice Home II, Ltd. – Alexandria Gardens (\$500,000)

Funding is being recommended for the rehabilitation costs of a 328-unit multi-family complex located at 13180 Port Said Road to provide affordable rentals to low- and moderate-income households in the Opa-Locka Neighborhood Revitalization Strategy Area (NRSA).

HODAG Reserves (\$295,000)

HODAG funds will be added to the pool of available resources for the FY 2007 RFA process funding allocations.

ESG Recapture and Reallocation

Miami-Dade County Department of Human Services – Emergency Shelter Facilities Repairs and Renovations (\$277,123)

Unexpended prior year ESG funds are being recaptured from Camillus House and reprogrammed to the Miami-Dade County Department of Human Services for ESG eligible repairs to Emergency Shelter Facilities.

Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners
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Through Board action, this amendment will reprogram HOME, HODAG, and ESG funds to the activities in Exhibit 1 and will accomplish the goal of community revitalization through affordable housing rehabilitation and construction.

Attachment



Cynthia W. Curry
Senior Advisor to the County Manager





MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: January 25, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 8(K)(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. 8(K)(1)(C)

Veto _____

1-25-07

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MANAGER TO AMEND THE FY 2006 ACTION PLAN TO REFLECT THE RECAPTURE OF FY 1996 - 2006 OF HOME, ESG AND HODAG FUNDS FROM COMPLETED PROJECTS WITH UNEXPENDED BALANCES, PROJECTS WITH EXPIRED CONTRACTS, AND PROJECTS THAT ARE NO LONGER FEASIBLE 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 2006 Action Plan to reflect the reallocation of FY 1996-2006, HOME FY 2005 ESG and FY 06 HODAG Reserve funds.

This amendment reallocates \$10,223,517 million of HOME funds from prior year projects to activities that can expend the funds, \$277,123 of FY 2005 ESG funds, and \$1,045,000 of HODAG 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:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this
25th day of January, 2007. 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

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Shannon D. Summerset

Amendments to the FY 06 Action Plan HOME Funds

Sources of Recaptured HOME Funds			
Agency Name	Activity Name	Amount	Source
BAME Development	New Hope Overtown HOME CHDO Operating Expenses (20040060)	45,000	HOME 04
Community Reinvestment Agency, Inc.	Goulds 11 Homeownership (20048050)	500,000	HOME 04
Community Reinvestment Agency, Inc.	Goulds 11 Homeownership Two (2001205)	80,000	HOME 05
DEEDCO	The Preserve (n/a)	13,000	HOME 97
Douglas Gardens Community Mental Health Center of Miami Beach, Inc.	Elevator Over-Haul-Mayfair Residence (20051372)	10,000	HOME 05
East Little Havana Community Development Corporation	Casa Grande Towers Phase II (n/a)	150,000	HOME 00
East Little Havana Community Development Corporation	Brickell View Terrace F.K.A. Casa Grande Phase II (20040064)	17,362	HOME 04
J L Brown Development Corp.	Townhomes at Villa Capri (20048045)	500,000	HOME 04
Little Haiti Housing Association, Inc.	6601 NE Miami Place Rental Housing project (n/a)	250,000	HOME 04
Metatherapy	Homeless Trust (n/a)	5,460	HOME 96
Metatherapy	South Dade Housing For Homeless (n/a)	3,744	HOME 00
Miami-Dade OCED	Reserve (n/a)	16,000	HOME 06
Miami-Dade OCED	Earmarked for Partnership for Recovery HOME Match (New)	3,000,000	HOME 04
Miami-Dade OCED	HOME Reserve (14051)	343,650	HOME 04
Miami-Dade OCED	HOME Reserve CHDO (14049)	195,160	HOME 04
Miami-Dade OCED	HOME Reserve (14051)	650,699	HOME 05
Miami-Dade OCED	HOME CHDO Set Aside Reserve (20051371)	107,105	HOME 05
Miami-Dade OCED	HOME CHDO Reserve (14049)	48,711	HOME 06
Miami-Dade OCED	HOME CHDO Set Aside Reserve (20051371)	72,695	HOME 06
Miami-Dade OCED	HOME Reserve (14051)	203,580	HOME 06
Naranja Princeton CDC	Moody Drive Initiative Program	200,000	HOME 02
Opa-Locka CDC	Superior Gardens	250,000	HOME 96
Opa-Locka CDC	Superior Gardens Phase III	250,000	HOME 02
Opa-Locka CDC	Superior Gardens	6,046	HOME 03
Rainbow Beginning Ministries	Homeless Trust	40,485	HOME 96
Rivers Development Group, Inc.	Riverside Homes (17020)	250,000	HOME 03
Rivers Development Group, Inc.	Riverside Homes (17020)	500,000	HOME 04
St. Agnes Rainbow Village CDC	Project Management Support of Housing units (20047009)	100,000	HOME 05
Universal Truth CDC	Vista Verde (20040058)Housing Rehab	1,000,000	HOME 04
Universal Truth CDC	Vista Verde Housing Rehab	80,000	HOME-CHDO 04
Universal Truth CDC	Vista Verde (20040058)Housing Rehab	225,000	HOME 06
Urban League of Greater Miami, Inc.	Superior Manor (17018)	8,319	HOME 05
Vista Trace Associate	Vista Trace (20040049)	1,000,000	HOME 04
West Perrine CDC	Florida City Housing Dev (n/a)	100,000	HOME 04
Projects with less than \$1,000 balance		1,501	HOME 96, 00, 02, 03, 04
Total of Recaptured Funds		10,223,517	

Sources of Redistribution HOME Funds			
Agency Name	Activity Name	Amount	Source
J L Brown Development Corp.	Tuscany Place Townhomes (20049075)	500,000	HOME 06
Little Haiti Housing Association, Inc.	Village Jardin III Condominiums (20071045)	250,000	HOME 06
Miami-Dade Community Action Agency	Elderly Residential Rehab Program (20051383)	500,000	HOME 06
Miami-Dade County Empowerment Trust	Homestead Southwest Neighborhood Townhomes (20051384)	1,000,000	HOME 06
Miami-Dade Housing Finance Authority	HOME Deep Subsidy Homeownership program (13006)	3,000,000	HOME 06
Miami-Dade OCED	Relocation Assistance Program	150,000	HOME 06
Miami-Dade OCED	HOME Reserve - Earmarked for FY 07 Action Plan (14051)	4,613,517	HOME 06
Model Housing Cooperative, Inc	Villas Dr. Godoy Condominiums	210,000	HOME 06
Total of Reallocated Funds		10,223,517	

Amendments to the FY 2006 HODAG Funds

Sources of Recaptured HODAG Funds			
Agency Name	Activity Name	Amount	Source
Little Haiti Housing Association, Inc.	6601 NE Miami Place Rental Housing project (20040062)	45,000	HODAG 04
Miami-Dade County Empowerment Trust	Homestead Southwest Neighborhood Townhomes	1,000,000	HODAG 05
Total of Recaptured Funds		1,045,000	
Recommended Redistribution of HODAG Funds			
Agency Name	Activity Name	Amount	Source
Assistance To The Elderly, Inc	Tenant Based Rental Assistance (20051379)	250,000	HODAG 06
Creative Choice Home II, Ltd	Alexandria Gardens (20051100)	500,000	HODAG 06
MD OCED	HODAG Reserve	295,000	
Total of Reallocated Funds		1,045,000	

Amendments to the FY 2005 ESG Funds

Sources of Recaptured ESG Funds			
Agency Name	Activity Name	Amount	Source
Camillus House	Beckham Hall	277,123	ESG 05
Recommended Redistribution of ESG Funds			
Agency Name	Activity Name	Amount In \$	Source
Miami-Dade County DHS	Emergency Shelter Facilities	277,123	ESG 05