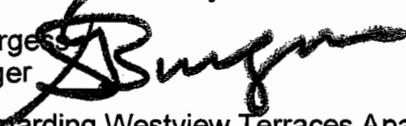


# Memorandum



**Date:** April 16, 2008

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

**From:** George M. Burge  
County Manager 

**Subject:** Resolution Regarding Westview Terraces Apartments

EDHS  
Agenda Item No. 3(C)

## **RECOMMENDATION**

It is recommended that the Board of County Commissioners (BCC) approve a resolution to correct the unit composition of Westview Terrace Apartments to reflect that 84 shall be converted to condominium units and 337 will remain as rental units. The BCC originally approved for all 421 units to be rehabilitated for rental. The condominiums units shall be sold to eligible residents and the rental units shall be set-aside for very low-, low- and moderate-income families.

## **SCOPE**

The development is located at 12501 N.W. 27 Avenue, in Commission District 2.

## **FISCAL IMPACT**

This resolution does not create a negative fiscal impact to the County nor does it change the funding amount previously awarded. This item serves to correct the scope of work to be performed by the Opa-Locka Community Development Corporation (OLCDC).

## **TRACK RECORD**

OLCDC is a Florida not-for-profit community development corporation established on May 5, 1981. Its principal managers are Willie Logan and Stephanie Williams-Baldwin, President and Executive Vice-President, respectively. Further in this memorandum is the list of OLCDC Board of Directors.

OLCDC has been involved in rehabilitating and building affordable housing units in Miami-Dade County since the 1980s. Its portfolio of projects includes Aswan Village Apartments, Cloverleaf Elderly Center Apartments, Home Rehab Loans, Homebuyer Education and Counseling, Opa-Locka Triangle Home Rehab, Riverview Townhomes, Superior Gardens III, and Villa Esperanza Apartments.

## **BACKGROUND**

The BCC awarded OLCDC a total of \$2.5 million in Surtax funds through R-1482-02, R-1424-04 and R-131-06 for the Westview Terrace Apartments development. Additionally, the OLCDC received \$850,000 in Rental Rehabilitation funds through R-43-07. The RFA binder stated that the development originally consisted of 421 rental units, which were to be set-aside for very-low (30 percent of area median income, AMI) and low-income (60 percent of AMI), and moderate-income (80 percent of AMI) families or individuals.

The developer agreed to rehabilitate 421 units that would not exceed \$722 in rent. To date, the developer has not commenced any of its rehabilitation activities, citing difficulties in obtaining additional financing to make repairs of greater magnitude, such as replacing all water and sewer lines and most roofing systems.

To offset the increased cost for rehabilitation, coupled with the shortage of affordable homeownership opportunities for very low- to moderate-income families in Miami-Dade-County, the developer is requesting the BCC amend the original contract by accepting the OLCDC's Board of Directors' redevelopment plan approved on February 9, 2007. The plan consists of converting 84 units (of the

total 421) into condominiums to be sold to existing tenants that are very low- to moderate-income families and providing substantial rehabilitation to the remaining 337 rental units.

This agreement, if approved by the BCC, will contain a 20-year restrictive covenant. The County will require that the 20-year restrictive covenant language be included in the deeds of all 84 units. The County currently has a second mortgage on the Westview Terrace properties and must sign partial releases for each unit and approve all deeds, thereby ensuring that all deeds include the 20-year restrictive covenant. The County will be notified when units are sold.

OLCDC's Board of Directors:

Michael Martin  
6418 NW 82 Avenue  
Miami, FL 33067

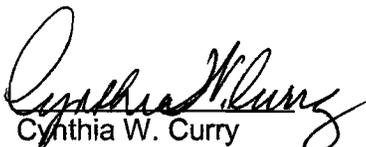
Mary Brown  
2444 NW 135 Street  
Miami, FL 33167

Dave Pemberton  
1200 SW 124 Terrace  
Pembroke Pines, FL 33027

Nashid Sabir  
19742 NW 88 Avenue  
Miami, FL 33018

Wilbert T. Holloway  
6321 NW 201 Street  
Miami, FL 33055

Willie Logan  
490 Opa-Locka Boulevard, Suite #20  
Miami, FL 33054

  
Cynthia W. Curry  
Senior Advisor to the County Manager



# MEMORANDUM

(Revised)

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

**DATE:** April 8, 2008

**FROM:**   
R. A. Cuevas, Jr.  
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

Veto \_\_\_\_\_

Override \_\_\_\_\_

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

4-8-08

RESOLUTION NO. \_\_\_\_\_

RESOLUTION CORRECTING THE UNIT COMPOSITION OF WESTVIEW TERRACE APARTMENTS DEVELOPMENT, A PREVIOUSLY APPROVED DOCUMENTARY STAMP SURTAX PROGRAM (SURTAX) ALLOCATION, WITHOUT CHANGING THE EXISTING FUNDING AMOUNT, TO REFLECT THAT OF THE TOTAL 421 UNITS, 84 UNITS SHALL BE CONVERTED TO CONDOMINIUM UNITS AND THE REMAINING 337 UNITS SHALL BE RENTAL UNITS FOR VERY LOW, LOW, AND MODERATE INCOME FAMILIES

**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 correction of the unit composition to reflect that of the total four hundred and twenty one (421) units, eighty four (84) units shall be converted to condominium units for sale to existing residents and three hundred and thirty seven (337) units shall be rental units for very-low, low and moderate income families for Westview Terraces Apartments was outlined in the original Request For Application (RFA) binder submitted for a previously approved Documentary Stamp Surtax Program (Surtax) allocation, without changing the existing funding amount, in substantially the form attached hereto and made a part hereof.

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 8<sup>th</sup> day of April, 2008. 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