Memorandum

MIAMI-DADE COUNTY

Date: May 6, 2008

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

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

From: George M. Burgess
County Manager

Subject: Approving the Reprogramming of Community Development Block Grant Funds for the Acquisition of Five County-Owned Sites for the Provision of Affordable Housing

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RECOMMENDATION

It is recommended that the Board of County Commissioners authorize the Mayor or his designee to amend the FY 2007 Action Plan and make site-specific allocations for five County-owned parcels with $5,950,464 in Community Development Block Grant (CDBG) funds previously set aside in the FY 2007 Action Plan for the acquisition of land for affordable housing development.

SCOPE

The site specific location of each parcel is listed under the Background section; however, the benefit of certain projects may affect more than one Commission District. In some cases, the benefit may be countywide.

FISCAL IMPACT

Approval of this resolution does not create a negative fiscal impact to the County. The funds recommended for the purchase of these properties were previously allocated for this purpose.

BACKGROUND

On June 5, 2007, staff presented to the Board a report on Community Affordable Housing Strategies Alliance (CAHSA) Task Force recommendations to advance our affordable housing agenda. In order to address one of the key recommendations of the CAHSA Task Force, the Office of Community and Economic Development (OCED) and other County departments created an interdepartmental task force to identify County-owned sites feasible for the development of affordable housing units. The strategy is to generate additional affordable housing stock through utilization of County-owned land and financing subsidies to leverage other financial resources such as tax credits and bonds from the Florida Housing Finance Corporation.

Subsequently, on July 10, 2007, the BCC amended the FY 2007 Action Plan through Resolution R-802-07 to set aside $5,950,464 for the acquisition of land to construct affordable housing for low-, very low-, and moderate-income households. Since then, the County's internal task force identified 22 County-owned sites with the potential for affordable housing development. These various properties were included as part of the Multi-Family Housing Development Program report presented to the Economic Development and Human Services Committee and BCC on December 12, 2007 and January 10, 2008, respectively.

Staff is now recommending that the BCC authorize the use of the $5,950,464 CDBG funds for the specific purchase of five County-owned parcels included in the Multi-Family Housing Development report. The parcels must be purchased in order to satisfy Federal Transit Agency (FTA) requirements because federal funds were utilized in the original purchase of these sites. CDBG funds may be utilized for this purchase as long as the purchase results in the development of affordable housing units.

The $5,950,464 represents the adjusted appraised value for the five sites combined. The sale transaction requires the replacement of parking to serve the transit ridership. As such, the cost of the replacement parking necessitated an adjustment from the existing real estate price appraisal. The adjustment reflects the cost of constructing the replacement parking required as part of the transaction. Miami Dade Transit (MDT) engaged the services of the independent appraiser to ensure the established value as correct. Transfer of these properties is subject to FTA approval. However, MDT expects that FTA will approve the transfer because of the significant increase in ridership that will occur as a result of the development on the sites. The five properties are:

Okeechobee Metro Rail Station (District 13)
2005 W. Okeechobee Road, Hialeah
The project is located in the Rapid Transit Zone (RTZ) and has direct access to the train station. It is proposed to develop up to 350 housing units on the 169,884 square foot site.

North Side Metrorail Station (District 2)
South side of 79 Street between NW 31 and 32 Ave
The project is located in the RTZ and has direct access to the train station. It is proposed to develop up to 348 housing units on the 143,748 square foot site.

Caribbean Boulevard\SW 211 Street (District 9)
This project will result in the provision of up to 143 housing units with direct access to the bus-way. The Caribbean Boulevard/SW 211 Street site consists of a linear parcel and triangular parcel located on the intersection of the South Dade bus-way and SW 211 Street and is comprised of 143,453 square feet.

Gran Via (District 11)
SW 127 Avenue and 8th Street
The number of units on this site is to be determined, and will be dependent upon a potential re-zoning to increase the density currently allowed on the existing site which is 98,010 square feet.

Phil Smith (District 8)
29600 South Dixie Highway
The number of units on this site is to be determined, and will be dependent upon a potential re-zoning to increase the density currently allowed on the existing site which is 129,286 square feet.

Depending on the determination of unit mix for the Gran Via and Phil Smith sites, over 1,000 housing units can be constructed on these five sites, offering a diverse mix of unit sizes and income levels. Households comprised of families of low-, very low-, and moderate-incomes, including elderly and other persons living on fixed incomes are the anticipated residents.

In preparation for the development of these sites, the inter-departmental task force has undertaken the following actions:

- Identification of specific parameters for the issuance of site-specific RFP's to developers for these sites. The developers recommended for selection via the RFP process will be brought before the Board of County Commissioners for their consideration and approval;
- Preparation of a summary of the potential impediments to development of the sites and a plan to address these impediments, such as the proposed land-use/rezoning ordinance designed to increase the building density on some parcels; and
- Development of non-site-specific project pro formas, to assess estimated County subsidy.

In addition to implementing some of the major CASHA recommendations, this initiative complies with the primary objective of the U.S. HUD CDBG Program which is the development of viable urban communities characterized by the provision of decent housing, a suitable living environment, and expanding economic opportunities for individuals/households having low-and-moderate incomes.

Cynthia W. Curry
Senior Advisor to the County Manager

MEMORANDUM

(Revised)

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

DATE: May 6, 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)

5-6-08

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE MAYOR TO AMEND THE FY 2007 ACTION PLAN TO REFLECT THE REALLOCATION OF $5,950,464 OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL CONTRACTS, AGREEMENTS AND AMENDMENTS NECESSARY TO CARRY OUT THE ABOVE PROGRAM; AND AUTHORIZING THE MAYOR OR HIS DESIGNEE 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 Mayor to amend the FY 2007 Action Plan to reflect the reallocation of $5,950,464 of FY2007 Community Development Block Grant Funds, and authorizes the Mayor or his designee 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
Carlos A. Gimenez
Joe A. Martinez
Dorrin D. Rolle
Katy Sorenson
Sen. Javier D. Souto
Audrey M. Edmonson
Sally A. Heyman
Dennis C. Moss
Natacha Seijas
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 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