

MEMORANDUM

Agenda Item No. 11(A)(9)

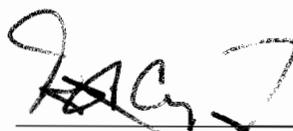
TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: December 2, 2008

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution approving
allocation of \$10,592,307
from BBC GOB Project
Number 249 for District 4

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Sally A. Heyman.



R. A. Cuevas, Jr.
County Attorney

RAC/bw



MEMORANDUM

(Revised)

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

DATE: December 2, 2008

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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. 11(A)(9)
12-2-08

RESOLUTION NO. _____

RESOLUTION APPROVING ALLOCATION OF \$10,592,307 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NUMBER 249 – “PRESERVATION OF AFFORDABLE HOUSING UNITS AND EXPANSION OF HOME OWNERSHIP” IN FORM OF GRANT TO FUND DEVELOPMENT OF MULTI-FAMILY RENTAL HOUSING ON PRIVATELY OWNED LAND IN DISTRICT 4; DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SOLICIT PROPOSALS FOR SUCH DEVELOPMENT PURSUANT TO REQUEST FOR PROPOSALS; AND APPROVING CERTAIN REQUIREMENTS TO BE INCLUDED IN REQUEST FOR PROPOSALS

WHEREAS, pursuant to Resolution No. R-918-04 (the “Affordable Housing Resolution”), the voters approved the issuance of general obligation bonds in a principal amount not to exceed \$194,997,000 to construct and improve affordable housing for the elderly and families; and

WHEREAS, Appendix A to the Affordable Housing Resolution lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (the “BBC Program”) by project number, municipal project location, BCC district, project name, project description, street address and allocation; and

WHEREAS, one of the projects listed in Appendix A to the Affordable Housing Resolution and approved by the voters for funding is Project No. 249 – “Preservation of Affordable Housing Units and Expansion of Home Ownership” with an original allocation of \$137.7 million (“Project No. 249”); and

WHEREAS, there is a need for multi-family rental housing for families that is affordable in District 4; and

WHEREAS, this need may be satisfied in part through the development of multi-family rental units on privately owned land for which preference will be afforded to families who have at least one member employed by public sector and/or health care providers located in Miami-Dade County; and

WHEREAS, in order to develop such multi-family housing, the Board desires to direct the County Mayor or County Mayor's designee to solicit proposals from the private sector pursuant to a Request for Proposals ("RFP") that sets forth the requirements that shall be met by each proposer and to present the results to this Board for approval; and

WHEREAS, this Board wishes to approve certain requirements to be included in the RFP; and

WHEREAS, this Board determines that is in the best interests of the citizens of the County and in particular District 4, to approve the allocation of \$10,592,307 from Project No. 249 and to direct the County Mayor or County Mayor's designee to issue the RFP to fund the development of multifamily rental housing on privately owned land in District 4 through a grant, subject to Board approval of the recommended proposer and all necessary agreements,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board approves the allocation of \$10,592,307 ("Allocation") from the \$137.7 million allocated for BBC Program Project No. 249 – "Preservation of Affordable Housing Units and Expansion of Home Ownership" to fund the development of multifamily rental housing on privately owned land in District 4 through a grant pursuant to the RFP, subject to Board approval of the recommended proposer and all necessary agreements.

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Section 3. The County Mayor or County Mayor's designee is directed to issue the RFP, provided it includes, among others, the following requirements: (i) the proposal shall maximize the number of rental units that could be financed from the Allocation on privately owned land; (ii) forty percent (40%) of the units are to be rented to families that earn sixty percent (60%) of the adjusted median income for Miami-Dade County ("Median Income") and sixty percent (60%) of the units shall be rented to families that earn up to one hundred and forty percent (140%) of Median Income; (iii) the property shall be subject to a Land Use Restriction Agreement requiring the owner to continue to meet the requirements in (ii) above for as long as the bonds issued to fund the development remain outstanding but in no event less than thirty (30) years; (iv) preference shall be given to families who have at least one member employed by public sector and/or health care providers located in Miami-Dade County; and (v) the successful proposer shall enter into a grant agreement that will require the repayment of the grant if the conditions of the grant are not satisfied.

The Prime Sponsor of the foregoing resolution is Commissioner Sally A. Heyman. It 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	

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The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of December, 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.

Gerald T. Heffernan

