

# Memorandum



Date: June 9, 2010

HCD

Agenda Item No. 3(A)

To: Honorable Chairman Dennis C. Moss  
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: Approving the Selection of Developers for the Building Better Communities General Obligation Bond (GOB) Invitation to Negotiate for the Northside Station and Caribbean Boulevard Sites

## Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution approving the selection of the developers for the Building Better Communities General Obligation Bond (GOB) Invitation to Negotiate (ITN) issued for the Northside Metrorail Station (Northside) and Caribbean Boulevard sites. This resolution authorizes the County Mayor or the Mayor's designee to develop contracts, leases and other necessary agreements for the approved GOB ITN allocations with the selected developers to build multi-family, mixed income and mixed use affordable rental housing on two County-owned sites:

1. Carlisle Development Group, LLC, for the Northside Station site; and
2. Caribbean Village, Ltd., (Pinnacle Housing Group) for the Caribbean Boulevard site.

## Scope

The Northside site, located in Commission District 2, is on the south side of NW 79 Street, between NW 32 Avenue and NW 31 Avenue, in the north central area of Miami-Dade County. This parcel is part of the Miami-Dade County Metro-Rail rapid transit system consisting of a station, train guide-way, parking lot, and bus bays.

The Caribbean Boulevard site is located between SW 110 Court and SW 200 Drive, on the north side of SW 200 Street and is in Commission District 9. It is in the southwestern area of Miami-Dade County and is adjacent to the Busway transit system.

## Fiscal Impact / Funding Source

There is no fiscal impact as a result of this item, which selects the developer for two separate projects. Pursuant to Resolution R-745-09, sponsored by Commissioner Dorrin D. Rolle and adopted by the Board on June 2, 2009, \$2.5 million from the Building Better Communities GOB Program Project No. 249 – "Preservation of Affordable Housing Units and Expansion of Homeownership" was allocated for the housing component of the Northside site. With respect to the Caribbean Boulevard site, based on the discussion at the Board during passage of Resolution R-678-09 on June 2, 2009, the intent is that the District Commissioner, in whose district the project will be located, will make an allocation to the Caribbean Boulevard project from the commission district's \$10.592 million share of GOB affordable housing funds.

Any allocation of GOB funds is subject to funding availability; more specifically, the issuance of bonds to generate the proceeds for these affordable housing projects. The awarded GOB funds will only be used as "gap" financing and wherein the project will be subject to formal underwriting conducted by an independent underwriter on behalf of the County. The selected developer(s) will be responsible for securing Low Income

Housing Tax Credits (LIHTC), housing bonds equity and any/all other financing required for the project. The County will maintain title to the grant sites; however, the selected developer(s) will be awarded site control through a 55-year lease, plus two (2) fifteen (15) year options to renew or such other term, sufficient to satisfy Florida Housing Finance Corporation (FHFC) LIHTC and any other County program requirements.

### **Monitoring**

Upon Board approval of this resolution, the County will contract with the selected developer(s) for each GOB award. Final negotiations on all agreements, including the grant agreement and lease, as well as all monitoring, compliance and evaluation will be performed by Miami-Dade County General Services Administration (GSA). The final negotiated agreements will be brought back to the BCC for approval prior to execution.

### **Background**

On January 15, 2008, the Department of Housing and Community Development (DHCD), formerly the Office of Community and Economic Development (OCED), advertised the Miami-Dade County GOB Multi-Family Affordable Housing Development Program Request for Proposals (RFP) for Housing Development on these two County-owned sites (Northside and Caribbean Boulevard) pursuant to Resolution R-872-08.

Eight proposals were received on February 15, 2008 pursuant to RFP #249. A Selection Committee was appointed by the County Manager to evaluate and rank the proposals received based on the scope and criteria set forth in the solicitation. Due to lack of clarity as to the evaluation criteria, the selection committee scored the applications more than once. This caused confusion and highlighted inconsistencies in the published criteria. Based upon consultations with the technical staff and the County Attorney's Office it was determined that the results of the evaluation could not be supported or depicted as a true open competitive solicitation due to inconsistencies in the criteria with the required scope of services. Because of these circumstances, it was strongly recommended that all proposals be rejected, the competitive and bid protest processes be waived and negotiations be authorized with all proposers. As a result, on June 2, 2009, the Board adopted Resolution R-678-09 that authorized the Board to: 1) reject all proposals received in response to RFP #249 for the Building Better Communities GOB Project for the Construction of Multi-Family Housing on Caribbean Boulevard and Northside Metrorail Station Sites; 2) waive the competitive bidding and bid protest processes as required in Sections 2-8.1 and 2-8.4, respectively, of the Miami-Dade County Code; and 3) authorize the County Mayor or the Mayor's designee to conduct competitive negotiations with all of the responsible bidders for construction of two multi-family developments utilizing GOB funds as "gap" funding only, subject to terms, including but not limited to, scope of work, schedule and price.

Pursuant to Resolution R-678-09, on July 31, 2009, DHCD advertised the GOB ITN for the Northside and Caribbean Boulevard sites. The GOB ITN was only open to the original developers that responded to GOB Project RFP #249 and the submission deadline date was August 31, 2009.

GOB ITN respondents were as follows:

#### **Northside Site**

- The Phoenix at Northside Station, Ltd. – Joint Venture between Pinnacle Housing Group and the South Miami Heights, CDC
- Northside Green I, LLC – Joint Venture between Biscayne Housing Group and the 79<sup>th</sup> Street Corridor Initiative
- Carlisle Development Group, LLC – Joint Venture between Carlisle Development Group and the Carrie P. Meek Foundation

**Caribbean Boulevard Site**

- Caribbean Village, Ltd. – Joint Venture between Pinnacle Housing Group and the South Miami Heights Community Development Corporation
- Tapestry Apartments, LLC – Joint Venture between Biscayne Housing Group, LLC and The 100 Black Men of South Florida, Inc.
- Carlisle Development Group, LLC – Joint Venture between Carlisle Development Group and the Carrie P. Meek Foundation
- RCDG I, LLC

In accordance with Resolution R-678-09 to reject RFP #249 and to commence negotiations with the GOB ITN responsive proposers, the County Manager appointed the Negotiation Committee.

The Negotiation Committee subsequently met with all responsible proposers to conduct competitive negotiations, including but not limited to, scope of work, design, not-for-profit partnership, scheduling, unit mix and financing. After completing competitive negotiations with all developers, the Negotiation Committee ranked all proposals. The Negotiation Committee produced the following final evaluation/rankings of all the proposals for both sites:

**Northside Station Site  
Evaluation/Ranking**

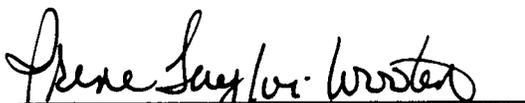
1. Carlisle Development Group, LLC  
(Carlisle Development Group)
2. (tie) The Phoenix at Northside Station, Ltd  
(Pinnacle Housing Group)
2. (tie) Northside Green I, LLC  
(Biscayne Housing Group)

**Caribbean Boulevard Site  
Evaluation/Ranking**

1. Caribbean Village, Ltd.  
(Pinnacle Housing Group)
2. RCDG I, LLC
3. Tapestry Apartments, LLC  
(Biscayne Housing Group)
4. Carlisle Development Group, LLC  
(Carlisle Development)

The selected development at the Northside Station site is a four phase development with two family and two senior developments consisting of approximately 438 total units of 1, 2, 3 and 4 bedroom units and approximately 20,000 square feet of retail/commercial space for a total development cost of \$88,150,000. Twenty percent of the units will house residents at 33 percent and below of the Area Median Income (AMI) and the remaining 80 percent of the units will house residents at 60 percent AMI and below. A total of 848 parking spaces will be available on site, 250 parking spaces for transit daily riders and 598 parking spaces for residents.

The selected development at the Caribbean Boulevard site is a multi-phased mixed-use development of approximately 170 affordable housing units. It is a mid and high rise configuration with approximately 12,500 square feet of retail/commercial space for a total development cost of \$46,089,771. The development will emphasize larger bedroom sizes with 24 percent as 3-bedroom units and 12 percent as 4-bedroom units. Twenty percent of the units will serve residents at 33 percent and below of AMI and the remaining 80 percent of the units will house residents at 60 percent AMI and below. The development will utilize a shared parking structure with 255 parking spaces for both the Busway customers and the residents.

  
Special Assistant for Social Services



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Dennis C. Moss      **DATE:** April 6, 2010  
and Members, Board of County Commissioners

**FROM:** R. A. Cuevas, Jr.      **SUBJECT:** Agenda Item No.  
County Attorney

Please note any items checked.

- "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
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor

Agenda Item No.

Veto \_\_\_\_\_

Override \_\_\_\_\_

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

RESOLUTION APPROVING THE SELECTION OF CARLISLE DEVELOPMENT GROUP, LLC AND CARIBBEAN DEVELOPMENT GROUP, LTD. AS THE DEVELOPERS FOR THE NORTHSIDE STATION AND CARIBBEAN BOULEVARD AFFORDABLE HOUSING PROJECTS, RESPECTIVELY; AND AUTHORIZING THE MAYOR OR THE MAYOR'S DESIGNEE TO NEGOTIATE ALL NECESSARY AGREEMENTS, IN CONSULTATION WITH COUNTY ATTORNEY'S OFFICE

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, 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 approves subject to funding availability, the Carlisle Development Group, LLC and Caribbean Village, Ltd., or their wholly owned subsidiaries, as the developers for the Northside Station and Caribbean Boulevard affordable housing projects, respectively, subject to a determination of the developments' and the developers' financial viability following underwriting and subsidy layering review; the Board authorizes the County Mayor or his designee, in consultation with the County Attorney's Office, to negotiate agreements, contracts, leases and amendments on behalf of Miami-Dade County to accomplish the purposes of this resolution and to bring such negotiated agreements and leases to this Board for approval.

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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 6<sup>th</sup> day of April, 2010. 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.



Brenda Kuhns Neuman