Memorandum

MIAMI-DADE COUNTY

Date: March 25, 2010

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

HCD
Agenda Item No. 7(J)

From: George M. Burgess
County Manager

Subject: Monthly Report on the Miami-Dade Public Housing Agency – February 2010

The following report to the Housing and Community Development (HCD) Committee serves as the update for activities through the end of February 2010 regarding Miami-Dade Public Housing Agency's (MDPHA's) ongoing operations and programmatic activities.

This report incorporates changes agreed upon for the Action Plan for Year Two and reflects changes from what was presented at the last HCD Committee meeting for each of the objectives/goals in the Memorandum of Understanding (MOU) between the U.S. Department of Housing and Urban Development (US HUD) and County. The updates are provided in the following areas: 1) Governance, 2) Agency Organization and Staffing, 3) MDPHA Development, 4) Finance, 5) Program Management – Housing Choice Voucher, 6) Program Management – Other Section 8 Programs, 7) Program Management – Public Housing, and 8) Program Compliance.

On February 5, 2010, MDPHA held a successful groundbreaking ceremony for Phase II of the Scott-Carver HOPE VI redevelopment project, which is planned as a mixed-income development and will provide 354 rental units, which will be comprised of 177 public housing units, 107 low- and moderate-income units, and 70 market-rate units. The Phase II development will be completed in two years and will incorporate green and sustainable features supported by stimulus grant funds.

MDPHA also successfully obligated 100 percent of its Capital Funds Recovery Grant (CFRG) funds received on March 18, 2009 before the March 17, 2010 deadline. This fact was acknowledged in a February 16, 2010 letter to MDPHA from US HUD's Miami Field Office, which was transmitted to the Board of County Commissioners on March 17, 2010.

Attachment

Irene Taylor-Wooten
Special Assistant/Social Services

Objective/Goal	Task		Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments / Accomplishments
AREA: GOVERNANCE						
Improve coordination of Miami-Dade County's Housing Agency operations and Housing Initiatives among County Departments	1) Create an interagency working group to include members from all County agencies involved with the MDPHA's operations and/or affordable housing		06/30/2009	04/21/2009	County: Gregg Fortner, George Burgess, County department directors	**COMPLETED IN YEAR 1**
	2) Host quarterly meetings with working group	2a	07/31/2009	06/10/2009	County: Gregg Fortner, George Burgess, County department directors	**COMPLETED IN YEAR 1**
		2b	10/31/2009	10/14/2009		**COMPLETED IN YEAR 1**
		2c	01/31/2010	01/28/2010		Jan '10 Update - Meeting held on 1/28/2010 and focused on HOPE VI and Section 8 project-based RFA
	3) Change the name of the Agency to MDPHA (Miami-Dade Public Housing Agency)		06/30/2009	04/01/2009	County: Gregg Fortner, George Burgess, County Commissioners	**COMPLETED IN YEAR 1**
Improve oversight and monitoring of MDPHA by the Board	4) The Chair may establish a separate BCC Housing Committee pursuant to the BCC Rules of Procedure		03/31/2009	01/14/2009	County: MDPHA Director, George Burgess, County Commissioners	**COMPLETED IN YEAR 1**
	5) Provide Board training to all Committee members. * Initial training for Board (*On-going for Committee)	5a	12/31/2009 *	12/14/2009	County: George Burgess, Gregg Fortner; HUD Oversight Team	**COMPLETED IN YEAR 1**
		5b	03/31/2010 **			
		5c	06/30/2010 **			
		5d	09/30/2010 **			
		5e	12/31/2010 **			
Ensure Cooperative Agreements are in place and include clearly defined baselines for the delivery of services	6) Develop Cooperative Agreements, interlocal agreements, interdepartmental agreements and/or Memoranda of Understanding between the County and other local governments and between MDPHA and other County departments, where necessary		01/31/2010	01/15/2010	County: Gregg Fortner, George Burgess, Terrence Smith, Alex Ballina, MDC Commissioners, other localities and governing body	Jan '10 Update -- Legal opinion from CAO is that these agreements are not required or necessary. **COMPLETED**
	7) Review existing Cooperative Agreements and make amendments as necessary		01/31/2010	01/15/2010	HUD Oversight Team	Jan '10 Update -- Legal opinion from CAO is that these agreements are not required or necessary. **COMPLETED**
Ensure Deeds of Trust for all properties exist and are accurate	8) Review existing deeds and take necessary action to modify as appropriate; create deeds where none exist		03/31/2010		County: Gregg Fortner, County Attorney's Office	**Feb '10 Update: The BCC is expected to address this issue at the March 2, 2010 meeting.**
	9) All deeds are recorded		6/30/2010		County: Gregg Fortner, County Attorney's Office, HUD Oversight Team	**Feb '10 Update: The BCC is expected to address this issue at the March 2, 2010 meeting.**
Increase performance, capacity and efficiency of MDPHA	10) Provide technical assistance to MDPHA		Duration of the MOU		HUD Oversight Team and the County	
AREA: AGENCY ORGANIZATION AND STAFFING						
Relocate MDPHA Central Office staff into one location	11) Lease the space		12/31/2008	12/01/2008	County: MDPHA Director, Mari Saydal-Hamilton, Jose Rivero, Wendi Norris (GSA), Andrew Kremer (ETSD), County Commissioners	**COMPLETED IN YEAR 1**
	12) Complete Build Out		07/31/2009	08/31/2009		**COMPLETED IN YEAR 1**
	13) Complete Move		08/31/2009	07/31/2009		**COMPLETED IN YEAR 1**

Objective/Goal	Task	Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments / Accomplishments
Ensure continuity and preservation of trained agency staff, including senior management	14) Obtain HUD concurrence for hiring and terminating Senior Executive Management staff	Duration of MOU		County: Gregg Fortner, Mari Saydal-Hamilton, George Burgess, Angela Maher (HR) HUD Oversight Team	
	15) Identify key positions that Miami-Dade will exempt from bumping at MDPHA	12/31/2008	01/20/2009		COMPLETED IN YEAR 1
Ensure integrity of PHA "core business" functions	16) Obtain HUD concurrence for any addition of non-HUD funded programs to be administered by MDPHA	Duration of MOU		County: Gregg Fortner, George Burgess, Human Resources, and County Commissioners	
	17) Review organizational structure and staffing levels	01/31/2009	01/14/2009	US HUD Oversight Team	COMPLETED IN YEAR 1
	18) Establish a table of organization that complies with HUD's Asset Based Management Model and the Operating Fund Final Rule	03/31/2009	03/31/2009		COMPLETED IN YEAR 1
	19) Hire positions depicted in the Table of Organization	Duration of MOU			
Increase performance, capacity and efficiency at MDPHA	20) Provide technical assistance to MDPHA	Duration of MOU		HUD Oversight Team and County	
AREA: MDPHA DEVELOPMENT					
Continue progress to ensure the development objectives for the Scott Carver HOPE VI initiatives are met	21) Execute the Master Development Agreement with the selected developer	01/31/2009	12/30/2008	County: Gregg Fortner, Jorge Cibran, George Burgess, County Commissioners	COMPLETED IN YEAR 1
	22) Consult with local stakeholders, including the former residents of Scott Carver Homes, throughout the remainder of the development process	Duration of MOU		County: Jorge Cibran, MDPHA; MBS	
	23) Complete a new concept plan	03/31/2009	04/03/2009	MDPHA, MBS	COMPLETED IN YEAR 1
	24) Execute appropriate documents, including phase closing documents, etc. as appropriate	Duration of MOU		Gregg Fortner, George Burgess, MBS, HUD	
	25) Address the environmental issues identified in Sector II and develop a plan that includes potential funding sources for remediation	06/30/2009	07/20/2009	Gregg Fortner, George Burgess, other County departments (DERM, DHS, OCED, etc.)	COMPLETED IN YEAR 1
Identify and implement other development initiatives to increase affordable housing	26) Obtain approval from the BCC for General Obligation Bond (GOB) funding revisions	01/31/2010	02/28/2010	Gregg Fortner, Jorge Cibran, George Burgess, other County departments	Jan '10 Update -- HCDC forwarded to the BCC with a favorable recommendation two GOB-related resolutions to delete five projects, approve two new projects and modify one project. The accompanying resolution changed the development approach from mixed-income development to design-build. Both Resolutions were approved on January 21. 2010. **Feb '09 Update -- Although R-26-10 and R-05-10 were adopted in January, task inadvertently not marked as closed out. COMPLETED**
	27) Obtain final approval from HUD for any necessary dispo/demo applications	HUD approved extension to 8/31/2009	08/31/2009	HUD Special Applications Center	COMPLETED IN YEAR 1

Objective/Goal	Task	Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments / Accomplishments
Identify and implement other development initiatives to increase affordable housing (continued)	28) Negotiate criteria for GOB sites with design professionals	03/31/2010		George Burgess, Gregg Fortner, Jorge Cibran, other County departments	
	29) Solicit developers/design builders for GOB sites	12/31/2010			
Increase performance, capacity and efficiency at MDPHA	30) Provide technical assistance to MDPHA	Duration of MOU		HUD Oversight Team and the County	
AREA: FINANCE					
Increase efficiency and timeliness of Section 8 landlord payments	31) Implement direct deposit for all Section 8 landlords on a phased basis	01/31/2010	01/31/2010	Gregg Fortner, Craig Clay	Jan '10 Update - Direct deposit has been implemented. When this project started, approximately 18% of Section 8 landlords were enrolled in direct deposit. Currently, that percentage has increased to 43%. Each month, every landlord is sent a flyer advertising direct deposit and the new Partner Portal, which allows landlords to access payment information and other pertinent account information on-line. MDPHA hopes that the continued advertising will encourage additional participation. **COMPLETED**
Implement internal controls to ensure sustainability of program compliance	32) Implement business process review recommendations recommended by Deloite & Touche — 32a	03/31/2010 (50%)		County: Gregg Fortner, Craig Clay	
	32b	12/31/2010 (50%)			
	33) Complete Internal Control Checklists included in the Financial Policies and Procedures Guide	Duration of MOU			
Perform routine accounting functions	34) Consider options for assistance from a third party for interim performance of functions (contractor, County Finance, etc.)	01/31/2009	01/31/2009	County: George Burgess, Gregg Fortner, Craig Clay, other County Depts (DPM, Finance, Budget,)	**COMPLETED IN YEAR 1**
	35) Identify staffing insufficiencies and hire where	Duration of MOU			
	36) Train new and existing personnel	Duration of MOU		HUD Oversight Team	
Meet HUD Requirements under FASS by completing timely and accurate reconciliation of bank accounts and determining cash position immediately	37) Establish separate bank accounts to include at a minimum: · General Operating Account · Section 8 Housing Choice Voucher · Section 8 Administrative Fee · Other Section 8 Programs · Public Housing · FSS Section 8 · FSS Public Housing · Security Deposits	12/31/2009		County: Gregg Fortner, Craig Clay, MDC Finance Dept	Jan '10 Update -- MDPHA, along with the involvement of the County's Finance Dept and US HUD, have started the process of opening separate program accounts and anticipates completion by the end of the next quarter.
	38) Complete necessary modifications to Standard Operating Procedures previously completed by Deloitte to ensure applicability and consistency based on current practices	Duration of MOU		County: Gregg Fortner, Craig Clay	
Increased performance, capacity and efficiency at MDPHA	39) Provide technical assistance to MDPHA	Duration of MOU		HUD Oversight Team and County	

Objective/Goal	Task		Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments / Accomplishments
AREA: PROGRAM MANAGEMENT – HOUSING CHOICE VOUCHER						
Improve regulatory compliance, performance and administrative fee funding of the Section 8 Housing Choice Voucher Program	40) Achieve at least 95 percent quarterly utilization of Housing Assistance Payment (HAP) funding (not to exceed MDPHA's unit cap) based on Annual Budget Authority (ABA) or Unit Months Available (UMA). Current utilization based on funding is 80%	40a	09/30/2009	09/30/2009	County: Gregg Fortner, Crystal Coleman and selected contractor	**COMPLETED IN YEAR 1**
		40b	12/31/2009	**02/28/2009**		**Feb '10 Update: 187.3% as per attached chart (Note: percentage over 100% due to recapture of Net Reserve Assets in 2009). COMPLETED**
		40c	03/31/2010			
		40d	06/30/2010			
		40e	09/30/2010			
		40f	12/31/2010			
	41) Achieve a Public and Indian Housing Information Center (PIC) monthly reporting rate of at least 95 percent or other minimum required by HUD. Current PIC reporting rate as of 10/31/08 is 71%	41a	06/30/2010		MDPHA and Quadel (HCV contractor)	**96.62% reporting rate achieved 12/31/2009**
		41b	07/31/2010			
		41c	08/30/2010			
		41d	09/30/2010			
		41e	10/31/2010			
		41f	11/30/2010			
		41g	12/31/2010			
	42) Achieve at least an annual Standard Performance rating of 60 percent or greater from HUD under the Section 8 Management Assessment System (SEMAP).		11/15/2010 (for 9/30/2010 rating period)		MDPHA and Quadel (HCV contractor)	
Improve efficiency, reporting, analysis, and accountability of the Section 8 Housing Choice Voucher	43) Coordinate MDPHA and Section 8 Contractor information technology efforts to fully utilize capability of existing Elite system and its modules		09/30/2009	09/30/2009	Jose Rivero, and selected contractor	**COMPLETED IN YEAR 1**
Ensure proper and effective administration of the Section 8 Housing Choice Voucher Program	44) Provide strict oversight of the Section 8 Contractor by requiring compliance with deliverables, meetings and report schedules as specified in the Contract's Scope of Services, assessing their performance in accordance with the Contract's Performance Standards, and swiftly addressing any and all Contractor's performance deficiencies in accordance with the contract		Duration of MOU		MDPHA, County Commissioners, Mayor or Mayor's designee HUD Oversight Team	
	45) Develop Contract tracking and administration tools by which to assess Contractor performance		03/31/2009	02/24/2009		**COMPLETED IN YEAR 1**
Increase performance, capacity and efficiency at MDPHA	46) Provide technical assistance to MDPHA		Duration of MOU		HUD Oversight Team and County	

Objective/Goal	Task			Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments / Accomplishments
AREA: PROGRAM MANAGEMENT – OTHER SECTION 8 PROGRAMS							
Improve regulatory compliance, performance, and administrative fee funding of the Section 8 Moderate Rehabilitation (Mod Rehab), Single Room Occupancy (SRO), and Shelter Plus Care (SPC) Programs	47) Achieve at least 95 percent **quarterly** lease up rate in each program	Moderate Rehab	47a1	09/30/2009	09/30/2009	County: Gregg Fortner and Crystal Coleman	COMPLETED IN YEAR 1
			47a2	12/31/2009	**12/31/2009**		**Feb '10 Update: 95% lease-up rate. COMPLETED**
			47a3	03/31/2010			
			47a4	06/30/2010			
			47a5	09/30/2010			
			47a6	12/31/2010			
		Single Room Occupancy	47b1	09/30/2009	09/30/2009		COMPLETED IN YEAR 1
			47b2	12/31/2009	**12/31/2009**		**Feb '10 Update: 96.55% lease-up rate. COMPLETED**
			47b3	03/31/2010			
			47b4	06/30/2010			
			47b5	09/30/2010			
			47b6	12/31/2010			
		Shelter Plus Care	47c1	09/30/2009	09/30/2009		COMPLETED IN YEAR 1
			47c2	12/31/2009	**12/31/2009**		**Feb '10 Update: 95% lease-up rate. COMPLETED**
			47c3	03/31/2010			
			47c4	06/30/2010			
			47c5	09/30/2010			
			47c6	12/31/2010			
	48) Achieve a Public and Indian Housing Information Center (PIC) **monthly** reporting rate of at least 95 percent or other minimum required by HUD for the Moderate Rehabilitation and Single Room Occupancy (SRO) programs			11/30/2009 and Duration of MOU	01/31/2010		*Jan '10 Update* -- MDPHA has been working with US HUD to ensure that the PIC score for Moderate Rehab is correct. During HUD's December 2009 site visit, the variation of the score was discussed. HUD's Miami Field Office explained that the discrepancy is due to the changing ACC units which is controlled and entered by HUD and that this number fluctuates due to the timeframe it takes for landlords to sign new contracts and for HUD to enter the new contracts into HUD CAPS. *As it pertains to SRO reporting, technical issues at MDPHA prohibited the timely submissions to HUD for PIC reporting of SRO program; however, these issues have been resolved and it is anticipated that a monthly report will be available in March.*
		Moderate Rehab	48a1	11/30/2009	11/30/2009		COMPLETED: 98.39% reporting rate
			48a2	12/31/2009	12/31/2009		COMPLETED: 105.64% reporting rate
			48a3	01/31/2010	**01/31/2010**		**Feb '10 Update: 119% reporting rate. COMPLETED**
			48a4	02/28/2010			**Feb '10 Update: Available in next month's report as data comes in after close of month.**
			48a5	03/31/2010			

Objective/Goal	Task			Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments / Accomplishments
Improve regulatory compliance, performance, and administrative fee funding of the Section 8 Moderate Rehabilitation (Mod Rehab), Single Room Occupancy (SRO), and Shelter Plus Care (SPC) Program (continued)			48a6	04/30/2010			
			48a7	05/31/2010			
			48a8	06/30/2010			
			48a9	07/31/2010			
			48a10	08/30/2010			
			48a11	09/30/2010			
			48a12	10/31/2010			
			48a13	11/30/2010			
			48a14	12/31/2010			
		Single Room Occupancy	48b1	11/30/2009			Data Not Available
			48b2	12/31/2009			Data Not Available
			48b3	01/31/2010			Not Available (see Jan '10 comment under Task #48, typed page 5)
			48b4	02/28/2010			Not Available (see Jan '10 comment under Task #48, typed page 5)
			48b5	03/31/2010			
			48b6	04/30/2010			
			48b7	05/31/2010			
			48b8	06/30/2010			
			48b9	07/31/2010			
			48b10	08/30/2010			
			48b11	09/30/2010			
			48b12	10/31/2010			
			48b13	11/30/2010			
			48b14	12/31/2010			
Ensure proper and effective administration of the Section 8 Mod Rehab, SRO, and SPC Programs	49) Develop program tracking and administration tools by which to assess staff and program performance			03/31/2009	03/31/2009	County: Gregg Fortner and Crystal Coleman	COMPLETED IN YEAR 1
Ensure proper and effective administration of the Section 8 Mod Rehab, SRO, and SPC Programs (continued)	50) Assess program performance and make a recommendation to the County for exercising the additional contracting option under the Section 8 Contract			01/30/2010	01/29/2010	County: Gregg Fortner and Crystal Coleman	Jan '10 Update -- Assessment completed and the County's determination not to exercise the optional contracting option and continue the in-house administration of these programs. Letter and supporting documentation sent to HUD on 1/29/2010. **COMPLETED**
	51) If program is contracted out, re-establish performance baseline and measures			03/31/2010	02/26/2010		**Feb '10 Update: This task should have been closed out based on completion of task #50. COMPLETED**
Increase performance, capacity and efficiency at MDPHA	52) Provide technical assistance to MDPHA			Duration of MOU		HUD Oversight Team and County	

Objective/Goal	Task		Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments / Accomplishments
AREA: PROGRAM MANAGEMENT – PUBLIC HOUSING						
Operate Helen Sawyer Plaza without a deficit	53) Execute interim MOU with DHS		12/31/2008	02/20/2009	County: Gregg Fortner, Phyllis Tynes-Saunders, Alex Ballina, Jennifer Glazer-Moon, and HUD Oversight Team	COMPLETED IN YEAR 1
	54) Solicit Service Providers to operate the ALF		03/31/2009	02/20/2009	Alex Ballina, Mari Saydal-Hamilton	COMPLETED IN YEAR 1
	55) Select, negotiate and approve contractor		06/30/2009	02/20/2009		COMPLETED IN YEAR 1
	56) Explore options for financial sustainability including: · Supplemental funding from the County · Returning property to traditional public housing · Disposition of units · Project basing · Reducing the number of Assisted Living Units		06/30/2009	06/30/2009	County: Craig Clay & Donna Ayala (HUD)	COMPLETED IN YEAR 1
	57) Make final determination for the sustainability of Helen Sawyer Plaza		06/30/2009	06/30/2009		COMPLETED IN YEAR 1
Reduce Long Term Vacancies by 500 units (725 units identified as long term vacancies as of 11/30/2008)	58) Continue use of Job Order Contracts put into place during HUD possession of MDHA to expedite turnaround of long term vacancies and work order execution by County staff		Duration of MOU		County: Gregg Fortner, Alex Ballina, Jeannie Mendoza, Mari-Saydal-Hamilton HUD Oversight Team	
	59) Complete turnaround of 125 units per quarter	59a	03/31/2009	06/30/2009	County: Gregg Fortner, Alex Ballina, Jorge Cibran, Jeannie Mendoza	COMPLETED (184 units)
		59b	06/30/2009	06/30/2009		COMPLETED (140 units)
		59c	09/30/2009	09/30/2009		COMPLETED (172 units)
		59d	12/31/2009	12/31/2009		COMPLETED (128 units)
Reduce Long Term Vacancies by 500 units (725 units identified as long term vacancies as of 11/30/2008) (continued)	60) Provide technical assistance to the Applicant Leasing Center to ensure families are identified for immediate occupancy of turned units		03/31/2009	03/31/2009	HUD Oversight Team	COMPLETED IN YEAR 1
	61) Occupy long term vacant units when turnaround is complete	61a	03/31/2009	06/30/2009	County: Gregg Fortner, Alex Ballina, Jeannie Mendoza, Mari-Saydal-Hamilton	COMPLETED (171 units)
		61b	06/30/2009	06/30/2009		COMPLETED (127 units)
		61c	09/30/2009	09/30/2009		COMPLETED (146 units)
		61d	12/31/2009	12/31/2009		COMPLETED (77 units)
Develop a plan for Heritage Village and implementation	62) Identify options for Heritage Village Turnkey III project and develop a plan for the units		03/31/2009	03/31/2009	County: Gregg Fortner, Alex Ballina, Karen Zelada	COMPLETED IN YEAR 1
	63) Beginning implementing the plan		04/30/2009	04/29/2009		COMPLETED IN YEAR 1
Increase performance, capacity, and efficiency at MDPHA	64) Provide technical assistance to MDPHA		Duration of MOU		HUD Oversight Team & County	

Objective/Goal	Task	Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments / Accomplishments
AREA: PROGRAM COMPLIANCE					
Comply with Section 504 and ADA requirements	65) Re-negotiate the Voluntary Compliance Agreement (VCA) with HUD	06/30/2009		County: Gregg Fortner, Jorge Cibran HUD Oversight Team, HQ Office of Field Operations, HQ and Regional FHEO and the Miami Field Office	**REMOVED FROM ACTION PLAN BY US HUD**
	66) Comply with all corrective actions as outlined in the re-negotiated VCA	Duration of MOU based on VCA dates			**REMOVED FROM ACTION PLAN BY US HUD**
Close Management Decisions in HUD OIG Audits that were issued to MDHA while in HUD possession	67) Close remaining findings for Audit #2006-AT-1001 (Section 8)	01/31/2009	12/23/2008	County: Gregg Fortner, Craig Clay, Mari Saydal-Hamilton, Alex Ballina HUD Oversight Team	**COMPLETED IN YEAR 1**
	68) Close remaining findings for Audit #2008-AT-0002 (CFP HOPE VI)	04/30/2010			
	69) Close remaining findings for Audit #2008-AT-0004 (CFP/HOPE VI)	04/30/2010			
	70) Complete internal audit of each Captial Fund Grant from 2002-2006	03/31/2010		County: Gregg Fortner, Craig Clay, Jorge Cibran	
Increase performance, capacity and efficiency at MDPHA	71) Provide technical assistance to MDPHA	Duration of MOU		HUD Oversight Team and County	
AREA: REPAYMENT AGREEMENTS					
Comply with terms of existing repayment agreements or enter into new repayment agreements as determined necessary	72) Abide by terms of repayment agreement approved by HUD on 04/24/09 to repay $936,745 in overpaid housing assistance in monthly payments of $11,151.73 over 7 years from administrative fee reserves or non-federal funds.	01/30/2010		County: Gregg Fortner, Craig Clay, Crystal Coleman; HUD Oversight Team	**Feb '10 Update: The County is in discussions with HUD to determine if this Goal/Objective Area is appropriate to include in the MOU. Discussions will further determine if this area and the related tasks are identified properly with regard to the actual function/process required to complete each task.**
		02/28/2010			
		03/31/2010			
		04/30/2010			
		05/31/2010			
		06/30/2010			
		07/31/2010			
		08/31/2010			
		09/30/2010			
		10/31/2010			
		11/30/2010			
		12/31/2010			

Objective/Goal	Task		Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments / Accomplishments
Comply with terms of existing repayment agreements or enter into new repayment agreements as determined necessary (continued)	73) Validate data and complete repayments to tenants for underpaid housing assistance identified by the Nan McKay reviews.		03/31/2010		County: Gregg Fortner, Craig Clay, Crystal Coleman	**Feb '10 Update: The County is in discussions with HUD to determine if this Goal/Objective Area is appropriate to include in the MOU. Discussions will further determine if this area and the related tasks are identified properly with regard to the actual function/process required to complete each task.**
	74a)Enter into repayment agreement(s), as determined necessary, related to unsupported or ineligible CFP costs based on the OIG Audits		06/30/2010		County: Gregg Fortner, Craig Clay, Jorge Cibran	
	74b) Abide by the terms of the repayment agreements (s)		Duration of MOU			
	75) Requirements related to repayment of HAP	75a) Reimburse the HCV program Net Restricted Asset (NRA) account $5,944,281 within 6 months from available funds in the Public Housing Operating fund (interfund transfer)	06/30/2010		County: Gregg Fortner, Craig Clay, Crystal Coleman, Alex Ballina	
		75b) Reimburse the HCV program with $62,447 from NC SR, $193,188 from Shelter Plus Care, $62,836 from SRO, $776,228 from Mod Rehab	02/28/2010			
		75c) Reimburse the HCV program from the COCC $2,857,436 owed to the program.	02/28/2010			
		75d) Book an interfund receivable from the COCC or business activities fund (non-federal funds) $4,712,389 to cover the existing UNA deficit in the program	12/31/2009		County: Gregg Fortner, Craig Clay	
		75e) Collect from the COCC $2,062,373, which it currently has booked as an interfund payable from the COCC to other programs and pay the HCV account instead.	01/31/2010			
		75f) Collect the remaining interfund due of $2,650,016 to the HCV program (previous UNA deficit amount) from non-federal funds.	12/31/2010			

REPORT PERIOD	NUMBER OF TASKS COMPLETED DURING THE MONTH	TOTAL NUMBER OF TASKS COMPLETED	TASKS COMPLETED AND./OR COMMENTS
Jan-09	7	7	Completed: 4, 11, 15, 17, 21, 34, and 67
Feb-09	4	11	Completed: 45, 53, 54, and 55
Mar-09	4	15	Completed: 18, 49, 60, and 62
Apr-09	4	19	Completed: 1, 3, 23, and 63
May-09	0	19	
Jun-09	7	26	Completed: 2a, 56, 57, 59a, 59b, 61a, 61b
Jul-09	2	28	Completed: 13, 25
Aug-09	3	31	Completed: 12, 27, 32a
Sep-09	6	37	Completed: ~~38~~, 40, 43, 47, 59c, 61c
Oct-09	1	38	Completed: 2c
Nov-09	0	38	
Dec-09	3	41	Completed: 5, 59d, and 61d. Not completed: 38
Jan-10	6	47	Completed: 2c, 6, 7, 31, 48, 50
Feb-10	**7**	**54**	**Completed: 26, 40b, 42a2, 42b2, 42c2, 48a3, 51**
Mar-10			
Apr-10			
May-10			
Jun-10			
Jul-10			
Aug-10			
Sep-10			
Oct-10			
Nov-10			
Dec-10			

Task #26

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: January 21, 2010

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 8(G)(1)(A)

Resolution No. R-26-10

Subject: Amendments to Resolutions Approving Demolition and Disposition Applications to US HUD related to Elizabeth Virrick I and II, Victory Homes, and Lincoln Gardens

Recommendation

It is recommended that the Board of County Commissioners (BCC) approve the attached Resolution which does the following:

1. Amend Resolution No. R-998-05 (related to Elizabeth Virrick I and II) to a) remove references regarding the disposition of both developments, b) remove the requirement that the site be leased to MDHA Development Corporation as well as any other requirements authorizing MDHA Development Corporation to engage in any activities related to this project, and c) seek BCC authorization to coordinate with the US Department of Housing and Urban Development (HUD) to submit necessary paperwork amending the development approach for Elizabeth Virrick II only to use a design-build approach to construct approximately 124 public housing units on site;
2. Amend Resolution No. R-1017-08 (related to Lincoln Gardens) to remove reference to the disposition of Lincoln Gardens and seek BCC authorization to coordinate with HUD to submit the necessary paperwork amending the development approach to design-build to construct approximately 95 public housing units on site; and
3. Rescind Resolution No. R-1016-08 (related to Victory Homes) which authorized the disposition application and seek BCC authorization to use a design-build approach to construct approximately 77 public housing units on site.

As such, it is recommended that the BCC authorize the Mayor or the Mayor's designee to amend demolition/disposition applications to HUD as necessary for Elizabeth Virrick I and II, and Lincoln Gardens, and withdraw the Victory Homes disposition application. It is also recommended that the BCC authorize the Mayor or Mayor's designee to execute amendments to the Annual Contribution Contracts and any other agreements required by HUD, and to exercise amendments, modifications, cancellation, and termination clauses and to execute all necessary documents.

Scope

Elizabeth Virrick II (2828 NW 23 Avenue), Lincoln Gardens (4771 NW 24 Court) and Victory Homes (530 NW 75 Street) are in Commission District 3. Elizabeth Virrick I (1613 NW 25 Avenue) is in Commission District 5.

Fiscal Impact/Funding Source

There is no additional fiscal impact to the County with the approval of this item.

An accompanying item on this same agenda, the Resolution approving significant modifications/additions and deletions to the Building Better Community General Obligation Bond (GOB) Program, proposes to fund Elizabeth Virrick II, Lincoln Gardens, and Victory Homes with GOB proceeds. The accompanying item, if approved, deletes Elizabeth Virrick I from the GOB project list.

Track Record/Monitor

The Miami-Dade Public Housing Agency (MDPHA) will monitor developments at the three public housing agency sites. Jorge Cibran, Director of MDPHA's Facilities and Development Division, is the project manager.

Background

The previous resolutions described these three projects as mixed-income developments which would involve the selection of a developer to leverage GOB funds with other funding sources (including Low Income Housing Tax Credits, LIHTC). Staff recommends a change to the development approach from a mixed-income development to design-build method without a financing component to construct all public housing (ACC) units on the Elizabeth Virrick II, Lincoln Gardens, and Victory Homes public housing sites. The change to a design-build approach involves the procurement of an Architect through the County's Equitable Distribution Program to provide Design Criteria Documents for the project, and a design-build contractor to implement the final design and then build the project utilizing the available GOB funds.

The design-build approach is recommended due to (1) current market conditions and key changes in the availability of funding through the Florida Housing Finance Corporation (FHFC), (2) elimination of both Extremely Low Income (ELI) funds and State Apartment Incentive Loan (SAIL) funds in January of 2009, and (3) the decline in the four percent (4%) LIHTC tax credit equity pricing from $0.85 to $0.70 per credit dollar. It is anticipated that using design-build with public housing (ACC) units will expedite the design and construction and will also take advantage of a highly competitive construction market, in addition to benefiting local architects, engineers and contractors who would be selected in the design-build process. Additionally, all units for Lincoln Gardens and Victory Homes could be counted towards the total number of ACC-equivalent units within the expanded HOPE VI Target Area which the Mayor or the Mayor's designee is required to identify and offer to Scott-carver residents pursuant to Resolution No. R-1416-08, sponsored by Commissioner Dorrin D. Rolle.

Keeping these projects as public housing (ACC units) as recommended under this item, would not require disposition approval from HUD, since these sites are currently designated for Public Housing (ACC) units. Demolition approval from HUD has already been obtained for Elizabeth Virrick II and Lincoln Gardens. Victory Homes does not require demolition.

Below is additional information by public housing site and what this item will authorize.

Elizabeth Virrick I and II

On September 8, 2005 the BCC approved R-998-05 authorizing staff to submit a demolition/disposition application for the Elizabeth Virrick I and II public housing developments to HUD. The resolution further authorized submission to HUD for approval to lease the entire 2.62 acre parcel of the sites to the MDHA Development Corporation so that it can demolish, construct, and operate the new development for very low-, low-, and moderate-income individuals. This mixed-income development would be funded by leveraging GOB funds and securing alternative financing using Miami-Dade County Surtax Program funds, LIHTC, tax exempt Bonds and conventional financing sources.

Under this item, staff is requesting BCC authorization to amend the application to remove the disposition requirement. Staff further request that the BCC amend the resolution to remove the requirement that the site be leased to MDHA Development Corporation as well as any other requirements authorizing MDHA Development Corporation to engage in any activities related to this project. Finally, staff requests that the BCC authorizes the County to change the development approach for Elizabeth Virrick II to design-build and revise the number of units from up to 196 elderly units to approximately 124.

Lincoln Gardens

On October 7, 2008 the BCC approved Resolution No. R-1017-08 authorizing the US HUD oversight administrator in charge of MDPHA to submit an application to HUD for the demolition and disposition of 47 public housing family units located with the Lincoln Gardens public housing development. Furthermore, R-1017-08 allowed for the Department of Housing and Community Development (DHCD,

formerly known as the Office of Community and Economic Development), in partnership with MDPHA, to enter into a contract or agreement to develop mixed income units by leveraging GOB funds with additional funding, including LIHTCs.

Under this item, staff is asking the BCC to accept the approval provided by HUD for demolition of Lincoln Gardens, and provide the authority to coordinate with HUD to submit the necessary paperwork amending the application to remove the disposition component and to change the development approach of Lincoln Gardens to design-build. Staff is also asking for BCC authority to revise the number of units from up to 140 family units to approximately 95.

Victory Homes
On October 7, 2008 the BCC approved Resolution No. R-1016-08 authorizing the HUD oversight administrator in charge of MDPHA to submit an application to HUD for the disposition of 1.8 acres of undeveloped land located with the Victory Homes public housing development. Furthermore, R-1016-08 allowed for the DHCD, in partnership with MDPHA, to enter into a contract or agreement to develop mixed income units by leveraging GOB funds with additional funding, including LIHTCs.

Staff is requesting BCC authorization to withdraw the Victory Homes disposition application and amend the development approach to design-build. Under this item, staff is asking for BCC approval to revise the number of units from up to 100 family units to approximately 77.

Attachments

Cynthia W. Curry
Senior Advisor to the County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: January 21, 2010

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

SUBJECT: Agenda Item No. 8(G)(1)(A)

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**

4

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Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(1)(A)
1-21-10

RESOLUTION NO. R-26-10

RESOLUTION AMENDING RESOLUTION NOS. R-998-05 AND R-1017-08, RESPECTIVELY RELATING TO ELIZABETH VIRRICK I & II AND LINCOLN GARDENS PUBLIC HOUSING DEVELOPMENTS AND AUTHORIZING MAYOR OR MAYOR'S DESIGNEE TO AMEND THE DEMOLITION/DISPOSITION APPLICATIONS FOR THESE PROJECTS; RESCINDING RESOLUTION NO. R-1016-08 RELATED TO VICTORY HOMES PUBLIC HOUSING DEVELOPMENT AND AUTHORIZING THE MAYOR OR THE MAYOR'S DESIGNEE TO WITHDRAW THE DISPOSITION APPLICATION FOR THIS PROJECT; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE AMENDMENTS TO THE ANNUAL CONTRIBUTION CONTRACTS AND ANY OTHER AGREEMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND AUTHORIZES THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS

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:

Section 1. This Board amends Resolution No. R-998-05 related to Elizabeth Virrick I and II public housing developments as follows:

a. to remove all references requiring the County to dispose of the Elizabeth Virrick I and II;
b. to remove the requirement that the County lease the site to MDPHA Development Corporation, which would have been responsible for the demolition, construction and subsequent operation of the New Elizabeth Virrick I and II, and further amends said resolution to remove the requirement authorizing the Development Corporation to enter into contracts related to this project.
c. authorizes the Mayor or Mayor's designee to amend the demolition/disposition application to change the development approach for Elizabeth Virrick II only from a mixed income development using leveraged GOB funds to a design-build construction delivery system without a financing component and further authorizes the Mayor or Mayor's designee to amend said application seeking authorization from HUD to construct approximately 124 ACC public housing units on the site.

Section 2. This Board amends Resolution No. R-1017-08 relating to Lincoln Gardens Public Housing Development as follows:

a. to remove all references requiring the County to dispose of Lincoln Gardens.
b. authorizes the Mayor or Mayor's designee to amend the demolition/disposition application to change the development approach from a mixed income development using leveraged GOB funds to a design-build construction delivery system without a financing component and further authorizes the Mayor or Mayor's designee to amend said application seeking authorization from HUD to construct approximately 95 ACC public housing units on the site.

Section 3. This Board rescinds Resolution No. R-1016-08 related to Victory Homes public housing development in its entirety and authorizes the Mayor or Mayor's designee to withdraw the disposition application submitted to HUD on March 18, 2009. The Mayor or the Mayor's designee is hereby authorized to use a design-build construction delivery system without a financing component to construct approximately 77 ACC public housing units on the site.

Section 4. This Board authorizes the Mayor or the Mayor's designee to execute amendments to the Annual Contribution Contracts and any other agreements required by HUD; to exercise amendments, modifications, cancellation; and termination clauses and to execute all necessary documents to accomplish same.

The foregoing resolution was offered by Commissioner Barbara J. Jordan, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman aye
Jose "Pepe" Diaz, Vice-Chairman absent

Bruno A. Barreiro	aye	Audrey M. Edmonson	absent
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	nay
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	nay
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of January, 2010. This resolution shall be 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: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Task #26

Memorandum

MIAMI-DADE COUNTY

Date: January 21, 2010

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

Agenda Item No. 5(B)

From: George M. Burgess
County Manager

Resolution No. R-05-10

Subject: *Building Better Communities* General Obligation Bond Program - Deletion of Project Nos. 242 – "New Elderly Units at Joe Moretti," 244 – "New Elderly Units at Dante Fascell," 245 – "New Elderly Units at Three Round Towers," 246 – "New Family Units at Annie Coleman," and 248 – "New Elderly Units at Elizabeth Virrick I"; Significant Modification and Acceleration of Project No. 247 – "New Family Units at Lincoln Gardens"; Addition and Acceleration of new Project Nos. 242.A - "New Family Units at Victory Homes" and 244.A - "New Elderly Units at Elizabeth Virrick II".

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution, which approves the following actions:

1. The deletion of Building Better Communities General Obligation Bond Program (the "BBC GOB Program") Project Nos. 242 – "New Elderly Units at Joe Moretti", 244 – "New Elderly Units at Dante Fascell", 245 – "New Elderly Units at Three Round Towers", 246 – "New Family Units at Annie Coleman" and 248 – "New Elderly Units at Elizabeth Virrick I", each identified in Appendix A to Resolution R-918-04, after a public hearing, and also the deletion of BBC GOB Program Project Nos. 242 and 248, which are identified in Appendix A to Resolution R-1154-08, from the list of projects eligible for funding from Series 2008B bond proceeds;
2. The significant modification of BBC GOB Program Project No. 247 – "New Family Units at Lincoln Gardens", identified in Appendix A to Resolution R-918-04, after a public hearing, and also the addition of Project No. 247 to Appendix A of Resolution R-1154-08 as a project eligible for funding from Series 2008B bond proceeds and the acceleration of funding for this project;
3. The addition of BBC GOB Program Project Nos. 242.A – "New Family Units at Victory Homes" and 244.A – "New Elderly Units Elizabeth Virrick II" to Appendix A to Resolution R-918-04, after a public hearing, and the addition of Project Nos. 242.A and 244.A to Appendix A of Resolution R-1154-08 as projects eligible for funding from Series 2008B bond proceeds and the acceleration of these two projects.

The addition of Project Nos. 242.A and 244.A requires the waiver of the provisions of Implementing Order 3-47 Section C.1(a), which establishes that surplus funds may fund new projects only after all projects have been completed or necessary funding for completion of all Projects has been identified to the satisfaction of the Board. The remaining provisions of Implementing Order 3-47 Section C regarding the addition of new projects to the Program using surplus funds are being complied with.

The above recommendation was presented to the BBC GOB Citizens' Advisory Committee (CAC) at their meeting of April 27, 2009. This item was forwarded to the BCC with a favorable recommendation by the BBC GOB CAC.

Scope

Of the five projects being deleted, two are in Commission District 5 (Project Nos. 242 and 248) and three are in Commission District 3 (Project Nos. 244, 245, and 246). The one project being modified (Project No. 247) is in Commission District 3. Lastly, the two projects recommended for addition (Project Nos. 242.A and 244.A) are in Commission District 3. Attachment 1 to this cover memorandum includes detailed information on each project with the respective address and Commission District location.

X
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Fiscal Impact/Funding Source

There is no fiscal impact on the existing BBC GOB Program allocation due to these additions, deletions, and significant modifications. The total original allocation remains the same at $32.3 million; however, the approximate number of units estimated to be constructed will decrease from 341 units to approximately 296 units. This reduction is due to the difference in construction costs from early 2004 through today.

Although the current construction market is highly competitive, construction costs are still not comparable to what they were five years ago. The combined acceleration for Project Nos. 242.A ($161,250), 244.A ($277,500) and 247 ($495,000) is $933,750 to be allocated in FY 2009-10. The funds for these accelerations will be re-allocated from a portion of the funds included in the 2008 B/B1 bond sale for GOB Project no. 138 – "Tamiami Swing Bridge". Project No. 138 is not moving forward at this time because not all funding sources have been identified.

Track Record/Monitor

The implementing agency is the Miami-Dade Public Housing Agency (MDPHA), and the project manager is Jorge Cibran, MDPHA's Director of Facilities and Development Division.

Background

On November 2, 2004 voters overwhelmingly approved the eight referendum questions to fund more than 300 capital improvements throughout the County over the next 15 to 20 years. Each ballot question included a list of projects defined in Appendix "A" eligible for funding from the BBC GOB Program by number, name and project description. All additions, deletions and significant modifications to individual projects require a majority vote of the Board following a public hearing. There is an allocation of $32.3 million for MDPHA public housing projects in the BBC GOB Program. Such projects are:

- Project No. 242 – New Elderly Units at Joe Moretti,
- Project No. 244 – New Elderly Units at Dante Fascell,
- Project No. 245 – New Elderly Units at Three Round Towers,
- Project No. 246 – New Family Units at Annie Coleman,
- Project No. 247 – New Family Units at Lincoln Gardens, and
- Project No. 248 – New Elderly Units at Elizabeth Virrick I.

MDPHA staff re-analyzed the six original projects, and made the necessary changes in project scope, name, and description to ensure the most successful utilization of available funds. A determination was made to focus on, and proceed with, the three most feasible projects. Please see the attached report to the accompanying item on this same agenda titled "Evaluation of GOB Projects." Thus, it is recommended that Project Nos. 242, 244, 245, 246 and 248 be deleted and that the Board approve two new projects, those being Project Nos. 242.A and 244.A, and that the Board approve a significant modification to Project No. 247, all as indicated in Attachment 1.

MDPHA further recommends a change to the development approach from a mixed-income approach, which would involve the selection of a developer to leverage BBC GOB funds with other funding sources (including Low Income Housing Tax Credits, LIHTCs), to a design-build approach without a financing component for all public housing (ACC) units at Elizabeth Virrick II, Lincoln Gardens, and Victory Homes. The change to a design-build approach involves the procurement of an Architect to provide Design Criteria Documents for the project, and a design-build contractor to implement the final design and subsequently build the project utilizing the available BBC GOB funds. The three sites will remain as MDHPA administered public housing developments.

The design-build approach is recommended due to 1) current market conditions and key changes in the availability of funding through the Florida Housing Finance Corporation (FHFC), 2) elimination of both Extremely Low Income (ELI) funds and State Apartment Incentive Loan (SAIL) funds in January of 2009 and 3) the decline in the four percent LIHTC tax credit equity pricing from $0.85 to $0.70 per credit dollar.

It is anticipated that using design-build with public housing (ACC) units will expedite the design and construction and will also take advantage of a highly competitive construction market, in addition to benefiting local architects, engineers and contractors who would be selected in the design-build process. Additionally, all units for Lincoln Gardens and Victory Homes could be counted towards meeting compliance with R-1416-08, sponsored by Commissioner Dorrin D. Rolle, which directs staff to use best efforts to identify up to 850 ACC equivalent units within the expanded HOPE VI Target Area. An accompanying item on this same agenda is seeking BCC authorization to change the development approach.

In addition, to the attachment to this memorandum, the following table summarizes the original projects versus the revised recommended project list.

Original BBC Projects		Recommended BBC Projects	
Total Original GOB allocation	$32.3 million	Total Modified GOB allocation	$32.3 million
Original Projects (6 projects)	242, 244 245, 246 247, 248	Recommended Projects (3 projects)	242.A 244.A 247
Original Number of Units Planned	341	Recommended Number of Units	Approx. 296

Subsequently, on November 20, 2008, the Board adopted Resolution R-1154-08, which itemized the list of projects to be funded from the most recent sale of BBC GOB bond proceeds (Series 2008B). The list attached to R-1154-08 included two of the six projects (Project Nos. 242 and 248) that are no longer recommended for BBC GOB funding and therefore Project Nos. 242 and 248 must be deleted from the list. Additionally, it is recommended that new Project Nos. 242.A and 244.A and Project No. 247 be added to the list attached to Resolution R-1154-08 and that funding for such projects be accelerated.

Attachments

Cynthia W. Curry
Senior Advisor to the County Manager

Attachment 1

Original Project Information in Appendix A of R-918-04 (BBC GOB Program)						Change to Appendix A of R-918-04 (BBC GOB Program)			Change to Appendix A to R-1154-08 (Projects in Series 2008B Bonds)
Name	Number	Description	Number of Units	BBC Allocation	Comm. District	Change	Number of Units	Recommended Allocation	
New Elderly Units at Joe Morretti (SW 5th Avenue and 6th Street)	242	Construct new public and affordable elderly housing on existing County land	100	$9,400,000	5	Deletion	0	$0	Deletion from list.
New Elderly Units at Dante Fascell (2929 NW 18 Avenue)	244	Construct new public and affordable elderly housing on existing County land	30	$3,000,000	3	Deletion	0	$0	Not applicable. Not included under Series 2008B Bonds projects list.
New Elderly Units at Three Round Towers (1661 NW 28 Street)	245	Construct new public and affordable elderly housing on existing County land	100	$9,400,000	3	Deletion	0	$0	Not applicable. Not included under Series 2008B Bonds projects list.
New Family Units at Annie Coleman (2501 NW 58 Street)	246	Construct new public and affordable elderly housing on existing County land	24	$2,500,000	3	Deletion	0	$0	Not applicable. Not included under Series 2008B Bonds projects list.
New Elderly Units at Elizabeth Virrick 1 (1615 NW 25 Avenue)	248	Construct public and affordable elderly housing on existing County land	51	$4,600,000	5	Deletion	0	$0	Deletion from list.
New Family Units at Lincoln Gardens (NW 46th Street and 24th Avenue)	247	Construct new public and affordable family housing on existing County land	36	$3,400,000	3	Demolition of existing dilapilated units and construction of approximately 95 units of new affordable housing	95	$12,300,000	Addition. Not originally included under Series 2008B Bonds projects list but now recommended for inclusion.
Subtotal for Projects Being Deleted or Modified			341	$32,300,000			95	$12,300,000	

Proposed Additions to Project Information in Appendix A of R-918-04 (BBC GOB Program)							Change to Appendix A to R-1154-08 (Projects in Series 2008B Bonds)
Name	Number	Description	Comm. District	Change	Number of Units	Recommended Allocation	
New Family Units at Victory Homes (530 NW 74 Street)	242.A	Construct approximately 77 new affordable family units on underutilized vacant land	3	Addition	77	$10,000,000	Addition
New Elderly Units at Elizabeth Virrick II (2820 NW 23 Avenue)	244.A	Demolition of existing dilapidated units and construction of approximately 124 new affordable elderly units.	3	Addition	124	$10,000,000	Addition
Subtotal for Projects Being Added					201	$20,000,000	
				Proposed Change TOTAL	296	$32,300,000	

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: January 21, 2010

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

SUBJECT: Agenda Item No. 5(B)

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**

5
23

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(B)
1-21-10

RESOLUTION NO. R-05-10

RESOLUTION APPROVING DELETION OF GOB PROJECT NOS. 242 – "NEW ELDERLY UNITS AT JOE MORETTI," 244- "NEW ELDERLY UNITS AT DANTE FASCELL," 245 – "NEW ELDERLY UNITS AT THREE ROUND TOWERS," 246 – "NEW FAMILY UNITS AT ANNIE COLEMAN" AND 248 – "NEW ELDERLY UNITS AT ELIZABETH VIRRICK I" AND SIGNIFICANT MODIFICATION OF PROJECT NO. 247 – "NEW FAMILY UNITS AT LINCOLN GARDENS," EACH IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-918-04 AFTER PUBLIC HEARING; APPROVING ADDITION OF PROJECT NOS. 242.A – "NEW FAMILY UNITS AT VICTORY HOMES" AND 244.A – "NEW ELDERLY UNITS AT ELIZABETH VIRRICK II" TO APPENDIX A TO RESOLUTION NO. R-918-04 AFTER A PUBLIC HEARING; WAIVING REQUIREMENTS OF IMPLEMENTING ORDER 3-47 REGARDING ADDING NEW PROJECTS; APPROVING DELETION OF GOB PROJECT NOS. 242 AND 248 FROM APPENDIX A TO RESOLUTION NO. R-1154-08; APPROVING ADDITION OF GOB PROJECT NOS. 247, 242.A AND 244.A TO RESOLUTION NO. R-1154-08 AND APPROVING ACCELERATION OF FUNDING FOR SUCH PROJECTS

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:

Section 1. The deletion of Building Better Communities General Obligation Bond Program (the "BBC GOB Program") Project Nos. 242 - "New Elderly Units at Joe Moretti," 244 – "New Elderly Units at Dante Fascell," 245 – "New Elderly Units at Three Round Towers," 246 – "New Family Units at Annie Coleman" and 248 – "New Elderly Units at Elizabeth Virrick I," each identified in Appendix A to Resolution No. R-918-04 after a public hearing, all as more particularly described in the accompanying memorandum, is approved.

Section 2. The significant modification of Project No. 247 – "New Family Units at Lincoln Gardens," identified in Appendix A to Resolution No. R-918-04 after a public hearing, all as more particularly described in the accompanying memorandum, is approved.

Section 3. The addition of BBC GOB Program Project Nos. 242.A - "New Family Units at Victory Homes" and 244.A – "New Elderly Units at Elizabeth Virrick II" to Appendix A to Resolution No. R-918-04 after a public hearing, all as more particularly described in the accompanying memorandum, is approved.

Section 4. For Project Nos. 242.A and 244.A, the waiver of the requirements that surplus funds may fund new projects only after all Projects have been completed or necessary funding for completion of all Projects has been identified to the satisfaction of the Board of Implementing Order 3-47 is approved.

Section 5. The deletion of BBC GOB Program Project Nos. 242 - "New Elderly Units at Joe Moretti" and 248 – "New Elderly Units at Elizabeth Virrick I," each identified in Appendix A to Resolution No. R-1154-08, from the list of projects eligible for funding from Series 2008B bond proceeds, all as more particularly described in the accompanying memorandum is approved.

Section 6. The addition of BBC GOB Program Project Nos. 247 – "New Family Units at Lincoln Gardens," 242.A - "New Family Units at Victory Homes" and 244.A – "New Elderly Units at Elizabeth Virrick II" to Appendix A to Resolution No. R-1154-08 as projects eligible for funding from Series 2008B bond proceeds, and the acceleration of funding for such projects, all as more particularly described in the accompanying memorandum, are approved.

The foregoing resolution was offered by Commissioner Audrey M. Edmonson, who moved its adoption. The motion was seconded by Commissioner Barbara J. Jordan and upon being put to a vote, the vote was as follows:

was as follows:

7

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

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of January, 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: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

MR

Monica Rizo

Task #40b

Miami-Dade Public Housing Agency

2009 HAP Expense Utilization Chart

Quarterly	ABA for Quarter	HAP Expense for Quarter	% of ABA Expended
Jan 2009	$34,132,319	$32,147,530	94.21%
Feb 2009			
March 2009			
April 2009	$24,383,382	$34,560,788	141.74%*
May 2009			
June 2009			
July 2009	$3,050,661	$33,535,925	1099.30%*
August 2009			
September 2009			
October 2009	$17,567,820	$32,874,509	187.3%*
November 2009			
December 2009			
Total	$96,693,002	$133,118,752	137.67%*

- The percentages are over 100% due to the recapture of Net Reserve Assets in 2009

Tasks # 47 and 48

MDPHA HOUSING PROGRAMS

HCV	August	September	October	November	December	January
Units Under ACC	14,609	14,609	14,534	14,534	14,544	14,544
Units Months Lease	13,385	13,397	13,337	13,283	13,215	13,118
Occupancy Rate	91.6%	91.7%	91.8%	91.4%	90.9%	90.2%
PIC Reported Rate	81.11%	86.21%	86.77%	93.03%	96.62%	101.21%
Inspections Due	777	1,218	1,115	1,309	1,305	875
Inspections Completed	724	1,175	1,064	1,300	1,295	872
% of Inspections Completed	93.18%	96.47%	95.43%	99.31%	99.23%	99.66%
Re-exams Due	1392	1,480	1,434	1,446	1,097	938
Re-exams Completed	636	671	961	1,190	947	820
% of Re-exams Completed	45.69%	45.34%	67.02%	82.30%	86.33%	87.42%
Vacant Units	N/A	N/A	N/A	N/A	N/A	N/A
HAP Expense	$ 10,900,000	$11,400,000	$10,900,000	$10,600,000	$11,100,000	11,800,000.00

Moderate Rehab	August	September	October	November	December	January
Units Under ACC	2101	2101	2101	2101	2101	2101
Units Months Lease	1942	1995	1939	1994	1981	1996
Occupancy Rate	92.43%	94.95%	92.29%	94.91%	94.29%	95.00%
PIC Reported Rate	97.77%	80.68%	94.49%	98.39%	105.64%	119%
Inspections Due	512	146	133	164	14	159
Inspections Completed	492	140	126	160	14	159
% of Inspections Completed	96.09%	95.89%	94.74%	97.56%	100.00%	100.00%
Re-exams Due	308	487	308	97	143	135
Re-exams Completed	139	443	284	90	141	129
% of Re-exams Completed	45.13%	90.97%	92.21%	92.78%	98.60%	95.56%
Vacant Units	159	164	178	107	120	105

Shelter Plus Care	August	September	October	November	December	January
Units Under ACC	685	685	685	685	685	685
Units Months Lease	655	655	655	651	651	648
Occupancy Rate	95.62%	95.62%	95.62%	95.04%	95.04%	94.60%
Inspections Due	59	64	107	46	43	11
Inspections Completed	24	59	105	43	43	11
% of Inspections Completed	40.68%	92.19%	98.13%	93.48%	100.00%	100.00%
Re-exams Due	68	75	84	52	N/A	29
Re-exams Completed	35	12	57	43	N/A	27
% of Re-exams Completed	51.47%	16.00%	67.86%	82.69%		93.10%
Vacant Units	30	30	30	34	34	37

Single Room Occupancy	August	September	October	November	December	January
Units Under ACC	290	290	290	290	290	290
Units Months Lease	271	276	270	268	276	280
Occupancy Rate	93.45%	95.17%	93.10%	92.41%	95.17%	96.55%
Inspections Due	0	20	74	26	44	4
Inspections Completed	0	20	74	26	44	4
% of Inspections Completed	N/A	100.00%	100.00%	100.00%	100.00%	100.00%
Re-exams Due	0	0	0	0	0	29
Re-exams Completed	0	0	0	0	0	46
% of Re-exams Completed	N/A	N/A	N/A	N/A	N/A	9
Vacant Units	19	15	20	22	14	10

*Revised: 1-15-2010