



MEMORANDUM  
Harvey Ruvin  
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HCD  
Agenda Item No. 6(A)

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TO: Honorable Chairwoman Edmonson  
and Members of the Housing and  
Community Development Committee

DATE: June 9, 2010

FROM: Diane Collins, Acting Division Chief  
Clerk of the Board

SUBJECT: Approval of Commission  
Committee Minutes

*Diane Collins*

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The following Clerk's Summary of Minutes is submitted by the Clerk of the Board for approval by the Housing and Community Development Committee.

➤ May 12, 2010

Attachment  
KMS/msy



Stephen P. Clark  
Government Center  
111 N.W. 1st Street  
Miami, FL 33128

## CLERK'S SUMMARY OF Meeting Minutes

### Housing & Community Development Committee

Audrey M. Edmonson (3) Chair; Barbara J. Jordan (1) Vice Chair; Commissioners Joe  
A. Martinez (11), Dorrin D. Rolle (2), Katy Sorenson (8) and Javier D. Souto (10)

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Wednesday, May 12, 2010

9:30 AM

Commission Chambers

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**Members Present:** Audrey M. Edmonson, Barbara J. Jordan, Joe A. Martinez, Dorrin D. Rolle, Katy Sorenson, Javier D. Souto.

**Members Absent:** None.

**Members Late:** None.

**Members Excused:** None.

**Members Absent County Business:** None.

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#### 1 MINUTES PREPARED BY:

**Report:** *Mary Smith-York, Commission Reporter  
(305) 375-1598*

#### 1A INVOCATION

**Report:** *The Committee convened in a moment of silence,  
followed by the Pledge of Allegiance*

#### 1B PLEDGE OF ALLEGIANCE

#### 1C ROLL CALL

**Report:** *The following staff members were present:  
Assistants to the County Manager Irene Taylor-  
Wooten and Mario Morlote; Assistant County  
Attorneys Cynthia Johnson-Stacks and Terrence  
Smith; and Deputy Clerks Doris Dickens and  
Mary Smith-York.*



2A

**101086 Resolution Audrey M. Edmonson**

RESOLUTION REAPPOINTING HONORABLE JUDGE STEVEN LEIFMAN TO THE MIAMI-DADE COUNTY HOMELESS TRUST BOARD; WAIVING THE TERM LIMITS OF SECTION 2-752(C) OF THE CODE OF MIAMI-DADE COUNTY

*Forwarded to BCC with a favorable recommendation*

*Mover: Edmonson*

*Seconder: Sorenson*

*Vote: 6-0*

**Report:** *Chairwoman Edmonson, as sponsor, relinquished the Chair to Vice-Chairwoman Jordan and offered a motion to forward this proposed resolution to the County Commission.*

*Hearing no discussion, the Committee proceeded to vote.*

2B

**101087 Resolution Audrey M. Edmonson**

RESOLUTION REAPPOINTING MAYOR TOMAS REGALADO TO THE MIAMI-DADE COUNTY HOMELESS TRUST BOARD; WAIVING THE TERM LIMITS OF SECTION 2-752(C) OF THE CODE OF MIAMI-DADE COUNTY

*Forwarded to BCC with a favorable recommendation*

*Mover: Edmonson*

*Seconder: Sorenson*

*Vote: 6-0*

**Report:** *Chairwoman Edmonson, as sponsor, relinquished the Chair to Vice-Chairwoman Jordan and offered a motion to forward this proposed resolution to the County Commission.*

*Hearing no discussion, the Committee proceeded to vote.*

2C

**101063 Resolution Dorrin D. Rolle**

RESOLUTION RESCINDING RESOLUTION NO. R-260-10 WHICH ALLOCATED \$2,500,000 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NUMBER 249 – “PRESERVATION OF AFFORDABLE HOUSING UNITS AND EXPANSION OF HOME OWNERSHIP” TO FUND DEVELOPMENT OF ELDERLY AFFORDABLE HOUSING COMPONENT IN GOLDEN MEADOWS PROJECT IN DISTRICT 2

*Forwarded to BCC with a favorable recommendation*

*Mover: Rolle*

*Seconder: Martinez*

*Vote: 6-0*

**Report:** *Hearing no discussion on the foregoing proposed resolution, the Committee proceeded to vote.*

2D

**100957 Ordinance****Barbara J. Jordan**

ORDINANCE AMENDING, ARTICLES II, SECTION 11A-12 OF CHAPTER 11A OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, RELATING TO DISCRIMINATION IN HOUSING, PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

*Forwarded to BCC with a favorable recommendation*

*Mover: Jordan*

*Seconder: Edmonson*

*Vote: 6-0*

**Report:** *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed ordinance into the record.*

*Chairwoman Edmonson opened the public hearing and called for persons wishing to be heard. She closed the public hearing after no one appeared.*

*Commissioner Jordan asked the County Attorney to clarify, for the record, the intent of the foregoing proposed ordinance and to define the term "source of income."*

*In response to Commissioner Jordan's request, Assistant County Attorney Terrence Smith advised that the term "Source of Income" was previously approved by the Board and was currently in the Code. However, this language was inadvertently omitted from Section 11A-12 of the code, and the purpose of this proposed ordinance was to incorporate it in that section. Mr. Smith noted "source of income" was included to prevent any landlord from discriminating based on a person's source of income, i.e., Section 8 and Social Security Supplemental Income (SSI) benefits.*

*It was moved by Commissioner Jordan that the foregoing proposed ordinance be forwarded to the BCC with a favorable recommendation. This motion was seconded by Commissioner Rolle, followed by discussion.*

*In response to a request to speak from an individual in the audience, it was moved by Commissioner Martinez that the Committee reconsider its action on the foregoing proposed ordinance. This motion was seconded by Commissioner Rolle, and upon being put to a vote, passed unanimously.*

*Ms. Susan Harding, 6736 Bridlewood Court, Boca Raton, representing the Southeast Florida Apartment Association, appeared before the Committee and noted the property management aspect of apartment buildings took issue with the*



*"source of income" language. She stated this regulation would cause undue burden with regard to administrative and fair housing issues.*

*In response to Commissioner Jordan's request for clarification, Ms. Harding noted the association currently accepted Section 8 supplements; however, applicants were still required to meet certain qualifications to uphold the standards of the community.*

*Commissioner Jordan asked Assistant County Attorney Terrance Smith to address Ms. Harding's concerns.*

*Mr. Smith explained that, as with any other protected class, the landlord would be required to demonstrate that legitimate business reasons were used for denying rentals such as criminal activity; and stressed that landlords could not discriminate against Section 8 or SSI recipients.*

*Commissioner Martinez questioned whether or not landlords would be prohibited from conducting credit checks if "source of income" was considered.*

*Assistant County Attorney Smith explained that landlords would not be prohibited from doing credit checks. He said it was his understanding that the policy of this Board was that individuals were being excluded because of their source of income and this provision would protect those individuals from being excluded from rental housing.*

*Commissioner Martinez pointed out that this legislation included everything related to housing, including buying, renting, and leasing in both the private and public sectors. He questioned whether "source of income" would prohibit landlords from discriminating against individuals based upon lack of sufficient income to afford the property.*

*In response to Commissioner Martinez' inquiry, Mr. Smith noted the landlord could take into consideration whether individuals would be able to meet their obligations. Additionally, he advised that if an individual's supplemental income enabled him/her to meet the rental obligation, landlords could not exclude them from renting based on insufficient income.*

*Commissioner Martinez expressed concern that this legislation would cause undue burden on all*

concerned.

Commissioner Souto expressed concern that this language did not address the use of illegal sources of income to qualify for housing rentals or purchases.

In response to Commissioner Souto's concern, Mr. Smith advised that language pertaining to illegal sources of income was not included in this ordinance; therefore, individuals associated with it would not be protected under Chapter 11A of the Code.

Chairwoman Edmonson noted she shared Commissioner Souto's concerns regarding illegal sources of income. She further noted she had met with individual(s) from the County Attorney's Office and had received clarification on her concerns regarding that issue.

Commissioner Jordan clarified that the purpose of this ordinance was to correct a scrivener's error. She pointed out that the Board had already approved, as a policy matter, inclusion of the language, "source of income" in the code. She explained that people were being discriminated against based on source of income, i.e., Section 8, Social Security and/or Child Support, which landlords did not consider legitimate sources of income. Commissioner Jordan emphasized the point that a person would not be excluded from honoring the same standards as other tenants, simply because he/she received supplemental income.

Commissioner Souto asked Assistant County Attorney Terrence Smith to provide him with clarification, at the May 18, 2010 County Commission meeting, on illegal sources of income and what could be done to incorporate language in the Code to allow landlords to consider that in qualifying tenants.

Mr. Smith acknowledged Commissioner Souto's request and noted the ordinance would not apply to illegal sources of income; therefore, the landlord could take that into consideration when denying housing. He stated landlords could legitimately exclude individuals from the property for criminal activity and illegal sources of income.

2E

**100917 Ordinance**

**Sally A. Heyman**

ORDINANCE RELATING TO COUNTY BOARDS;  
AMENDING SECTION 2-11.38 OF THE CODE OF MIAMI-  
DADE COUNTY TO PROVIDE THAT PROHIBITIONS  
AND RESTRICTIONS OF SUCH CODE SECTION SHALL  
NOT APPLY TO PUBLIC ENTITIES WHICH ARE  
DESIGNATED AS STATE AGENCIES PURSUANT TO  
FLORIDA LAW; PROVIDING SEVERABILITY,  
INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

*Deferred to no date certain*

*Mover: Rolle*

*Seconder: Martinez*

*Vote: 4-0*

*Absent: Jordan, Souto*

**Report:** *During consideration to today's agenda, the  
Committee voted to defer the foregoing proposed  
ordinance as requested by the County Manager in  
his Memorandum entitled Requested Changes to  
the Housing and Community Development  
Committee Agenda, dated May 12, 2010.*

**3 DEPARTMENT**

3A

**100773 Resolution**

RESOLUTION APPROVING THE REDUCTION OF UNITS FOR THE 321-327 MICHIGAN AVENUE PROJECT; APPROVING THE NAME CHANGE FROM 321-327 MICHIGAN AVENUE TO STEVEN E. CHAYKIN APARTMENTS AND FURTHER AUTHORIZING THE MAYOR OR THE MAYOR'S DESIGNEE TO EXECUTE ANY NECESSARY AGREEMENTS ON BEHALF OF MIAMI-DADE COUNTY (Department of Housing and Community Development)

*Forwarded to the BCC by the BCC Chairperson with a favorable recommendation*  
*Mover: Jordan*  
*Seconder: Sorenson*  
*Vote: 6-0*

**Report:** *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution into the record.*

*Commissioner Barreiro appeared before the Committee in support of the foregoing resolution.*

*Chairwoman Edmonson, after reviewing the supplemental item (Agenda Item 3A Supplement), noted she would support this resolution.*

*There being no further questions or comments, the Committee proceeded to vote.*

*Hearing no objection, Chairwoman Edmonson asked Ms. Irene Taylor-Wooten, Assistant to the County Manager, to prepare the appropriate memorandum asking Chairman Moss, as Chair of the County Commission, to waive the Board's Rules and Procedures to allow the foregoing proposed resolution to be heard at the May 18, 2010 BCC meeting.*

3A SUPPLEMENT

**101169 Supplement**

SUPPLEMENTAL REPORT RE: STEVEN E. CHAYKIN APARTMENTS (FORMERLY 321-327 MICHIGAN AVENUE) AFFORDABLE HOUSING DEVELOPMENT

*Forwarded to the BCC by the BCC Chairperson with a favorable recommendation*  
*Mover: Jordan*  
*Seconder: Sorenson*  
*Vote: 6-0*

**Report:** *There being no objection, Chairwoman Edmonson asked Ms. Irene Taylor-Wooten, Assistant to the County Manager, to prepare the appropriate memorandum asking Chairman Moss, as Chair of the County Commission, to waive the Board's Rules and Procedures to allow the foregoing proposed resolution to be heard at the May 18, 2010 BCC meeting.*

3B

**101075 Resolution**

RESOLUTION ACCEPTING THE CHANGE IN OWNERSHIP AND/OR THE GENERAL PARTNERSHIP FOR TWO MIAMI- DADE COUNTY FUNDED MULTI-FAMILY RENTAL DEVELOPMENTS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ACCEPT CHANGES IN OWNERSHIP AND/OR GENERAL PARTNERSHIP INTERESTS PROSPECTIVELY; AND FURTHERMORE, AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE ANY NECESSARY AGREEMENTS, FOLLOWING APPROVAL BY THE OFFICE OF THE COUNTY ATTORNEY (Department of Housing and Community Development)

*Forwarded to BCC with a favorable recommendation*

*Mover: Sorenson*

*Seconder: Jordan*

*Vote: 6-0*

**Report:** *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution into the record.*

*There being no questions or comments, the Committee proceeded to vote.*

3C

**101125 Resolution**

RESOLUTION APPROVING AMENDMENTS TO THE SUBSTANTIAL AMENDMENT TO THE 2008 ACTION PLAN PREVIOUSLY APPROVED FOR THE NEIGHBORHOOD STABILIZATION PROGRAM; AUTHORIZING THE SUBMISSION WITH U.S. HUD OF MIAMI-DADE COUNTY'S AMENDED FY 2008 ACTION PLAN WITH PROJECTED USES OF FUNDS ALLOCATED FOR THE NEIGHBORHOOD STABILIZATION PROGRAM AS AUTHORIZED BY TITLE III OF THE HOUSING AND ECONOMIC RECOVERY ACT OF 2008 FOR ACTIVITIES DESCRIBED AS SOFT SECOND MORTGAGES, ACQUISITION AND REHABILITATION OF SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL PROPERTIES, DEMOLITION OF BLIGHTED STRUCTURES, AND REDEVELOPMENT OF VACANT LAND; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO MAKE NON-SUBSTANTIVE MODIFICATIONS TO THE AMENDED FY 2008 ACTION PLAN; AND EXECUTE ALL CONTRACTS, AGREEMENTS, AMENDMENTS, AND TO SHIFT FUNDS AWARDED FOR A PROJECT TO AN ENTITY CREATED FOR THE PURPOSE OF CARRYING OUT A PROJECT NECESSARY TO CARRY OUT THE NEIGHBORHOOD STABILIZATION PROGRAM ACTIVITIES (Department of Housing and Community Development)

*Forwarded to the BCC by the BCC Chairperson with a favorable recommendation*

*Mover: Jordan*

*Seconder: Edmonson*

*Vote: 6-0*

**Report:** *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution into the record.*

*Chairwoman Edmonson opened the public hearing and called for persons wishing to be heard. The following individual(s) appeared:*

*Mr. Alberto Milo, Urban Development Group (UDG), 315 South Biscayne Boulevard, appeared before the Committee and noted that, in theory, his company was not opposed to the transfer of funds from the Single Family Homes, Second Mortgage and Closing Cost Assistance, and Demolition activities to the Multi Family Residential Rental Properties activity within the Neighborhood Stabilization Program (NSP). However, he noted, UDG was an approved developer under the NSP, filed an appeal on April 23, 2010 regarding its concerns that the process used to distribute the funds to certain multi-family projects was not standard, fair or equitable. Mr. Milo noted a copy of the appeal letter was submitted to County staff and, to date, UDG had not received a response.*

*He stated he met with staff yesterday (5/11) to discuss these concerns and attempt to resolve them.*

*In response to Mr. Milo's concerns, Ms. Shalley Jones Horn noted efforts to address UDG's letter of appeal was being coordinated by General Services Administration and Housing and Community Development staff, and was being vetted with the County Attorney's Office. She advised that once this process was completed, a response would be sent to Mr. Milo.*

*In response to Commissioner Jordan's request for clarification on why he felt the process was not standard, Mr. Milo stated ongoing communications had occurred among the various approved developers rather than the developers identifying sites and submitting the required paperwork independently so all sites could be vetted in the standard way. He noted the County published a list of approved vendors, but neglected to establish a standard process for those vendors to follow.*

*In response to Chairwoman Edmonson's inquiry on whether this item was time sensitive, Ms. Jones Horn explained that this resolution was time sensitive because the funds must be obligated by September 2010; that this resolution also needed to be amended and approved by both this Commission and the U.S. Housing and Urban Development Agency (HUD); and that staff was trying to move the dollars to the Multi-Family Section of the program.*

*Chairwoman Edmonson asked the Housing and Community Development Department Director to meet with Mr. Alberto Milo of the Urban Development Group, before the next Commission meeting to address his concerns regarding the process used to allocate funds to certain multi-family projects. She asked that the Director also meet with her regarding this issue.*

*Ms. Jones Horn acknowledged Chairwoman Edmonson's request and noted staff had met with Mr. Milo on yesterday (5/11) to address his concerns. She explained that some issues mentioned in Mr. Milo's letter could not be reversed; however, staff would continue to work with him. Ms. Jones Horn clarified; however, that staff believed the process was fair.*

*Seeing no other persons wishing to be heard,*

*Chairwoman Edmonson closed the public hearing.*

*Commissioner Jordan noted she was concerned about the process and about the Committee members being provided adequate information regarding the NSP activities being split between two County departments. She asked the Housing and Community Development Department Director to meet with her to help her understand the issues surrounding the reallocation of funds within the Neighborhood Stabilization Program (NSP) and the role of each department in resolving those issues.*

*Commissioner Martinez expressed concerns with the language on handwritten page 2, "Reasons for Recapture," stating that some of the NSP activities had been difficult to implement, and asked for clarification.*

*Ms. Jones Horn directed attention to the table on handwritten page 3, Section A. Second Mortgages, and explained that lottery winners in this program were having difficulty locating foreclosed properties to purchase. In response to Commissioner Martinez' question as to why only three of the 130 applications received had been closed, Ms. Jones Horn stated her records indicated four of 170 applications had been closed. She explained that the restrictions in place limited lottery winners to purchasing properties with less than \$40,000 rehab requirements. However, she noted GSA was also purchasing properties and rehabbing them, which were being marketed to lottery winners. Ms. Jones Horn further noted approximately \$2 million was being reallocated from Section B. Acquisition of Single Family Residential, reducing the number of properties being purchased by GSA from 50 to 23. She advised that the actual cost of Section G. Demolition of Blighted Structures was less than the amount originally anticipated; therefore \$400,000 of those funds were being reallocated.*

*Commissioner Martinez noted he was in opposition to the \$400,000 reallocation and asked Assistant County Attorney Neuman if those funds could be allocated to the Nuisance Abatement Board (NAB). He explained that the NAB would need funds to perform demolitions once authorized.*

*In response to Commissioner Martinez' question regarding the NAB, Assistant County Attorney Brenda Kuhns Neuman advised that those funds*

could be used to demolish any structure that met the NSP requirements. She cautioned against committing the funds for that purpose, considering the NAB's lengthy demolition process and the timeline for expending the funds.

Commissioner Martinez expressed further concern with NSP funds expenditures and noted the entire process needed a more in depth study to determine if this was the proper way to proceed. He asked Chairwoman Edmonson to bifurcate this item so that he could vote on the section dealing with the \$400,000 Demolition activities separately.

Chairwoman Edmonson agreed to bifurcate the foregoing resolution and asked what steps were being taken to ensure the funds would be obligated by September 2010.

In response to Chairwoman Edmonson's question regarding what steps were being taken, Ms. Jones Horn stated the first step would be to move the funds to the Multi Family category. She noted the next step was to obtain HUD's approval of the Board approved proposal.

Chairwoman Edmonson expressed concern that the County initially had 18 months to expend the NSP dollars and had not done so up to this point, and was still attempting to do so within the last few months of the timeline.

Ms. Jones Horn provided a brief historical overview of the obstacles staff faced in dealing with this program, including a restriction to only purchase properties at a discount, up to 15 percent. She explained that HUD amended its policy near the end of 2009, decreasing the discount to 1 percent. Additionally, Ms. Jones Horn noted there was tremendous competition with investors who purchased properties at prices above the appraised value. In response to Chairwoman Edmonson's inquiry of whether staff met with each member of this Committee to explain this item, Ms. Jones Horn answered this was not done.

Chairwoman Edmonson asked the Housing and Community Development Department Director to meet with Committee members to brief them and address their questions or concerns regarding future items to be considered by this Committee, before placing them on the agenda.

There being no further questions or comments, the

*Committee proceeded to vote on the foregoing resolution, excluding that portion pertaining to the \$400,000 Demolition activity.*

*Following the Committee's action on the foregoing resolution, it was moved by Commissioner Jordan that the \$400,000 Demolition activity be forwarded to the BCC with a favorable recommendation. This motion was seconded by Chairwoman Edmonson, and upon being put to a vote, passed by a vote of 5-1 (Commissioner Martinez voted no).*

*There being no objection, Chairwoman Edmonson asked Ms. Irene Taylor-Wooten, Assistant to the County Manager, to prepare the appropriate memorandum asking Chairman Moss, as Chair of the County Commission, to waive the Board's Rules and Procedures to allow the foregoing proposed resolution to be heard at the May 18, 2010 BCC meeting.*

3D

**101168 Resolution**

RESOLUTION APPROVING THE SUBSTANTIAL AMENDMENT TO THE FY 2008 ACTION PLAN TO REFLECT THE REALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT RECOVERY FUNDS (CDBG-R) AS AUTHORIZED BY TITLE XII, OF THE AMERICAN RECOVERY AND REINVESTMENT ACT OF FY 2009, IN THE AMOUNT OF \$953,723 IN SUBSTANTIALLY THE SAME FORM AS INDICATED IN EXHIBIT AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL CONTRACTS, AGREEMENTS AND AMENDMENTS NECESSARY TO CARRY OUT THE ABOVE PROGRAM; AND AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN (Department of Housing and Community Development)

*Forwarded to BCC with a favorable recommendation*

*Mover: Souto*

*Second: Rolle*

*Vote: 6-0*

**Report:** *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution into the record.*

*Chairwoman Edmonson opened the public hearing and called for persons wishing to be heard. The following individual(s) appeared:*

*Mr. Roy Hardemon, Model City Community Advisory Council 1855 N.W. 48th Street, Miami, appeared before the Committee and expressed concern with the decreasing sports development programs within the Parks and Recreation Department. He noted this caused all the kids to be out on the streets. Mr. Hardemon expressed support for Districts 8 and 10 receiving funds for infrastructure improvement; however, he noted taking the funds from the Park and Recreation resources was taking a step backwards.*

*Commissioner Souto, as Chairman of the Recreation, Cultural Affairs and Tourism Committee (RCAT), asked why Mr. Hardemon had not appeared before the RCAT with his concerns. He expressed his sincere concern with ensuring that these types of areas were addressed and invited Mr. Hardemon to attend the RCAT Committee meetings.*

*Seeing no other individual(s) wishing to be heard, Chairwoman Edmonson closed the public hearing.*

*Chairwoman Edmonson expressed concern with the appearance that certain parks in certain areas*

were receiving the biggest cuts. She advised Mr. Hardemon to visit the Recreation, Cultural Affairs and Tourism Committee meetings to address his concerns further.

In response to Chairwoman Edmonson's inquiry as to why the \$953,000 could not be used for the Small Business Assistance (SBA) Loan Program, Ms. Jones Horn advised that the amount of \$1.9 million was allocated to the SBA loan program; however, of the four applications received, only two were eligible to move forward. She advised that these were stimulus dollars that must be spent expeditiously and advised that those areas selected within the low to moderate income communities met the eligibility requirements. Regarding Chairwoman Edmonson's question of what amount of the Community Development Block Grant Recovery (CDBG-R) funds were spent, Ms. Jones Horn noted to date, no requests for reimbursement had been received. She explained that the work was being performed; however, the paperwork necessary to expend the funds had not yet been prepared. With regard to the question of whether any jobs had been retained, Ms. Jones Horn advised that the department had not yet received reports from the two companies that received part of the \$1 million allocated for economic development, but noted they probably had created jobs.

Chairwoman Edmonson asked the Housing and Community Development Department Director to provide her with a written report identifying all contractors or entities performing work under the stimulus plan in the County and "where they were coming from."

Ms. Jones Horn stated staff was in the process of preparing a report regarding the information requested and agreed to provide Committee members with copies of that report.

Commissioner Sorenson addressed Mr. Hardemon's concerns regarding the lost of park programs, and advised that park programs were being lost to every Commission District. She noted her district (Dist. 8) had lost staff and programs, which resulted from the Commission's budget decisions. Commissioner Sorenson pointed out that the cost to restore sports and after school programs was approximately \$750,000, which was equivalent to the amount being requested by the Miami Children's Museum.

*In response to Commissioner Rolle's inquiry of whether additional CDBG-R would be recaptured, and if so, could the funds be reallocated to projects located in Districts 1, 2, and 3, Ms. Jones-Horn advised that Public Works had provided a listing of available work that could be done in each district. She advised that as the funding became available, she was hopeful that work could be done in every district.*

*In response to Commissioner Jordan's request for clarification as to how projects would be identified when additional revenue became available, Ms. Jones Horn stated project selection was a joint effort between the HCD and PW departments. She explained that the following criteria was required for projects to be considered: 1) must be low to moderate income community; 2) cannot be a commercial project; 3) must be located in a residential area; and 4) must not exceed the amount available for the project. Ms. Jones Horn advised that staff would include in future proposals for Committee member's review, the list of projects eligible for selection before placing it on the agenda.*

*Commissioner Jordan asked the Housing and Community Development Department Director to include a complete list of all available Public Works Projects when this proposed resolution is considered by the County Commission.*

*In response to Chairwoman Edmonson's question of how often USHUD required staff to provide reports, Ms. Jones Horn noted quarterly reports were required regarding the NSP. She further noted, although USHUD had not advised a specific date for the CDBG-R, the reports would also be a monthly basis.*

3E

**101162 Resolution**

RESOLUTION AMENDING AND EXTENDING THE FY2008-2009 CONTRACT BETWEEN MIAMI-DADE COUNTY AND VICTIM RESPONSE, INC. FOR THE OPERATION OF THE COUNTY'S NORTHWEST DOMESTIC VIOLENCE CENTER; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE, EXECUTE, AMEND AND EXTEND CONTRACTS AND AGREEMENTS AS REQUIRED (Miami-Dade HomelessTrust)

**Withdrawn**  
**Mover: Rolle**  
**Seconder: Martinez**  
**Vote: 4-0**  
**Absent: Souto, Jordan**

**Report:** *During consideration to today's agenda, the Committee voted to withdraw the foregoing proposed resolution as requested by the County Manager in his Memorandum entitled Requested Changes to the Housing and Community Development Committee Agenda, dated May 12, 2010.*

3F

**101167 Resolution**

RESOLUTION AUTHORIZING THE COUNTY MAYOR TO APPLY FOR, RECEIVE, AND EXPEND FUNDS FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE SUPPORTIVE HOUSING PROGRAM, THE SHELTER PLUS CARE (S+C), AND THE SECTION 8 MODERATE REHABILITATION PROGRAMS FOR CONTINUUM OF CARE HOMELESS ASSISTANCE, AND AUTHORIZING THE HOMELESS TRUST TO ISSUE A REQUEST FOR APPLICATION PROCESS TO SELECT NOT-FOR-PROFIT SERVICE PROVIDERS AND AUTHORIZES THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AGREEMENTS, SOME OF WHICH MAY EXCEED ONE MILLION IF RENEWED, WITH COMMUNITY BASED ORGANIZATIONS, AND TO MAKE DIRECT RENTAL ASSISTANCE PAYMENTS TO OWNERS ON BEHALF OF PARTICIPATING PROGRAM SPONSORS/ PROVIDERS UNDER THE SHELTER PLUS CARE SPONSOR-BASED RENTAL ASSISTANCE (SRA) PROGRAM (Miami-Dade HomelessTrust)

**Forwarded to BCC with a favorable recommendation**  
**Mover: Sorenson**  
**Seconder: Edmonson**  
**Vote: 6-0**

**Report:** *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution into the record.*

*Hearing no questions or comments, the Committee proceeded to vote.*

3G

**101068 Resolution**

RESOLUTION APPROVING MIAMI-DADE PUBLIC HOUSING AGENCY'S (MDPHA) 2010-2011 PUBLIC HOUSING AGENCY (PHA) PLAN SUBJECT TO APPROVAL BY US HOUSING AND URBAN DEVELOPMENT (USHUD); AUTHORIZING THE COUNTY MAYOR OR DESIGNEE TO SUBMIT THE PLAN TO USHUD FOR FINAL APPROVAL (Miami-Dade Public Housing Agency)

*Forwarded to BCC with a favorable recommendation*

*Mover: Jordan*

*Seconder: Sorenson*

*Vote: 6-0*

**Report:** *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution into the record.*

*Chairwoman Edmonson opened the public hearing and called for persons wishing to be heard. She closed the public hearing after no one appeared.*

*There being no questions or comments, the Committee proceeded to vote.*

**4 COUNTY MANAGER**

4A

**101081 Resolution**

RESOLUTION APPROVING AMENDMENTS TO ADMINISTRATIVE RULES GOVERNING THE BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND AUTHORIZING CORRESPONDING MODIFICATIONS TO STANDARD GRANT AND INTERLOCAL AGREEMENTS AFTER CONSULTATION WITH COUNTY ATTORNEY'S OFFICE (County Manager)

*Amended*

*Seconder: Sorenson*

**Report:** *(SEE AGENDA ITEM 4A AMENDED; LEGISLATIVE FILE NO. 101293.)*

## 4A AMENDED

**101293 Resolution**

RESOLUTION APPROVING AMENDMENTS TO ADMINISTRATIVE RULES GOVERNING THE BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND AUTHORIZING CORRESPONDING MODIFICATIONS TO STANDARD GRANT AND INTERLOCAL AGREEMENTS AFTER CONSULTATION WITH COUNTY ATTORNEY'S OFFICE [SEE ORIGINAL ITEM UNDER FILE NO. 101081] (County Manager)

*Forwarded to BCC with a favorable recommendation with committee amendment(s)*

*Mover: Jordan*

*Seconder: Edmonson*

*Vote: 3-2*

*No: Sorenson, Souto*

*Absent: Rolle*

**Report:** *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution into the record.*

*Commissioner Sorenson commented that economic development of County land should be closely monitored by a representative from the County Manager's Office. She indicated there was a need to bring the different funding sources, including the NSP and the Beacon Council, together. Commissioner Sorenson asked the County Manager to initiate steps to ensure the various resources for economic development of County land were coordinated and monitored to maximize the impact.*

*Chairwoman Edmonson questioned whether the \$15 million for Economic Development in Targeted Urban Areas Fund (EDTUAF)-Project 320, was initially designated for the 19 Targeted Urban Areas (TUA) and whether the maximum amount that could be spent on each area was \$3 million.*

*In response to Chairwoman Edmonson's inquiry, Mr. Mario Morlote confirmed that there was a maximum \$3 million per TUA, as set by the Board, pursuant to Code; however, he noted \$3 million was not the minimum amount that could be spent. He noted staff did not anticipate that every TUA would spend the entire \$3 million.*

*In response to Chairwoman Edmonson's concern that airports, medical districts, and air force reserve bases could receive more than \$3 million, Mr. Morlote advised those projects were part of the Economic Development Grant Funds (EDGF)-Project 124, consisting of \$75 million for infrastructure projects. Mr. Morlote advised Chairwoman Edmonson that the \$15 million under Project 320 could only be spent in the TUA;*

however, the monies under Project 124 could be spent in the TUA provided the project was located within the TUA.

In response to Commissioner Martinez' inquiries of whether projects had been identified for Projects 124 and 320, Mr. Morlote advised that no projects had yet been identified under Project 320. He noted some projects or development entities had contacted the County and were working with the Beacon Council to possibly use monies under Project 124 for infrastructure. With regard to Commissioner Martinez' inquiry of whether an arrangement was made to recommend that \$22 million be provided to the University of Miami (UM) for the Civic Center Parking Garage, Mr. Morlote stated the County was approached but no negotiations or funding agreement had been done.

Commissioner Martinez pointed out that there were projects under Project 124 and 320 that overlapped, including Homestead/Florida City and Opa-locka/Airport. He expressed concern with the potential for the \$75 million for Project 124 to be quickly expended within the five strategic areas listed: Opa-locka, Civic Center, Port of Miami, Kendall-Tamiami, and Homestead. He cautioned Committee members that what they thought they were approving was not what would come out in the end. Commissioner Martinez expressed further concern with the language indicating there was no fiscal impact and noted this proposal would not be good Countywide. He noted this legislation was not simply County Policy and transferred a lot of power, pursuant to the amended administrative rules which provided that the Mayor may seek the advice of the Urban Economic Revitalization Task Force (UERTF), but was not required to.

Chairwoman Edmonson noted she concurred with Commissioner Martinez' comments and asked if the definition for developer fee was omitted from this proposed resolution.

In response to Chairwoman Edmonson's question, Mr. George Navarrete, Assistant Director, Office of Capital Improvements (OCI), explained that the developer fee was not included because it would be considered on a case-by-case basis. He advised that staff would determine whether all of the developer fee would be applied to soft cost or whether a portion would be applied to hard cost. Regarding Commissioner Edmonson's inquiry of

what steps were being taken to ensure that future Building Better Communities General Obligation Bond (GOB) funded projects were Leadership in Energy and Environmental Design (LEED) certified, Mr. Navarrete noted this Board, by ordinance, required that all projects, not only GOB, be brought into compliance, and explained that all projects were scrutinized by the Office of Sustainability to verify compliance. Mr. Navarrete clarified that this legislation was bringing the administrative rules up-to-date, since the rules were incorporated prior to the referenced ordinance being adopted.

Directing Mr. Navarrete's attention to handwritten page 19, Chairwoman Edmonson questioned the elimination of the entire Economic Development Fund Project Review Committee and asked whether staff would consult with any remaining Community Business Organizations (CBO).

In response to Chairwoman Edmonson's concern, Mr. Navarrete stated his understanding was that the Mayor or County Manager might seek the advice of these various groups to the extent that they still existed.

In response to Chairwoman Edmonson's inquiry regarding the list of organizations being crossed out on handwritten page 19, Mr. Morlote noted the language crossed out provided that the County Manager might use those entities. He explained that staff would work with the UERTF with respect to Project 320, as well as the Beacon Council and all the entities.

Chairwoman Edmonson asked that the foregoing resolution be amended to include language reflecting that the County Administration would consult with the existing CBOs.

In response to Chairwoman Edmonson's inquiry regarding the industry's standard for a developer's fees, Mr. Lee Solomon, General Services Administration, explained that a developer's fee was negotiated at the time of each deal, dependant upon the scope.

Dr. Robert Cruz, Miami-Dade's Chief Economist, advised Chairwoman Edmonson that the acronym REMI stood for Regional Economic Model, Inc., the name of a company in existence since 1985 that produced large econometric models used as a standard tool for determining economic impact.

*Discussion ensued between Commissioner Jordan and staff regarding the possibility that a proposed cap of \$30 million per strategic area and \$25 million per project under Project 124 (\$75 million) would prevent all five strategic areas from receiving funding for projects.*

*It was moved by Commissioner Jordan that the foregoing resolution be amended to include language reducing the funding cap from \$30 million to either \$15 million or \$10 million per area. This motion was seconded by Chairwoman Edmonson, followed by discussion.*

*Dr. Cruz reminded Committee members that the Board would make the ultimate decision as to what amount would be spent in any particular area. He explained the \$30 million cap was to accommodate a possible future significant project.*

*Assistant County Attorney Geri Bonzon-Keenan answered yes to Commissioner Jordan's inquiry as to whether the Board could reallocate funds to such a significant project at the time the project emerges.*

*Dr. Cruz recommended the amended language provide a cap of \$15 million per project. Commissioner Sorenson spoke against the proposed amendment, and noted she felt there should be maximum flexibility in funding.*

*Commissioner Souto expressed concern that he was not briefed on this item prior to it coming before this Committee and based on that, he would not support the item.*

*Chairwoman Edmonson stated this was the reason she had asked staff to meet with each Committee member prior to the meeting.*

*There being no further questions or comments, the Committee forwarded the foregoing proposed resolution to the BCC as amended on handwritten page 19, under the Administrative Rules, to reflect that the Mayor, or Mayor's designee, during this process will work with the entities listed that were still in existence; and in the first paragraph on handwritten page 17, in the 2nd line to replace "\$30 million" with "\$15 million" and in the 3rd line to replace "\$25 million" with "\$15 million.*

**5 COUNTY ATTORNEY**

**6 CLERK OF THE BOARD**

6A

**101132 Report**

CLERK'S SUMMARY OF MEETING MINUTES FOR HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING(S): APRIL 14, 2010 (Clerk of the Board)

*Approved*  
*Mover: Martinez*  
*Seconder: Edmonson*  
*Vote: 5-0*  
*Absent: Rolle*

**Report:** *There being no questions or comments, the Committee proceeded to vote.*

**7 REPORTS**

7A

**100660 Report**

DEPARTMENTAL BUDGET PRESENTATION (County Manager)

*Report Received*  
*Mover: Sorenson*  
*Seconder: Edmonson*  
*Vote: 4-0*  
*Absent: Jordan, Souto*

**Report:** *Assistant to the County Manager Irene Taylor-Wooten advised that the information presented today was currently in the system; however, meetings were ongoing regarding the budget items therefore the information was not yet finalized.*

*Hearing no further questions or comments, the Committee voted to accept the foregoing proposed report.*

7B

**101106 Report**

MIAMI-DADE MONTHLY ECONOMIC INDICATORS REPORT - APRIL 2010

(County Manager)

*Report Received*  
*Mover: Sorenson*  
*Seconder: Edmonson*  
*Vote: 4-0*  
*Absent: Jordan, Souto*

**Report:** *Hearing no questions or comments regarding the foregoing proposed report, the Committee proceeded to vote.*

7C

**101119 Report**

MIAMI-DADE PUBLIC HOUSING AGENCY MONTHLY  
REPORT - APRIL 2010

(County Manager)

**Report Received**

**Mover: Rolle**

**Seconder: Edmonson**

**Vote: 4-0**

**Absent: Jordan, Souto**

**Report:** *Hearing no questions or comments regarding the foregoing proposed report, the Committee proceeded to vote.*

*Following the Committee's acceptance of this report, Commissioner Rolle requested reconsideration for discussion.*

*It was moved by Commissioner Martinez that the Committee reconsider its action on the foregoing proposed report. This motion was seconded by Chairwoman Edmonson, and upon being put to a vote, passed by a unanimous vote of those members present.*

*Commissioner Rolle asked the Miami-Dade Public Housing Agency Director provide him with a firm date for the commencement of construction on the Hope VI project. He asked that construction begin closer to January 2010 than December 2010.*

*Mr. Gregg Fortner, Miami-Dade Public Housing Agency Director, advised that the machinery was in place and the site prep work was well underway. He noted the vertical infrastructure work would begin approximately June or July 2010.*

*Hearing no further questions or comments, the Committee proceeded to vote.*

7D

**101170 Report**

REQUEST FOR INFORMATION ON THE USE OF  
EMPOWERMENT ZONE FUNDS

(County Manager)

**Report Received**

**Mover: Sorenson**

**Seconder: Edmonson**

**Vote: 4-0**

**Absent: Jordan, Souto**

**Report:** *Hearing no questions or comments regarding the foregoing proposed report, the Committee proceeded to vote.*

7E

**101117 Report**

NEIGHBORHOOD STABILIZATION PROGRAM (NSP 1)  
REPORT - MAY 2010 (County Manager)

**Report Received**

**Mover: Sorenson**

**Seconder: Edmonson**

**Vote: 4-0**

**Absent: Jordan, Souto**

**Report:** *Hearing no questions or comments regarding the foregoing proposed report, the Committee proceeded to vote.*

**8 ADJOURNMENT**

**Report:** *There being no further business to come before the Housing and Community Development Committee, the meeting was adjourned at 12:19 p.m.*