



MEMORANDUM

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

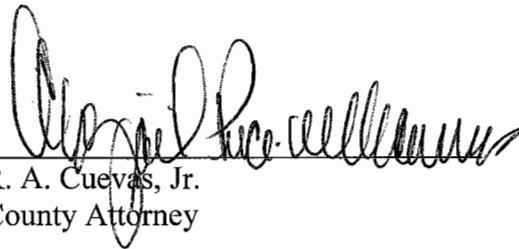
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: September 1, 2011

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

SUBJECT: Resolution authorizing the Mayor
to amend the FY 2008 Action Plan
and the FY 2008-2012 Consolidated
Plan to change the scope of the CDBG
funded Gaita Gardens project from
homeownership to rental

The accompanying resolution was prepared by the Department of Housing and Community Development and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Audrey M. Edmonson.



R. A. Cuevas, Jr.
County Attorney

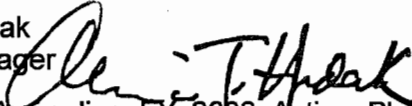
RAC/up

Memorandum



Date: September 1, 2011

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Alina T. Hudak
County Manager 

Subject: Resolution Amending FY 2008 Action Plan and FY 2008-2012 Consolidated Plan to Change Scope of Gaita Gardens Project

RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) authorize the County Mayor or the County Mayor's designee to substantially amend the FY 2008 Action Plan and FY 2008-2012 Consolidated Plan to change the scope of the Gaita Gardens project from homeownership to rental.

SCOPE

Gaita Gardens, an eight unit housing rehabilitation project is located at 1254 and 1260 NW 59 Street, Miami, FL 33142, in Commission District 3.

FISCAL IMPACT/FUNDING SOURCE

There is no fiscal impact to the County by changing the project scope to rental. This item simply allows the project to convert the eight homeownership units to rental units.

TRACK RECORD/MONITORING

Funded activities as part of any Action Plan are monitored to ensure agencies are in compliance with federal regulations, such as the progress of each activity towards accomplishing the National Objectives set by the US Department of Housing and Urban Development (US HUD). The Department of Housing and Community Development (DHCD) monitors all Community Development Block Grant (CDBG) funded activities. Through the review of quarterly progress reports, DHCD will monitor this project to ensure compliance with federal guidelines and County policies.

BACKGROUND

A total of \$1,148,435 in CDBG funds was allocated to complete rehabilitation of the eight units comprising this project through the FY 2008 Action Plan. The project contemplated the rehabilitation of eight two-bedroom housing units for sale as condominiums to eligible buyers that meet income requirements. However, the collapse of the housing market and the economic downturn created adverse market conditions for home sales. As a consequence, property values have fallen significantly since the inception of this project and the market for condo conversions is nearly non-existent. Because Gaita Gardens is a stalled homeownership project (condo conversion), the owner has requested that the County amend the scope, changing from homeownership to rental. DHCD has reviewed this request and concurs that a change in strategy is warranted. Staff has met with the owner to review the project's current feasibility and the likelihood of its completion to meet the National Objective: Housing for low to moderate income individuals. In the current housing market, the size and location of the units are better suited for rental opportunities. The owner has provided documentation in support of this option and staff will continue to work with the owner to closeout the project.

The proposed change in the scope from homeownership to rental constitutes a substantial

change in the FY 2008 Action Plan and FY2008-2012 Consolidated Plan, and is recommended for Board approval. Upon approval of the Board, the project can move forward as affordable rental units. Below are the details of the project.

Agency/Recipient	Project or Activity Name	CDBG Award Amount	Approving BCC Resolution	Commission District	US HUD Activity ID
Gaita Gardens 1254 and 1260 NW 59 th Street Corp.	Gaita Gardens Rehab and Condo Conversion	\$1,148,435	R-1222-07	3	4602


Assistant County Manager



MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: September 1, 2011

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

SUBJECT: Agenda Item No. 8(K)(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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(K)(1)(A)
9-1-11

RESOLUTION NO. _____

RESOLUTION AUTHORIZING MAYOR OR MAYOR'S DESIGNEE TO AMEND THE FY 2008 ACTION PLAN AND THE FY 2008-2012 CONSOLIDATED PLAN TO CHANGE THE SCOPE OF THE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDED GAITA GARDENS PROJECT FROM HOMEOWNERSHIP TO RENTAL; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL CONTRACTS, AGREEMENTS AND AMENDMENTS NECESSARY TO CARRY OUT THE ABOVE PROJECT; AND AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board authorizes the County Mayor or County Mayor's designee to amend the FY 2008 Action Plan and the FY 2008-2012 Consolidated Plan to change the scope of the Gaita Gardens project, which is funded with Community Development Block Grant funds, from homeownership to rental; authorizes the County Mayor or County Mayor's designee to execute contracts, agreements and amendments, as are required, following approval by the County Attorney's Office and subject to proper execution by the parties; and to exercise the cancellation provisions contained therein.

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

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of September, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Brenda Kuhns Neuman

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inside the cease-fire lines that held until the 1967 Mid-east War is a reflection of Palestinian frustration with stalemated peace talks with Israel.

In recent weeks, however, Palestinian leaders had given signs of backing away from the initiative and to-ward softening their position over the renewal of peace negotiations, as both

the U.N. initiative and their drive to set up a unity government with the rival Hamas in Gaza have foundered.

Some Palestinians believe that contrary to the notion that U.N. recognition would stymie peace talks, such world status would force Israel to make concessions when negotiations resume.

Recognition of a Palestinian state by the U.N. General Assembly would carry considerable diplomatic weight but would not carry legal clout. Only the U.N. Security Council can add a nation to the world body, and the U.S. government has repeatedly expressed its opposition to the move, while stopping short of saying it would veto such a resolution.

la under which a Palestinian state would be set up with borders based on the pre-1967 war cease-fire lines that delineate the West Bank, with agreed upon swaps of land between the two sides. Previous Israeli governments have agreed to the concept, but that did not result in a peace accord.

The current Israeli leadership, under Prime Minis-

has come estinian enclosure The reror jor victor of Bilin a al groups their stru it fell sho to remo from the and vowe their wee

NISTAN

accuses Pakistan of rocket attacks

President said that 36 Afghans, men, have been killed in rocket by Pakistan.

Sunday accused Pakistan of firing 470 rockets into two eastern Afghan provinces during the past three weeks, a deadly rain of artillery that

Afghan officials said killed 36 people, including 12 children.

The attacks came in areas of Kunar and Nangarhar provinces where NATO forces have withdrawn, and where Pakistani Taliban moved in behind fleeing ci-

vilians, Afghan border officials said.

Karzai indicated Pakistani government forces are responsible for the bombardment, and "they should be stopped immediately." And "if they are not being carried out by Pakistan, Pakistan should make it clear who is behind the attacks," he said in a statement issued by the presidential palace.



STATE OF WAR: Jonathan Chalifoux, 2 Canadian Army, takes cover Sunday

NATO reported, meanwhile, that five service members were killed in at least three insurgent attacks in western, southern, and eastern Afghanistan on Sunday. The international coalition gave no other details. The deaths bring to at least 53 the number of NATO service members killed in June, and to more than 200 the number this year.

tika fired artillery across the border at least twice Friday, Azimi said. Afghan security officials said NATO also fired into Pakistan on June 17. NATO and Pakistan military officials earlier denied any knowledge of such border fire from the Afghan side.

The Afghan president said he also discussed the attack with Afghan NATO commander Gen. David Petraeus and U.S. Ambassador Karl Eikenberry during his national security council meeting Sunday.

American and Afghan officials have pressured Pakistan to end its security forces' relationship with the Taliban, viewed as a tool for Pakistani influence over strategically-placed Afghanistan.

Such major artillery support for a Taliban operation, however, would be one of the most blatant recent examples of Pakistani support and bodes ill for the relationship among the three countries.

Taliban report use bom

KABUL (AP) — officials insurgent 8-year-old cealed t onated proache country her.

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Public Hearing

PUBLIC COMMENTS ON THE PROPOSED SUBSTANTIAL AMENDMENT TO THE FY 2008 ACTION PLAN

Scheduled for the Economic Development and Social Services (EDSS) Committee 011, at 9:30 a.m., in the Board of County Commissioners Chambers located on the Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. The purpose of the public an opportunity to comment on the proposed Substantial Amendment to the FY public is invited to attend and comment. The proposed Amendment seeks to change Gardens project from homeownership to rental.

Representing a Substantial Change to the FY 2008 Action Plan

t	Agency	Activity Name	Category	Funded Amount
	Gaita Gardens 1254 and 1260 NW 59th Street Corp.	Gaita Gardens Rehab and Condo Conversion	Housing	\$1,148,435

be submitted in writing from June 27, 2011 to July 27, 2011 to the attention Assistant Director, Miami-Dade County Department of Housing and Community 701 NW 1st Court, 14th Floor, Miami, Florida 33136. Please contact Rowena 2100, if you have any questions concerning this action, or to request accommodations glish speaking residents. Such requests must be made four (4) days in advance of hearing. Federal regulations governing the CDBG program require that an Entitlement zens with reasonable notice of, and an opportunity to comment on, any Substantial ion Plan. A complete copy of the amendment is available at our office at 701 NW 1st i, Florida 33136 and on our web site at www.miamidade.gov/ced.

rovides equal access and equal opportunity in employment and services and does not sons with disabilities. A person who decides to appeal any decision made by any board, with respect to any matter considered at its meeting or hearing will need a record of the m may need to ensure that a verbatim record of the proceedings is made, including the upon which the appeal is based. Sign language interpreters are available upon request. '00 at least four (4) days in advance.

ads online, go to <http://legalads.miamidade.gov>

MONEY MARKET ACCOUNT

SYRIA

Hundreds of Assa