

Date: July 3, 2012

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

Agenda Item No.8(K)(1)

From: Carlos A. Gimenez
Mayor

Subject: Allocation of Home Investment Partnerships Program Funds to Amistad Apartments, Ltd.

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the County Mayor or the County Mayor's designee to allocate \$1.0 million of Home Investment Partnerships program income funds to Amistad Apartments, Ltd. for the construction of the Amistad Apartments, a new 89-unit affordable multi-family housing development.

Scope

The project is located at 826 SW 5th Avenue, 515 SW 9th Street, 521 SW 9th Street, 531 SW 9th Street, 541 SW 9th Street, 551 SW 9th Street, 561 SW 9th Street, and 571 SW 9th Street. The project is within the City of Miami, District 3 and County Commission District 5.

Fiscal Impact/Funding Source

The approval of this resolution will allocate \$1 million in Home Investment Partnerships program income funds. These funds are available as a result of cancelled projects and/or loan repayments from mortgage holders or developer loans and must be allocated in order to use as required by the program.

Track Record/Monitoring

Public Housing and Community Development Department monitors all Home Investment Partnerships program funded activities. The award of these funds will enable the County to continue to meet the U.S. Department of Housing and Urban Development's timetable for the commitment of Home Investment Partnerships program funds.

Background

On July 14, 2011, Miami-Dade County announced the availability of the Consolidated Request for Applications process for the award of FY 2012 Community Development Block Grant, Home Investment Partnerships, Emergency Solutions Grant, State Housing Initiatives Program and Documentary Stamp Surtax program funds. The FY 2012 Request for Applications process established a Home Investment Partnerships program \$1 million set-aside for agencies providing services to benefit homeless individuals and/or families.

Amistad Apartments, Ltd. was one of three applicants which submitted an application for funding of activities that support the homeless during the FY 2012 Request for Applications process. The Homeless Trust Request for Application evaluation committee reviewed all homeless activity applications. Amistad Apartments, Ltd.'s application requested \$1 million in Home Investment Partnerships funds and was ranked number one among the three applicants. The Amistad Apartments, Ltd. application, committed to set-aside 100 percent of the units for low-income and formerly homeless individuals and/or families.

Amistad Apartments project consists of the construction of 89 new apartment units for low-income and formerly homeless families at 60 percent area median income or less. For the Board's reference, the table below illustrates the maximum income limits in Miami-Dade County by family size. The development will consist of a 6-story mid-rise residential building with an adjacent surface parking. The housing component is a mixture of 44 one-bedroom/one-bath units; 36 two bedroom/two bath units; and 9 three-bedroom/two bath units. The development will include amenities, such as a community room, business and computer center, fitness room, covered playground, and library.

Maximum Income Limits*

FAMILY SIZE	<=50% Very Low	50.01% - 80% Low	80.01% - 100% Median	100.01% - 120% Moderate	120.01% - 140% Moderate/Middle
1	24,150	38,650	48,300	57,960	67,620
2	27,600	44,200	55,200	66,240	77,280
3	31,050	49,700	62,100	74,520	86,940
4	34,500	55,200	69,000	82,800	96,600
5	37,300	59,650	74,600	89,520	104,440
6	40,050	64,050	80,100	96,120	112,140
7	42,800	68,450	85,600	102,720	119,840
8	45,550	72,900	91,100	109,320	127,540

*Income Limits revised as of June 20, 2011 and are subject to change periodically via U.S. HUD revisions (HUD & FHFC revision date May 31, 2011).

Due to the subsequent 44 percent reduction of the County's FY 2012 Home Investment Partnerships program entitlement, staff did not recommend to fund the Home Investment Partnerships program \$1.0 million set-aside policy for homeless individuals and/or families as part of the FY 2012 Action Plan.

By way of this item, it is staff's recommendation to comply with the Home Investment Partnerships program \$1 million set-aside policy for homeless activities and recommend the allocation of program income funds to the Amistad Apartments Ltd. project.

Attachment



Russell Benford, Deputy Mayor



MEMORANDUM

(Revised)

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

DATE: July 3, 2012

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

SUBJECT: Agenda Item No. 8(K)(1)

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)

7-3-12

RESOLUTION NO. _____

RESOLUTION APPROVING THE ALLOCATION OF \$1.0 MILLION OF HOME INVESTMENT PARTNERSHIPS PROGRAM INCOME TO AMISTAD APARTMENTS LTD; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE ALL CONTRACTS, AGREEMENTS, AMENDMENTS, AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DEIGNEE TO EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying justification 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 the Board approves the allocation of \$1.0 million of HOME Investment Partnerships program income to Amistad Apartments, Ltd. for the construction of a 89-unit affordable multi-family housing development for low-income and formerly homeless families; authorizes the County Mayor or the County Mayor's designee to execute all contracts, agreements, amendments, and subordination agreements as necessary to fulfill the purposes set forth in this resolution; and authorizes the County Mayor or the County Mayor's designee to exercise the cancellation and other 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	

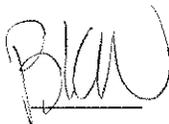
The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of July, 2012. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board.

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 Newman

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Exhibit I: HOME Funds

Home Investment Partnerships (HOME) Program

Uncommitted Program Income					
#	District	Agency	Activity Name	Category	Recaptured Amount
1	Countywide	Public Housing and Community Development	HOME Program Income	Housing	\$1,000,000
TOTAL					\$1,000,000

Home Investment Partnerships (HOME) Program

Allocated Funds					
#	District	Agency	Activity Name	Category	Proposed Total
1	5	Amistad Apartments, Ltd.	Amistad Apartments	Housing	\$1,000,000
TOTAL					\$1,000,000