

# MEMORANDUM

Agenda Item No. 11(A)(2)

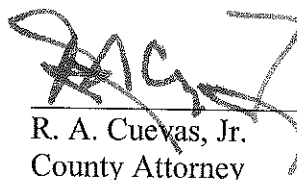
**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** April 21, 2015

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

**SUBJECT:** Resolution approving allocation to Lulav Square Apartments Limited Partnership of \$400,000.00 from Building Better Communities General Obligation Bond Program Project Number 249 – “Preservation of Affordable Housing Units and Expansion of Home Ownership” to fund rehabilitation and renovation of 140 units of elderly affordable housing at Lulav Square Apartments located at 620, 628, 636, and 644 Lenox Avenue, Miami Beach, Florida, subject to future Board approval of all necessary agreements

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Bruno A. Barreiro.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/Imp



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** April 21, 2015

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**SUBJECT:** Agenda Item No. 11(A)(2)

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 Mayor'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. 11(A)(2)  
4-21-15

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

RESOLUTION APPROVING ALLOCATION TO LULAV SQUARE APARTMENTS LIMITED PARTNERSHIP OF \$400,000.00 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NUMBER 249 – “PRESERVATION OF AFFORDABLE HOUSING UNITS AND EXPANSION OF HOME OWNERSHIP” TO FUND REHABILITATION AND RENOVATION OF 140 UNITS OF ELDERLY AFFORDABLE HOUSING AT LULAV SQUARE APARTMENTS LOCATED AT 620, 628, 636, AND 644 LENOX AVENUE, MIAMI BEACH, FLORIDA, SUBJECT TO FUTURE BOARD APPROVAL OF ALL NECESSARY AGREEMENTS

**WHEREAS**, pursuant to Resolution No. R-918-04 (the “Affordable Housing Resolution”), the voters approved the issuance of general obligation bonds in a principal amount not to exceed \$194,997,000.00 to construct and improve affordable housing for the elderly and families; and

**WHEREAS**, Appendix A to the Affordable Housing Resolution lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (the “Bond Program”) by project number, municipal project location, Commission district, project name, project description, street address and allocation; and

**WHEREAS**, one of the projects listed in Appendix A to the Affordable Housing Resolution and approved by the voters for funding is Project No. 249 – “Preservation of Affordable Housing Units and Expansion of Home Ownership” with an original allocation of \$137.7 million (“Project No. 249”); and

**WHEREAS**, there is a need for the development of affordable housing in District 5; and

**WHEREAS**, this need may be satisfied in part through the proposed rehabilitation and

renovation at a total cost of \$31,132,727.00 of historically-designated property known as the Lulav Square Apartments and located at 620, 628, 636, and 644 Lenox Avenue, Miami Beach, Florida consisting of 140 efficiency units of elderly affordable housing wherein 28 of those units will be set aside for persons at 28% of adjusted median income ("AMI") and the balance of those units will be set aside for persons at 60% of AMI ("Lulav Square Project") pursuant to a Housing Assistance Payment contract with HUD; and

**WHEREAS**, while the 140 units in the Lulav Square Project were previously elderly affordable housing, the units in the 1924 buildings were so dilapidated and structurally unsound in 2012 that without their purchase and renovation by the developer, it is likely that all or a substantial portion of the 140 affordable elderly housing units in the Lulav Square Project would have been eliminated; and

**WHEREAS**, this Board wishes to approve an allocation of \$400,000.00 to Lulav Square Apartments Limited Partnership from Project No. 249 to fund a portion of the rehabilitation and renovation of the Lulav Square Project in District 5, subject to future Board approval of all necessary agreements,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

**Section 1.** The foregoing recitals are incorporated into this resolution and are approved.

**Section 2.** This Board hereby approves the allocation to Lulav Square Apartments Limited Partnership of \$400,000.00 from Project No. 249 in order to fund the rehabilitation and renovation of the Lulav Square Project in District 5 in order to preserve 140 affordable elderly housing units, subject to future Board approval of all necessary agreements.

The Prime Sponsor of the foregoing resolution is Commissioner Bruno A. Barreiro. It 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:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 21<sup>st</sup> day of April, 2015. This resolution shall become effective upon the earlier of (1) 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, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.

MWP

Monica Rizo