

MEMORANDUM

Agenda Item No. 11(A)(15)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: January 20, 2021

FROM: Geri Bonzon-Keenan
Successor County Attorney

SUBJECT: Resolution approving allocation of \$1,655,028.25 from Building Better Communities General Obligation Bond Program Project No. 249 – “Preservation Of Affordable Housing Units And Expansion Of Home Ownership” (“Project No. 249”) to Casa Familia, Inc. (“Casa Familia”), or an affiliated entity, for development of 48 units of affordable housing for persons with disabilities to be developed on County-owned land located at 11025 S.W. 84th Street and leased to Casa Familia, in Commission District 10, subject to underwriting report and future Board approval of all necessary agreements; amending Resolution No. R-1165-19 to increase Project No. 249 allocation to Cornerstone Partners LLC, or an affiliated entity, by \$900,000.00 resulting in total allocation of \$5,900,000.00 for development of 56 units of affordable housing on County-owned land located at 9000 SW 72nd Street

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator Javier D. Souto.



Geri Bonzon-Keenan
Successor County Attorney

GBK/jp



MEMORANDUM
(Revised)

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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
- Statement of social equity 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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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)(15)
1-20-21

RESOLUTION NO. _____

RESOLUTION APPROVING ALLOCATION OF \$1,655,028.25 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 249 – “PRESERVATION OF AFFORDABLE HOUSING UNITS AND EXPANSION OF HOME OWNERSHIP” (“PROJECT NO. 249”) TO CASA FAMILIA, INC. (“CASA FAMILIA”), OR AN AFFILIATED ENTITY, FOR DEVELOPMENT OF 48 UNITS OF AFFORDABLE HOUSING FOR PERSONS WITH DISABILITIES TO BE DEVELOPED ON COUNTY-OWNED LAND LOCATED AT 11025 S.W. 84TH STREET AND LEASED TO CASA FAMILIA, IN COMMISSION DISTRICT 10, SUBJECT TO UNDERWRITING REPORT AND FUTURE BOARD APPROVAL OF ALL NECESSARY AGREEMENTS; AMENDING RESOLUTION NO. R-1165-19 TO INCREASE PROJECT NO. 249 ALLOCATION TO CORNERSTONE PARTNERS LLC, OR AN AFFILIATED ENTITY, BY \$900,000.00 RESULTING IN TOTAL ALLOCATION OF \$5,900,000.00 FOR DEVELOPMENT OF 56 UNITS OF AFFORDABLE HOUSING ON COUNTY-OWNED LAND LOCATED AT 9000 SW 72ND STREET

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 (“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” (“Project No. 249”) with an original allocation of \$137,700,000.00; and

WHEREAS, there is a great need for the development of affordable housing in Commission District 10; and

WHEREAS, on December 18, 2018, pursuant to Resolution No. R-1313-18, this Board approved a lease agreement (“lease agreement”) with Casa Familia, Inc. (“Casa Familia”), a Florida not-for-profit corporation, to lease County land, which a survey has now revealed consists of approximately 8.9 acres (“premises”), improved with five buildings (also referred to as “cottages”), located at 11025 S.W. 84th Street for the development of affordable housing for persons with disabilities (the “disabled housing project”); and

WHEREAS, the lease agreement provides for the construction of the disabled housing project in phases, with phase one of the project to consist of 45-60 units of affordable housing along with support facilities for individuals with disabilities; and

WHEREAS, the lease agreement requires that phase one of the disabled housing project be completed by December 31, 2022; and

WHEREAS, as part of the development of the disabled housing project, Casa Familia will also construct a community center to serve all residents of the disabled housing project as well as all other County residents with disabilities; and

WHEREAS, accordingly, on August 31, 2020, pursuant to Resolution No. R-841-20, this Board approved the creation of a new Bond Program Project No. 385 - “Casa Familia Community Center” in the amount of \$3,500,000, to fund the construction of an approximately 11,000 square foot community center for disabled individuals by Casa Familia at the premises; and

WHEREAS, Casa Familia has requested, and this Board desires, to approve an allocation of an additional \$1,655,028.25 of Bond Program funds from Project No. 249 to Casa Familia, or an affiliated entity, to fund the construction and development of the affordable housing component of phase one of the disabled housing project; and

WHEREAS, the need for affordable housing in Commission District 10 may be satisfied in part through the proposed construction of phase one of the disabled housing project on the premises which will consist of no less than 48 one and two bedroom units of affordable housing for disabled individuals, with 40 units to be set aside for persons with family incomes equal to or below 60 percent of adjusted median income, and 8 units to be set aside for persons with family incomes equal to or below 140 percent of adjusted median income (“phase one affordable housing”); and

WHEREAS, an additional 2 units will be built to be set aside for full-time resident managers or building superintendents; and

WHEREAS, this Board wishes to approve an allocation of \$1,655,028.25 to Casa Familia, or an affiliated entity, from Project No. 249 to fund the construction and development of the disabled housing project’s phase one affordable housing in Commission District 10, subject to a favorable underwriting report and future Board approval of all of the necessary agreements; and

WHEREAS, this Board, pursuant to Resolution No. R-138-14, established Board policy that all Bond Program projects being allocated funds for affordable housing projects must undergo credit underwriting review and the final underwriting report must be presented to the Board along with legislation seeking approval of the grant agreements for the affordable housing projects; and

WHEREAS, on October 29, 2019, this Board approved Resolution No. R-1165-19 to approve an allocation of \$5,000,000.00 of Project No. 249 funds to Cornerstone Group, LLC to fund the construction of an affordable housing project consisting of approximately 56 one, two

and three bedroom units for the elderly or veterans (“elderly housing project”) on County-owned land located at 9000 SW 72nd Street, Miami, Florida 33165 (“site”) in Commission District 10; and

WHEREAS, Resolution No. R-1165-19 further directed the County Mayor or Mayor’s designee to negotiate a lease agreement with Cornerstone Group, LLC, or an entity affiliated therewith (“Cornerstone”) for the site; and

WHEREAS, negotiations with Cornerstone for the lease for the site are almost completed and will be presented to this Board soon; and

WHEREAS, Cornerstone has requested an additional \$900,000.00 of Project No. 249 funds to complete the elderly housing project and this Board desires to approve an amendment to Resolution No. R-1165-19 to increase the \$5,000,000.00 allocation of Project No. 249 funds to Cornerstone by \$900,000.00 for a new total allocation of Project No. 249 funds to Cornerstone of \$5,900,000.00 to fund the construction and development of the elderly housing project on the site in Commission District 10, subject to a favorable underwriting report and future Board approval of all of the necessary agreements, including the lease agreement for the site,

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

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

Section 2. This Board hereby approves the allocation to Casa Familia or an affiliated entity of \$1,655,028.25 from the \$137,700,000.00 allocated for Bond Program Project No. 249 in order to fund the construction and development of the affordable housing component of phase one of the disabled housing project at the premises in Commission District 10, subject to a favorable underwriting report and Board approval of all of the necessary agreements.

Section 3. This Board hereby amends Resolution No. R-1165-19 to increase the original \$5,000,000.00 Project No. 249 allocation to Cornerstone by \$900,000.00 resulting in a total allocation of \$5,900,000.00 for development of the elderly housing project on the site in Commission District 10, subject to a favorable underwriting report and Board approval of all of the necessary agreements.

Section 4. This Board directs the County Mayor or Mayor’s designee to work with Casa Familia to undergo credit underwriting review for the disabled housing project, to negotiate the grant agreement and the rental regulatory agreement for the disabled housing project, and to present said underwriting report and agreements to this Board for final approval.

The Prime Sponsor of the foregoing resolution is Senator Javier D. Souto. 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:

Jose “Pepe” Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of January, 2021. 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.

MRP

Monica Rizo Perez