OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(K)(1)(B)
07-24-07

RESOLUTION. R-914-07

RESOLUTION AUTHORIZING THE COUNTY MANAGER TO AMEND THE FY 2007 ACTION PLAN TO REFLECT THE REALLOCATION OF FY 2005, AND FY 2006 HODAG AND FY 2002, FY 2004, FY 2005, FY 2006 AND FY 2007 HOME FUNDS, AS INDICATED IN EXHIBIT I; AUTHORIZING THE COUNTY MANAGER TO EXECUTE ALL CONTRACTS, AGREEMENTS AND AMENDMENTS NECESSARY TO CARRY OUT THE ABOVE PROGRAM; AND AUTHORIZING THE COUNTY MANAGER 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 Manager to amend the FY 2007 Action Plan to reflect the reallocation of $2,115,000 in FY 2005, and FY 2006 HODAG funds and $6,815,013 in FY 2002, FY 2004, FY 2005, FY 2006 and FY 2007 HOME funds, as indicated in Exhibit I and authorizes the County Manager to execute such 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.

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: July 24, 2007

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

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

Please note any items checked.

_____ "4-Day Rule" ("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

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

The foregoing resolution was offered by Commissioner Dorrin D. Rolle, who moved its adoption. The motion was seconded by Commissioner Jose "Pepe" Diaz and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	absent
Joe A. Martinez	absent	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	absent	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 26th day of July, 2007. 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: KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Shannon D. Summerset

EXHIBIT I

Amendments to the FY 2007 Action Plan HOME and HODAG Program Funds

Sources of Recaptured HODAG Funds				
Agency Name	**Activity Name**	**Amount**	**Source**	**Commission District**
Altamira Associates, Ltd.	Altamira Apartments (20051378)	$ 500,000	HODAG05	2
Miami Beach Community Development Corporation (CDC), Inc.	Villa Maria Apartments (20051382)	500,000	HODAG05	5
Miami Beach CDC	Villa Maria Apartments (20061152)	715,000	HODAG06	5
South Florida Jail Ministries d/b/a Agape Family Ministries	Agape Village Homes (20061150)	400,000	HODAG06	9
	TOTAL HODAG RECAPTURE	***$ 2,115,000***		

Recommended Distribution of Recaptured HODAG Funds				
OCED HODAG Reserve (20051364)	2320 NW 62 ST New Construction Rental f/k/a Liberty Transitions Center (New)	$ 2,115,000	HODAG07	3
	TOTAL HODAG REALLOCATION	***$ 2,115,000***		

Sources of Recaptured HOME Funds				
Agency Name	**Activity Name**	**Amount**	**Source**	**Commission District**
Carrfour Supportive Housing, Inc. (f/k/a) Carrfour Corporation	Sunsouth Place (n/a)	$ 280,517	HOMEZ02	5
J L Brown Development Corporation	Richmond Place Condominiums (20048046)	500,000	HOMEZ04	9
J L Brown Development Corporation	Richmond Place Condominiums (20048046)	500,000	HOMEZ05	9
Miami Dade Housing Agency	HOPE VI Relocation (20051385)	939,000	HOMEZ05	2
Miami-Dade OCED/CBD f/k/a Urban Development Division	Housing Technical Assistance an Project Management (20061159)	200,000	HOMEZ06	Countywide
Miami-Dade OCED/CBD f/k/a Urban Development Division	Emergency Relocation (13097)	91,000	HOMEZ07	Countywide
Miami-Dade OCED	Additional HOME Entitlement FY 2007 Action Plan (n/a)	804,496	HOMEZ07	Countywide
Sunset Palms Villas Condominium Association, Inc	Sunset Palms (20051391)	500,000	HOMEZ05	2
Habitat for Humanity of Greater Miami	Scott Carver Homebuyer Financing (20061001)	500,000	HOMEZ07	2
Legacy Pointe Associates, Ltd	Solabella (20051279)	1,250,000	HOMEZ07	1
Villa Capri, Inc.	Villa Capri (20071068)	1,250,000	HOMEZ07	9
	TOTAL HOME RECAPTURE	***$ 6,815,013***		

Recommended Allocation of Recaptured HOME Funds				
Miami Beach CDC	Meridian Place Apartments (f/k/a Sunsouth Place) (New)	$ 280,517	HOMEZ07	5
Miami Beach Community Development Corporation (CDC), Inc.	Villa Maria Apartments (20051382)	1,215,000	HOMEZ07	5
Miami-Dade Housing Finance Authority (MDHFA)	Deep Subsidy Homeownership_ Habitat For Humanity_Scott Carver Homebuyer Financing (13006)	500,000	HOMEZ07	2
MDHFA	Deep Subsidy Homeownership_Villa Capri (13006)	1,250,000	HOMEZ07	9
MDHFA	Deep Subsidy Homeownership_Solabella (13006)	1,250,000	HOMEZ07	1
Miami-Dade Housing Finance Authority (MDHFA)	Deep Subsidy Homeownership Program (13006)	1,908,046	HOMEZ07	Countywide
Miami-Dade Office of Community and Economic Development (OCED)	Professional Services & Technical Assistance (New)	291,000	HOMEZ07	Countywide
Miami-Dade Office of Community and Economic Development (OCED)	HOME Administration (20051338)	80,450	HOMEZ07	Countywide
Miami-Dade Office of Historic Preservation	McFarlane Historic District Rehabilitation (20051387)	40,000	HOMEZ07	7
	TOTAL HOME REALLOCATION	***$ 6,815,013***		

Memorandum

MIAMI-DADE COUNTY

Date: July 24, 2007

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

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Reprogramming of HOME and HODAG funds

RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) authorize the County Manager to reprogram $6,815,013 of FY 2002, FY 2004, FY 2005, FY 2006 and FY 2007 HOME funds and $2,115,000 of FY 2005 and FY 2006 HODAG funds as indicated in Exhibit I. The HOME total amount includes an additional $804,496 provided by the U.S. Department of Housing and Urban Development (US HUD) as part of the 2007 entitlement.

SCOPE

A total of $2,115,000 in HODAG and $6,815,013 in HOME funds are being recaptured and earmarked to impact project management and completion of affordable housing development projects throughout Miami-Dade County. Exhibit 1 includes information on the Commission District for each project; however, the benefit of certain projects may affect more than one Commission District. In some cases, the benefit may be countywide.

FISCAL IMPACT

Approval of this resolution does not create a negative fiscal impact to the County. The recapture of funds is recommended from projects that are no longer feasible or have been completed and remain with unexpended funds. The projects recommended for funding are currently funded activities linked to low- and moderate-income for elderly homeless rentals and for second-mortgage financing for first-time homebuyers.

The reprogramming of funds to activities that achieve their intended goals and objectives within certain timeframes reduces the County's risk of having HODAG and HOME funds deobligated by the federal government.

HODAG FUNDS

It is recommended that funding be recaptured from the three activities listed below, and reprogrammed for the new construction of rental housing to address the needs of very low-income families.

HODAG Recaptures

- **Altamira Associates, Ltd. UD – Altamira Apartments ($500,000)**
  The developer has advised that the project is no longer feasible at this time and has requested that the award be cancelled.
- **Miami Beach Community Development Corporation, Inc – Villa Maria Apartments ($1,215,000)**
  The agency was allocated funds for the acquisition and rehabilitation of an existing 34-unit Section 8 and elderly apartment building at 2800 Collins Avenue, Miami Beach, Florida. HODAG funds are only eligible for new construction of rental housing, therefore staff recommends these funds be recaptured. Staff recommends that HOME funds be reallocated to support the construction of this project, as detailed in the next section.
- **South Florida Jail Ministries d/b/a Agape Family Ministries – Agape Village Homes ($400,000)**
  The agency was funded for the development and construction of 20 rental townhomes located at 22790 SW 112th Avenue, which is in the unincorporated area (Goulds). However, the project is deemed not feasible because of capacity and financing issues and funds are recommended for recapture.

HODAG Reallocations

- **Office of Community and Economic Development HODAG Reserve -- 2320 NW 62 ST New Construction Rental f/k/a Liberty Transitions Center ($2,115,000)**
  HODAG funds are reallocated into a reserve and earmarked for the 2320 NW 62 street site which includes the new construction of rental units for very-low income households. This site was transferred back to OCED's land inventory from Family Resource Center due to its inability to complete the Liberty Transitions Center rental rehabilitation project. The Office of Community and Economic Development (OCED) will also be responsible for carrying out the Request For Proposal (RFP) to select a development team and expedite the project as requested by the community.

HOME FUNDS

Funds are recommended to be recaptured from eight separate activities that: 1) may not have the capacity to accomplish their goals and objectives, 2) have not expended funds, or 3) their allocations are recommended for reallocation to other agencies to meet the original intent of the activity.

HOME Recaptures

- **Carrfour Supportive Housing, Inc. (f/k/a) Carrfour Corporation – Sunsouth Place ($280,517)**
  Carrfour Supportive Housing, Inc. requested for its funds to be recaptured due to its lack of capacity to complete the Sunsouth Place rehabilitation project consisting of 34 units of rental housing for the elderly at 530 Meridian Avenue, Miami Beach, Florida. The project has been reconfigured and the rental units are now being built through a special agreement with Miami Beach Community Development Corporation with the consent of the City of Miami Beach. The project is now known as the Meridian Place Apartments, and additional funding is recommended further below.
- **Habitat for Humanity of Greater Miami, Inc. – Scott Carver Homebuyer Financing ($500,000)**
  Funds are recommended for recapture from Habitat for Humanity of Greater Miami, Inc at the agency's request. In the following section, these funds are recommended for reallocation to the Housing Finance Authority (HFA) to provide and process second-mortgages at a below market interest rate for low and moderate-income first-time homebuyers on behalf of Habitat for Humanity of Greater Miami, for its Scott Carver housing development project.

- **J L Brown Development Corporation – Richmond Place Condominiums ($1,000,000)**
  The allocation to Richmond Place Condominiums is recommended for recapture at the request of the agency. The developer deemed this project no longer feasible. The activity encompassed the design, construction of all infrastructure systems (i.e. paving, drainage, sewer, water, etc.) and sale of 50 condominiums to low-to-moderate income families.
- **Legacy Pointe Associates, Inc. – Solabella ($1,250,000)**
  Funds are recommended for recapture from Legacy Pointe Associates, Inc at the agency's request. In the following section, these funds are recommended for reallocation to HFA to provide and process second-mortgages at a below market interest rate for low and moderate-income first-time homebuyers on behalf of Legacy Pointe Associates for its Solabella housing development project.
- **Miami Dade Housing Agency – HOPE VI Relocation ($939,000)**
  This activity which addresses the relocation of 420 tenants from the Scott Homes to other public housing projects or Section 8 units is complete and the balance of unexpended funds is earmarked for recapture. The costs of this activity were paid by the federal HOPE VI Grant.
- **Miami-Dade Office of Community and Economic Development ($1,095,496)**
  HOME funds allocated to the following activities are recommended for recapture:
  - Housing Technical Assistance and Project Management ($200,000): Funds originally allocated to OCED's Community Builders Division (CBD) are being transferred to the newly restructured Professional Services Unit to provide specialized technical assistance and project management support to currently-funded housing providers.
  - Emergency Relocation ($91,000): Unused funds are recommended for recapture. The HOME funds originally allocated for the Emergency Relocation activity will be replaced by other funds.;
  - Additional HOME Entitlement FY 2007 Action Plan ($804,496): At the time of the approval of the FY 2007 Action Plan, U.S. H.U.D. allocated an additional HOME entitlement of $804,496 which is being made available through this plan amendment for HOME-eligible projects.
- **Sunset Palms Villas Condominium Association, Inc. – Sunset Palms ($500,000)**
  The agency has not expended any of its FY 2005 allocation and the project has not shown any progress. Staff is recommending the recapture of Sunset Palms' FY 2005 allocation. The activity includes the new construction and installation of a new sewer pump to service low- and moderate-income residents of the Sunset Palm Villas Condominium Association in the West Little River NRSA.
- **Villa Capri, Inc. – Villa Capri ($1,250,000)**
  Funds are recommended for reallocation to the HFA to provide and process second-mortgages at a below market interest rate for low and moderate income first-time homebuyers on behalf of Villa Capri, Inc. for its housing development project. Villa Capri, Inc. requested for its funds to be reallocated to HFA to assist its homebuyers with the homebuyer financing. The Villa Capri housing development consists of 120 units of town homes/condominiums for sale to low and moderate income individuals and is located at 14500 SW 280 Street, Homestead, Florida.

HOME Reallocations

- **Miami Beach Community Development Corporation – Meridian Place Apartments ($280,517)**
  Funding is recommended for the construction of 70 rental units, of which 34 units are to be converted into affordable housing for elderly and formerly homeless persons. Staff has reviewed the project and has determined that it meets a high priority need for low- and moderate-income housing in the City of Miami Beach. This project was formerly knows as Sunsouth Place.
- **Miami Beach Community Development Corporation – Villa Maria Apartments ($1,215,000)**
  Funds are recommended for reallocation for the acquisition and rehabilitation of a 34-unit, Section 8 and elderly apartment building at 2800 Collins Avenue in the City of Miami Beach. This Section 8 project expires in 2012. This project was originally awarded HODAG funds for this activity, which cannot be used for new construction.
- **Housing Finance Authority – HOME Deep Subsidy Homeownership Program ($3,000,000)**
  Funds are recommended for reallocation to the Housing Finance Authority to provide and process second-mortgages at a below market interest rate for low and moderate income first-time homebuyers

on behalf of Villa Capri, Inc, Legacy Pointe, Inc., and Habitat for Humanity for their new housing development projects as detailed previously. Services also include grants for down-payment and closing cost assistance.

- **Housing Finance Authority – HOME Deep Subsidy Homeownership Program ($1,988,496)**
  Funds are recommended for reallocation to the HFA for the provision of financial assistance to 27 eligible families and individuals in the form of a second-mortgage at a below market interest rate. Services also include grants for down-payment and closing cost assistance.
- **OCED – Professional Services & Technical Assistance ($291,000)**
  The Office of Community and Economic Development's Community Development Division specialized staff will be assisting affordable housing providers with specialized technical assistance and project management support.
- **Miami-Dade Office of Historic Preservation – McFarlane Historic District Rehabilitation ($40,000)**
  Funds are recommended for reallocation to the Office of Historic Preservation for the rehabilitation of four designated single-family houses in the former Coral Gables Neighborhood Revitalization Strategy Area (NRSA).

TRACK RECORD/MONITORING

Through this plan amendment, the following entities are recommended to enter into new contracts with OCED:

- Miami Beach Community Development Corporation – Meridian Place Apartments – Mr. Roberto Datorre, Executive Director, and
- Housing Finance Authority – HOME Deep Subsidy Homeownership Program – Ms. Patricia Braynon, Executive Director.

Entities being recommended for funding have successfully delivered products and/or services per their contractual agreements with OCED. All these agencies have completed and are in the process of completing housing activities consisting of the new construction or rehabilitation of housing developments and/or are involved in second-mortgage financing for the benefit of very low-, low- and moderate-income households in Miami-Dade County.

OCED through its planners, contracts officers, and project managers is working to monitor and manage the projects mentioned above to ensure successful completion and compliance with Federal guidelines and County policies.

Attachment

Cynthia W. Curry
Senior Advisor to the County Manager