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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: October 7, 2008

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

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

From: George M. Burgess
County Manager

Subject: Resolution Authorizing the Submission of Demolition/Disposition Application for Lincoln Gardens, a Public Housing Development

Resolution R-1017-08

This Resolution to submit an application for the demolition/disposition of a development known as Lincoln Gardens (USHUD ID# FL. 5-19A) to the US Department of Housing and Urban Development (US HUD), as required by 24 CFR part 970, is presented for consideration by the Board of County Commissioners (BCC) as requested by the US HUD Oversight Administrator in charge of the Miami-Dade Housing Agency (MDHA). With the BCC's approval, the US HUD Oversight Administrator will complete the application to US HUD.

SCOPE

The Lincoln Gardens public housing development was originally constructed in 1947 and contains 47 public housing single family units on nine acres located at 4771 NW 24 Court, Miami, FL, which is in Commission District 3.

FISCAL IMPACT/FUNDING SOURCE

Currently, there is $32 million set-aside in GOB funds for use at the public housing sites, which will be recommended for use at three sites (Elizabeth Virrick II, Lincoln Gardens, and Victory Homes) for redevelopment. Therefore, the costs of demolishing the 47 units and the future development of this property will be recommended from GOB funds. GOB funds for the development of this property will be leveraged to obtain additional funding to include Low Income Housing Tax Credits (LIHTCs).

However, the use of GOB funds for this project is subject to the process in place to allocate GOB funds and further BCC approval. This item simply requests authorization to complete the disposition/demolition application. If US HUD approves the application, the demolition and disposition will not occur until the BCC has approved the use of GOB funds.

TRACK RECORD/MONITOR

This project will be contracted and monitored by the Office of Community and Economic Development (OCED) in partnership with MDHA.

BACKGROUND

MDHA proposes a disposition of Lincoln Gardens for demolition and redevelopment. The redevelopment will replace the existing sub-standard and obsolete housing with much needed new housing stock.

Once US HUD has a approved the demolition/disposition, the land will be leased (subject to further BCC approval) to a developer for the purpose of demolishing the existing public housing family units and the development of new mixed-income site improvements consisting of a maximum number of affordable dwelling structures (consistent with available financing and zoning regulations) containing a mixture of unit sizes eligible for families of varied incomes. It is anticipated that as many as 140 new units will be able to be developed on the site.

It is anticipated that this revitalization effort will positively affect the surrounding community by increasing the availability of quality of affordable dwellings in the neighborhood, and maintaining a density compatible with the area; thereby providing improved housing opportunities for low and very low income families.

Cynthia W. Curry
Senior Advisor to the County Manager

MEMORANDUM

(Revised)

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

DATE: October 7, 2008

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

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

R-1017-08

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(1)(B)
10-7-08

RESOLUTION NO. R-1017-08

RESOLUTION AUTHORIZING THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (US HUD) OVERSIGHT ADMINISTRATOR IN CHARGE OF MIAMI-DADE HOUSING AGENCY (MDHA) TO SUBMIT A DEMOLITION/DISPOSITION APPLICATION TO US HUD ON BEHALF OF MIAMI-DADE COUNTY THROUGH MDHA, FOR THE DEMOLITION AND DISPOSITION OF LINCOLN GARDENS, A FORTY-SEVEN (47) UNIT PUBLIC HOUSING FAMILY DEVELOPMENT WITHIN UNINCORPORATED MIAMI-DADE COUNTY, (USHUD ID # FL. 5-19A), LOCATED AT 4771 NW 24 COURT, MIAMI, FLORIDA

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

WHEREAS, the US HUD has taken temporary possession of MDHA pursuant to the Agreement executed between US HUD and the County October 26, 2007; and

WHEREAS, but for US HUD taking temporary possession of MDHA, this Board authorizes the Mayor or the Mayor's designee to submit the demolition/disposition application to US HUD for approval; and

WHEREAS, pursuant to the Agreement, the HUD Oversight Administrator is authorized to submit the demolition/disposition application to US HUD on the County's behalf,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board authorizes the US Department of Housing and Urban Development (US HUD) Oversight Administrator in charge of Miami-Dade Housing Agency (MDHA) to submit the required demolition/disposition application to the US HUD on behalf of Miami-Dade County, through MDHA, to demolish and dispose of 47 Public Housing Family Units known as the Lincoln Gardens public housing site, and allow the Office of Community and Economic Development (OCED), in partnership with MDHA, to enter into contract or agreement pursuant to the above, and to prepare and execute the necessary documents to accomplish same.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**, 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	**aye**
Joe A. Martinez	**aye**	Dennis C. Moss	**aye**
Dorrin D. Rolle	**aye**	Natacha Seijas	**absent**
Katy Sorenson	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of October, 2008. 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