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

Memorandum

MIAMI-DADE COUNTY

Date: January 21, 2010

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

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Resolution No. R-26-10

Subject: Amendments to Resolutions Approving Demolition and Disposition Applications to US HUD related to Elizabeth Virrick I and II, Victory Homes, and Lincoln Gardens

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Recommendation

It is recommended that the Board of County Commissioners (BCC) approve the attached Resolution which does the following:

1. Amend Resolution No. R-998-05 (related to Elizabeth Virrick I and II) to a) remove references regarding the disposition of both developments, b) remove the requirement that the site be leased to MDHA Development Corporation as well as any other requirements authorizing MDHA Development Corporation to engage in any activities related to this project, and c) seek BCC authorization to coordinate with the US Department of Housing and Urban Development (HUD) to submit necessary paperwork amending the development approach for Elizabeth Virrick II only to use a design-build approach to construct approximately 124 public housing units on site;
2. Amend Resolution No. R-1017-08 (related to Lincoln Gardens) to remove reference to the disposition of Lincoln Gardens and seek BCC authorization to coordinate with HUD to submit the necessary paperwork amending the development approach to design-build to construct approximately 95 public housing units on site; and
3. Rescind Resolution No. R-1016-08 (related to Victory Homes) which authorized the disposition application and seek BCC authorization to use a design-build approach to construct approximately 77 public housing units on site.

As such, it is recommended that the BCC authorize the Mayor or the Mayor's designee to amend demolition/disposition applications to HUD as necessary for Elizabeth Virrick I and II, and Lincoln Gardens, and withdraw the Victory Homes disposition application. It is also recommended that the BCC authorize the Mayor or Mayor's designee to execute amendments to the Annual Contribution Contracts and any other agreements required by HUD, and to exercise amendments, modifications, cancellation, and termination clauses and to execute all necessary documents.

Scope

Elizabeth Virrick II (2828 NW 23 Avenue), Lincoln Gardens (4771 NW 24 Court) and Victory Homes (530 NW 75 Street) are in Commission District 3. Elizabeth Virrick I (1613 NW 25 Avenue) is in Commission District 5.

Fiscal Impact/Funding Source

There is no additional fiscal impact to the County with the approval of this item.

An accompanying item on this same agenda, the Resolution approving significant modifications/additions and deletions to the Building Better Community General Obligation Bond (GOB) Program, proposes to fund Elizabeth Virrick II, Lincoln Gardens, and Victory Homes with GOB proceeds. The accompanying item, if approved, deletes Elizabeth Virrick I from the GOB project list.

Track Record/Monitor

The Miami-Dade Public Housing Agency (MDPHA) will monitor developments at the three public housing agency sites. Jorge Cibran, Director of MDPHA's Facilities and Development Division, is the project manager.

Background

The previous resolutions described these three projects as mixed-income developments which would involve the selection of a developer to leverage GOB funds with other funding sources (including Low Income Housing Tax Credits, LIHTC). Staff recommends a change to the development approach from a mixed-income development to design-build method without a financing component to construct all public housing (ACC) units on the Elizabeth Virrick II, Lincoln Gardens, and Victory Homes public housing sites. The change to a design-build approach involves the procurement of an Architect through the County's Equitable Distribution Program to provide Design Criteria Documents for the project, and a design-build contractor to implement the final design and then build the project utilizing the available GOB funds.

The design-build approach is recommended due to (1) current market conditions and key changes in the availability of funding through the Florida Housing Finance Corporation (FHFC), (2) elimination of both Extremely Low Income (ELI) funds and State Apartment Incentive Loan (SAIL) funds in January of 2009, and (3) the decline in the four percent (4%) LIHTC tax credit equity pricing from $0.85 to $0.70 per credit dollar. It is anticipated that using design-build with public housing (ACC) units will expedite the design and construction and will also take advantage of a highly competitive construction market, in addition to benefiting local architects, engineers and contractors who would be selected in the design-build process. Additionally, all units for Lincoln Gardens and Victory Homes could be counted towards the total number of ACC-equivalent units within the expanded HOPE VI Target Area which the Mayor or the Mayor's designee is required to identify and offer to Scott-carver residents pursuant to Resolution No. R-1416-08, sponsored by Commissioner Dorrin D. Rolle.

Keeping these projects as public housing (ACC units) as recommended under this item, would not require disposition approval from HUD, since these sites are currently designated for Public Housing (ACC) units. Demolition approval from HUD has already been obtained for Elizabeth Virrick II and Lincoln Gardens. Victory Homes does not require demolition.

Below is additional information by public housing site and what this item will authorize.

Elizabeth Virrick I and II

On September 8, 2005 the BCC approved R-998-05 authorizing staff to submit a demolition/disposition application for the Elizabeth Virrick I and II public housing developments to HUD. The resolution further authorized submission to HUD for approval to lease the entire 2.62 acre parcel of the sites to the MDHA Development Corporation so that it can demolish, construct, and operate the new development for very low-, low-, and moderate-income individuals. This mixed-income development would be funded by leveraging GOB funds and securing alternative financing using Miami-Dade County Surtax Program funds, LIHTC, tax exempt Bonds and conventional financing sources.

Under this item, staff is requesting BCC authorization to amend the application to remove the disposition requirement. Staff further request that the BCC amend the resolution to remove the requirement that the site be leased to MDHA Development Corporation as well as any other requirements authorizing MDHA Development Corporation to engage in any activities related to this project. Finally, staff requests that the BCC authorizes the County to change the development approach for Elizabeth Virrick II to design-build and revise the number of units from up to 196 elderly units to approximately 124.

Lincoln Gardens

On October 7, 2008 the BCC approved Resolution No. R-1017-08 authorizing the US HUD oversight administrator in charge of MDPHA to submit an application to HUD for the demolition and disposition of 47 public housing family units located with the Lincoln Gardens public housing development. Furthermore, R-1017-08 allowed for the Department of Housing and Community Development (DHCD,

formerly known as the Office of Community and Economic Development), in partnership with MDPHA, to enter into a contract or agreement to develop mixed income units by leveraging GOB funds with additional funding, including LIHTCs.

Under this item, staff is asking the BCC to accept the approval provided by HUD for demolition of Lincoln Gardens, and provide the authority to coordinate with HUD to submit the necessary paperwork amending the application to remove the disposition component and to change the development approach of Lincoln Gardens to design-build. Staff is also asking for BCC authority to revise the number of units from up to 140 family units to approximately 95.

Victory Homes

On October 7, 2008 the BCC approved Resolution No. R-1016-08 authorizing the HUD oversight administrator in charge of MDPHA to submit an application to HUD for the disposition of 1.8 acres of undeveloped land located with the Victory Homes public housing development. Furthermore, R-1016-08 allowed for the DHCD, in partnership with MDPHA, to enter into a contract or agreement to develop mixed income units by leveraging GOB funds with additional funding, including LIHTCs.

Staff is requesting BCC authorization to withdraw the Victory Homes disposition application and amend the development approach to design-build. Under this item, staff is asking for BCC approval to revise the number of units from up to 100 family units to approximately 77.

Attachments

Cynthia W. Curry
Senior Advisor to the County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: January 21, 2010

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

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

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(G)(1)(A)
1-21-10

RESOLUTION NO. R-26-10

RESOLUTION AMENDING RESOLUTION NOS. R-998-05 AND R-1017-08, RESPECTIVELY RELATING TO ELIZABETH VIRRICK I & II AND LINCOLN GARDENS PUBLIC HOUSING DEVELOPMENTS AND AUTHORIZING MAYOR OR MAYOR'S DESIGNEE TO AMEND THE DEMOLITION/DISPOSITION APPLICATIONS FOR THESE PROJECTS; RESCINDING RESOLUTION NO. R-1016-08 RELATED TO VICTORY HOMES PUBLIC HOUSING DEVELOPMENT AND AUTHORIZING THE MAYOR OR THE MAYOR'S DESIGNEE TO WITHDRAW THE DISPOSITION APPLICATION FOR THIS PROJECT; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE AMENDMENTS TO THE ANNUAL CONTRIBUTION CONTRACTS AND ANY OTHER AGREEMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND AUTHORIZES THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS

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:

Section 1. This Board amends Resolution No. R-998-05 related to Elizabeth Virrick I and II public housing developments as follows:

a. to remove all references requiring the County to dispose of the Elizabeth Virrick I and II;
b. to remove the requirement that the County lease the site to MDPHA Development Corporation, which would have been responsible for the demolition, construction and subsequent operation of the New Elizabeth Virrick I and II, and further amends said resolution to remove the requirement authorizing the Development Corporation to enter into contracts related to this project.
c. authorizes the Mayor or Mayor's designee to amend the demolition/disposition application to change the development approach for Elizabeth Virrick II only from a mixed income development using leveraged GOB funds to a design-build construction delivery system without a financing component and further authorizes the Mayor or Mayor's designee to amend said application seeking authorization from HUD to construct approximately 124 ACC public housing units on the site.

Section 2. This Board amends Resolution No. R-1017-08 relating to Lincoln Gardens Public Housing Development as follows:

a. to remove all references requiring the County to dispose of Lincoln Gardens.
b. authorizes the Mayor or Mayor's designee to amend the demolition/disposition application to change the development approach from a mixed income development using leveraged GOB funds to a design-build construction delivery system without a financing component and further authorizes the Mayor or Mayor's designee to amend said application seeking authorization from HUD to construct approximately 95 ACC public housing units on the site.

Section 3. This Board rescinds Resolution No. R-1016-08 related to Victory Homes public housing development in its entirety and authorizes the Mayor or Mayor's designee to withdraw the disposition application submitted to HUD on March 18, 2009. The Mayor or the Mayor's designee is hereby authorized to use a design-build construction delivery system without a financing component to construct approximately 77 ACC public housing units on the site.

Section 4. This Board authorizes the Mayor or the Mayor's designee to execute amendments to the Annual Contribution Contracts and any other agreements required by HUD; to exercise amendments, modifications, cancellation; and termination clauses and to execute all necessary documents to accomplish same.

The foregoing resolution was offered by Commissioner Barbara J. Jordan, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman aye
Jose "Pepe" Diaz, Vice-Chairman absent

Bruno A. Barreiro	aye	Audrey M. Edmonson	absent
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	nay
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	nay
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of January, 2010. This resolution shall be 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: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

Evaluation of G.O. B. Projects

- New Elderly units a Joe Moretti
- New Elderly units at Dante Fascell
- New Elderly units at Three Round Towers
- New Family units at Annie Coleman
- New Family units at Lincoln Gardens
- New Elderly units at Elizabeth Virrick I
- Recommended New Family units at Lincoln Gardens (modified BBC project)
- Recommended New Elderly units at Elizabeth Virrick II (Added BBC Project)
- Recommended New Family units at Victory Homes (Added BBC Project)

MIAMI-DADE COUNTY

Miami-Dade Public Housing Agency

July 28, 2009

A. BACKGOUND:

Resolution #R-918-04 was approved by the Board of County Commissioners (BCC) on July 20, 2004. Title: RESOLUTION PROVIDING HOLDING OF GENERAL OBLIGATION BOND SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, ON NOVEMBER 2, 2004 WITH RESPECT TO AUTHORIZATION OF NOT EXCEEDING $194,997,000 GENERAL OBLIGATION BONDS (GOB) OF SAID COUNTY TO CONSTRUCT AND IMPROVE HOUSING FOR THE ELDERLY AND FAMILIES. (**Attachment A**).

This resolution included Appendix A to CONSTRUCT AND IMPROVE HOUSING FOR ELDERLY AND FAMILIES, and identified the following projects:

- Project No. 242 - 100 New Elderly units at Joe Moretti
- Project No. 244 - 30 New Elderly units at Dante Fascell
- Project No. 245 - 100 New Elderly units at Three Round Towers
- Project No. 246 - 24 New Family units at Annie Coleman
- Project No. 247 - 36 New Family units at Lincoln Gardens
- Project No. 248 - 51 New Elderly units at Elizabeth Virrick I

The total GOB funds identified in Appendix A for these public and affordable housing projects was $32,300,000.

The Special Election ballot presented to the voters included BOND QUESTION #7 – BUILDING BETTER COMMUNITIES (**Attachment B**), which referenced Resolution # 918-04 adopted July 20, 2004.

Subsequent to voter approval, Miami-Dade Public Housing Agency (MDPHA) re-analyzed the projects noted above. Construction costs had substantially changed from the time these projects were initially evaluated in early 2004. These costs (primarily driven by high material prices and fuel costs) began rising in mid 2004 as a consequence of a world-wide concrete and steel shortages caused by extensive building projects throughout the world, particularly in China. The Construction Cost Index, which measures construction and labor costs, rose for 15 consecutive months, including double-digit bumps every month starting July 2004. The price of concrete rose approximately 16% in that period, steel shot up approximately 53%.

MDPHA (in coordination with Office of Community and Economic Development (OCED)) determined that altering the composition of the projects, and re-alignment of the corresponding funding, should be undertaken to maximize the effectiveness of the funding in light of the substantial rise in construction costs. A new GOB project list included only three development projects - new family units at Lincoln Garden (modified BBC project), new family units at Victory Homes, and new elderly units at Elizabeth Virrick II. This approach was determined to be the most advantageous use of available funds, and it was presented to the BBC-GOB Citizens Advisory Committee (CAC) at its meeting of April 27, 2009. The item was approved by the BBC-GOB CAC. The item was forwarded to the BCC with a favorable recommendation by the BBC-GOB CAC.

MDPHA had previously submitted for BCC approval a demolition and disposition application for Lincoln Gardens (R-#1017-08 approved 10-7-08), and a disposition application for Victory Homes (R-#1016-08 approved 10-7-08). Both of these resolutions indicated that the approximate $32 million in GOB funds for use at the public housing sites would be recommended for Elizabeth Virrick II, Lincoln Gardens, and Victory Homes. The BCC had previously approved the demolition/disposition application for Elizabeth Virrick I and II under Resolution # R-998-05 approved 9/8/05. (**Attachment C – Demo/Dispo Resolutions**). As of July 25, 2006 this application for Elizabeth Virrick I and II had received HUD Special Applications Center (SAC) approval. Lincoln Gardens received HUD approval on July 24, 2009. (**Attachment D**).

Aforementioned resolutions referenced leveraging GOB funding and obtaining additional financing via Low-income Housing Tax Credits (LIHTC), tax exempt bonds, and conventional financing, as well as developing mixed-income communities at these sites.

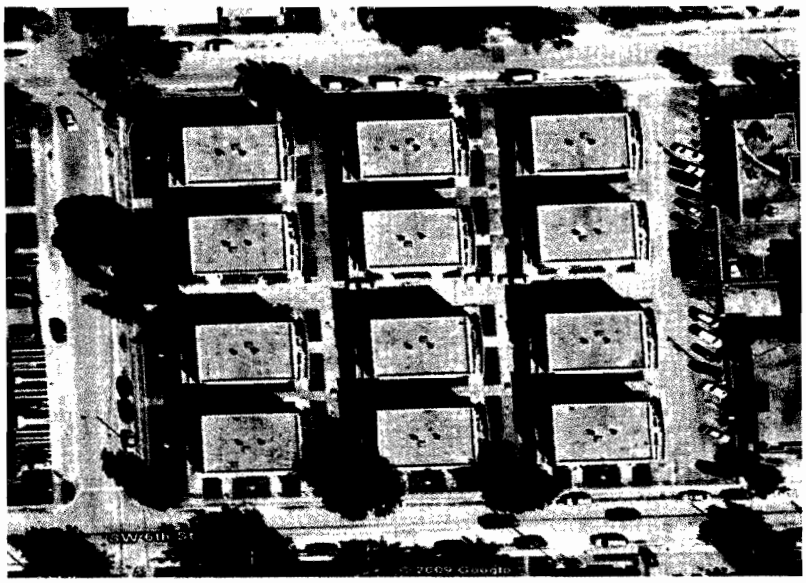
B. EVALUATION OF GOB PROJECTS

The six originally – recommended GOB projects (**original six projects**) information is summarized on attached chart (**Attachment E**). Subsequently in 2006, these projects were further evaluated by independent consultants. Project information from those evaluations are summarized on attached chart (**Attachment F**). Portions of those evaluations, as well as MDPHA's own evaluation, are incorporated below. MDPHA's has also provided evaluations for the most recent recommended projects (**three recommended projects**). Project information on these projects is summarized on attached chart (**Attachment G**). Evaluations are summarized as follows;

NEW ELDERELY UNITS AT JOE MORETTI:

1. **Description of existing site and buildings**

   Joe Moretti was built in 1948 and is located at 535 SW 6 Ave., Miami, FL (folio 01-0203-050-1060). The site consists of twelve (12) two-story buildings containing four units on each floor for a total of 96 units (site management offices occupy 2 units).



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2. **Description of intended project scope**

   An analysis prepared by Sixto Architects, Inc. evaluated several schemes. The scheme which did not require a zoning variance involved renovating existing units in eight (8) existing buildings and demolishing four (4) existing buildings (due to limited available land) and replacing these with a new five-story apartment building containing 68 units.

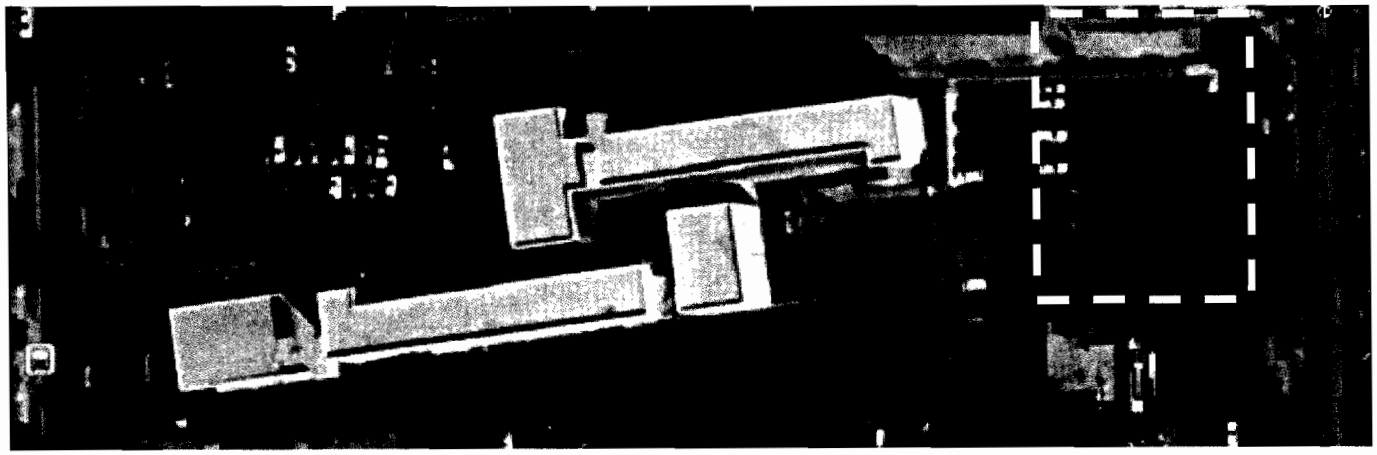
3. **Project Characteristics (site & scope)**

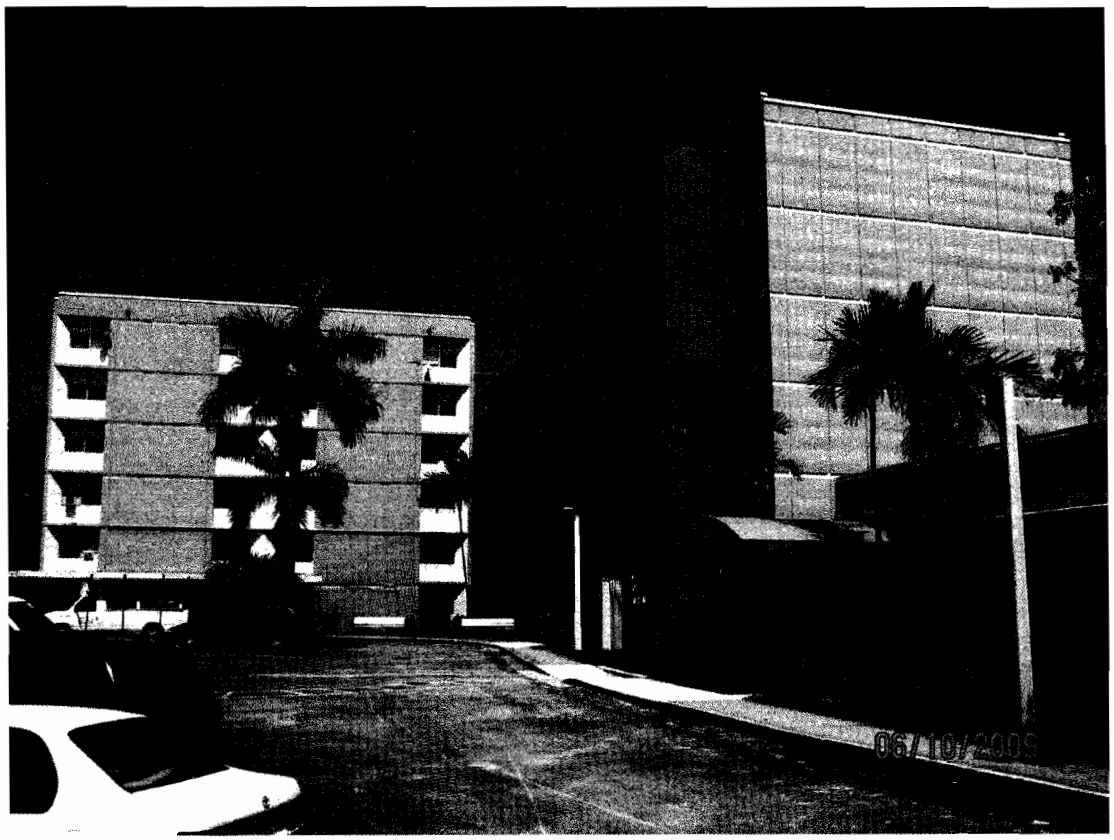
   The disadvantages of the aforementioned plan is that 1) it would create additional financial burden on the project funds and inconvenience the residents by requiring compliance with the Uniform Relocation Act (URA), which mandates that displaced residents be offered comparable units elsewhere (including moving expenses) and payment for increased housing costs during the temporary relocation period, which should not extend beyond one year before the person is returned to their previous unit or location; 2) requires demolition of buildings with unique architectural character, currently with low maintenance cost and in good condition; and 3) the land made available for construction post demolition is limited in size requiring multiple stories to accommodate the number of units being projected.

NEW ELDERLY UNITS AT DANTE FASCELL

1. **Description of existing site and buildings**

   Dante Fascell was built in 1973 and is located at 2936 NW 17 Ave., Miami, FL (folio 01-3127-081-0010). The site consists of three six-story buildings containing a total of 151 elderly units. The site management offices and MDPHA's Leasing and Applicant Center are also on the premises.

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2. **Description of intended project scope**

   An analysis prepared by Rodríguez Architects, Inc. proposed two schemes, both of which would require a zoning variance or special exception due to the effect increased gross building area would have with respect to the minimum required by current zoning. The scheme developed that coincided with available funding would provide for a new four-story building consisting of 32 units.

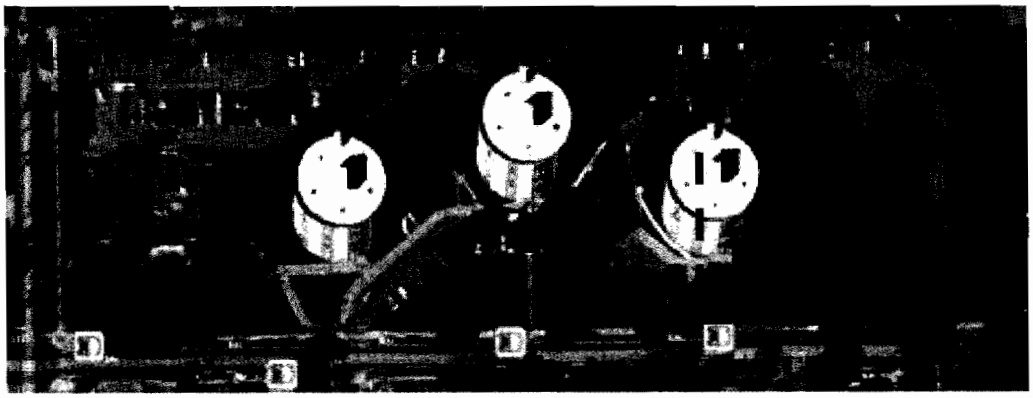
3. **Project Characteristics (site & scope)**

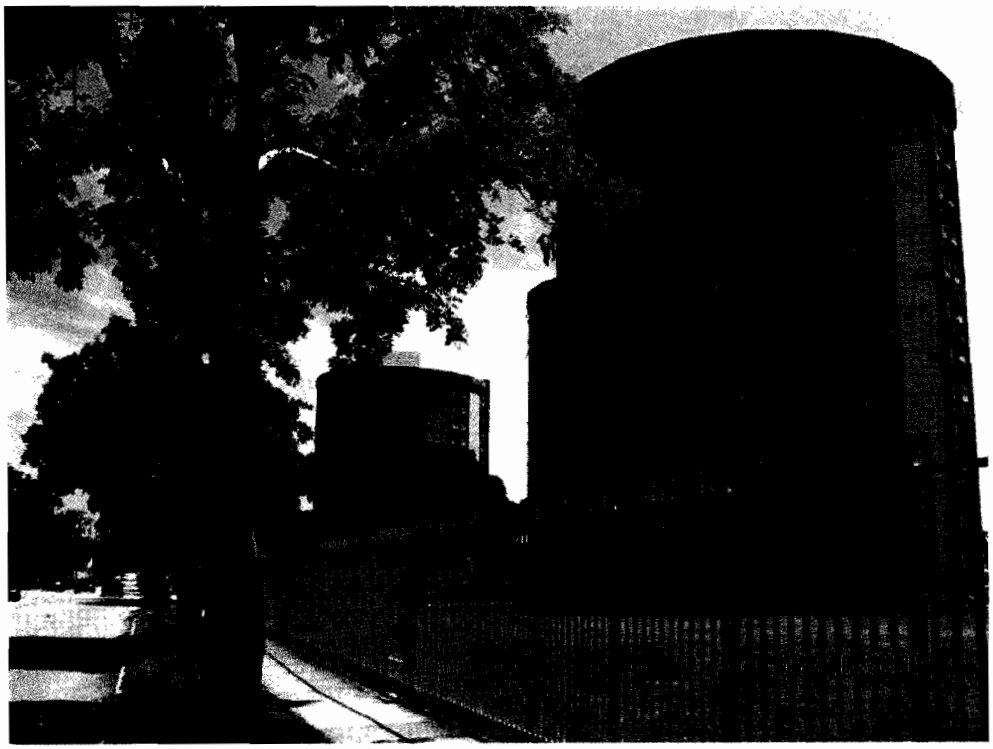
   The disadvantages of the aforementioned plan is that 1) the vacant piece of land on which the new building is proposed has limited or difficult accessibility for construction; 2) the vacant piece of land on which the new building is proposed is limited in size requiring multiple stories to accommodate the number of units projected and 3) additional cost of consultants would be required to prepare and obtain approval for a zoning variance to surpass the allowable gross building area for the site or to prepare and process the Master Use Special Permit (MUSP) in hopes of obtaining all required variances; however the consultant's report could not confirm that MUSP would be the most applicable or feasible option as a means of achieving all required variances; 4) additional time would be required for project review and approvals of the zoning variance or MUSP.

NEW ELDERLY UNITS AT THREE ROUND TOWERS

1. **Description of existing site and buildings**

   Three Round Towers was built in 1970 and is located at 2920 NW 18 Ave., Miami, FL (folio 01-3127-079-0010). The site consists of a single story office facility and three (3) thirteen-story round buildings containing a total of 391 elderly units. The site management offices are also on the premises.





2. **Description of intended project scope**

   An analysis prepared by Rodríguez Architects, Inc. studied various schemes, all of which would require a zoning variance or special exception due to the effect increased gross building area would have with respect to the minimum required by current zoning. The scheme that coincided with available funding would provide for a new eight-story building consisting of 65 units.

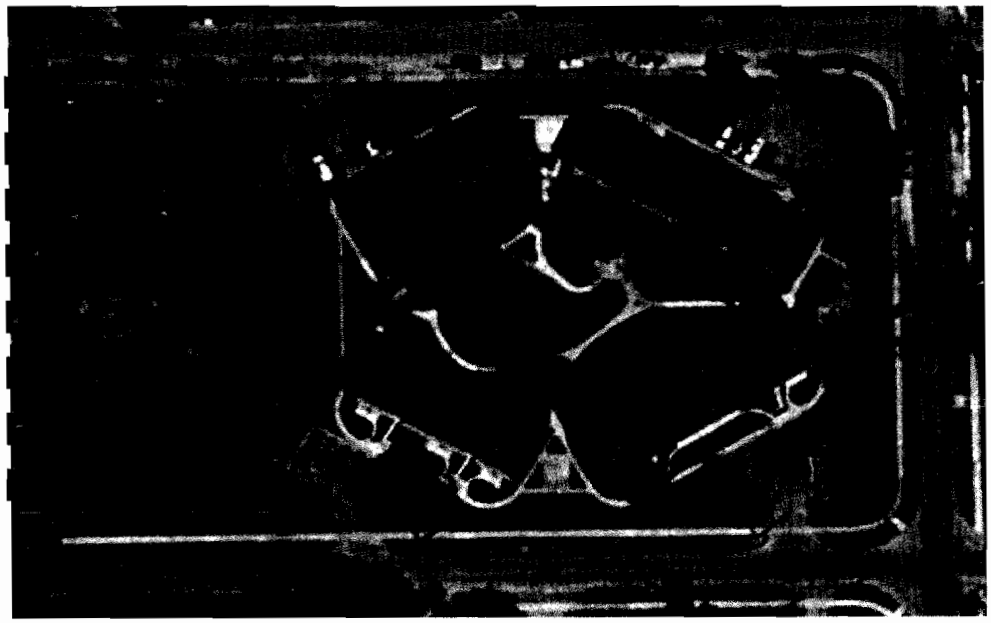
3. **Project Characteristics (site & scope)**

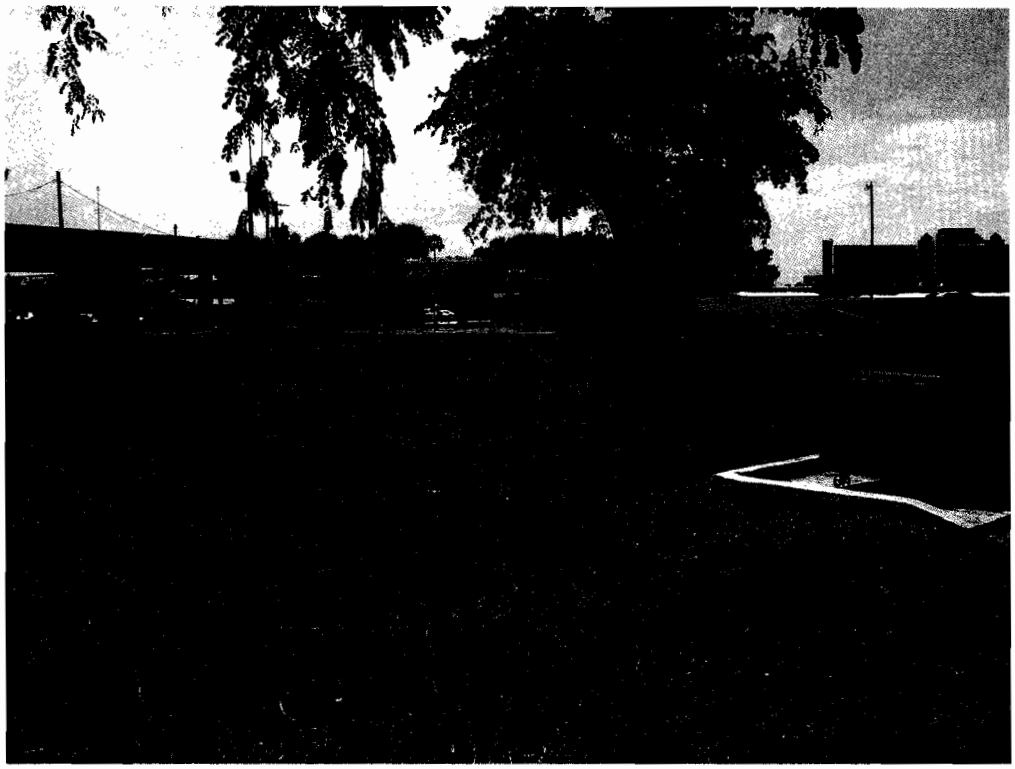
   The disadvantages of the aforementioned plan is that 1) the vacant piece of land on which the new building is proposed is limited in size requiring multiple stories to accommodate the number of units being projected; and 2) additional cost of consultants would be required to prepare and obtain approval for a zoning variance to surpass the allowable gross building area for the site or to prepare and process the Master Use Special Permit (MUSP) in hopes of obtaining all required variances; and 3) additional time would be required for project review and approvals of the zoning variance or MUSP and; 4) if the round configuration was followed to match existing design for new construction, this would be more costly than traditional construction.

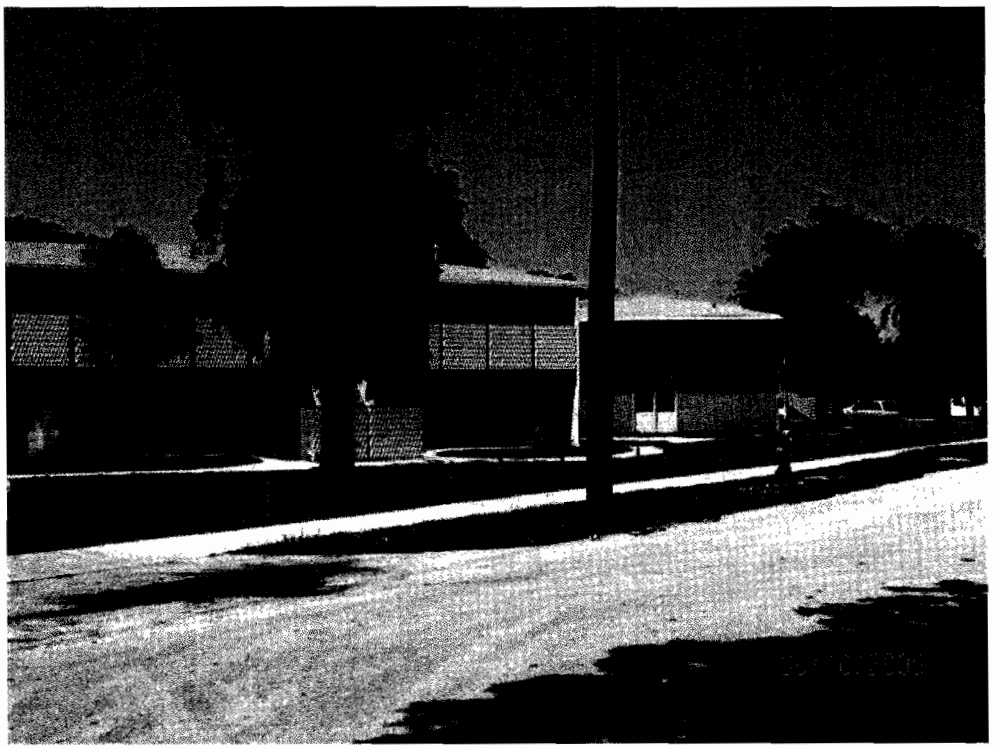
NEW FAMILY UNITS AT ANNIE COLEMAN

1. **Description of existing site and buildings**

   This Annie Coleman site was built in 1965 and is located at 2501 NW 58 St., Miami, FL (folio 30-3115-031-0030). The site consists of four (4) two-story buildings containing a total of 32 family units.







2. **Description of intended project scope**

   An analysis prepared by Edward Lewis Architects, Inc. evaluated several schemes. Scheme I maintained the existing residential complex and one building only on the available land. This would prevent triggering the Uniform Relocation Act (URA) and inconveniencing existing residents. This option would not require a zoning change and would allow for a new five-story building consisting of 40 units.

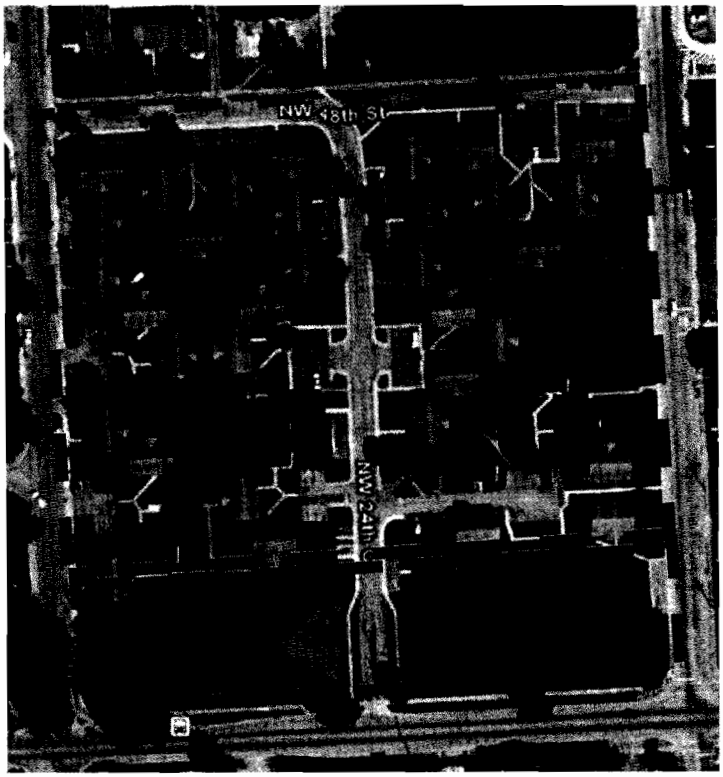
3. **Project Characteristics (site & scope)**

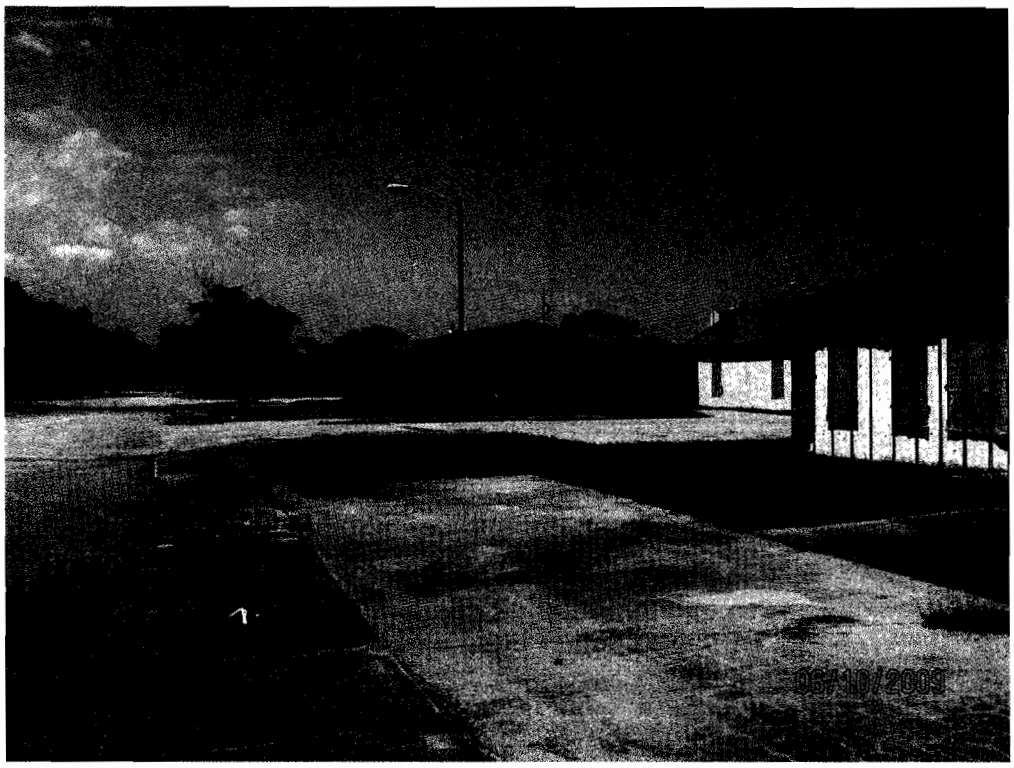
   The disadvantages of the aforementioned plan is that 1) the vacant piece of land on which the new building is proposed is limited in size requiring multiple stories to accommodate the number of units being projected; and 2) development of the available land would eliminate recreational space currently dedicated to basketball courts and playfield which is highly desirable in a family development.

NEW FAMILY UNITS AT LINCOLN GARDENS

1. **Description of existing site and buildings**

   Lincoln Gardens was built in 1947 and is located at 4771 NW 24 Ct., Miami, FL (folio 30-3122-004-0010). The site consists of forty-seven (47) single-story, single-family units.

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2. **Description of intended project scope**

   An analysis prepared by Edward Lewis Architects, Inc. evaluated several schemes. The Lincoln Gardens property has two zoning classifications: The vacant land parcel consisting of 1.38 acres is zoned RU-4 (multi-family, high density residential), and the remaining portion of the 9.06 acre site is zone RU-2 (two-family district – duplex). The report did not contemplate utilizing the existing RU-2 zoning, but instead either rezoned the entire 9.06 acres to RU-4M to maximize unit count, or focused solely on the parcel zoned RU-4. Scheme I develops the vacant site only which does not require a zoning change, but maintains the remainder of the site as is, (the remainder of the site was planned to be renovated under a separate project).This scheme contemplates a four-story structure (three-story elevated building with parking on grade below the building) consisting of 54 new family units.

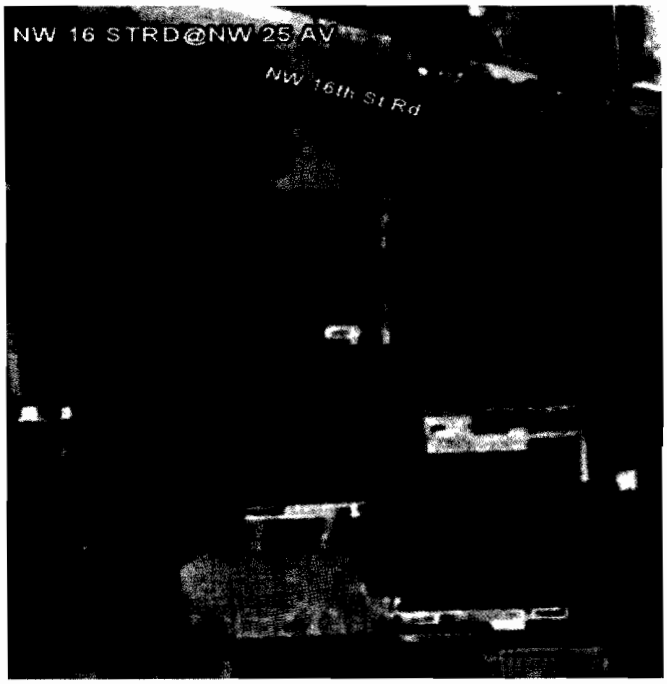
3. **Project Characteristics (site & scope)**

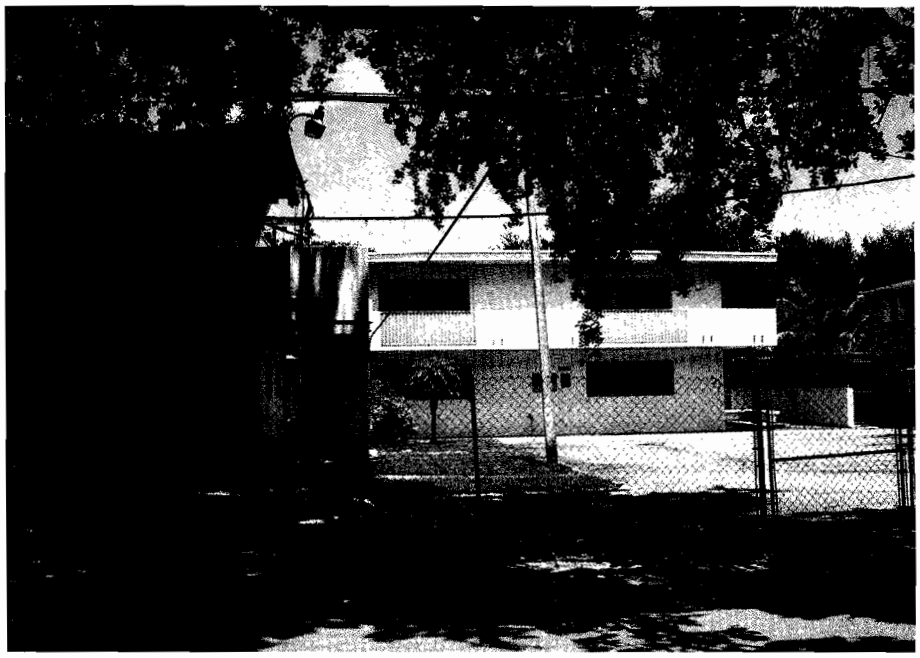
   Scheme I would not require a zoning change and would be most expeditious. The disadvantages of the aforementioned plan is that 1) the vacant piece of land on which the new building is proposed is limited in size requiring multiple stories to accommodate the number of units being projected; and 2) the scheme does not include demolition and new development of the remainder of the site, which is quite dilapidated and boarded up.

NEW ELDERLY UNITS AT ELIZABETH VIRRICK I

1. **Description of existing site and buildings**

   Elizabeth Virrick I was built in 1967 and is located at 1613 NW 25 Ave., Miami, FL (folio 01-3134-026-0150). The site consists of four (4) two-story elderly apartment buildings containing 28 units.





2. **Description of intended project scope**

   An analysis prepared by Sixto Architects Inc. evaluated several schemes. Scheme 1A did not require a zoning change and incorporated 45 units, the maximum allowed by zoning, in a new five-story building. This property has received demo/dispo approval from HUD (Special Application Center).

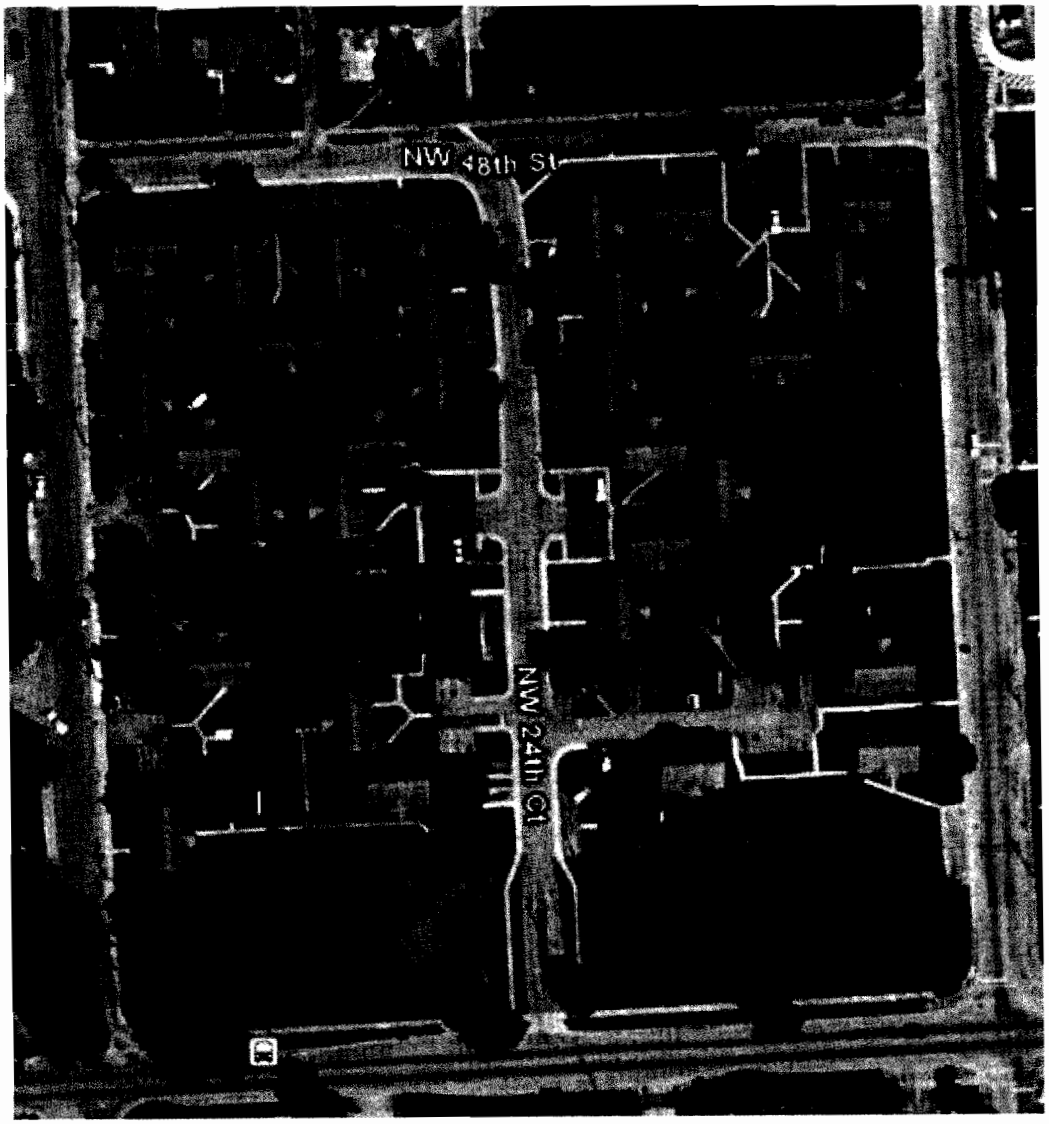
3. **Project Characteristics (site & scope)**

   The aforementioned development strategy would not require a zoning change and would be the most expeditious route; however its disadvantage is that the limited available land requires multiple stories to accommodate a limited number of units allowed by zoning.

RECOMMENDED NEW FAMILY UNITS AT LINCOLN GARDENS (Modified BBC Project)

1. **Description of existing site and buildings**

   Lincoln Gardens was built in 1947 and is located at 4771 NW 24 Ct., Miami, FL (folio 30-3122-004-0010). The site consists of forty-seven (47) single-story, single-family units.



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06/10/2009

2. **Description of intended "modified" project scope**

   This project was one of the original six projects but the scope has been modified as noted herein. MDPHA analysis recommends that the entire 9.06 acres at the Lincoln Gardens property be developed under zone RU-2 (two-family district – duplex) density thereby not requiring a zoning change. Funding available for this site would allow building approximately 95 family units in one story buildings. Although this scheme increases the current site density from single-family units to the duplex units, this development maintains the low-density residential feel of the neighborhood as currently zoned.

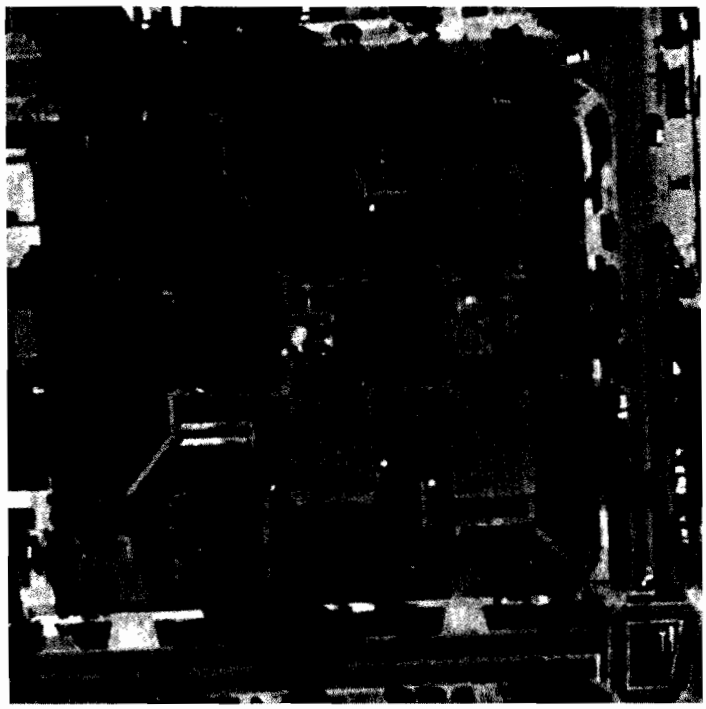
3. **Project Characteristics (site & scope)**

   This recommendation would demolish the existing single-family units; thereby addressing the citation by the Unsafe Structures Board and eliminating boarded up units which are in a state of disrepair and an eyesore to the community. The unoccupied site is easily accessible for construction activities, and does not require prior relocation of residents. Construction of duplexes would be less costly than a large multi-story building as originally proposed.

RECOMMENDED NEW ELDERLY UNITS AT ELIZABETH VIRRICK II (ADDED BBC PROJECT)

1. **Description of existing site and buildings**

   Elizabeth Virrick II was built in 1967 and is located at 2828 NW 23 Ave., Miami, FL (folio 01-3127-071-0010). The site consists of seven (7) two-story, apartment buildings with 56 elderly units acreage on 1.94 acres.



06/10/2009

06/10/2009

2. **Description of intended project scope**

   MDPHA analysis recommends that the property be developed under the current zoning R-3 (Multifamily Medium-Density Residential – 65 units/net acre). The existing units in this development are vacant and boarded up. They are in a state of disrepair and have much termite damage to structural members in roof and second floors. This scheme contemplates demolishing the existing structures. Funding available for this site would allow building approximately 124 elderly units in two-story buildings. Although it increases the current site density from the existing 56 units, it maintains a density comparable to the neighborhood as zoned.

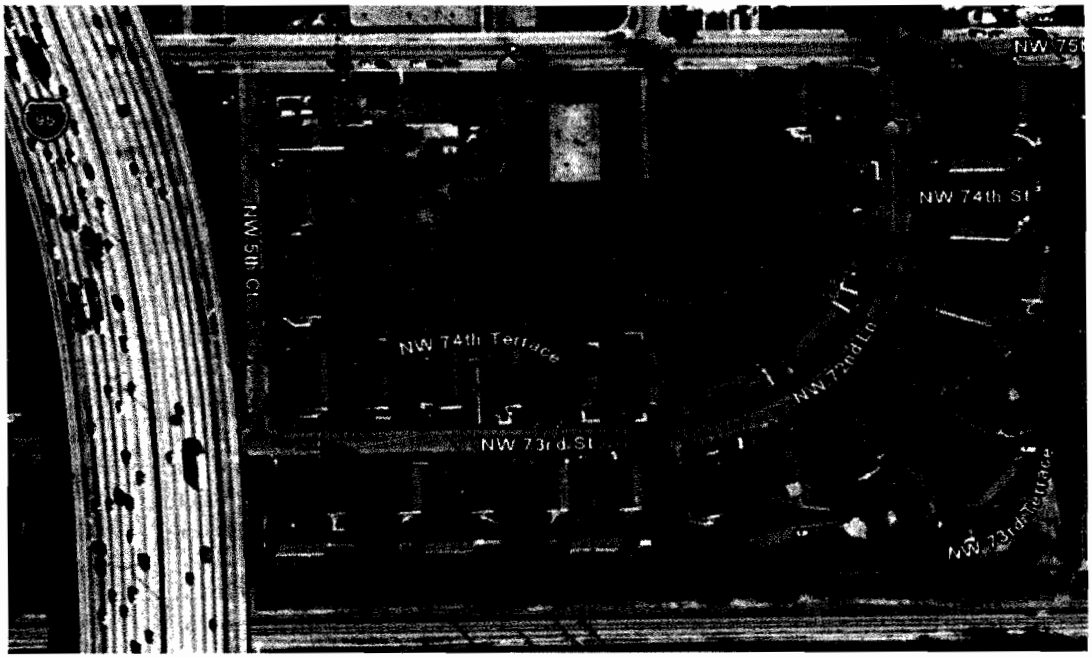
3. **Project Characteristics (site & scope)**

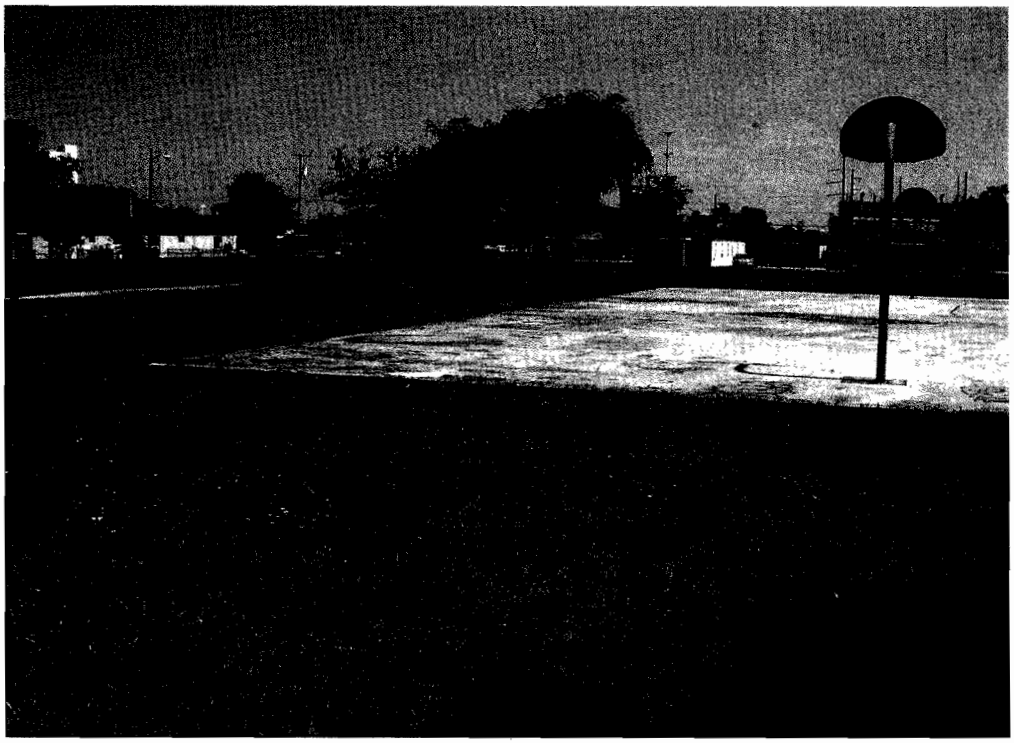
   This recommendation would demolish the existing apartment buildings, and re-develop the site, which is easily accessible for construction activities, and does not require prior relocation of residents. The new units would not require multiple (4 or more) stories and would therefore be more cost effective.

RECOMMENDED NEW FAMILY UNITS AT VICTORY HOMES

1. **Description of existing site and buildings**

   Victory Homes was built in 1941 and is located at 530 NW 75 Street, Miami, FL (folio 01-3112-000-0730). The site consists of seventy-six (76) buildings with 142 family units: there is a vacant portion of land, 1.8 acres, which would be developed.





2. **Description of intended project scope**

   MDPHA analysis recommends that the property be developed under the current zone R-3 (Multifamily Medium-Density Residential). Funding available for this site would allow building approximately 77 family units in two-story buildings.

3. **Project Characteristics (site & scope)**

   This recommendation would not require demolition other than for relocating the existing basketball court to the remaining vacant land within the development. The site is easily accessible for construction activities and construction could be achieved without multiple (4 or more) stories and would therefore be more cost effective.

C. ADVANTAGES OF THE THREE RECOMMENDED PROJECTS

Advantages of the three selected projects include:

1. None of the three recommended projects require relocation of residents and related additional costs.
2. None of the three recommended projects require re-zoning or Master Use Special Permit (MUSP) and related additional time and costs.
3. Two of the projects (Lincoln Gardens and Victory Homes) could be counted for compliance with Resolution #1416-08 for the Expanded HOPE IV Target Area (**Attachment H**).
4. All three projects have ease of accessibility to the site for construction activities.
5. Lincoln Gardens has been cited as unsafe structures by the Unsafe Structures Board (**Attachment I**). It is boarded up and an eyesore to the surrounding community. The existing buildings should be demolished. Elizabeth Virrick II is also in disrepair, boarded up and requires demolition. Victory Homes is located on vacant land and does not require demolition of existing structures. Joe Moretti, the only other project which would require demolition of existing units, is in good condition, will be renovated (roofing) and has low maintenance costs. The buildings also have unique architectural character. This project would also require relocation of residents and related additional costs.
6. All of the original six projects would require 4 or more stories to provide the appropriate number of units. The three recommended projects can be developed with two stories or less in order to provide the approximate number of units; therefore these projects could be built more economically and faster than the original six projects (i.e. biggest bang for our buck).
7. Building on fewer (i.e. the three recommended projects) sites would concentrate funds on "bricks and mortar" rather than general conditions and soft costs spread over more projects.
8. Based on previous resolutions R-#1017-08, R-#1016-08, and # R-998-05, MDPHA submitted Demolition/Disposition applications to HUD. Elizabeth Virrick II has received Demo/Dispo approval from HUD. Lincoln Gardens has received demo approval. Victory Homes and Lincoln Gardens would not require disposition approval from HUD if

recommendations herein for developing all public housing units at these projects are implemented. None of the other previously recommended projects, other than Elizabeth Virrick II, have been forwarded for approval or received HUD approval.

D. RECOMENDATIONS

1. Continue to go forward with the three recommended projects; Elizabeth Virrick II, Lincoln Gardens and Victory Homes.
2. Change the development approach from a mixed-income development with leveraged GOB funds, to a Design-Build construction delivery system, without a financing component and with all public housing (ACC) units. This approach would not require disposition approval from HUD for Lincoln Gardens and Victory Homes and therefore would expedite design and construction, since units would remain as public housing. It would also take advantage of a highly competitive construction market and benefit local architects, engineers and contractors, who would be selected in the Design-Build process. In addition, all ACC units for Lincoln Gardens and Victory Homes could be counted towards meeting compliance with R-1416-08 for the Expanded HOPE VI Target Area.
3. Incorporate required changes noted above into appropriate resolution for approval.

ATTACHMENTS:

Attachment A:	R-918-04 for GOB Special Election
Attachment B:	Ballot Bond Question #7 – Building Better Communities
Attachment C:	Demo/Dispo Resolutions
Attachment D:	Elizabeth Virrick I & II – HUD Demo/Dispo approval, Lincoln Gardens Demo approval
Attachment E:	Summary of Initial six (6) GOB funded projects 2004 resolution
Attachment F:	Summary of Initial six (6) GOB funded projects consultant analysis 2006
Attachment G:	Summary of the three (3) recommended GOB projects
Attachment H:	Resolution #1416-08 for Expanded HOPE VI Target Area
Attachment I:	Unsafe Structures Notice for Lincoln Gardens

Attachment A

Miami-Dade Legislative Item
File Number: 042290

File Number: 042290 **File Type:** Resolution **Status:** Adopted as amended
Version: 0 **Reference:** R-918-04 **Control:** County Commission
File Name: GOB CONSTRUCT AND IMPROVE HOUSING **Introduced:** 7/26/2004
Requester: County Manager **Cost:** **Final Action:** 7/20/2004
Agenda Date: 7/20/2004 **Agenda Item Number:**

Notes: THIS IS FINAL VERSION AS ADOPTED. (also see 042159) Special Item No. 7

Title: RESOLUTION PROVIDING FOR HOLDING OF GENERAL OBLIGATION BOND SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, ON NOVEMBER 2, 2004 WITH RESPECT TO AUTHORIZATION OF NOT EXCEEDING $194,997,000 GENERAL OBLIGATION BONDS OF SAID COUNTY TO CONSTRUCT AND IMPROVE HOUSING FOR THE ELDERLY AND FAMILIES [SEE ORIGINAL ITEM UNDER FILE NO. 042159]

Indexes: CONSTRUCTION
HOUSING
SPECIAL ELECTION
GENERAL OBLIGATION BOND PROGRAM

Sponsors: NONE

Sunset Provision: No **Effective Date:** **Expiration Date:**
Registered Lobbyist: None Listed

Legislative History

Acting Body	Date	Agenda Item	Action	Sent To	Due Date	Returned	Pass/Fail
County Attorney	7/26/2004		Assigned	Gerald T. Heffernan		7/26/2004	
Board of County Commissioners	7/20/2004	Special Item No. 7 Amended	Adopted as amended				P

REPORT: County Manager George Burgess advised Appendix A of the foregoing proposed resolution would be amended to reflect a total of $192.5 million. It was moved by Commissioner Barreiro that Special Item Number 7 be adopted as amended. This motion was seconded by Commissioner Diaz; and upon being put to a vote, passed by a roll call vote of 10-0. (Commissioners Martinez, Sosa, and Souto were absent) (See report for related agenda item,

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Special Item Number 1 Amended, Legislative File Number 042284)

Legislative Text

TITLE
RESOLUTION PROVIDING FOR HOLDING OF GENERAL OBLIGATION BOND SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, ON NOVEMBER 2, 2004 WITH RESPECT TO AUTHORIZATION OF NOT EXCEEDING $194,997,000 GENERAL OBLIGATION BONDS OF SAID COUNTY TO CONSTRUCT AND IMPROVE HOUSING FOR THE ELDERLY AND FAMILIES

BODY
WHEREAS, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") finds it necessary and appropriate and in the best interest of the County to hold a special election to authorize the issuance of General Obligation Bonds (the "Bonds") of Miami-Dade County in an amount not to exceed $194,997,000, as needed, in series from time to time, which Bonds will be secured by the full faith and credit of the County; and
WHEREAS, proceeds from such Bonds will be used for various, unfunded capital projects that have been identified and delineated in Appendix A, attached to this Resolution; and
WHEREAS, issuing such Bonds will stimulate the County economy and provide employment; and
WHEREAS, upon approval by the electors of the County to issue the Bonds, the Board will enact Bond ordinances authorizing the issuance of the Bonds so approved; and
WHEREAS, the Board intends, to the extent possible, that the debt service millage required to pay the debt service on the Bonds shall not exceed the current debt service millage in any year while the Bonds are outstanding and the total principal amount of the Bonds has been fixed with that intention in mind,
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:
Section 1. The preamble to this Resolution and the County Manager's memorandum accompanying this Resolution are approved and incorporated by reference in this Resolution.
Section 2. A General Bond Special Election will be held on Tuesday, November 2, 2004, for the purpose of submitting to the qualified electors of the County the questions stated in the Notice of General Bond Special Election set forth below in Section 3 of this Resolution.
Section 3. Notice of said General Obligation Bond Special Election shall be published in The Miami Herald, a newspaper of general circulation in Miami-Dade County, Florida, at least twice, once in the fifth week and once in the third week prior to the week in which the election is to be held, the date of first publication in said newspaper to be at least thirty days before said election, which notice shall be substantially in the following form:

NOTICE OF GENERAL OBLIGATION BOND SPECIAL ELECTION
BUILDING BETTER COMMUNITIES
To be Held On
TUESDAY, NOVEMBER 2, 2004
MIAMI-DADE COUNTY, FLORIDA

A General Obligation Bond Special Election will be held on Tuesday, November 2, 2004, for the purpose of submitting to the qualified electors of Miami-Dade County, Florida, the following question:

BUILDING BETTER COMMUNITIES
CONSTRUCT AND IMPROVE HOUSING FOR THE ELDERLY AND FAMILIES

To construct and improve affordable housing for the elderly and families to encourage home ownership through the acquisition, construction and renovation of residential units, described in Resolution No. 918-04, adopted July 20, 2004, shall Miami-Dade County issue General Obligation Bonds to pay cost of such projects in a principal amount not exceeding $194,997,000 bearing interest not exceeding maximum legal rate, payable from ad valorem taxes?

_____FOR BONDS
_____AGAINST BONDS

The polls at said election will be open from 7:00 o'clock A.M. until 7:00 P.M. of the same day. All qualified electors of the County shall be entitled to vote at said special election.

Said General Obligation Bond Special Election will be held at the established polling places in the several precincts, respectively, in the County as established for County-wide general elections.

Miami-Dade County shall be authorized to issue the bonds covered by the question hereinabove set forth if such issuance as to such question shall have been approved by vote of a majority of the qualified electors of Miami-Dade County voting thereon.

By order of the Board of County Commissioners of Miami-Dade County, Florida.

_____
Clerk of the Board of County Commissioners of
Miami-Dade County, Florida

Section 4. Touch Screen Voting Machines shall be used at such special election, and the ballot question shall appear in substantially the form set forth in the Notice of General Obligation Bond Special Election in Section 3 of this Resolution.
Section 5. The question shall appear on the touch screens ballot as a separate question. Those qualified electors desiring to approve the issuance of bonds shall be instructed to vote "FOR BONDS". Those qualified electors desiring to disapprove the issuance of bonds shall be instructed to vote "AGAINST BONDS".
Section 6. Absentee paper ballots may be used by qualified electors of the County for voting on the question at said election. The form of such absentee ballot shall be in accordance with the requirements prescribed by the general election laws, and shall have printed thereon the question hereinabove set forth, with proper place for voting either "FOR BONDS" or "AGAINST BONDS" following the statement of the question aforesaid.
Section 7. A sample ballot showing the manner in which the question aforesaid shall appear on the

touch screen ballot at this special election shall be published and provided in accordance with the applicable provisions of the general election laws.
Section 8. This special election on the question aforesaid shall be held and conducted in accordance with the applicable provisions of the general laws relating to special elections and the provisions of the Miami-Dade County Home Rule Charter. The County Manager, the Finance Director, the Supervisor of Elections and the Clerk of the County Commission are hereby authorized and directed to take all appropriate actions necessary to carry into effect and accomplish the provisions of this Resolution. This special election shall be a nonpartisan election. Inspectors and clerks to serve as election officials in connection with this special election shall be appointed in accordance with the provisions of the general election laws.
Section 9. This special election shall be canvassed by the County Canvassing Board as provided under the election laws of this State, in accordance with the provisions of Section 2.07 of the Home Rule Charter.
Section 10. All proceeds of the sale of the Bonds shall be delivered to the Finance Director of the County who shall deposit those proceeds in appropriate construction fund trust accounts, not to be commingled with other funds of the County, to be disbursed solely for the purposes set forth in this Resolution. The County, itself or through independent auditors, shall have the right at all times to audit the books and records of all beneficiaries who receive proceeds from the sale of the Bonds.
Some projects listed in Appendix A of this Resolution may be the subject of contractual agreements between the County and the external agencies receiving the Bond proceeds to pay the cost of such projects. Such agreements shall provide the terms and conditions for the County to release Bond proceeds to the agency and such other requirements as the County shall deem appropriate. In the event that an agency fails, without adequate reason, to commence acquisition, planning, design or construction of a project within six (6) months of the receipt of County approval to proceed with such project, the County shall have the option of reallocating the Bond proceeds earmarked for such project to any other projects listed in Appendix A falling within the same ballot category.
All additions, deletions and significant modifications to individual projects or to Appendix A shall require a majority vote of the Board after public hearing.
Section 11. Bond proceeds in an amount not to exceed 3% of the principal amount of the Bonds shall be used to pay administrative expenses associated with managing the Bond program. The Finance Director will deposit these funds in a separate Bond Administrative Expense Fund.
Section 12. The Bonds are part of an overall Bond Program pursuant to which the County is proposing to issue up to $2,925,750,000 in General Obligation Bonds ("Bond Program") upon voter approval. The intent of the County is to include a combined municipal and UMSA component ("Municipal Component") in the Bond Program totaling 10% of the Bond proceeds, net of issuance costs. The formula used for distribution of proceeds is based on a weighted formula 75% on population and 25% on contribution to the tax roll (based on June 1, 2004 figures) as compared to the total population and property tax roll figures for the entire County. The data for this distribution was based upon most recent Census figures as provided by the Miami-Dade County Planning Department and tax roll figures as provided by the Miami-Dade County Property Appraiser. Should a municipality incorporate after passage of this Bond program, it may petition the Board for a portion of any unallocated Bond proceeds that had been apportioned to local projects in the UMSA area then contained in such municipality. Not all of the individual components of the Bond Program will include a Municipal Component but in the aggregate, the overall Bond Program will include a Municipal Component that equals 10% of the Bond Program.
It is the intent of the County that the balance of the bond proceeds from the Bond Program net of cost of issuance (90%) shall be used for projects of countywide and/or regional significance.

HEADER
TO:

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MEMORANDUM **Special Item No. 7**

TO: Honorable Chairperson Barbara Carey Shuler, Ed. D. and Members, Board of County Commissioners

DATE: July 20, 2004

FROM: George M. Burgess
County Manager

SUBJECT: Resolution Approving a Special Election for the *Building Better Communities* Bond Program – To Construct And Improve Housing For The Elderly And Families

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the placement of the *Building Better Communities* General Obligation Bond Program (Program) ballot question authorizing funding for projects to construct and improve housing for the elderly and working families on the November 2, 2004. This resolution will allow the County to issue General Obligation Bonds in an amount not to exceed $137.5 million over a multi-year period to fund housing improvements in the County and address a number of quality of life issues in our community (see Appendix A). Legislation creating interlocal agreements with the municipalities and establishing a Program Advisory Committee will be forwarded to the Board upon approval of the program by the electorate. Individual debt issuances will also be subsequently forwarded for Board approval.

BACKGROUND

The recommended Program will provide the County with the capability of providing additional resources to respond to the community's longstanding unfunded capital housing needs in a comprehensive manner. The attached recommended list of projects provides an approach which addresses the need for acquiring, constructing and renovating residential units for the elderly and low-income families as well as economic development concerns. Since our Community Small Business Enterprise and Community Workforce regulations will apply to the *Building Better Communities* projects, it is anticipated that the Program will contribute to our economy by generating a large number of jobs as well as many new and meaningful business development and training opportunities in our local community.

A comprehensive report detailing our efforts to assemble a balanced *Building Better Communities* Program is presented under separate cover. The attached resolution and corresponding project recommendations further refine the proposed Program by incorporating the Board's input from the June 24, 2004 General Obligation Bond Workshop as well as subsequent individual follow-up meetings with Board members.

We have a unique opportunity to move forward with this Program at this time. Existing debt from the Decade of Progress Bond Program, the Criminal Justice Bond Program and the Safe Neighborhood Parks Bond Program is being retired allowing capacity for future bond issuances while maintaining a flat millage rate for debt service. Finally, placement of the ballot question on an already scheduled General Election allows us to avoid incurring the considerable costs that would be associated with a separate election.

Therefore, it is respectfully requested that the Board approve the attached resolution and allow the electorate to vote on critical capital improvement issues impacting the future of Miami-Dade County.

Assistant County Manager

Approved _____ Mayor

Veto _____

Override _____

Special Item No. 7

RESOLUTION NO. _____

RESOLUTION PROVIDING FOR HOLDING OF GENERAL OBLIGATION BOND SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, ON NOVEMBER 2, 2004 WITH RESPECT TO AUTHORIZATION OF NOT EXCEEDING $137,500,000 GENERAL OBLIGATION BONDS OF SAID COUNTY TO CONSTRUCT AND IMPROVE HOUSING FOR THE ELDERLY AND FAMILIES

WHEREAS, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") finds it necessary and appropriate and in the best interest of the County to hold a special election to authorize the issuance of General Obligation Bonds (the "Bonds") of Miami-Dade County in an amount not to exceed $137,500,000, as needed, in series from time to time, which Bonds will be secured by the full faith and credit of the County; and

WHEREAS, proceeds from such Bonds will be used for various, unfunded capital projects that have been identified and delineated in Appendix A, attached to this Resolution; and

WHEREAS, issuing such Bonds will stimulate the County economy and provide employment; and

WHEREAS, upon approval by the electors of the County to issue the Bonds, the Board will enact Bond ordinances authorizing the issuance of the Bonds so approved; and

WHEREAS, the Board intends, to the extent possible, that the debt service millage required to pay the debt service on the Bonds shall not exceed the current debt service millage in any year while the Bonds are outstanding and the total principal amount of the Bonds has been fixed with that intention in mind,

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

Section 1. The preamble to this Resolution and the County Manager's memorandum accompanying this Resolution are approved and incorporated by reference in this Resolution.

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NOTICE OF GENERAL OBLIGATION BOND SPECIAL ELECTION
BUILDING BETTER COMMUNITIES
To be Held On
TUESDAY, NOVEMBER 2, 2004
MIAMI-DADE COUNTY, FLORIDA

A General Obligation Bond Special Election will be held on Tuesday, November 2, 2004, for the purpose of submitting to the qualified electors of Miami-Dade County, Florida, the following question:

BUILDING BETTER COMMUNITIES
CONSTRUCT AND IMPROVE HOUSING FOR THE ELDERLY AND FAMILIES

To construct and improve affordable housing for the elderly and families to encourage home ownership through the acquisition, construction and renovation of residential units, described in Resolution No. _____, adopted July ___, 2004, shall Miami-Dade County issue General Obligation Bonds to pay cost of such projects in a principal amount not exceeding $137,500,000 bearing interest not exceeding maximum legal rate, payable from ad valorem taxes?

_____FOR BONDS

_____AGAINST BONDS

The polls at said election will be open from 7:00 o'clock A.M. until 7:00 P.M. of the same day. All qualified electors of the County shall be entitled to vote at said special election.

Said General Obligation Bond Special Election will be held at the established polling places in the several precincts, respectively, in the County as established for County-wide general elections.

Miami-Dade County shall be authorized to issue the bonds covered by the question hereinabove set forth if such issuance as to such question shall have been approved by vote of a majority of the qualified electors of Miami-Dade County voting thereon.

By order of the Board of County Commissioners of Miami-Dade County, Florida.

_____
Clerk of the Board of County Commissioners of
Miami-Dade County, Florida

Section 4. Touch Screen Voting Machines shall be used at such special election, and the ballot question shall appear in substantially the form set forth in the Notice of General Obligation Bond Special Election in Section 3 of this Resolution.

Section 5. The question shall appear on the touch screens ballot as a separate question. Those qualified electors desiring to approve the issuance of bonds shall be instructed to vote "FOR

BONDS". Those qualified electors desiring to disapprove the issuance of bonds shall be instructed to vote "AGAINST BONDS".

Section 6. Absentee paper ballots may be used by qualified electors of the County for voting on the question at said election. The form of such absentee ballot shall be in accordance with the requirements prescribed by the general election laws, and shall have printed thereon the question hereinabove set forth, with proper place for voting either "FOR BONDS" or "AGAINST BONDS" following the statement of the question aforesaid.

Section 7. A sample ballot showing the manner in which the question aforesaid shall appear on the touch screen ballot at this special election shall be published and provided in accordance with the applicable provisions of the general election laws.

Section 8. This special election on the question aforesaid shall be held and conducted in accordance with the applicable provisions of the general laws relating to special elections and the provisions of the Miami-Dade County Home Rule Charter. The County Manager, the Finance Director, the Supervisor of Elections and the Clerk of the County Commission are hereby authorized and directed to take all appropriate actions necessary to carry into effect and accomplish the provisions of this Resolution. This special election shall be a nonpartisan election. Inspectors and clerks to serve as election officials in connection with this special election shall be appointed in accordance with the provisions of the general election laws.

Section 9. This special election shall be canvassed by the County Canvassing Board as provided under the election laws of this State, in accordance with the provisions of Section 2.07 of the Home Rule Charter.

Section 10. All proceeds of the sale of the Bonds shall be delivered to the Finance Director of the County who shall deposit those proceeds in appropriate construction fund trust

accounts, not to be commingled with other funds of the County, to be disbursed solely for the purposes set forth in this Resolution. The County, itself or through independent auditors, shall have the right at all times to audit the books and records of all beneficiaries who receive proceeds from the sale of the Bonds.

Some projects listed in Appendix A of this Resolution may be the subject of contractual agreements between the County and the external agencies receiving the Bond proceeds to pay the cost of such projects. Such agreements shall provide the terms and conditions for the County to release Bond proceeds to the agency and such other requirements as the County shall deem appropriate. In the event that an agency fails, without adequate reason, to commence acquisition, planning, design or construction of a project within six (6) months of the receipt of County approval to proceed with such project, the County shall have the option of reallocating the Bond proceeds earmarked for such project to any other projects listed in Appendix A falling within the same ballot category.

All additions, deletions and significant modifications to projects will require a simple majority vote by the Board.

Section 11. Bond proceeds in an amount not to exceed 3% of the principal amount of the Bonds shall be used to pay administrative expenses associated with managing the Bond program. The Finance Director will deposit these funds in a separate Bond Administrative Expense Fund.

Section 12. The Bonds are part of an overall Bond Program pursuant to which the County is proposing to issue up to $2.75 billion in General Obligation Bonds ("Bond Program") upon voter approval. The intent of the County is to include a combined municipal and UMSA component ("Municipal Component") in the Bond Program totaling 10% of the Bond proceeds, net of issuance costs. The formula used for distribution of proceeds is based on a weighted formula 75% on

population and 25% on contribution to the tax roll (based on June 1, 2004 figures) as compared to the total population and property tax roll figures for the entire County. The data for this distribution was based upon most recent Census figures as provided by the Miami-Dade County Planning Department and tax roll figures as provided by the Miami-Dade County Property Appraiser. Should a municipality incorporate after passage of this Bond program, it may petition the Board for a portion of any unallocated Bond proceeds that had been apportioned to local projects in the UMSA area then contained in such municipality. Not all of the individual components of the Bond Program will include a Municipal Component but in the aggregate, the overall Bond Program will include a Municipal Component that equals 10% of the Bond Program. The list of projects in Appendix A for the Bonds does not include this Municipal Component.

It is the intent of the County that the balance of the bond proceeds from the Bond Program net of cost of issuance (90%) shall be used for projects of countywide and/or regional significance.

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:

Dr. Barbara Carey-Shuler, Chairperson
Katy Sorenson, Vice-Chairperson

Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this day of , 2004. 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:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Gerald T. Heffernan

C:\WP\RESO\A283.DOC

2004 BUILDING BETTER COMMUNITIES BOND PROGRAM
RECOMMENDED LIST OF PROJECTS

APPENDIX A

CONSTRUCT AND IMPROVE HOUSING FOR THE ELDERLY AND FAMILIES

PROJECT NUMBER	MUNICIPAL PROJECT LOCATION	BCC DISTRICT	PROJECT NAME	PROJECT DESCRIPTION	STREET ADDRESS	ALLOCATION (000's)
242	UMSA	2	**New Elderly Units at Joe Moretti**	Construct 100 units of new public and affordable elderly housing on existing County land.	2820 NW 23 Street	**$9,400**
244	Miami	3	**New Elderly Units at Dante Fascell**	Construct 30 units of new public and affordable elderly housing on existing County land.	2929 NW 18 Avenue	**$3,000**
245	Miami	3	**New Elderly Units at Three Round Towers**	Construct 100 units of new public and affordable elderly housing on adjacent existing County land.	1661 NW 28 Street	**$9,400**
246	UMSA	3	**New Family Units at Annie Coleman**	Construct 24 units of new public and affordable family housing on existing County land.	NW 25 Avenue and 58 Terrace	**$2,500**
247	UMSA	3	**New Family Units at Lincoln Gardens**	Construct 36 units of new public and affordable family housing on existing County land.	NW 46 St and NW 24 Avenue	**$3,400**
248	Miami	5	**New Elderly Units at Elizabeth Virrick I**	Construct 51 units of new public and affordable elderly housing on existing County land.	1615 NW 25 Avenue	**$4,600**
249	CW	CW	**Preservation of Affordable Housing Units and Expansion of Home Ownership**	Increase the number of affordable housing units in the County (375-450 units) and provide first and second mortgages to low to moderate income families as a means to expand home ownership opportunities (400 to 500 Loans).	Various	**$97,700**
			Bond Issuance Cost To Construct and Improve Housing For The Elderly And Families	The costs to issue bonds to improve housing for the elderly and families.		**$7,500**
					TOTAL	**$137,500**

Note: Allocation shown in nominal value.

16 of 45

Attachment B

46

rate, payable from ad valorem taxes?

FOR BONDS	**204**
AGAINST BONDS	**205**

BOND QUESTION 7
BUILDING BETTER COMMUNITIES

Construct and Improve Housing for the Elderly and Families

To construct and improve affordable housing for the elderly and families to encourage home ownership through the acquisition, construction and renovation of residential units, described in Resolution No. 918-04, adopted July 20, 2004, shall Miami-Dade County issue General Obligation Bonds to pay cost of such projects in a principal amount not exceeding $194,997,000 bearing interest not exceeding maximum legal rate, payable from ad valorem taxes?

FOR BONDS	**207**
AGAINST BONDS	**208**

BOND QUESTION 8
BUILDING BETTER COMMUNITIES

Construct and Improve Cultural, Library, and Multicultural Educational Facilities

To construct and improve libraries, cultural facilities, and Head Start learning centers for pre-school children to offer multicultural educational opportunities and activities, described in Resolution No. 919-04, adopted July 20, 2004, shall Miami-Dade County issue General Obligation Bonds to pay cost of such projects in a principal amount not exceeding $552,692,000, bearing interest not exceeding maximum legal rate, payable from ad valorem taxes?

FOR BONDS	**210**
AGAINST BONDS	**211**

Attachment C

Memorandum

MIAMI-DADE COUNTY

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

Date: September 8, 2005

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

From: George M. Burgess County Manager

Subject: Resolution Authorizing the County Manager or His Designee to Submit a Demolition/Disposition Application to the United States Department of Housing and Urban Development (USHUD) on behalf of Miami-Dade County Through Miami-Dade Housing Agency (MDHA) for Approval to Lease the 2.62 Acre Parcel on Which the Existing Elizabeth Virrick I and II Public Housing Developments are Located, to MDHA Development Corporation, a Florida Not-For-Profit Corporation, to Effect the Demolition, Construction and Subsequent Operation and Management of the New Elizabeth Virrick I and II a New Housing Development for Very Low, Low and Moderate Income Individuals

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RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) authorize the County Manager or his designee to submit an application for demolition/disposition to USHUD, as required by 24 CFR part 970 on behalf of Miami-Dade County through Miami-Dade Housing Agency (MDHA) for approval to lease the 2.62 acre parcel of land on which the existing Elizabeth Virrick I and II (USHUD ID FL. 5-024 and 5-029) are built, to MDHA Development Corporation, a Florida not-for-profit corporation, to effect the demolition, construction and subsequently operate a new housing development for very low, low and moderate income individuals. The County land lease will be for a period of 50 years at an annual rent of $10.00. The land will revert back to the County at the end of the 50 years lease. Elizabeth Virrick I and II are located at 1615 NW 25 Avenue in district 5 and 2820 NW 23 Avenue in district 3, respectively.

The proposed lease is justified and in accordance with the USHUD's regulation promulgated at 24 CFR 970.13(a)(2)(vi), I that the County as the public housing authority seeks disposition outside the public housing program *(e.g. Low-Income Housing Tax Credits, Tax-Exempt Bonds and conventional financing sources)* to privately finance or otherwise develop a housing development to benefit the very low, low and moderate Income individuals. The land lease to MDHA Development Corporation provides financing alternatives for securing Low Income Housing Tax Credits (LIHTCs), Tax-Exempt Bonds and conventional financing sources for demolition and construction of a new housing development which will benefit the needy segment of the population of Miami-Dade County by increasing the affordable housing stock available to the community.

BACKGROUND

Elizabeth Virrick I and II were constructed in 1966 and 1967, respectively, on a combined 2.62 acre parcel. There are 84 existing units within eleven (11) buildings located at 1615 N.W. 25th Avenue (Elizabeth Virrick I) and 2820 N.W. 23rd Avenue (Elizabeth Virrick II), Miami. The properties have deteriorated substantially due to the lack of adequate modernization and rehabilitation funds and were gradually vacated over the past eight (8) years. As a result, the developments are currently vacant and obsolete due to their physical condition and the properties are beyond repair.

PRELIMINARY ASSESSMENT: DEMOLITION/PRE-DEVELOPMENT/NEW CONSTRUCTION

Based on MDHA preliminary assessment of the sites, the proposed Elizabeth Virrick redevelopment will consist of approximately 196 housing units, the estimated maximum number of units in relation to the size of the lots. However, since parking is one of the limiting factors, a variance may be requested in light of the needs of the elderly population. At this time, the preliminary demolition and new construction cost is estimated at $10,176,091. The application for demolition/disposition to USHUD will include a proposal to utilize, whenever feasible, Miami-Dade County Surtax Program funds, LIHTCs, Tax-Exempt Bonds and other funding sources for the construction of this proposed development.

Tony E. Crapp, Sr.

Tony E. Crapp, Sr.
Assistant County Manager

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MEMORANDUM
(Revised)

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

DATE: September 8, 2005

FROM: Murray A. Greenberg
County Attorney

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

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)(A)

09-08-05

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO SUBMIT AN APPLICATION FOR DEMOLITION/DISPOSITION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (USHUD) ON BEHALF OF MIAMI-DADE COUNTY THROUGH MIAMI-DADE HOUSING AGENCY (MDHA) FOR APPROVAL TO LEASE 2.62 ACRE PARCEL OF COUNTY LAND ON WHICH THE EXISTING ELIZABETH VIRRICK I AND II, PUBLIC HOUSING DEVELOPMENTS, ARE LOCATED, TO MDHA DEVELOPMENT CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND TO ALLOW SAID CORPORATION TO EFFECT THE DEMOLITION, CONSTRUCTION, AND SUBSEQUENT OPERATION, OF THE NEW ELIZABETH VIRRICK I AND II HOUSING DEVELOPMENT FOR VERY LOW, LOW AND MODERATE INCOME INDIVIDUALS

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, or his designee to:

Sections 1. Submit the required demolition/disposition application to the United States Department of Housing and Urban Development (USHUD) on behalf of Miami-Dade County through Miami-Dade Housing Agency, and after its approval, lease the 2.62 acre if County land at the existing Elizabeth Virrick I and II public housing sites to MDHA Development Corporation, a Florida not-for-profit corporation to effect the demolition, construction and subsequent operation, directly or indirectly, of the New Elizabeth Virrick I and II, a new housing development for very low, low and moderate income individuals for a period

of fifty (50) years at an annual rent of ten ($10) dollars. Upon the expiration of the land lease, the property and all improvements will revert back to the County.

Sections 2. Allow MDHA Development Corporation, or any of its subsidiaries and/or affiliated entities, to enter into any contracts or agreements pursuant to the above and to prepare and execute the necessary documents to accomplish same.

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
Dennis C. Moss, Vice-Chairman

Bruno A. Barreiro	Dr. Barbara Carey-Shuler
Jose "Pepe" Diaz	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 8th day of September, 2005. This Resolution and contract, if not vetoed, shall become effective in accordance with Resolution No. R-377-04.

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.

Terrence A. Smith

OFFICIAL FILE COPY
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)(A)

From: George M. Burgess
County Manager

Subject: Resolution Authorizing the Submission of Disposition Application for Victory Homes, a Public Housing Development

Resolution R-1016-08

This Resolution to submit an application for the disposition of a 1.8 acres of property currently part of the public housing development known as Victory Homes (USHUD ID# FL. 5-007) to the US Department of Housing and Urban Development (US HUD), as required by 24 CFR part 970, is presented 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 Victory Homes public housing development was built in 1941 and this development includes 142 public housing units (which will remain) on 2.67 acres. There is a portion (1.8 acres) of the site that is undeveloped and can accommodate needed additional affordable housing units without the demolition of existing structures. The site is located 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. This site is one of those three recommended for GOB funding. GOB funds for the development of the 1.8 acres 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 submit a complete disposition application. If US HUD approves the application, the development of the 1.8 acres 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

The MDHA proposes a disposition of the vacant 1.8 acre parcel to extricate it from the Victory Homes deed, establish a separate folio for the new site, and develop additional affordable housing by utilizing leveraged GOB Funds. The development will provide much needed new housing stock for the area.

Through this disposition the 1.8 acre parcel will be leased to a developer (subject to further BCC approval) for the purpose developing new mixed-income affordable housing consisting of a maximum number of 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 100 new units will be able to be developed on the site.

It is hoped 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.

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)(A)

R-1016-08

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)(A)
10-7-08

RESOLUTION NO. R-1016-08

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 DISPOSITION APPLICATION TO US HUD ON BEHALF OF MIAMI-DADE COUNTY THROUGH MDHA, FOR THE DISPOSITION OF 1.8 ACRES OF UNDEVELOPED LAND LOCATED WITHIN THE PUBLIC HOUSING DEVELOPMENT KNOWN AS VICTORY HOMES

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 authorize the Mayor or his designee to submit the disposition application to US HUD for approval; and

WHEREAS, pursuant to the Agreement, the HUD Oversight Administrator is authorized to submit the 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 disposition application to US HUD on behalf of Miami-Dade County, through MDHA, to dispose of 1.8 acres of undeveloped land located within the Victory Homes public housing development; and allow 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.

4 57

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

OFFICIAL FILE COPY
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

Attachment D

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 886-9754 Fax: (312) 886-6413

OFFICE OF PUBLIC HOUSING

JUL 25 2006

MEMORANDUM FOR: Karen Cato-Turner, Director, Office of Public Housing, 4DPH

FROM: Ainars Rodins, P.E., Director, Special Applications Center (SAC), PIA

SUBJECT: Approval for the Miami Dade Housing Agency's (MDHA) Request for the Demolition of 4 Buildings Housing 28 Units and Disposition of 0.62 Acres of Land at Elizabeth Virrick I, FL005024, and 7 Buildings Housing 56 Units and Disposition of 2 Acres of Vacant Land at Elizabeth Virrick II, FL005029, **(Application DDA0001677)**

The SAC received this application on December 13, 2005. Supplemental information was received through April 28, 2006. The Environmental Assessment was completed by the HUD Miami Field Office on April 20, 2006, in accordance with 24 CFR, Part 50.

The HUD Miami Field Office provided a certification stating that the submission accurately describes the current physical condition of the project proposed for demolition, and that the reasons provided by the MDHA to justify the proposed action are correct and factual.

Under Section 18(a)(3) of the United States Housing Act of 1937 (Act), in order for a demolition or disposition application to be approved after October 21, 1998, the effective date of this provision, a Public Housing Agency (PHA) must certify that it has "specifically authorized the demolition or disposition in the public housing agency plan, and has certified that the actions contemplated in the public housing agency plan comply with this section". On November 15, 2005, the HUD Miami Field Office approved the MDHA's agency plan, which includes the subject action.

Description of Development

The MDHA proposed the demolition of 4 buildings housing 28 units at Elizabeth Virrick I, FL005024, and 7 buildings housing 56 units at Elizabeth Virrick II, FL005029. Details of the proposed demolition are as follows:

Elizabeth Virrick I, FL005024 DOFA: 4/30/1967					
Bedroom Size	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	28				28
Proposed Units	28				28
Number of Buildings Proposed					4
Elizabeth Virrick II, FL005029 DOFA: 4/30/1968					
Bedroom Size	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	56				56
Proposed Units	56				56
Number of Buildings Proposed					7

Reasons for Action (Justification)

The MDHA proposed the demolition based on Section 18(a)(1) of the Act, which requires the PHA to certify that: "(A) an application proposing demolition of a public housing project or a portion of a public housing project, that: (i) the project or portion of the public housing project is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes; and (ii) no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life;...".

The properties are beyond repair and have deteriorated substantially due to the lack of adequate modernization and rehabilitation funding. As a result, the developments are currently vacant and obsolete due to their deteriorated and unsafe physical condition. The MDHA will lease the land (after demolition) to the MDHA Development Corporation, (MDHADC), a non-profit corporation, via a 50-year ground lease at $10 per year. The MDHADC will utilize Low Income Housing Tax Credits (LIHTC) to defray the cost of demolition and to invest in the redevelopment of 84 ACC replacement units and approximately 108 mixed financed units. The MDHADC will utilize other resources including Miami Dade County Surtax Funds, CDBG funds, donations from profit, non-for-profit and or charitable organizations and conventional financing, to complete the redevelopment project. The MDHA will not lose any public housing units as a result of the demolition and disposition of land. Redevelopment will greatly enhance the surrounding community by eliminating this dilapidated public housing stock. It will also provide better opportunities for the very low and moderate-income population with additional new housing units.

The Total Development Cost (TDC) limit for the units proposed for demolition is calculated below. The Department used the TDC applicable at the time of submission of this demolition application.

TDC per PIH 2005-26 (HA), Type of Structures: Walk-Up Elizabeth Virrick I, FL005024 Area: Miami			
Bedroom Size	Number of Unit	TDC/Unit	Total Cost
1-BR	28	$87,865	$2,460,220.00
TOTAL			$2,460,220.00

TDC per PIH 2005-26 (HA), Type of Structures: Walk-Up Elizabeth Virrick II, FL005029 Area: Miami			
Bedroom Size	Number of Unit	TDC/Unit	Total Cost
1-BR	56	$87,865	$4,920,440.00
TOTAL			$4,920,440.00

The MDHA provided the cost estimate for rehabilitation based on the existing conditions of the units. The rehabilitation cost for Elizabeth Virrick, I, was estimated to be $2,694,100.00, which is 91 percent of the TDC limit and the rehabilitation cost for Elizabeth Virrick II, was estimated to be $6,786,304.00, which is 72 percent of the TDC limit. We concur with the HABC's determination that the partial demolition will help to ensure the viability of the remaining portion of the project.

Demolition Cost

The application states that it will cost approximately $60,605.00 to demolish the subject units/buildings at Elizabeth Virrick I, FL005024, and $121,211.00 at Elizabeth Virrick II, FL005029. The MDHA plans to use LIHTC and CDBG funds to cover the cost of demolition.

Disposition

After the demolition, the MDHA has proposed the disposition, based on Section 18(a) (2) of the Act, which requires the PHA to certify that: "(B) the public housing agency has otherwise determined the disposition to be appropriate for reasons that are: (i) in the best interests of the residents and the public housing agency; (ii) consistent with the goals of the public housing agency and the public housing agency plan; and (iii) otherwise consistent with this title;...".

The MDHA will lease 0.62 acres of vacant land at Elizabeth Virrick I, FL005024, and 2 acres of vacant land at Elizabeth Virrick II, FL005029, to the MDHADC, via a 50-year ground lease at $10 per year. The land will revert back to the MDHA at the end of the 50-year lease. The MDHADC will invest in the demolition and redevelopment of 84 ACC replacement units and approximately 108 mixed financed units. The land lease to MDHADC will provide financing alternatives for securing LIHTC, Tax-Exempt Bonds and conventional financing sources for demolition and construction of a new housing development. The redevelopment will benefit the needy segment of the population of Miami Dade County by increasing affordable

housing options in the community. The MDHA will not lose any public housing units as a result of the demolition and disposition of land. We concur with the MDHA's determination that the disposition is in the best interests of the residents and the public housing agency.

Appraisal

The MDHA submitted an estimate of the Fair Market Value (FMV) with the application. The FMV of $679,838.00 was estimated for 0.62 acres of land at Elizabeth Virrick, I, FL005024, and $1,183,084.00 for 2 acres of land at Elizabeth Virrick II, FL005029, by Mr. Jim Greenleas, MAI. As required by 24 CFR, Section 970.8(l), we have determined that this method of valuation is acceptable to establish an estimate of the FMV for the subject properties.

Negotiated Sale

The MDHA proposed the disposition via a negotiated sale at less than FMV to the MDHADC, via a 50-year ground lease at $10 per year.

Commensurate Public Benefits

The MDHADC will develop 84 ACC replacement units and approximately 108 mixed financed units. The land lease to MDHADC will provide financing alternatives for securing LIHTC, Tax-Exempt Bonds and conventional financing sources for demolition and construction of a new housing development. The redevelopment will benefit the needy segment of the population of the Miami Dade County by increasing the affordable housing stock. The MDHA will not lose any public housing units as a result of the demolition and disposition of land. Therefore, although the negotiated sale price is less than FMV, because of the benefits arising from the negotiated sale, it is in the best interest of the public housing residents and the PHA, and will result in a commensurate public benefit, as required in 24 CFR, Section 970.9(a).

Use of Proceeds

According to the records of the Office of the Chief Financial Officer, debt was forgiven for Elizabeth Virrick I, FL005024, on November 26, 1990. There is an outstanding debt of $90,697.67, for Elizabeth Virrick II, FL005029. The MDHA will realize no net proceeds from this disposition. If any changes occur that result in the generation of proceeds, the MDHA will be required to request a waiver of the requirement to repay the debt on the project from the SAC.

Relocation

When the application was developed and transmitted to the Department, all units proposed for demolition were vacant. The units were gradually vacated over the past 8 years. The application states that all residents were relocated with methods consistent with the MDHA's relocation guidelines. The housing resources offered were other public housing units and Section 8.

Resident Consultation

1. Projects Specific Resident Organizations: None

2. PHA-wide Resident Organization: None

3. Resident Advisory Board in accordance with 24 CFR, Section 903.13: RAB

24 CFR, Section 970.4(a) requires that an application for demolition be developed in consultation with the tenants of the project involved, any tenant organization at the project involved and any PHA-wide organizations that will be affected by the activity.

Throughout the planning phase, resident outreach has been a priority. On December 14, 2004, the MDHA met with the former residents and RAB to solicit their feedback about the redevelopment plan. Items of discussion included the overall redevelopment plan. The former residents and RAB expressed support of the plan, and believe the redevelopment will provide better housing opportunities.

Offer for Sale to the Resident Organization

Section 970.13 of the regulations requires that a public housing agency give the resident organization, at the development affected by the disposition, the appropriate opportunity to purchase the property proposed for disposition. The MDHA has chosen not to provide an opportunity based on the exception found in 24 CFR, Section 970.13(a)(2)(vi): "PHA seeks disposition outside the public housing program to privately finance or otherwise develop a facility to benefit low-income families (e.g., day care center, administrative building, other types of low-income housing)." We concur with the MDHA's determination, as the disposition is to the partnership, for the development of 84 ACC replacement units and approximately 108 mixed financed units outside the public housing program, which does not present an appropriate opportunity to purchase for the resident organization.

Board Resolution

As required by the regulation, the MDHA's Board of Commissioners approved the submission of the application for demolition/disposition of the proposed property on September 8, 2005, via Resolution Number R-998-05.

Mayor/Local Government Consultation

As required by Section 18(b)(2)(C) of the Act, and PIH Notice 2005-32 (HA), the application package includes a letter of support from the Mr. George M. Gurgess, County Manager of Miami Dade County, dated September 8, 2005.

Replacement Housing

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) eliminated the requirement for one-for-one replacement of public housing units. Therefore, the MDHA is not required to provide for replacement housing, and the Department is under no obligation to fund replacement housing.

Approval

We have reviewed the application and find it to be consistent with Section 18 of the Act, and the implementing regulations, 24 CFR, Part 970, including requirements related to resident consultation and relocation. Based upon our review, and finding that the requirements of 24 CFR, Part 970 and Section 18 of the Act have been met, the proposed demolition of demolition of 4 buildings housing 28 units and disposition of 0.62 acres of land at Elizabeth Virrick I, FL005024, and 7 buildings housing 56 units and disposition of 2 acres of vacant land at Elizabeth Virrick II, FL005029, as previously identified and described in the application, is hereby approved.

Elizabeth Virrick I, FL005024 **Acres: 0.62** **Elizabeth Virrick II, FL005029** **Acres: 2**			
Total Units to be Redeveloped **192**	Less than 80% of Area Median Income		
	ACC	Non-ACC	Market Rate
Rental	**84**	**108**	**0**
Acquiring Entity	**MDHA Development Corporation**		
Method of Sale	**Negotiated Sale at less than FMV**		
Lease Price	**$10 per year for 50-Years**		
Purpose	**Development of 192 Mixed-Income Housing Units.**		

Mixed-Finance

The MDHA shall not enter into any disposition agreement and or long-term ground lease, without HUD's approval of the MDHA's submission of documents for a mixed-finance transaction in accordance with 24 CFR, Part 941, Subpart F. The Field Office has to work with the Office of Public Housing Investments at Headquarters to facilitate the completion of the process. If the MDHADC fails to use the property as outlined in the application, the lease will terminate.

Performance Funding System (PFS)

The demolition of these units will affect the MDHA's operating subsidy eligibility significantly. The vacant dwelling units the MDHA has identified for demolition will be excluded from the inventory of subsidy eligible units starting with the month that this

memorandum is dated. This inventory adjustment is to be reflected on the MDHA's next required original or revised budget and/or subsidy eligibility submission.

The MDHA may be eligible to receive phase down or transition funding for the units the MDHA proposed for demolition. The qualifying criteria for this funding are found in the regulations at 24 CFR, Section 990.114. The maximum term of funding is 36 months and would start with the month that this memorandum is dated. The MDHA was advised to contact the HUD financial analyst in the local Field Office for additional information on how to apply these criteria to the MDHA's particular case.

The Field Office must insure that the MDHA's annual formula characteristics report is updated properly to reflect these changes.

Upon completion of demolition, an amendment to the Consolidated Annual Contributions Contract, prepared by the Field Office is required to reflect the decrease in units under the Act resulting from this demolition.

Housing Choice Vouchers

If the MDHA is interested in applying for Section 8 rental vouchers for relocation or replacement housing in connection with the units approved for demolition, it will need to submit an application to the Field Office. The MDHA should submit its application in response to HUD's current Notice outlining the application procedures. The issuance of such a Notice will be contingent upon the availability of Section 8 rental voucher funding. Please note, that receipt of Section 8 vouchers in support of a Section 18 action has an effect on possible phase down subsidy, per 24 CFR 990.114. Please consult the staff of the HUD Miami Field Office for details.

PIC and Monitoring

The Demolition/Disposition module of the Public and Indian Housing Information Center (PIC) is available. The PHA must enter the "actual" data directly into the PIC, for Field Office approval so the units are removed from the Building and Unit sub module by the system and the application can be closed out in the system. Comments regarding the progress of the disposition activity must be entered into the comments window of the appropriate disposition application.

It is the Field Office's responsibility to monitor this activity based on its latest risk assessment. The Field Office must verify that the actual data is being entered by the HA as the actions occur to ensure the Department is not over paying in PFS, and the Capital Fund formula data is correct.

Upon completion of demolition/disposition, the Field Office has the responsibility to amend the Consolidated Annual Contributions Contract and/or to release the parcel from the Declaration of Trust, as applicable, and update PIC to reflect the approved action as appropriate.

LINCOLN GARDENS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

OFFICE OF PUBLIC HOUSING

JUL 24 2009

MEMORANDUM FOR: Victor Rocher, Acting Director, Office of Public Housing, 4DPH

FROM: Ainars Rodins, P.E., Director, Special Applications Center (SAC), PIH

SUBJECT: Approval for the Miami Dade Housing Authority's Request for the Demolition of 47 Dwelling Buildings Containing 47 Units and Disposition of 9.06 Acres of Underlying land at Gwen Cherry/New Haven, FL005000002

The SAC received this application March 23, 2009, via the Public and Indian Housing Information Center (PIC), DDA0003329. Supplemental information was received through June 2, 2009. The Environmental Assessment was performed by the DERM under 24 CFR, Part 58, and was signed off by the Miami HUB on June 2, 2009.

The Miami HUB/Program Center provided a certification stating that the submission accurately describes the current physical condition of the project proposed for demolition, and that the reasons provided by the Miami Dade Housing Authority (MDHA) to justify the proposed action are correct and factual.

Under 24 CFR, Part 970.7(a)(1), in order for a demolition or disposition application to be approved after November 24, 2006, the effective date of this regulation, a Public Housing Agency (PHA) must provide "A certification that the PHA has described the disposition in the PHA Annual Plan and timetable under 24 CFR part 903 (except in the case of small or high-performing PHAs eligible for streamlined annual plan treatment), and that the description in the PHA Annual Plan is identical to the application submitted pursuant to this part and otherwise complies with Section 18 of the Act (42 U.S.C. 1437p) and this part." On October 10, 2007, the HUD Miami HUB / Recovery and Prevention Corps (RPC) approved the MDHA's agency plan, which includes the subject action. The MDHA is currently under HUD receivership.

Description of Development

The MDHA proposed the demolition of 47 dwelling buildings containing 47 units and disposition of 9.06 acres of underlying land at Gwen Cherry/New Haven, FL005000002. Details of the proposed demolition/disposition are as follows:

Gwen Cherry/New Haven, FL005000002 DOFA: 6/5/1978						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4 + BR	Total
Existing Units	108	58	14	175	88	443
Proposed Units	0	0	0	0	47	47
Existing Land					62 Acres	
Proposed Land (Will be approved later with Disposition part)					**9.06 Acres**	
Number of Dwelling Buildings Existing					214	
Number of Dwelling Buildings Proposed					47	
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments					9516	
Building Per PIC: 202 to 248						

History of the Development

The MDHA has received approval from HUD for the following removal actions at the development:

Development Number	Removal Type	Number of Units Approved	Number of Acres Approved	Date of Approval
FL005000002	Disposition	26	n/a	4/25/2008
FL005000002	5H	21	n/a	5/11/2005

Reasons for Action (Justification)
Demolition

The MDHA proposed the demolition based on 24 CFR, Part 970.15, which requires the PHA to certify that the project is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life; and the partial demolition will permit a phased revitalization of the developments while minimizing the impact on the existing residents.

The above development is about 30 years old, functionally obsolete and costly to repair. The existing units contain the following structural deficiencies that cannot be corrected in a cost-effective manner; (i) faulty structural design resulting in differential settlement of the buildings caused by inadequate structural fills and (ii) severe erosion and flooding problems due to improper site design. The units are required to be completely gutted and rehabilitated, not only due to their deteriorated physical condition, but the lack of built-in amenities that seriously affect the marketability, usefulness, or management of the property.

The Total Development Cost (TDC) limit for the units proposed for demolition is calculated below. The Department used the TDC applicable at the time of submission of this demolition application.

TDC per PIH 2008-47 , Type of Structure: Single Family Area: Miami			
Bedroom Size	Number of Unit	TDC/Unit	Total Cost
4-BR	5	266,067	1,330,335
5-BR	42	291,150	12,228,300
TOTAL			$13,558,635

The MDHA provided the cost estimate for rehabilitation based on the existing conditions of the units. The rehabilitation cost for Glen Cherry/New Haven was estimated to be $7,907,503, which is 58.32 percent of the TDC limit of $13,558,635. We concur with the MDHA's determination that the development is obsolete as to physical and location; and no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life. Partial demolition will help to ensure the viability of the remaining portion of the development by demolishing the most obsolete structures.

Future Use of Property

The MDHA has indicated that, after the demolition, it intends to use the property on which this development is located to construct affordable housing using General Obligation Bonds (GOB) to leverage Low Income Housing Tax Credits (LIHTC) and other resources.

Demolition Cost

The application states that it will cost approximately $350,000, to demolish the subject units/buildings at Glen Cherry/New Haven. The MDHA plans to use Capital Funds awarded in FY 2007 to cover the cost of demolition.

Reasons for Action (Justification)
Disposition

After demolition, the MDHA proposed disposition of the vacant site based on 24 CFR, Part 970.17, which requires the PHA to certify that the retention of the property is not in the best interests of the residents or the PHA because the PHA has otherwise determined the disposition to be appropriate for reasons that are consistent with the goals of the PHA and the PHA Plan and that are otherwise consistent with the Act.

The MDHA proposes to retain the 9.06 acres of vacant land at Gwen Cherry/New Haven in anticipation of future redevelopment as mixed-finance housing for low-income families by disposing of the site through ground-leases for a nominal sum to one or more MDHA affiliates (disposition at less than FMV) that will leverage the resources necessary to carryout construction. The new community will provide amenities and modern housing that better meets the needs of MDHA families and those in the larger community. The units will be funded through a combination of GOB to leverage LIHTC, MDHA funds reserved for development of low-income housing and other resources. Mixed-use activities with retail and other commercial components will require other private investment.

The MDHA must submit supporting document with the disposition details for SAC's review and approval prior to conveying any land after demolition.

Appraisal

The MDHA submitted an estimate of the Fair Market Value (FMV) with the application - a FMV of $5,256,836 for Gwen Cherry/New Haven, FL005000002. These assessed values were estimated by the MDHA from the Miami Dade County's Auditor's report. As required by 24 CFR Part 970.19(d), we have determined that this method of valuation is acceptable to establish an estimate of the FMV for the subject properties. The assessed values must be updated if supplemental data to support disposition is received after one year from the date of this approved demolition request.

Negotiated Sale

The CMHA will propose the disposition of the sites through ground leases for a nominal sum to one or more CMHA affiliates that will leverage the resources necessary to develop the sites.

Commensurate Public Benefits

The MDHA states that this disposition is necessary in order to obsolete properties and to continue to provide safe and affordable low-income housing by developing new low-income units.

The site will be redeveloped for the purpose of meeting the housing demands of low – middle income families. It is anticipated that some units will be placed under the ACC and others will be affordable to families with income at or below 80 percent of Area Median Income (AMI).

Use of Proceeds

According to the Office of the Chief Financial Officer, there is no outstanding debt for Gwen Cherry/New Haven, FL005000002. The CMHA will not realize any proceeds from this disposition.

Relocation

When the application was developed and transmitted to the Department, all the units proposed for the demolition/disposition were vacant. The application states that all residents were relocated with methods consistent with the MDHA's relocation guidelines as required by the 24 CFR, Part 970.21(e) (f). The housing resources offered were other public housing in the MDHA.

Resident Consultation

1. Project(s) Specific Resident Organization(s): None

2. PHA-wide Resident Organization: Overall Tenant Advisory Council (OTAC)

3. Resident Advisory Board (RAB) in accordance with 24 CFR, Part 903.13: None

24 CFR, Part 970.9(a) requires that an application for disposition be developed in consultation with the tenants of the project involved, any tenant organization at the project involved and any PHA-wide organizations that will be affected by the activity. The residents were informed of the proposed removal action by providing copies of the PHA plan describing this action and through resident meetings to discuss the PHA plan. Residents were invited to provide input and comment on the proposed actions. The residents were relocated over time to other public housing units as they became available. There are no current residents affected by the removal action; therefore counseling and advisory services will not be required. Although, the MDHA does not have a resident organization in place, resident consultation was achieved through letters and meetings held on January 27, 2008 and January 28, 2008.

Offer for Sale to the Resident Organization

24 CFR Part 970.9(b) (1) of the regulation requires that a public housing agency offer the opportunity to purchase the property proposed for disposition to any eligible resident organization, eligible resident management corporation as defined in 24 CFR Part 964, or to a nonprofit organization acting on behalf of the residents, if the resident entity has expressed an interest in purchasing the property for continued use as low-income housing. The CMHA has chosen not to provide an opportunity based on the exception found in 24 CFR Part 970.9 (b) (3) (ii) "A PHA seeks disposition outside the public housing program to privately finance or otherwise develop a facility to benefit low-income families (e.g., day care center, administrative building, mixed-finance housing under 24 CFR part 941 subpart F, or other types of low-income housing)."

Board Resolution

As required by the 24 CFR, Part 970.7(13), the MDHA's Board of Commissioners approved the submission of the application for demolition/disposition of the proposed property on October 7, 2008, via Resolution Number R-1017-08. The last resident consultation was on April 16, 2009. The consultation with the local government took place on October 4, 2007.

Local Government Consultation

As required by 24 CFR, Part 970.7 (14), the application package includes a letter of support from George M. Burgess, the County Manager, the Board of County Commissioners, Miami-Dade County, Florida, dated October 7, 2008.

Replacement Housing

24 CFR, Part 970.31 eliminated the requirement for one-for-one replacement of public housing units. Therefore, the MDHA is not required to provide for replacement housing, and the Department is under no obligation to fund replacement housing.

Approval

We have reviewed the application and find it to be consistent with Section 18 of the Act, and the implementing regulations, 24 CFR, Part 970, including requirements related to resident consultation and relocation. Based upon our review, and finding that the requirements of 24 CFR, Part 970 and Section 18 of the Act have been met. The proposed demolition of 47 dwelling buildings containing 47 units at Gwen Cherry/New Haven, FL005000002, as described in the application and identified previously, is hereby approved. This approval does not imply approval of a request for additional funding, which MDHA must make separately under the program that makes available funding for this purpose. However, the MDHA must request approval to amend this application by providing the disposition details to the SAC prior to conveying the vacant parcel.

Operating Subsidy

The demolition of these units will affect the MDHA's operating subsidy eligibility significantly. The MDHA was advised to contact the HUD financial analyst in the Miami HUB for additional information on how to apply these criteria to the MDHA's particular case.

Upon completion of demolition, an amendment to the Annual Contributions Contract, prepared by the Miami HUB Center is required to reflect the decrease in units under the Act resulting from this demolition.

Housing Choice Vouchers

If the MDHA is interested in applying for housing choice vouchers for relocation in connection with the units approved for demolition, it will need to submit an application to the Miami HUB. The MDHA should submit its application in response to HUD Notice 2007-10, or HUD's current Notice outlining the application procedures.

PIC and Monitoring

The MDHA must enter the "actual" dates of demolition directly into the Inventory Removals sub-module in PIC, for the Miami HUB approval so that the status of the units in PIC is changed to "removed from inventory."

It is the Miami HUB's responsibility to monitor this activity based on its latest risk assessment. The Miami HUB must verify that the actual data is being entered by the MDHA as the actions occur to ensure the Department is not over paying in operating subsidy, and the Capital Fund formula data is correct.

Upon completion of disposition, the Miami HUB has the responsibility to amend the Annual Contributions Contract and/or to release the parcel from the Declaration of Trust, as applicable, and update PIC to reflect the approved action as appropriate.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

OFFICE OF PUBLIC HOUSING

JUL 24 2009

Mr. Jose Cintron
Executive Director
Miami Dade Housing Authority
1401 NW 7th Street
Miami, FL 33125-3601

Dear Mr. Cintron:

The Department has reviewed the Miami Dade Housing Authority's (MDHA) application for the demolition of 47 dwelling buildings containing 47 units and disposition of 9.06 acres of underlying land at Gwen Cherry/New Haven, FL005000002. The Special Applications Center (SAC) received this application on March 23, 2009, via the Public and Indian Housing Information Center (PIC), Application DDA00003329. Supplemental information was received through June 2, 2009.

Demolition:

I am pleased to approve your request to demolish 47 units at Gwen Cherry/New Haven, FL005000002, as described in the application and identified below. This approval does not imply approval of a request for additional funding, which MDHA must make separately under the program that makes available funding for this purpose.

Gwen Cherry/New Haven, FL005000002 DOFA: 6/5/1978						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4 + BR	Total
Existing Units	108	58	14	175	88	443
Proposed Units	0	0	0	0	47	47
Number of Dwelling Buildings Existing					214	
Number of Dwelling Buildings Proposed					47	
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments					9516	
Building Per PIC: 202 to 248						

An amendment to this approval along with supplemental data must be submitted to the SAC prior to conveying this parcel of vacant land. In addition, if the MDHA will realize net proceeds from the disposition, a detailed description of the use of net proceeds is also required.

Approval of your application is based on the Department's understanding of your submission, as outlined in the enclosed memorandum from me to the HUD Miami HUB Office.

The HUD Miami HUB Office has been informed of this approval. Its staff is available to provide any technical assistance necessary for your agency to proceed with the demolition.

24 CFR, Part 970.31 eliminated the requirement for one-for-one replacement of public housing units. Therefore, the MDHA is not required to provide for replacement housing, and the Department is under no obligation to fund replacement housing.

Please be aware that the demolition of these units will affect your operating subsidy eligibility significantly. Please contact your financial analyst at the HUD Miami HUB Office for additional information. Please make sure that your annual formula characteristics report is updated properly to reflect these changes.

The HUD Miami HUB Office will prepare an amendment to the Annual Contributions Contract to reflect the decrease in units, resulting from this demolition.

If you are interested in applying for housing choice vouchers for relocation in connection with the units approved for demolition, you must submit an application to the HUD Miami HUB Office for review and approval in response to HUD's current Notice outlining the application procedures.

In accordance with 24 CFR, Part 970.35 of the regulation, your agency is required to inform the HUD Miami HUB Office of the status of the project (i.e., delays, actual demolition or other problems). When the demolition has been achieved, please submit a report to the HUD Miami HUB Office confirming the action and certifying compliance with all applicable requirements. Files must be maintained which are sufficient for audit purposes and must be made available upon request.

The MDHA must enter the "actual" dates of demolition directly into the Inventory Removals sub-module in PIC, for the Miami HUB Office approval so that the status of the units in PIC is changed to "removed from inventory."

As the MDHA starts the process of implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, the HUD Miami HUB Office stands ready to assist you.

Sincerely,

Ainars Rodins, P.E.
Director

Enclosure

Attachment E

Summary of six (6) originally recommended GOB projects as per Resolution 918-04 (2004)

G.O.B. Project Number, Project Name, and Street Address	BCC Dist.	Municipal Project Location (Jurisdiction)	Zoning	Subject property acreage	Current # of units on site	Estimated # of units as per (Resolution 918-04)	Allocation
242 **JOE MORETTI** **535 SW 6 Ave.**	5	City of Miami	R-3	2.07	96	100	$9,400,000.00
elderly units							
244 **DANTE FASCELL** **2936 NW 17 Ave.**	3	City of Miami	R-3	2.75	151	30	$3,000,000.00
elderly units							
245 **THREE ROUND TOWERS** **1661 NW 28 St.**	3	City of Miami	R-3	6.98	391	100	$9,400,000.00
elderly units							
246 **ANNIE COLEMAN** **2501 NW 58 St.**	3	County	RU-4	3 total site; .81ac. Unimproved	32	24	$2,500,000.00
family units							
247 **LINCOLN GARDENS** 4771 NW 24 Ct.	3	County	RU-2/RU-4	9.06	47	36	$3,400,000.00
family units							
248 **ELIZABETH VIRRICK I** **1615 NW 25 Ave.**	5	City of Miami	R-3	0.69	28	51	$4,600,000.00
elderly units							
						341	**$32,300,000.00**

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Attachment F

Summary of six (6) originally recommended GOB Projects - Consultant Analysis (2006)

Project Name	Repair state of existing units	Unit Occupancy	Maximum # of units allowed by current zoning per consultant analysis	Approximate # of new units per consultant analysis w/no zoning change	Full or partial demolition required per consult. Analysis	Proposed bldg. height/stories per consult. analysis	Consultant's Construction Cost Estimate
JOE MORETTI 535 SW 6 Ave.	Units appear to be in excellent Condition. Site is fenced w/metal picket.	Occupied	134	68	yes (32 out of 96 units)	5	$10,109,420.00
elderly units			Zoned R-3				
DANTE FASCELL 2936 NW 17 Ave.	Units appear to be in excellent Condition. Only exist. vacant land considered for development/partially fenced/metal picket. All schemes require a zoning change/variance (MUSP)*.	N/A	33	*32	N/A	4	$2,844,080.00
elderly units			Zoned R-3				
THREE ROUND TOWERS 1661 NW 28 St.	Units appear to be in excellent Condition. Only exist. vacant land considered for development/fenced/metal picket.	N/A		65	N/A	8	$8,810,794.00
elderly units			Zoned R-3				
ANNIE COLEMAN 2501 NW 58 St.	Units appear to be in good Condition. Only exist. vacant land considered for development. No fence.	N/A		40	N/A	5	Not provided (See Note #1)
family units			Zoned R-4				
LINCOLN GARDENS 4771 NW 24 Ct.	Units are delapidated/boarded up, and site fenced/chain link.	Vacant	90	54	N/A	4	$11,716,880.00
family units			Zoned RU-2 and RU-4				
ELIZABETH VIRRICK I 1615 NW 25 Ave.	Units are delapidated/boarded up and site fenced/chain link	Vacant		45	Yes (all units)	5	$4,073,125.00
elderly units			Zoned R-3				
				304 (See Note #3)			$37,554,299.00 (See Note #1& #2)

Notes:

(1) Annie Coleman construction cost estimate was not provided by consultant so the total does not reflect all six projects.

(2) Consultants did not include Architectural/Engineering fees which would add roughly 5% -6% of construction cost per project.

(3) The total number of new units do not correspond to the total available GOB funding and would have had to be reduced from unit total shown above. Lincoln Gardens in particular, is substantially higher in estimated cost thant he allocated funding.

Attachment G

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Summary of the Three (3) Recommended GOB Projects

Project Name	Repair state of existing units	Unit Occupancy	Subject Property Acreage	Max. Estimated # of units allowed by current zoning	Current # of units on site	Approximate # of units est. to be built based with allocated funds	Full or Partial Demolition Required	Estimated Building Height (Stories)	Proposed allocation of funds w/out leveraging
LINCOLN GARDENS 4771 NW 24 Ct.	Units are delapidated/boarded up, and site fenced/chain link.	Vacant	9.06	158	47	95	yes (all units)	1	12,300,000.00
family units				1.38 ac (RU-4); 7.68 ac. (RU-2)					
ELIZABETH VIRRICK II 2828 NW 23 Ave.	Delapidated/boarded up, and site fenced/chain link	Vacant	1.94	126	56	124	yes (all units)	2	10,000,000.00
elderly units				Zoned RU-4	Zoned RU-4				
VICTORY HOMES 530 NW 75 St.	Units appear to be in excellent condition. Only exist vacant land considered for development/partially fenced.	N/A	1.80	117	N/A (For vacant portion of Propety)	77	Minor (basketball court only)	2	10,000,000.00
family units				Zoned RU-4					
						295			$32,300,000.00

Attachment H

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

MEMORANDUM

Agenda Item No. 14(A)(4)

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

DATE: December 16, 2008

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

SUBJECT: Resolution to use best efforts to identify up to 850 Annual Contributions Contract equivalent units within the expanded Hope VI target area for low income families and elderly persons

Resolution No. R-1416-08

This resolution was amended by the Economic Development and Human Services Committee to add the words underlined, as indicated in the item.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dorrin D. Rolle, and Co-Sponsors Commissioner Audrey M. Edmonson, Vice-Chairwoman Barbara J. Jordan, Commissioner Dennis C. Moss, Commissioner Katy Sorenson, and Senator Javier D. Souto.

R. A. Cuevas, Jr.
County Attorney

RAC/up

88

MEMORANDUM
(Revised)

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

DATE: December 16, 2008

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

SUBJECT: Agenda Item No. 14(A)(4)

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. 14(A)(4)
12-16-08

RESOLUTION NO. **R-1416-08**

RESOLUTION DIRECTING THE MAYOR OR THE MAYOR'S DESIGNEE TO USE BEST EFFORTS TO IDENTIFY UP TO 850 ANNUAL CONTRIBUTIONS CONTRACT (ACC) EQUIVALENT UNITS WITHIN THE EXPANDED HOPE VI TARGET AREA FOR LOW INCOME FAMILIES AND ELDERLY PERSONS; DIRECTING THE MAYOR OR THE MAYOR'S DESIGNEE TO ENSURE THAT EACH SCOTT-CARVER RESIDENT IS OFFERED THE RIGHT OF FIRST REFUSAL TO PURCHASE OR RENT ANY ACC OR PROJECT-BASED SECTION 8 UNIT WITHIN THE EXPANDED HOPE VI TARGET AREA; AND DIRECTING THE MAYOR OR THE MAYOR'S DESIGNEE TO ENSURE THAT QUALIFIED APPLICANTS ON THE COUNTY'S WAITING LIST ARE OFFERED SAID UNITS CONSISTENT WITH THE COUNTY'S HOPE VI RETURN POLICY

WHEREAS, the Board supports all efforts to ensure that the County exercises best efforts to provide a total of 850 Annual Contributions Contract (ACC) equivalent units, which are safe and sanitary, within the expanded Scott/Carver HOPE VI Target Area ("Target Area") to replace the units that were demolished as part of the HOPE VI redevelopment plan; and

WHEREAS, the Target Area is bounded generally by NW 7th Avenue, NW 119th Street, NW 32nd Avenue and NW 36th Street; and

WHEREAS, over the course of the last year County staff has been engaged in collaborative efforts with the community to achieve this goal; and

WHEREAS, although there will be a significant number of ACC equivalent units created within the original HOPE VI site, the total number of units produced will not be 850; and

WHEREAS, the Target Area provides additional land opportunities upon which these units can be provided to the community; and

WHEREAS, there is a large number of public housing eligible families and elderly persons in need of such housing as evidenced by the over 71,000 applicants on the Miami-Dade Housing Agency (MDHA) waiting lists, and as further evidenced by the documentation contained within the County's Five Year Consolidated Plan; and

WHEREAS, the 850 units will be comprised of ACC units, Elderly units (up to 25% of the 850 total) acceptable Tax Credit units that will be built in the expanded HOPE VI area (defined as all units set-aside for up to 33% of AMI and 25% of all units built for those earning between 33% and 60% of AMI,) and the County commitment to project base as many Housing Choice Vouchers as are required to meet the target number of 850; and

WHEREAS, the Board desires that any ACC or project-based Section 8 units are offered first for sale or rental to the displaced residents of Scott and Carver Homes,[1]

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

Section 1. Directs the County Mayor or the County Mayor's designee to use best efforts to produce 850 units of ACC equivalent housing within the expanded HOPE VI Target Area for low income families and elderly persons of Miami-Dade County.

Section 2. Directs the County Mayor or the County Mayor's designee r to ensure that each Scott-Carver resident is offered the right of first refusal to purchase or rent any of the ACC or project-based Section 8 units within the Target Area.

Section 3. Directs the County Mayor or the County Mayor's designee to ensure that offers of the ACC or project-based Section units within the Target Area are made consistent with

[1] Words stricken through and/or [[double]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

the County's HOPE VI Return Policy to qualified applicants on the County's waiting list in the event there are no qualified Scott-Carver residents to purchase or rent said units.

The Prime Sponsor of the foregoing resolution is Commissioner Dorrin D. Rolle, and the Co-Sponsors are Commissioner Audrey M. Edmonson, Vice-Chairwoman Barbara J. Jordan, Commissioner Dennis C. Moss, Commissioner Katy Sorenson, and Senator Javier D. Souto. It was offered by Commissioner **Dorrin D. Rolle**, who moved its adoption. The motion was seconded by Commissioner **Barbara J. Jordan** 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	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of December, 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.

Terrence A. Smith

Attachment

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

UNSAFE STRUCTURES BOARD
(305) 375-4616 FAX (305) 375-2908

file Bldng Dept

RECEIVED OCT 2 2008

we are to start demolition in 6 months.

Date Transmitted: September 24th, 2008

NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD

PLEASE NOTE: **FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY**

Miami Dade County
Miami Dade Housing Agency
1401 NW 7 Street
Miami, FL 33125-3601

Re: 4771 NW 24 Ct. A/K/A 4751 NW 25 Ave.

Legal Description: **Lincoln Gardens PB 48-56 Tracts 1 thru 4 & 25 Ft Alley & 50 Ft Strip FKA 24 Ct Lyg within & S 25 Ft 48 St Lyg N & Adj Per R-636-73, Miami Dade County, Florida.**

Master Case No.: **DC2008011783U**

Board action on **(A) 1-Story CBS Dwelling** located at the above address is as follows:

At its meeting of **September 17th, 2008** the Unsafe Structures Board ruled that:

Said structure(s) shall be secured within five (5) working days. The following securing method is approved: Storm Shutters (1/2 plywood, bolts and lumber as specs) The structure(s) are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration of graffiti.

Said structure shall be demolished by an individual qualified to obtain a demolition permit within two hundred ten (210) days from today from the unsafe structures unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.

September 24th, 2008
Miami Dade County,
Miami Dade Housing Agency
Case No.: DC20080117783U
Re: 4771 NW 24 Ct. A/K/A 4751 NW 25 Ave.

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. **This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Board on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from **Unincorporated Miami-Dade County, Building Department, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, Fl. 33175, (786) 315-2424. Please call this office before coming in for a permit or for further information on this matter.**

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (m) of the Code of Miami-Dade County.

Respectfully,

Herminio F. Gonzalez, P.E., Secretary
Unsafe Structures Board

HFG/lb

cc: Known Interested Parties: Housing Agency (MDHA), Attn: Alex Ballina, 1401 NW 7 Street, Miami, FL 33125; Housing Agency (MDHA), Attn: Francisco Trujillo, 1401 NW 7 Street, Miami, FL 33125; Housing Agency (MDHA), Attn: Alphonso Brewster/Dewayne Little, 1401 NW 7 Street, Miami, FL 33125; Housing Authority of the City of Miami, C/O Wallace N. Maer, Atty., 405 Biscayne Blvd., Miami, FL 33132; Unincorporated Miami Dade County, Building Department, Unsafe Structure Section, 11805 SW 24th Street, Miami, FL 33175, Attn: Ricardo Roig.

Seal