



MEMORANDUM

Agenda Item No. 8(L)(1)

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

DATE: June 19, 2012

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

SUBJECT: Resolution authorizing the Deputy Mayor/County Manager to submit demolition and/or disposition applications to the U.S. Department of Housing and Urban Development for up to nine developments sites previously approved for development by the Board pursuant to Request for Proposals No. 794 Resolution No. R-512-12

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Rebeca Sosa.



R. A. Cuevas, Jr.
County Attorney

RAC/up

Memorandum



Date: June 19, 2012

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

From: Alina T. Hudak 
Deputy Mayor/County Manager

Subject: Resolution Authorizing the Deputy Mayor/County Manager or Deputy Mayor/County Manager's designee to Submit Demolition and/or Disposition Applications for up to 9 Sites as Part of the Request for Proposal No. 794 to the U.S. Department of Housing and Urban Development

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the Deputy Mayor/County Manager or Deputy Mayor/County Manager's designee to submit demolition and/or disposition applications to the U.S. Department of Housing and Urban Development (HUD) for up to nine (9) sites previously approved by the Board as a result of Request for Proposal No. 794. It is further recommended that the Board authorize the Deputy Mayor/County Manager or the Deputy Mayor/County Manager's designee to execute amendments to annual contribution contracts, agreements, releases, and other documents on behalf of Miami-Dade County (County) as may be required by HUD.

Scope

In order to proceed with the rehabilitation or demolition of existing units and the replacement of them, the County, as a public housing authority, must seek prior approval from HUD. This requires a demolition and/or disposition application to HUD. The sites are located within various commission districts as set forth in Exhibit A.

Fiscal Impact

The proposed demolition and/or disposition action will not have a fiscal impact on the County since demolition, if required, will be performed and funded solely by the developers.

Track Record/Monitoring

These projects will be contracted and monitored by Facilities and Development division, Public Housing and Community Development.

Background

Request for Proposals No. 794 was issued on July 14, 2011 to solicit offers from developers to maximize and expedite the development potential of over 100 existing public housing sites administered by Public Housing and Community Development (Department). The solicitation sought to establish partnerships with qualified entities to rehabilitate/upgrade existing public housing units, remove and replace obsolete public housing units, increase the number of units on underutilized sites, develop vacant land owned by the County, and also incorporate commercial and other special purpose uses, where appropriate, at particular public housing sites or vacant land sites. Additionally, the Department seeks to replace its older units with new contemporary designs that resemble market-rate

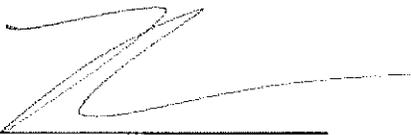
units (regardless of whether these are public housing, affordable or market-rate units) and incorporate creative and sustainable design solutions.

As a result of Request for Proposals 794, the Board awarded a total of 32 project sites to 7 developers as indicated in Exhibit A. The Board provided its approvals on November 23, 2011, as per Resolution No. R-1026-11 and on February 7, 2012 as per Resolution No. R-137-12 and No. R-152-12.

In order to proceed with the rehabilitation or demolition of existing units and the replacement of them, the County as a public housing authority, must seek prior approval from HUD. This requires a demolition and/or disposition application to HUD for each respective development. However, the County cannot submit its applications to HUD without first obtaining approval from the Board. Selected developers have informed PHCD that significant funding (approximately 20 percent) could potentially be lost, if the new developments that are awarded 9 percent tax credits do not receive Temporary Certificates of Occupancies by December 30, 2013. Therefore, it is recommended that the Board approve the attached resolution authorizing the Deputy Mayor/County Manager or the Deputy Mayor/County Manager's designee to submit demolition and/or disposition applications to HUD for the nine public housing sites that may likely to be awarded 9% tax credits by the FHFC as indicated in Exhibit A. The demolition and/or disposition application for the balance of the sites will be further reviewed and evaluated and forwarded under a separate item, if necessary.

It is important to note that the demolition and/or disposition work will not commence until all approvals have been obtained from HUD. If replacement of existing public housing units is required, residents will be temporarily relocated to a comparable unit until the new public housing units are completed. Once completed, residents can return to the new units. Additionally, meetings will be scheduled with all residents (in advance) to discuss relocation plans.

Attachment



Russell Benford, Deputy Mayor .



MEMORANDUM

(Revised)

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

DATE: June 19, 2012

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

SUBJECT: Agenda Item No. 8(L)(1)

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(L)(1)
6-19-12

RESOLUTION NO. R-512-12

RESOLUTION AUTHORIZING THE DEPUTY MAYOR/COUNTY MANAGER OR DEPUTY MAYOR/COUNTY MANAGER'S DESIGNEE TO SUBMIT DEMOLITION AND/OR DISPOSITION APPLICATIONS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR UP TO NINE DEVELOPMENT SITES PREVIOUSLY APPROVED FOR DEVELOPMENT BY THE BOARD PURSUANT TO REQUEST FOR PROPOSALS NO. 794; APPROVING THE DEMOLITION AND/OR DISPOSITION OF UP TO NINE SITES, SUBJECT TO APPROVAL BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND AUTHORIZING THE DEPUTY MAYOR/COUNTY MANAGER OR DEPUTY MAYOR/COUNTY MANAGER'S DESIGNEE TO EXECUTE AMENDMENTS TO ANNUAL CONTRIBUTION CONTRACTS, AGREEMENTS, RELEASES, AND ANY OTHER DOCUMENTS THAT MAY BE REQUIRED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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 Deputy Mayor/County Manager or Deputy Mayor/County Manager's designee to submit demolition and/or disposition applications for up to nine (9) sites, which are more fully described in Exhibit A and which is incorporated herein by reference, to the United States Department of Housing and Urban Development; the Board further approves such demolition and/or dispositions of properties of these sites, subject to approval by the United States Department of Housing and Urban Development; the Board approves amendments to annual contributions contracts, if required; authorizes the Deputy Mayor/County Manager or Deputy Mayor/County Manager's designee to execute any agreements, releases from declarations, and any other documents on behalf of the County that may be required by the United States Department of

Housing and Urban Development; and further authorizes the Deputy Mayor/ County Manager or Deputy Mayor/County Manager's designee to exercise amendments, modifications, cancellation, and termination clauses.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Lynda Bell** and upon being put to a vote, the vote was as follows:

	Joe A. Martinez, Chairman	aye
	Audrey M. Edmonson, Vice Chairwoman	aye
Bruno A. Barreiro	aye	Lynda Bell
Esteban L. Bovo, Jr.	aye	Jose "Pepe" Diaz
Sally A. Heyman	aye	Barbara J. Jordan
Jean Monestime	aye	Dennis C. Moss
Rebeca Sosa	aye	Sen. Javier D. Souto
Xavier L. Suarez	aye	aye

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of June, 2012. 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: **Christopher Agrippa**
Deputy Clerk



Approved by County Attorney as to form and legal sufficiency.

Terrence A. Smith

Exhibit A

Summary of approved developers and sites:

Developer	Project Name/FLA Number or Folio Number	Commission District	Requested for Demolition/Disposition Application
<u>Carlisle Development Group, LLC</u>	Annie Coleman (FLA 5-15)	3	No
	Helen Sawyer (FLA 5-57)	3	No
	South Miami Gardens (FLA 5-60)	7	No
	Medvin (FLA 5-19-B)	5	Yes
	Annie Coleman (FLA 5-16)	2	No
	Gwen Cherry (FLA 5-27) Site 9	3	No
	Gwen Cherry (FLA 5-27) Site 11	3	No
	Parkside (FLA 5-28)	5	No
	Green Turnkey (FLA 5-28)	3	Yes
	Lincoln Gardens (FLA 5-19)*	3	No
	Victory Homes (FLA 5-07)*	3	No
<u>RUDG, LLC</u>	Haley Sojge (FLA 5-26)	5	No
	Dante Fascell (FLA 5-34)	3	Yes
	Martin Fine (FLA 5-48)	5	No
	Robert King High (FLA 5-13)	5	No
	Smathers Plaza (FLA 5-18)	7	No
	Joe Moretti (FLA 5-12)	5	Yes
	Stirrup Plaza (FLA 5-58)	7	Yes
	South Miami Plaza (FLA 5-45)	7	Yes
	Three Round Tower (FLA 5-52)	3	No
	Jack Orr Plaza (FLA 5-41)	5	Yes
	Claude Pepper (FLA 5-25)	3	No
	Harry Cain (FLA 5-89)*	5	No
<u>The Michaels Development Company, LLP</u>	Vacant land site – Folio #01-3135-000-0162 (1165 NW 11 th St)	3	No
	Culmer Gardens (FLA 5-75)	5	Yes
	Culmer Place (FLA 5-49)	3	Yes
<u>Gorman & Company Inc.</u>	Modello Homes (FLA 5-38)	9	No
<u>Biscayne Housing Group, LLC</u>	Vacant land site – Folio #01-3137-031-0200 (531 NW 11 th St)	3	No
	New Haven (FLA 5-27) Site 5	3	No
	Rainbow Village (FLA 5-32)	3	No
<u>Gatehouse Development Corp.</u>	Vacant land site – Folio #01-4121-000-0010 (3100 SW 37 th Ave)	7	No
<u>Renaissance Initiative Joint Venture</u>	Ward Towers (FLA 5-44)*	3	No

*Note: These four sites were approved by the Board on February 7, 2012, as per Resolution R-152-12