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OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Amended

Agenda Item No. 8(K)(4)

TO: Honorable Chairman Jean Monestime and Members, Board of County Commissioners

DATE: June 2, 2015

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

SUBJECT: Resolution authorizing the County Mayor to file with United States Housing and Urban Development substantial amendments to the FY 2012 through FY 2014 Action Plans and corresponding FY 2008-2012 and FY 2013-2017 Consolidated Plans to reflect recapture and reallocation of $193,441.01 Community Development Block Grant Funds, $981,989.00 of Home Investment Partnerships Program Funds, allocate $260,504.00 Home Program Income Funds; and amend project scopes, and/or funding classification for existing home-funded activities

Resolution No. R-490-15

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 Audrey M. Edmonson.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum

MIAMI-DADE COUNTY

Date: June 2, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Substantial Amendments to the FY 2012 - FY 2014 Action Plans and Corresponding FY 2008-2012 and FY 2013-2017 Consolidated Plans, for Community Development Block Grant and HOME Investment Partnerships Program Funds; Designation of the NW 18 Avenue Corridor/Broadway Neighborhood as a Slum and Blighted Area

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Recommendation

It is recommended that the Board of County Commissioners (the "Board") authorize the County Mayor or the County Mayor's designee to substantially amend the FY 2012 through FY 2014 Action Plans and the corresponding FY 2008-2012 Consolidated Plan and FY 2013-2017 Consolidated Plan to:

- Recapture and reallocate $193,441.01 of current and prior years Community Development Block Grant ("CDBG") funds and $981,989.00 of HOME Investment Partnerships Program ("HOME") funds. The detailed recapture and reallocation recommendations of CDBG and HOME funds are itemized in Exhibits I and II;
- Allocate $260,504.00 of HOME Program Income funds as itemized in Exhibit II.
- Amend the FY 2014 Action Plan, and the corresponding FY 2013-2017 Consolidated Plan in order to amend project scopes and funding classifications for existing HOME-funded projects, all of which are itemized in Exhibit III, in order to accomplish the successful close-out of projects; and
- Approve the Slum and Blighted Area Designation for the NW 18 Avenue Corridor/Broadway Neighborhood, a geographic area described as NW 18 Avenue between NW 62 Street and NW 71 Street, as described more fully in Exhibit IV.

Scope

This item amends the FY 2012-2014 Action Plans, and the corresponding FY 2008-2012 Consolidated Plan and FY 2013-2017 Consolidated Plan in order to recapture and reallocate CDBG and HOME funds and to amend project scopes, national objectives and/or beneficiary information for existing HOME-funded activities. This item allocates $260,504.00 of HOME Program Income funds. This item also designates a particular area of Miami-Dade County, specifically the geographic area described as NW 18 Avenue north of NW 62 Street and south of NW 71 Street as a "Slum and Blighted Area." Such a designation allows the County to utilize the Prevention and Elimination of Slum and Blight national objective in order to address the conditions which contributed to the deterioration of the designated area. Exhibits I and II include the proposed recapture and reallocation funding recommendations as well as the allocation of HOME Program Income funds. Exhibit III includes the specific substantial amendments to the FY 2014 Action Plan and FY 2013-2017 Consolidated Plan to address changes in scopes and funding classification on HOME projects. Exhibit IV includes the Slum and Blight designation analysis for the NW 18 Avenue Corridor/Broadway Neighborhood. Exhibit V is the form of Conditional Loan Commitment Letter that will be executed for HOME multi-family project funding.

Fiscal Impact/Funding Source
The recapture and reallocation of CDBG and HOME funds will not have a negative fiscal impact on the County's General Fund. This item recaptures CDBG and HOME funds from various previously funded projects, for reasons described herein, and reallocates those funds to other projects. The amendment of project scopes and funding classifications for three (3) existing HOME-funded activities has no fiscal impact. This item also allocates HOME Program Income, which are funds earned by the County's HOME program. The designation of the NW 18 Avenue Corridor/Broadway Neighborhood as slum and blighted has no immediate fiscal impact, as no funds are allocated by virtue of making the designation. Staff anticipates bringing recommendations for the allocation of CDBG funds to address conditions contributing to the deterioration of the designated area to the Board in subsequent legislation.

Track Record/Monitor
Michael Liu, Director of the Public Housing and Community Development Department (the "Department"), will monitor all CDBG and HOME activities. Through the review of quarterly progress reports and site visits, the Department will continue to monitor these projects to ensure compliance with federal guidelines and County policies.

The entities being recommended for funding have successful track records for the delivery of products and/or services as specified in their contractual agreements with the County. The allocation of funds will enable the implementing entities to complete their projects in a timely manner.

Background
Funded activities as part of the FY 2014 and prior years' Action Plans are monitored throughout the year to ensure that agencies are in compliance with federal regulations, such as the progress of each activity towards accomplishing the National Objectives set forth by the United States Department of Housing and Urban Development ("U.S. HUD"). The Department recommends the recapture of CDBG and HOME funding from: 1) activities that have been completed and have met a national objective with funds remaining unspent; 2) activities that are not feasible or were unable to meet a national objective; 3) agencies that were unable to expend funds; 4) activities where the contract expired prior to expenditure of funds; 5) agencies that declined funding; or 6) funds not applied for in the Request for Application. All entities listed for recaptured funds have been informed via phone call and written correspondence.

This item requires a waiver of the provisions of Resolution No. R-596-12, as all CDBG recaptured funds will be reallocated to a Public Facilities and Capital Improvements activity. In addition to recaptured funds, this item recommends the allocation of $260,504.00 of HOME Program Income funds. These are funds that are earned by the County's HOME program from its various HOME projects, such as HOME loans which are repaid to the County with interest.

Background on HOME CHDO Funds
As part of the HOME program, certain organizations may be qualified as Community Housing Development Organizations ("CHDO"), pursuant to Title 24 of the Code of Federal Regulations, Part 92.202. The County is required by the HOME regulations, found at 24 C.F.R. Part 92, to set aside 15 percent of its annual HOME allocation for investment only in housing to be owned, developed or sponsored by CHDOs ("HOME CHDO Set-Aside Funds"). The County may also, at its discretion, allocate up to five (5) percent of its annual HOME allocation to CHDOs to pay for certain operating expenses ("HOME CHDO Operating Funds"), pursuant to 24 C.F.R. 92.208.

This item also amends the project location and funding classifications for three (3) existing HOME-funded activities, as described in Exhibit III. Two of the amendments are to correct the misclassification of HOME CHDO Operating Funds when the correct classification was HOME CHDO Set-Aside Funds. These changes are described in more detail below.

Due Diligence Review
Pursuant to R-630-13, the County Mayor is required to conduct a due diligence check prior to making recommendation of a commitment to County funds to social services, economic development and community development, and affordable housing agencies and providers. A due diligence review of the entities recommended for funding in Exhibit II of Agenda Item 8K4 of the June 2, 2015 BCC Agenda was conducted. The findings are as follows: Little Haiti Housing Association, Inc. d/b/a Haitian American CDC has liability to the County for which U.S. HUD has requested repayment for the incomplete activity. Little Haiti Housing Association, Inc., has requested to enter into a repayment agreement with the County through Miami-Dade Public Housing and Community Development. Staff is in the process of developing the repayment agreement.

Reallocations
Staff recommends the reallocation of CDBG and HOME funds to: 1) projects that received partial or no funding but were Next-in-Line in the FY 2014 RFA; or 2) projects that received prior funding, have a current funding gap, but with the proposed allocation will be fully funded. The proposed reallocation of recaptured funds is described below and set forth in Exhibit II.

Substantial Amendments – Reallocation of FY 2012-14 CDBG FUNDS ($193,441.01)

Public Facilities/Capital Improvements
Sunrise Community Inc. ($193,441.01)
(District 9 - Commissioner Moss)
Staff recommends the reallocation of $193,441.01 of public facilities and capital improvements funding to the organization for the renovation of a two-story building to serve adults with special needs. Eureka Drive Adult Day Center will serve 100 men and women.

Substantial Amendments – Reallocation of FY 2013-14 HOME Funds ($981,989.00), including a HOME CHDO Set-Aside Allocation, and HOME Program Income Allocation ($260,504.00)

Tower Road Gardens, Ltd. (Up to $267,989.00 HOME and $260,504.00 HOME Program Income) (District 9 - Commissioner Moss)
Staff recommends the award of up to $267,989.00 of HOME funds and $260,504.00 HOME Program Income funds to Tower Road Gardens Ltd. for the new construction of a 150-unit affordable housing rental community called La Joya Apartments. The project is located at SW 268 Street and SW 143 Avenue, Naranja, Florida. This allocation will enable completion of the project as the project will now be fully financed.

Magnolia North 15037 Duval Apartments, LLC (Up to $464,000.00)
(District 1 - Commissioner Jordan)
Staff recommends a Substantial Amendment to recapture awarded FY 2013 HOME funds through Resolution No. R-356-13 in the amount of $464,000.00 from Magnolia North 15037 Duval Apartments, LLC for the construction of Magnolia North Community Center, which is a part of the development of 15037 Duval Apartments, an affordable housing project, and reallocate $464,000.00 of FY 2013 HOME funds to Magnolia North 2145 Apartments, LLC for the Magnolia North 2145 Apartment project, a new construction project

consisting of 12-units of affordable rental housing to be developed at 2145 Lincoln Avenue, Opa-locka, Florida 33054. Both projects are owned by entities related to the Opa-Locka Community Development Corporation. Both development entities requested that the County reprogram the funds as Magnolia North 15037 Duval Apartments, LLC, developer of 15037 Duval Apartments, will delay proceeding with that project in order to expedite completion of the Magnolia North 2145 Apartments project. With this reallocation, Magnolia North 2145 Apartments will be fully financed and will proceed to loan closing. The $464,000.00 of reprogrammed HOME funds will provide the financing necessary for the project to be fully financed. This allocation will enable completion of the project.

Little Haiti Housing Association, Inc. (Up to $250,000.00)
(District 3 - Commissioner Edmonson)
Staff recommends the award of up to $250,000.00 of FY 2014 HOME CHDO Set-Aside funds to Little Haiti Housing Association, Inc., for the acquisition of ten (10) scattered sites in Miami-Dade County, including the city of North Miami, and new construction or rehabilitation of ten (10) single-family homes. The total cost of the project is $2,250,000.00. The homes will be sold to qualified households with incomes not greater than 80 percent of area median income. The County's HOME funds will be used for new construction and rehabilitation at the rate of $25,000.00 subsidy per unit (per single-family home). Each subsidy loan to Little Haiti Housing Association Inc. will be secured by a mortgage and restrictive covenant from Little Haiti Housing Association Inc., which shall be forgiven and released, respectively, as each home is sold to a qualified homebuyer. The subsidy loans, in order to be forgiven, must be passed on to the homebuyer in the form of a sales price decrease in the amount of $25,000.00. Each homebuyer will give the County a promissory note in the amount of $25,000.00 and each homebuyer loan shall be secured with a standard mortgage from the County's homebuyer loan program. This allocation will enable completion of the project as the project will now be fully financed.

For HOME multi-family projects, the County Mayor or County Mayor's designee shall execute a Conditional Loan Commitment in substantially the form attached hereto as Exhibit V, which shall expire within six (6) months.

Substantial Amendment to Correct HOME Project Activity Location

Osprey Apartments, LLC; Liberty Village
(District 3 - Commissioner Edmonson)
Staff recommends a substantial amendment in order to correct the activity address and commission district. Liberty Village is a 72-unit rental apartment project which will be reserved for low-income households. In addition, ten (10) units will be reserved for chronically homeless persons. The address was listed in Resolution No. R-685-14 as 1398 SW 1 Street, Miami, Florida, 33135, and was described as being located in District 3. The correct addresses are 5329 NW 17 Avenue and 1620 NW 54 Street, Miami, Florida, 33142, and the project is in District 3.

Substantial Amendment to Correct HOME CHDO Funding Allocations

Neighborhood Housing, LLC; 1815 Ali-Baba Apartments
(District 1 - Commissioner Jordan)
Staff recommends a substantial amendment to the FY 2014 Action Plan and to the FY 2013-2017 Consolidated Plan to correct the classification of funding. In Resolution No. R-685-14, the allocation of $498,722.00 of HOME funds was classified incorrectly as HOME CHDO Operating Funds. The correct funding classification

is HOME CHDO Set-Aside Funds. The 1815 Ali-Baba Apartments is a 4-unit rental housing development located in Opa-locka.

Magnolia North Johnson Street Apartments, LLC
(District 1- Commissioner Jordan)
Staff recommends a substantial amendment to the FY 2014 Action Plan and to the FY 2013-17 Consolidated Plan to correct the classification of funding which was incorrectly listed in Resolution No. R-685-14 as HOME CHDO Operating Funds. The funding classification should be listed as HOME CHDO Set-Aside Funds. Magnolia North Johnson Street Apartments is a 12-unit rental housing development in Opa Locka.

Slum and Blighted Area Designation of the NW 18 Avenue Corridor/Broadway Neighborhood
Staff recommends the designation of the geographic area described as NW 18 Avenue, north of NW 62 Street and the properties on the east and west sides of NW 18 Avenue, terminating at NW 71 Street, in unincorporated Miami-Dade County, commonly referred to as the NW 18th Avenue Corridor/Broadway Neighborhood, as a Slum and Blighted Area. As determined by a Finding of Necessity completed by the County dated April 8, 2015, the NW 18 Avenue Corridor/Broadway Neighborhood meets the criteria set forth in Title 24 of the Code of Federal Regulations, Parts 570.208(b) and 570.483(c) for slum and blight conditions to be addressed by CDBG funding on an area basis. Approval of the designation of the NW 18 Avenue Corridor/Broadway Neighborhood as a Slum and Blighted Area will enable future actions by the County to address conditions which contributed to the deterioration of the area and to accomplish revitalization by meeting the national objective of prevention or elimination of slum and blight. Activities to be conducted include: exterior painting of buildings, replacement of windows and exterior doors, building of parking areas and accessible entries, landscaping, demolition, redevelopment of housing units and a parking lot. The Finding of Necessity analysis is attached as Exhibit IV. The Finding of Necessity report was presented to the Model City Community Advisory Committee (CAC) on April 22, 2015 for comment by the CAC and community

Following the designation of the study area as a Slum and Blighted Area, the County must maintain documentation on the boundaries of the area and the conditions and standards used that qualified the area at the time of its designation. The designation of the NW 18th Avenue Corridor/Broadway Neighborhood as a Slum and Blighted Area shall endure for ten (10) years, at which time the designation must be re-determined for continued qualification.

Attachments

Russell Benford, Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: June 2, 2015

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

Amended
SUBJECT: Agenda Item No. 8(K)(4)

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 Mayor'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**

7

Approved _____ Mayor

Veto _____

Override _____

Amended
Agenda Item No. 8(K)(4)
6-2-15

RESOLUTION NO. R-490-15

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO FILE WITH UNITED STATES HOUSING AND URBAN DEVELOPMENT SUBSTANTIAL AMENDMENTS TO THE FY 2012 THROUGH FY 2014 ACTION PLANS AND CORRESPONDING FY 2008-2012 AND FY 2013-2017 CONSOLIDATED PLANS TO REFLECT RECAPTURE AND REALLOCATION OF $193,441.01 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, $981,989.00 OF HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS, ALLOCATE $260,504.00 HOME PROGRAM INCOME FUNDS; AND AMEND PROJECT SCOPES, AND/OR FUNDING CLASSIFICATION FOR EXISTING HOME-FUNDED ACTIVITIES; AND APPROVING THE SLUM AND BLIGHT DESIGNATION FOR THE NW 18TH AVENUE CORRIDOR/BROADWAY NEIGHBORHOOD, TO EXECUTE THE CONDITIONAL LOAN COMMITMENTS IN SUBSTANTIALLY THE FORM ATTACHED HERETO AS EXHIBIT V FOR ALL HOME-FUNDED PROJECTS; AND ANY CONTRACTS, AMENDMENTS, SUBORDINATION AGREEMENTS AND OTHER TRANSACTIONAL DOCUMENTS NECESSARY TO ACCOMPLISH THE PURPOSES SET FORTH IN THIS RESOLUTION. THE BOARD FURTHER AUTHORIZES THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE THE CANCELLATION AND OTHER PROVISIONS CONTAINED THEREIN

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

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

Section 1. The Board ratifies and adopts the matters set forth in the accompanying justification memorandum as if fully set forth herein.

Section 2. The Board authorizes the County Mayor or the County Mayor's designee to file with United States Housing and Urban Development substantial amendments to the FY 2012-2014 Action Plans and corresponding FY 2008-2012 and FY 2013-2017 Consolidated Plans to reflect (a) the recapture and reallocation of $193,441.01 in FY 2012-2014 Community Development Block Grant (CDBG) funds and $981,989.00 of Home Investment Partnerships Program (HOME) Funding, and the allocation of$260,504.00 of HOME Program Income funds. The Board approves the recaptures and reallocations recommended in the justification memorandum and Exhibits I and II, all attached hereto.

Section 3. This Board authorizes the County Mayor or the County Mayor's designee to amend the FY 2014 Action Plan and corresponding FY 2013-2017 Consolidated Plan to change the project scope, and/or funding classification for existing HOME-funded activities as itemized in Exhibit III.

Section 4. This Board adopts the Finding of Necessity for the Designation of the NW 18th Ave. Corridor/Broadway Neighborhood as a Slum and Blighted Area, prepared by Miami-Dade County Public Housing and Community Development, attached hereto as Exhibit IV. The Board finds that the geographic area described as NW 18th Avenue north of NW 62nd Street and the commercial properties on the east and west sides of NW 18th Avenue, terminating at NW 18th Avenue and NW 71st Street (the "NW 18th Ave. Corridor/Broadway Neighborhood"), is a slum and blighted area as defined in Florida's Community Redevelopment Act, at Florida Statutes, Sections 163.340(7)-(8), and in accordance with the Community Development Block Grant regulations, specifically 24 C.F.R. 570.208(b)(1). The Board further finds that the

rehabilitation or redevelopment of the NW 18th Ave. Corridor/Broadway Neighborhood is necessary in the interest of the public health, safety, morals, or welfare of area residents.

Section 5. The Board authorizes the County Mayor or the County Mayor's designee to execute the Conditional Loan Commitments in substantially the form attached hereto as Exhibit V for all HOME-funded projects; and any contracts, amendments, subordination agreements and other transactional documents necessary to accomplish the purposes set forth in this resolution. The Board further authorizes the County Mayor or County Mayor's designee to exercise the cancellation and other provisions contained therein.

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

Jean Monestime, Chairman	**aye**		
Esteban L. Bovo, Jr., Vice Chairman	**aye**		
Bruno A. Barreiro	**aye**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**absent**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of June, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Brenda Kuhns Neuman

Exhibit I
Miami-Dade County Public Housing and Community Development
Recapture Recommendations

Program Year	Agency Name	Activity Title	Activity Category	Activity Description	Activity Address	District & Commissioner Name	Reason for Recapture	Amount to be Recapture
	CDBG - Public Service							
2014	Youth Co-Op, Inc.	Youth Co-Op Employment Assistance Center	Public Service	Employment and training services for 225 people	780 Fisherman ST, Opa-Locka, FL 33054	1 (Jordan)	3	$ 97,624.00
2013	Archdiocesan Council of Miami, Society of St. Vincent de Paul	Mother of Christ Food Ministry	Public Service	The Society of St. Vincent de Paul serves food donated by various entities to families through its Food Ministry located at Mother of Christ Church-*CDF Allocation*	14141 SW 26th Street Miami 33175	11 (Zapata)	3	$ 18,728.00
						CDBG-PUBLIC SERVICE		$ 116,352.00
	CDBG - Economic Development							
2012	Black Economic Development Coalition	Micro Loan Program	Economic Development	Provide microenterprise loans Countywide	180 NW 62nd Street, Miami, FL 33150	Multi-District 2 (Monestime) 3 (Edmonson)	1	$ 241.40
2012	Black Economic Development Coalition	Technical Assistance for Entrepreneurs	Economic Development	Provide direct technical assistance to small business owners and recipients of loans from micro-enterprise loan program, e.g., workshops, financial management, business taxation, etc.- *CDF Allocation $52,050*	180 NW 62nd Street, Miami, FL 33150	Multi-District 2 (Monestime) 3 (Edmonson)	1	$ 990.05
2012	Black Economic Development Coalition	Liberty Square Small Business Pilot Program	Economic Development	Provide direct technical assistance to low-income residents residing in Liberty Square Public Housing Complex by offering business training workshops and technical assistance with grant and loan applications to become self-sufficient.	180 NW 62nd Street, Miami, FL 33150	Multi-District 2 (Monestime) 3 (Edmonson)	1	$ 0.88
						CDBG-ECONOMIC DEVELOPMENT SUBTOTAL		$ 1,232.33
	CDBG-Public Facilities & Capital Improvements							
2014	Village of Biscayne Park	Village of Biscayne Park	PFCI	Community Signage Project- *CDF Allocation*	640 NE 114th St Biscayne Park, FL 33161	4 (Heyman)	2	$ 50,000.00
2014	St. Vincent De Paul	Mother of Christ Food Ministry	PFCI	Construction of food serving area.- *CDF Allocation*	14141 SW 26 ST, Miami, FL 33175	11 (Zapata)	3	$ 16,000.00

12

Legend: 1-Project completed met national objective with funds remaining unspent 2-Project not feasible unable to meet national objective 3-Agency unable to expend funds 4-Contract Expired 5-Agency declined funding 6-Funds not applied for in RFA

Exhibit I
Miami-Dade County Public Housing and Community Development
Recapture Recommendations

Program Year	Agency Name	Activity Title	Activity Category	Activity Description	Activity Address	District & Commissioner Name	Reason for Recapture	Amount to be Recapture
2013	City of South Miami	Marshall Williamson Park Improvements	PFCI	Demolition of 3 playgrounds, installation of 2 Playgrounds, a basketball half-court, park amenities and tree canopy, repair of sidewalks in the park.	6125 SW 68 Street, the South Miami	7 (Suarez)	1	$ 6,927.60
2012	Coalition of Florida Farmworker Organizations, Inc.	Coalition of Florida Farmworker Organizations,	PFCI	Migrant and seasonal multi-service center/public facility improvement .	778 West Palm Drive Florida City, FL 33034	9 (Moss)	1	$ 2,929.08
							CDBG-PUBLIC FACILITIES & CAPITAL IMPROVEMENTS SUBTOTAL	$ 75,856.68
							CDBG TOTAL	$ 193,441.01
	HOME							
2013	CODEC	Golf View Apartments	Housing	New Construction of Multi-Family Development- CHDO Set-Aside	1223 SW 4 St, Miami, FL 33135	5 (Barreiro)	5	$ 150,000.00
2013	Carrfour Supportive Housing	Carrfour Based Rental Assistance	Housing	Tenant Based Rental Assistance (TBRA) for formerly homeless individuals and families	1398 SW 1 Street, 12th Floor, Miami, Fl 33135	CW	1	$ 260.00
2013	Magnolia North 15037 Duval Apartments, LLC.	15037 Duval Apartments-2013	Housing	Construction of Magnolia North Community Center	15037 Duval Street, Opa-Locka FL 33054	1 (Jordan)	6	$ 464,000.00
2014	Miami-Dade Public Housing and Community Development (PHCD)	Unallocated HOME Tenant Based Rental Assistance(TBRA)	Housing	Home Activities	701 NW 1 CT, 16th Floor, Miami, FL 33136	CW	6	$ 267,729.00
2014	Miami-Dade Public Housing and Community Development (PHCD)	Unallocated HOME CHDO Set -Aside	Housing	HOME CHDO Activities	701 NW 1 CT, 16th Floor, Miami, FL 33136	CW	6	$ 100,000.00
							HOME SUBTOTAL	$ 981,989.00
	HOME-Program Income							
	HOME Program Income Received	N/A	N/A	N/A	N/A	N/A	6	$ 260,504.00
							HOME PROGRAM INCOME TOTAL	$ 260,504.00
							HOME TOTAL	$ 1,242,493.00

13

Legend: 1-Project completed met national objective with funds remaining unspent 2-Project not feasible unable to meet national objective 3-Agency unable to expend funds 4-Contract Expired 5-Agency declined funding 6-Funds not applied for in RFA

Exhibit II
Miami-Dade Public Housing and Community Development
Reallocation Recommendations

#	Agency Name	Activity Title	Activity Category	Activity Description	Activity Address	District & Commissioner	Reason for Reallocation	Total Amount to be Reallocated
CDBG								
1	Sunrise Community Inc	Eureka Drive Adult Day Center	Public Facilities and Capital Improvements	Renovation of a 2 story building to serve adults with special needs. The Adult Day Center will serve 100 men and women.	11241 SW 184 Street, Miami, FL 33157	9 (Moss)	2	$ 193,441.01
							CDBG TOTAL:	$ 193,441.01
HOME								
1	Tower Road Gardens, Ltd.	La Joya Apartments	Housing	New construction of a 150 unit affordable housing rental community.	SW 268 ST and SW 143 Avenue, Naranja, FL 33032	9 (Moss)	2	$ 267,989.00
2	Magnolia North 2145 Apts., LLC	Magnolia North 2145 Apts.	Housing	New construction of 12 units of affordable housing rental Community.	2145 Lincoln Ave. Opa-Locka FL 33054	1 (Jordan)	2	$ 464,000.00
3	Little Haiti Housing Association, Inc., DBA Haitian American CDC	10 Single Family scattered sites housing units in Miami-Dade County	Housing	Home CHDO Set-Aside - Acquisition and rehabilitation of 10 single family homes, scattered sites housing units located in various cities throughout Miami-Dade County. Activity sites are scattered throughout Miami-Dade county, including North Miami	Agency Address: 181 NE 82 ST, STE 101 Miami, FL 33138	CW	1	$ 250,000.00
							HOME TOTAL	$ 981,989.00

Legend: 1=Rcvd partial or no funding in FY2014 RFA -Next In Line, 2=Rcvd prior funding; current funding gap (Finish What We Started)

Exhibit II
Miami-Dade Public Housing and Community Development
Reallocation Recommendations

#	Agency Name	Activity Title	Activity Category	Activity Description	Activity Address	District & Commissioner	Reason for Reallocation	Total Amount to be Reallocated
HOME Program Income								
4	Tower Road Gardens, Ltd.	La Joya Apartments	Housing	New construction of a 150 unit affordable housing rental community.	SW 268 ST and SW 143 Avenue, Naranja, FL 33032	9 (Moss)	2	$ 260,504.00
							HOME PROGRAM INCOME TOTAL	$ 260,504.00

S1

Legend: 1=Rcvd partial or no funding in FY2014 RFA -Next In Line, 2=Rcvd prior funding; current funding gap (Finish What We Started)

Exhibit III
Miami-Dade Public Housing and Community Development
HOME Substantial Amendment

Substantial Amendments									
Funding Year	District & Commissioner	Agency Name	Activity Title	Activity Category	Activity Description	Activity Address	Funding Source	Amount	Substantial Amendment
2014	District 3 (Edmonson)	Osprey Apartments, LLC	Liberty Village	Housing-Homeless	72- Unit Rental apartment building. All units will be for low income households and 10 will be reserved for the chronically homeless	5329 NW 17th Avenue & 1620 NW 54th Street Miami FL 33142	HOME	$1,000,000.00	Substantial Amendment to correct the activity address and district.
2014	District 1 (Jordan)	Neighborhood Housing, LLC.	1815 Ali-Baba Apartments	Housing	Set Aside funding for the demolition and new construction of a 4-unit rental development in the Opa-Locka Magnolia North neighborhood at 1815 Ali-Baba Avenue, Opa-Locka, FL	1815 Ali Baba Avenue Opa-Locka, FL 33054	HOME	$498,722.00	Resolution 685-14 incorrectly listed the items as CHDO Operating. Substantial Amendment needed to correct activity category to CHDO Set-Aside.
2014	District 1 (Jordan)	Magnolia North Johnson Street Apartments, LLC.	Magnolia North Johnson Street Apartments	Housing	Set-Aside funds for the demolition and new construction of 12-unit rental development in Opa-Locka' s Magnolia North neighborhood	14805 Johnson Street, Opa-Locka, FL 33054	HOME	$20,664.00	Resolution 685-14 incorrectly listed the items as CHDO Operating. Substantial Amendment needed to correct activity category to CHDO Set-Aside.

Exhibit IV

Finding of Necessity

For the Designation of the

NW 18th Avenue Corridor/Broadway Neighborhood

As a Slum and Blighted Area

Prepared by:

Miami-Dade County Public Housing and Community Development

Community Planning and Outreach Unit

April 8, 2015

TABLE OF CONTENTS

Executive Summary	3
Introduction	4
Study Area	5
Defining Slum and Blight	8
Slum and Blight Analysis	11
Conclusions	47
Recommendations	48

Attachment 1 – NW 18th Avenue Corridor Market Area Study, July 2011

Attachment 2 – List of Potential Improvement Projects for the NW 18th Avenue Corridor

EXECUTIVE SUMMARY

This Finding of Necessity was conducted in accordance with state and federal regulations to assess conditions of slum and blight in the NW 18th Avenue Corridor, commonly referred to as the Broadway neighborhood (the "Study Area"). The purpose of the Finding of Necessity is to qualify the Study Area as a slum and blighted area in accordance with the Community Development Block Grant (CDBG) program. Such designation will enable the County to meet the CDBG national objective of prevention and elimination of slum and blight when using CDBG funds for certain activities within the Study Area. To meet this national objective, activities assisted with CDBG funds within the Study Area must address one or more of the conditions which contributed to the deterioration of the area.

The Study Area consists of 6.97 acres, within the geographic area described as NW 18th Avenue north of NW 62nd Street and the properties on the east and west sides of NW 18th Avenue, terminating at NW 18th Avenue and NW 71st Street, in unincorporated Miami-Dade County. The NW 18th Avenue Corridor/Broadway neighborhood is located within the boundaries of the Model City Neighborhood Revitalization Strategy Area (NRSA).

The Study Area is clearly in need of specific actions to reverse the trend of building deterioration and socioeconomic decline. The characteristics and indicators of slum and blighted conditions documented in this Finding of Necessity exceed the standards established in local and federal regulations for a designation of slum and blight or Finding of Necessity. This warrants the designation of the NW 18th Avenue Corridor/Broadway Neighborhood as a Slum and Blighted Area so that federal CDBG funding may be used to revitalize the area.

INTRODUCTION

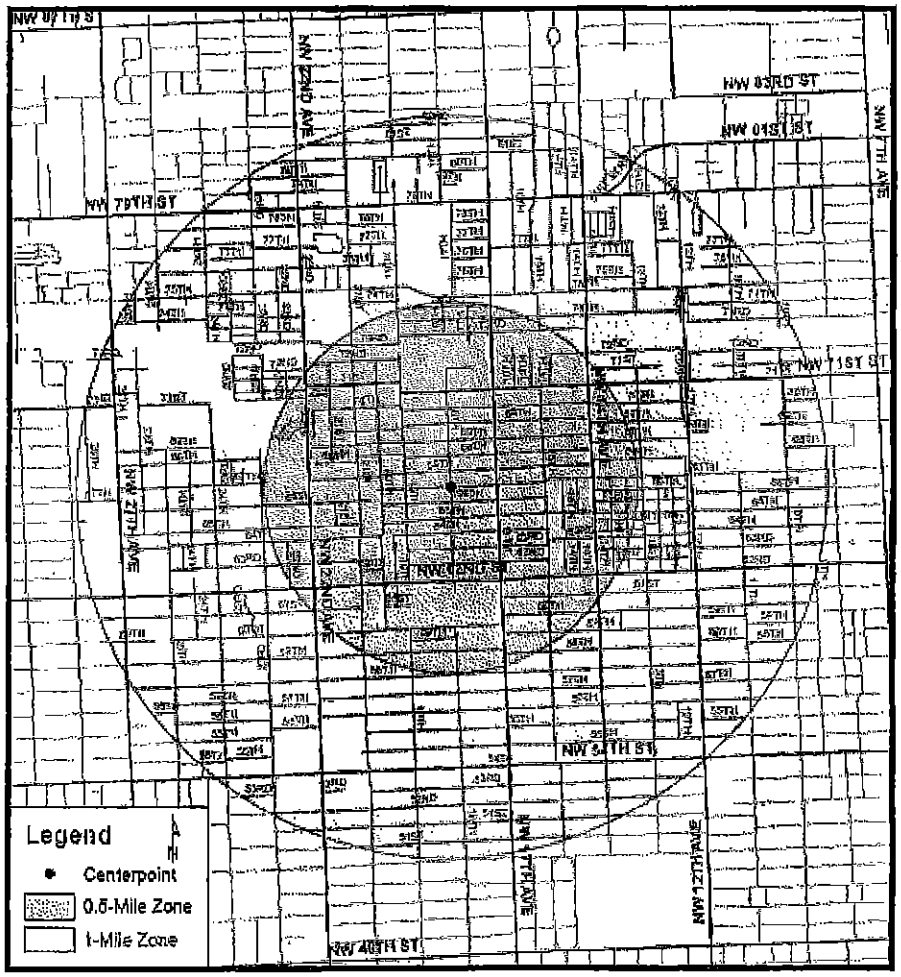
The purpose of this study is to determine whether or not slum and blight conditions exist in the NW 18th Avenue Corridor/Broadway neighborhood. The County's goal is to find opportunities to assist low-income individuals and businesses along the NW 18th Avenue Corridor. This analysis relies on tax roll data from the Miami-Dade County Property Appraiser's Office, visual inspections and photographs of properties, and geographic information system data. This analysis also considers the recommendations and opportunities identified in the NW 18th Avenue Corridor Market Area Study (Attachment 1), completed in July, 2011 by Miami-Dade County Department of Planning and Zoning (now known as Regulatory and Economic Resources).

Miami-Dade County Public Housing and Community Development (PHCD) conducted a Finding of Necessity analysis, commonly referred to as a "blight study," for the NW 18th Avenue Corridor/Broadway Neighborhood. The purpose of this analysis is to determine if the conditions of slum and blight exist as set forth in Title 24 of the Code of Federal Regulations, Parts 570.208(b) and 570.483(c). Those federal regulations require that the County look to State law and thus to the Community Redevelopment Act of 1969, specifically to Florida Statutes, Section 163.340, which defines "slum area" and "blighted area." The County's study finds that those conditions of slum and blight, as defined in the federal regulations and State law, are present in sufficient quantity to provide a reasonable basis for the Miami-Dade County Commission to designate the Study Area as slum and blighted.

STUDY AREA

The Study Area consists of 6.97 acres, located within the geographic area described as NW 18th Avenue north of NW 62nd Street and the commercial properties on the east and west sides of NW 18th Avenue, terminating at NW 18th Avenue and NW 71st Street. The Study Area is situated in the north central part of unincorporated Miami-Dade County, immediately west of the City of Miami. The business corridor encompasses nine blocks along NW 18th Avenue, and is primarily surrounded by adjacent single family homes to the east and west. NW 62nd Street, NW 17th Avenue, and NW 22nd Avenue are primary roadways near the Study Area that have commercial uses as well.

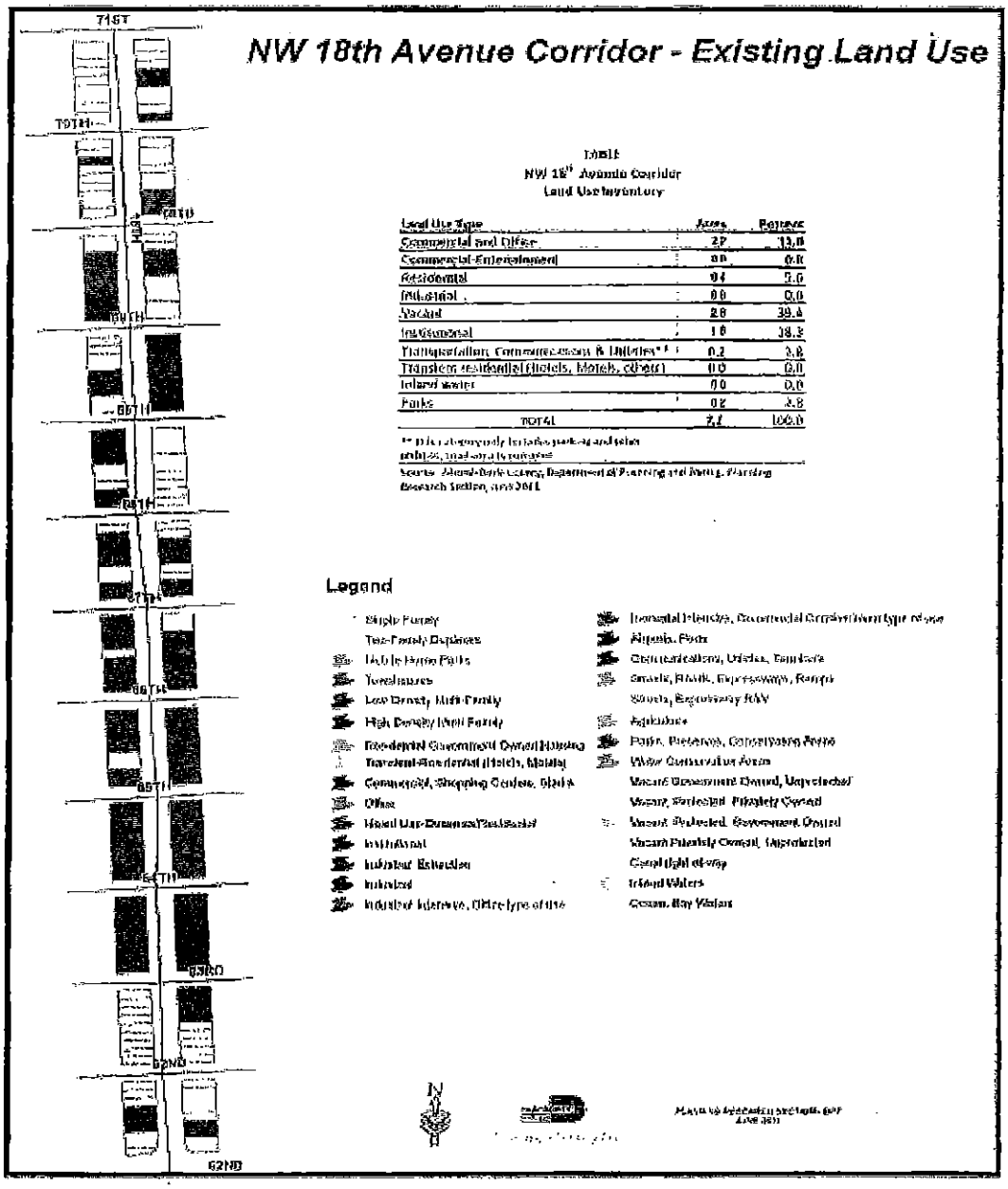
MAP 1. NW 18th Avenue Corridor



Source: Miami-Dade County Department of Planning and Zoning, June 2011

The NW 18th Avenue Corridor Market Area Study (Attachment 1) completed in July, 2011 by Miami-Dade County Department of Planning and Zoning, focused on "determining the potential for future development and for business expansion" in the corridor. According to the Study, there are 42 buildings in the corridor, with a total square footage of 59,484 sq. ft. Commercial

buildings account for approximately 75 percent of the total square footage. Most of the buildings are older, with over 88 percent built more than 50 years ago, and one-third built more than seventy years ago. Many of these buildings appear to have no active business.



The Department of Planning and Zoning conducted a field observation on June 15, 2011, and determined that 13 businesses were active on that day. The active businesses on the corridor include convenience stores, dry cleaners, restaurant, hair salon, shoe shop and a social club. The thirteen active businesses are in buildings that total 15,300 sq. ft., leaving 29,600 sq. ft. unoccupied and available for additional businesses. The map above shows that the primary land uses in the Corridor are commercial, institutional, and government-owned vacant land. There are a few residential land uses in the Corridor, with residential areas bordering the full length of the Corridor on the east and west.

Public Housing and Community Development conducted a field observation in 2014 to review the condition of the NW 18th Avenue Corridor. PHCD Project Managers and Planners took photographs and conducted informal interviews with business owners. A visual inspection of the exterior of each commercial and residential structure was conducted. Based on conditions observed and photographed in 2014, PHCD confirmed that conditions along the NW 18th Avenue Corridor have not changed since 2011.

In 2011, the NW 18th Avenue Corridor Market Area Study stated:

> "Socioeconomic trends from 2000 to the 2000-2009 period [sic] demonstrate a continuation of the decline experienced in these market areas previously. Key indicators accurately portray the current situation. The population in both market areas declined by over 17 percent in the smaller market area and over 8 percent in the larger one. Persons in the under 18 years of age category in 2010, varied between 37 and 47 percent of the population in the market areas. This was over 50 percent higher than the percent found in the County. In terms of educational attainment, approximately 6 percent of persons had at least a Bachelor's degree in the market areas, while the figure for the County was over four times higher. In terms of household structure, again the market areas fare poorly relative to the County. Households headed by females with children represent between 24 and 40 percent in the market areas, whereas the comparable figure in the County is just under 9 percent. This and the low percentage of persons with at least a Bachelor's degree have clear ramifications in terms of household income earning potential and consequently poverty. Median household income in the market areas is less than half of the figure for the County. As a result the percent of persons in poverty in the market areas is over two and one half times that for the County. The effect of population loss and low income levels results in aggregate household income that is quite low in the market areas. In turn, the household income needed to support new business development is lacking."

In the four years since 2011, there have been no substantial changes in the NW 18th Avenue Corridor/Broadway Neighborhood area. The poor conditions of existing structures along the Corridor have clearly affected the physical, economic, and social environment within the Study Area. Some residential buildings and many non-residential buildings are of unacceptable physical condition, which requires major repair or, in some cases, demolition. Furthermore, some non-residential buildings along the NW 18th Avenue Corridor may be considered functionally and physically obsolete by the constraints of site, structure placement, access, and limited on-site parking.

Since 2013, PHCD has been working with property owners on the Corridor to identify funding to improve the area, as part of the NW 18th Avenue/Broadway Corridor Small Business Façade Improvement Program. PHCD has held quarterly meetings with the Model City Community Advisory Committee to determine the needs and priorities of the community to revitalize the Corridor. A list of identified needs to improve the NW 18th Avenue Corridor is included as Attachment 2.

DEFINING SLUM AND BLIGHT

Miami-Dade County Public Housing and Community Development (PHCD) conducted a Finding of Necessity analysis, commonly referred to as a "blight study," for the NW 18th Avenue Corridor/Broadway Neighborhood. The purpose of this analysis is to determine if the conditions of slum and blight exist as set forth in Title 24 of the Code of Federal Regulations, Parts 570.208(b) and 570.483(c). Those federal regulations require that the County look to State law and thus to the Community Redevelopment Act of 1969, specifically to Florida Statutes, Section 163.340, which defines "slum area" and "blighted area."

The County's study finds that those conditions of slum and blight, as defined in the federal regulations and State law, are present in sufficient quantity to provide a reasonable basis for the Miami-Dade County Commission to designate the Study Area as slum and blighted.

The following are the criteria, as set forth in 24 C.F.R. 570.208(b)(1), for designating an area as slum and blight:

> (i) The area, delineated by the [County], meets a definition of a slum, blighted, deteriorated or deteriorating area under State or local law; and
>
> (ii) The area also meets the conditions in either paragraph (A) or (B):
>
> > (A) At least 25 percent of properties throughout the area experience one or more of the following conditions:
> >
> > > (1) Physical deterioration of buildings or improvements;
> > >
> > > (2) Abandonment of properties;
> > >
> > > (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;
> > >
> > > (4) Significant declines in property values or abnormally low property values relative to other areas in the community; or
> > >
> > > (5) Known or suspected environmental contamination.
> >
> > (B) The public improvements throughout the area are in a general state of deterioration.

Looking to State law, Chapter 163 of the Florida Statutes codifies the Community Redevelopment Act of 1969 (the "CRA Act"). The CRA Act permits Counties in Florida to create Community Redevelopment Areas, governed by a Community Redevelopment Agency, in order to use tax increment financing to eliminate slum and blighted conditions. In order to engage in community redevelopment activities under the CRA Act, the County must study the area and make a Finding of Necessity that the area suffers from slum and blight.

The CRA Act, at Florida Statutes, Section 163.340(7)-(8), defines slum and blight as follows:

(7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or

(c) The existence of conditions that endanger life or property by fire or other causes.

(8) "Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(d) Unsanitary or unsafe conditions;

(e) Deterioration of site or other improvements;

(f) Inadequate and outdated building density patterns;

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;

(h) Tax or special assessment delinquency exceeding the fair value of the land;

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;

(j) Incidence of crime in the area higher than in the remainder of the county or municipality;

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

SLUM AND BLIGHT ANALYSIS

Miami-Dade County Public Housing and Community Development (PHCD) compiled background data, analyzed the information in a manner consistent with Florida Statutes, and concluded that the Study Area meets the definitions of slum and blight set forth in Florida Statutes, Section 163.340(7)-(8) and 24 C.F.R. 570.208(b)(1).

While at this time the County does not seek to create a Community Redevelopment Area in the Study Area, the Study Area does meet the requirements for creation of a Community Redevelopment Area. The County's findings show that the following criteria of slum and blight in accordance with Florida law exist within the Study Area:

Slum

The Study Area has physical and economic conditions conducive to poverty and crime due to a predominance of commercial and residential buildings that are impaired by dilapidation, deterioration, and age, and exhibiting the following factors:

- Inadequate provision for ventilation, light and open spaces
- Existing conditions that endanger life or property by fire or other causes

Blight

The Study Area has a substantial number of deteriorated and deteriorating buildings, and according to Miami-Dade County statistics presented in the following pages, are leading to economic distress and danger to life and property, with the following factors present:

- Predominance of defective or inadequate parking facilities
- Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary and unsafe conditions
- Deterioration of commercial and residential structures
- Incidence of crime higher than in the remainder of Miami-Dade County
- Incidence of code violations higher than in the remainder of Miami-Dade County

- Diversity of ownership which prevents the free alienability of land within the deteriorated area

Using the information provided in this study, the Miami-Dade County Commission may find that slum or blighted areas exist within the Study Area, and that the rehabilitation or redevelopment of the areas is necessary in the interest of the public health, safety, morals, or welfare of area residents.

In addition, the study finds that at least 25 percent of properties throughout the Study Area experience the following conditions of slum and blight, as set forth in 24 C.F.R. 570.208(b)(1)(ii)(A):

- Physical deterioration of buildings or improvements;

- Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;

- Significant declines in property values or abnormally low property values relative to other areas in the community; or

Thirteen of the forty-two buildings within the Study Area, or 31%, are deteriorated or unsafe structures, vacant commercial or residential buildings, have abnormally low property values relative to other areas in Miami-Dade County, or significant declines in property value. The following is a list of these thirteen locations that meet the federal requirement:

1. 6214 NW 18 Avenue
2. 6400 NW 18 Avenue
3. 6530 NW 18 Avenue
4. 6615 NW 18 Avenue
5. 6619 NW 18 Avenue
6. 6670 NW 18 Avenue
7. 6690 NW 18 Avenue
8. 6800 NW 18 Avenue
9. 6829 NW 18 Avenue
10. 6840 NW 18 Avenue
11. 6874 NW 18 Avenue
12. 6920 NW 18 Avenue
13. 7000 NW 18 Avenue

Once the County designates the Study Area as a slum and blighted area in accordance with the criteria set forth above, federal regulations allow for funding of support activities, in the form of Community Development Block Grants (CDBG), for local communities to prevent and eliminate slum and blight conditions.

By designating the Corridor as a Slum and Blighted Area, a wider variety of CDBG eligible activities and national objectives can be used revitalize the area. If the area is designated slum and blight, the CDBG national objective of elimination of slum and blight can be used, in addition to other CDBG national objectives, such as benefits to low- and moderate-income persons (LMI), low-mod area benefits (LMA), and limited clientele activities (LMC). When operating under the elimination of slum and blight national objective, the activities assisted with CDBG funds must be limited to those that address one or more of the conditions which contributed to the deterioration of the area.

Of the fourteen factors indicative of blight listed in the Florida Statutes referenced above, this analysis indicates that at least eight blight conditions exist in the Study Area. These conditions, when considered together, are clearly detrimental to the immediate and long term social and economic stability of the neighborhood. These conditions are a constraint for any significant development or redevelopment within the Study Area. The photos and descriptions on the following pages show visual evidence of at least three blight indicators in the Study Area: predominance of defective or inadequate parking facilities; unsanitary and unsafe conditions; and faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

The photos of commercial buildings and existing conditions are organized from south to north along the NW 18th Avenue Corridor. Crime data and maps for the Study Area and the greater Miami-Dade County area were accessed on the CrimeMapping.com link from the Miami-Dade County website. Data and maps show that crimes are much more prevalent in the Study Area than in the remainder of the county, confirming the blight indicator of incidence of crime in the Study Area is higher than in the remainder of Miami-Dade County. Within the approximately seven-acre Study Area, there have been more than seventy building code violations cited between the years of 2006 to 2014, indicating an incidence of code violations higher than in the remainder of Miami-Dade County, which is another indicator of blight under Florida law.

In addition, the Study Area meets the federal criteria listed under Title 24 of the Code of Federal Regulations, Part 570.483(c) for slum and blight conditions to be addressed by CDBG funding on an area basis. Public improvements throughout the Corridor, namely street lights and facilities at Broadway Park, are generally deteriorated. At least 31%of the properties in the Study Area are experiencing physical deterioration. Property values have declined in the Study Area since 2012, at an average rate of six percent. The photographs on the following pages show significant deterioration, and the presence of each of the factors listed above as indicators of blighted conditions.

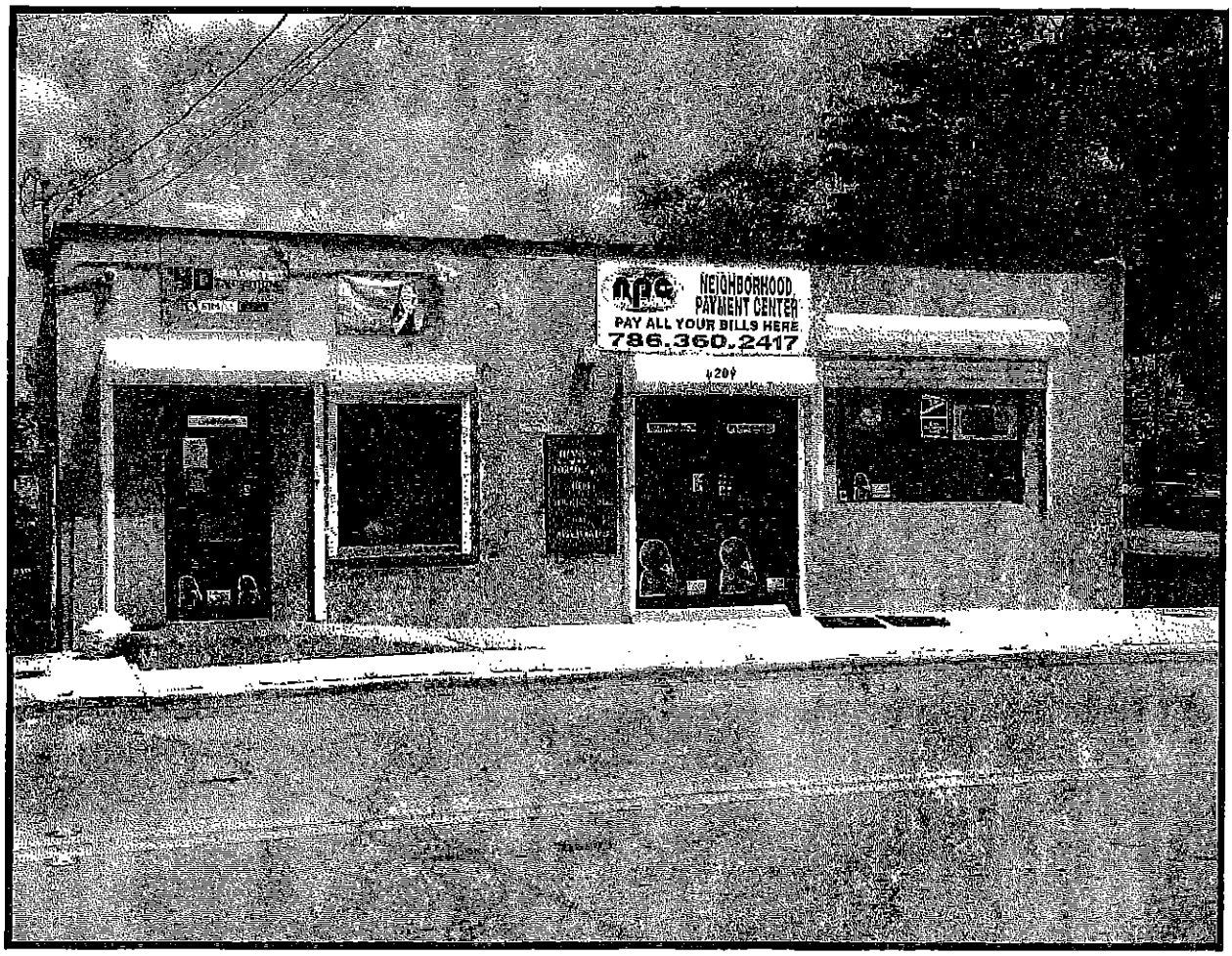
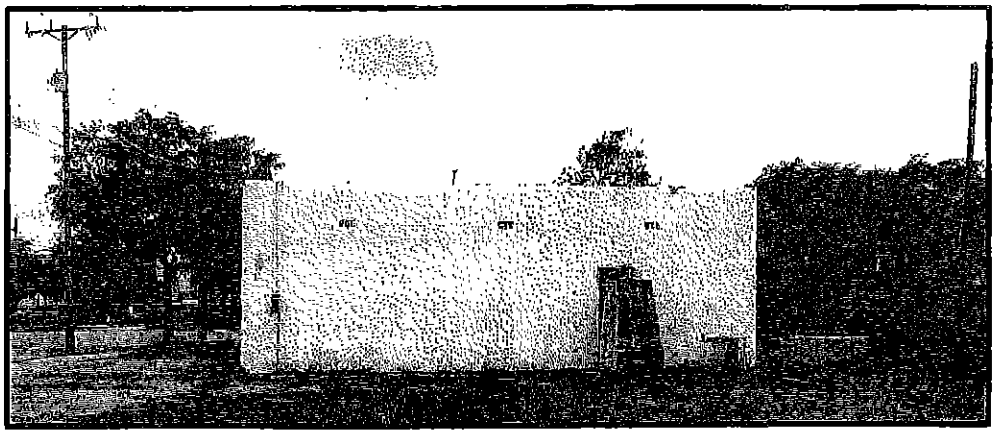
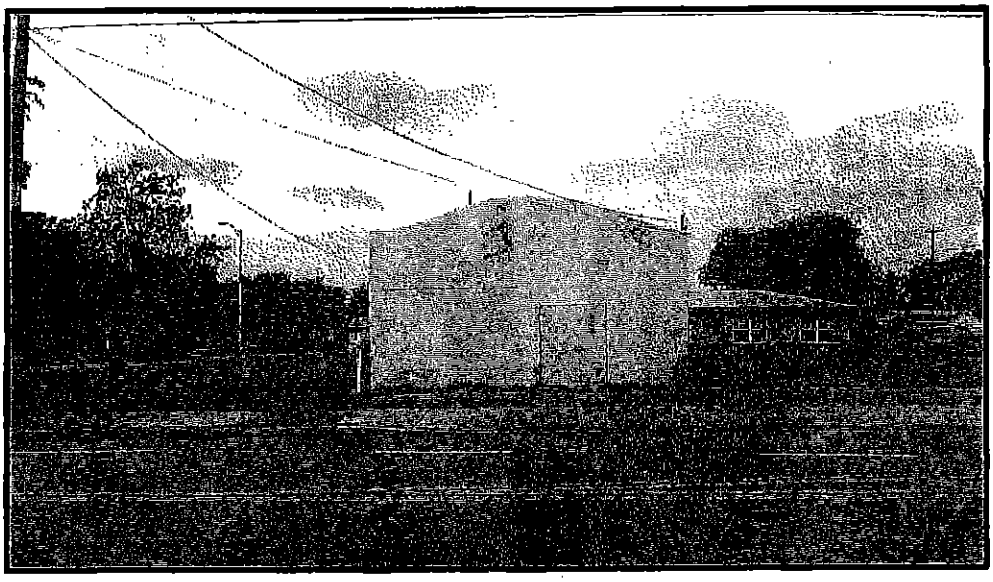
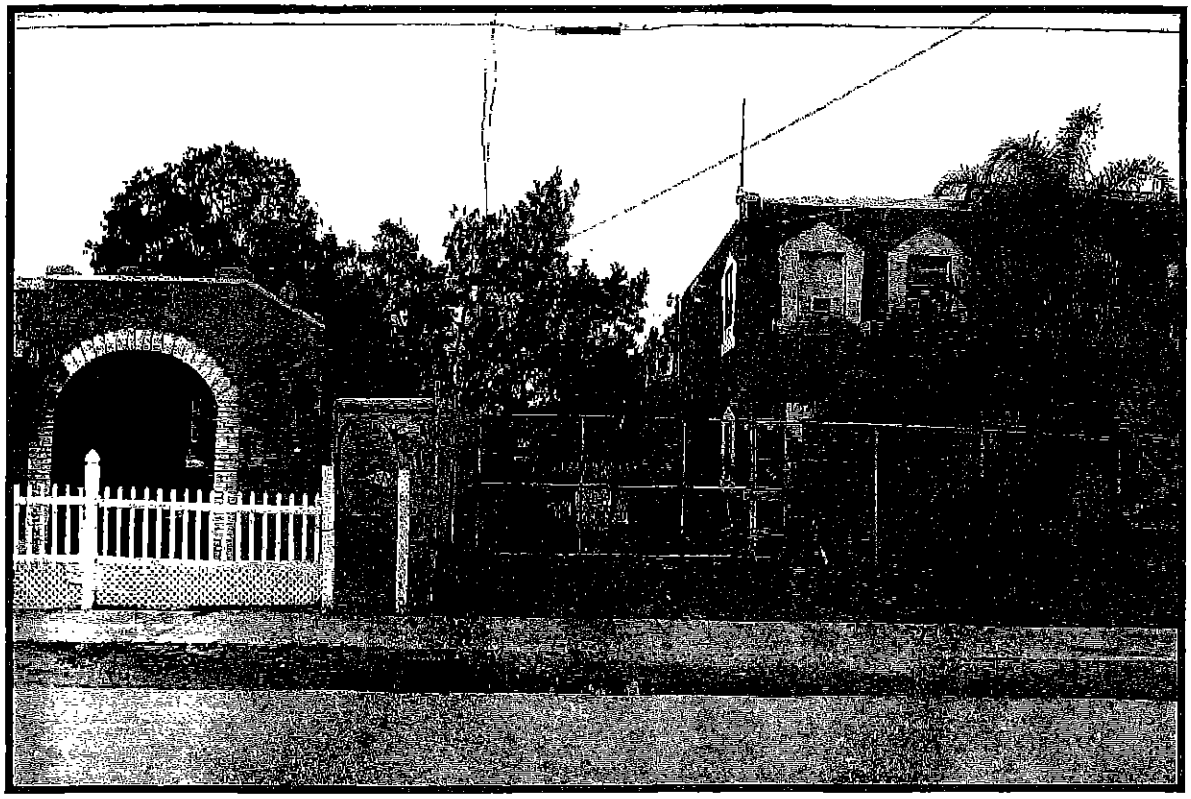


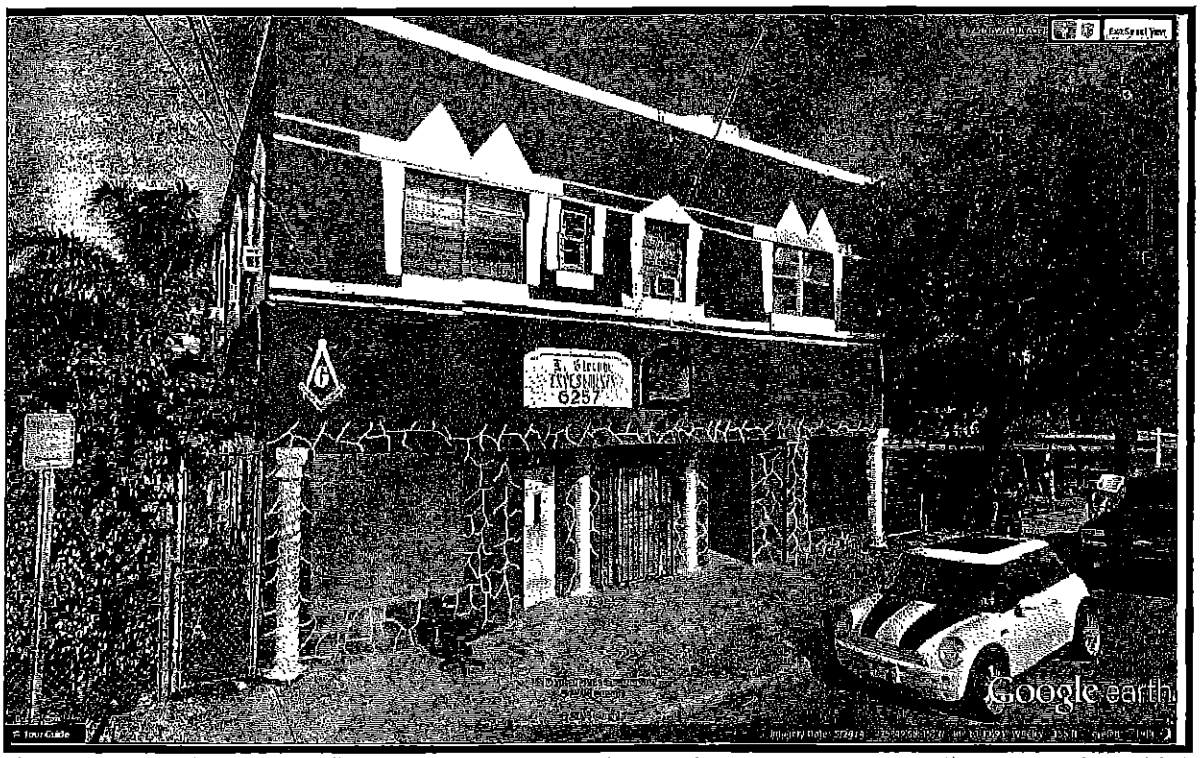
Figure 1, 6209 NW 18th Avenue, Neighborhood Payment Center, LLC, a 1,520 square foot building, built in 1925. This is an active business registered with Florida Department of State, Division of Corporations. Note the security cameras, rolling covers for doors and windows to prevent crime. The ADA accessible ramp is there, but is lacking the required support railing. Note the lack of parking within the site, requiring vehicles to park on the street.



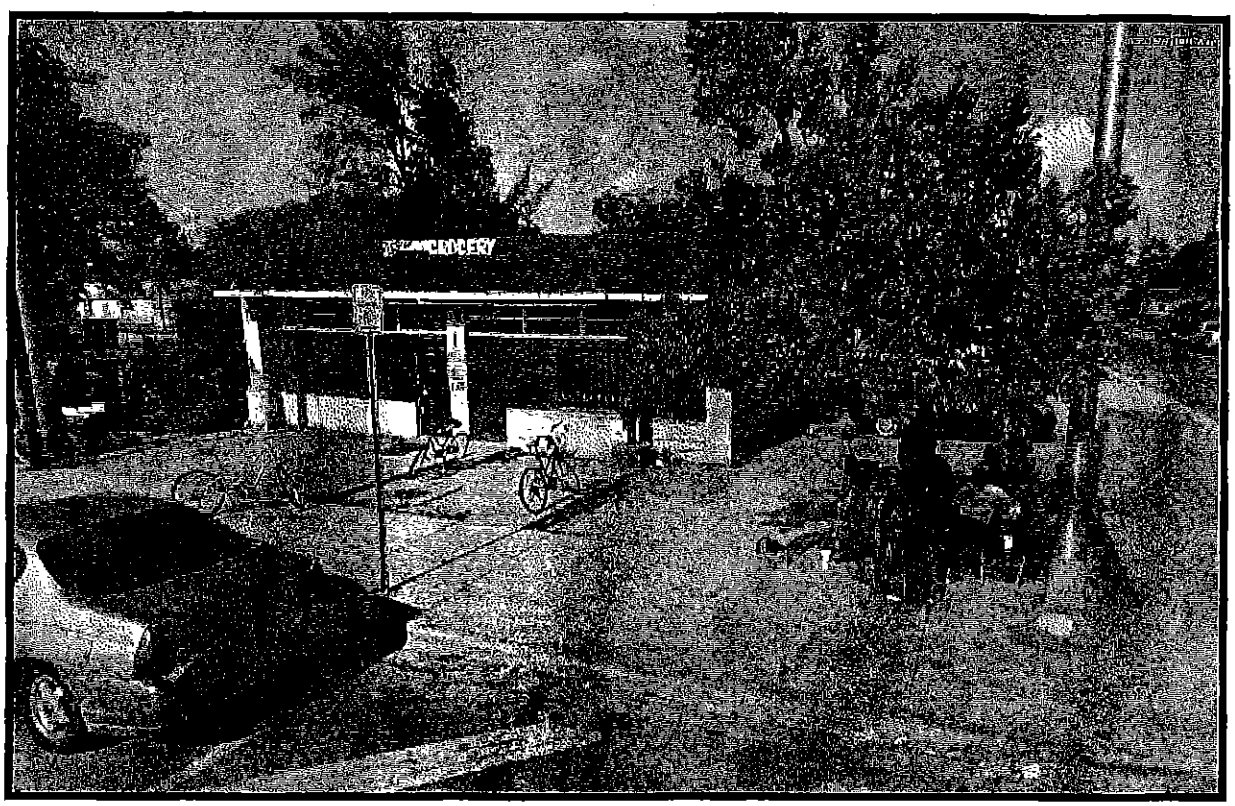


Figures 2-4, 6214 NW 18th Avenue, a deteriorated/unsafe structure. This vacant building has cracks in the wall. Note the garbage and overgrowth behind the building, which is adjacent to residential homes. The façade of the building, facing NW 18th Avenue, looks very dilapidated.





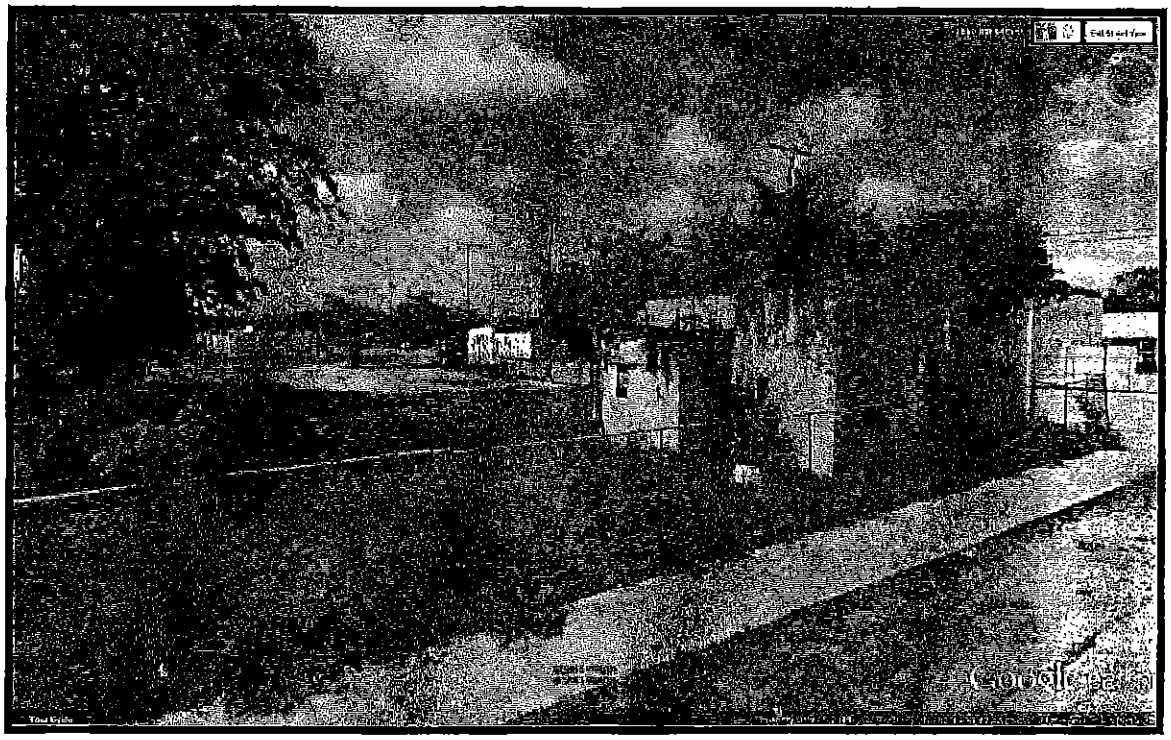
Figures 5 and 6, 6257 NW 18 Avenue – E. Slocum Investments, an active, 19-unit multi-family apartment building built in 1939. This two-story apartment building has an area of 3,924 square feet. Note the iron bars on the door to guard against crime, the unsightly electrical connections on the front façade, and graffiti on a truck parked west of the apartment building.



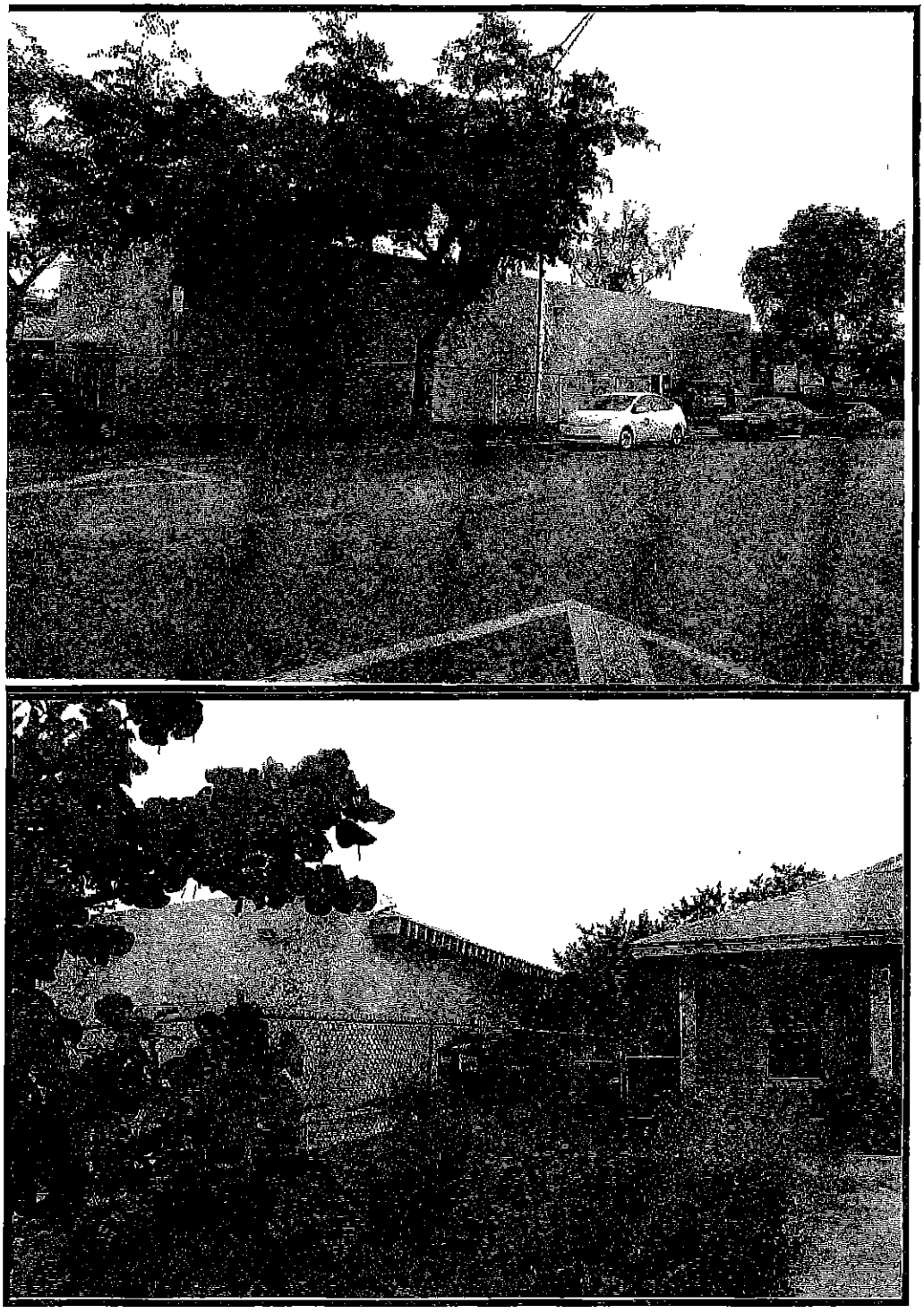
Figures 7 and 8, 6309 NW 18th Avenue, Grocery Store – Note the shutters on the front-facing window to guard against crime, and the graffiti along the entire south wall of the building.

Google earth

Google earth



Figures 9 – 12, 6400 NW 18th Avenue – The Miami-Dade County Property Appraiser database has no record of this building, which is on a 2,800 square foot lot owned by St. James African Methodist Episcopal Church. The concrete block building is a vacant, dilapidated structure with no roof, severe wall damage and a very unsightly appearance. Mature trees are growing inside the building, located adjacent to three new houses built by Habitat for Humanity.



Figures 13 and 14, Merry Poppins Daycare and Kindergarten, located at 6427 NW 18th Avenue, Miami, Florida 33147. This existing 4,455 square foot building, built in 1950, is used as a daycare and educational institution. It is an active business, registered with Florida Department of State, Division of Corporations, affiliated with St. James African Methodist Episcopal Church. Note the lack of parking within the facility, necessitating vehicles to park on the street.

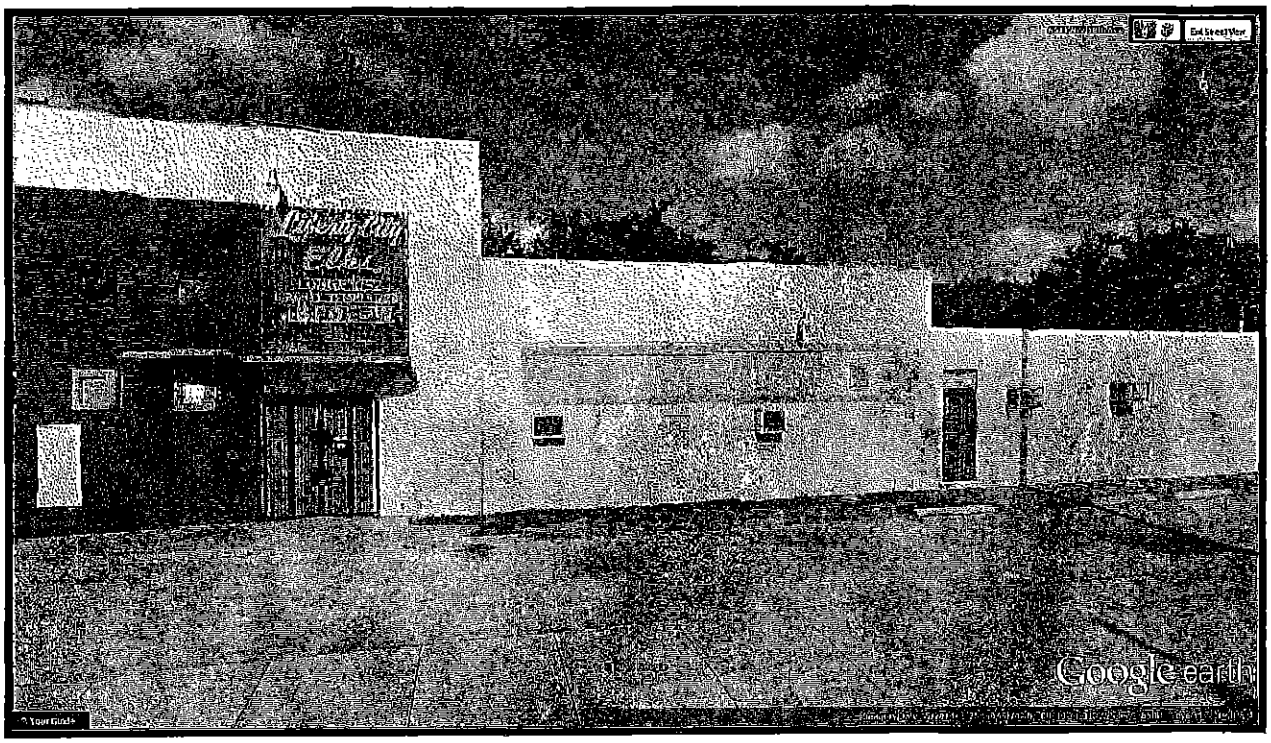


Figure 15, Liberty City Elks Lodge #1052, located at 6515-6525 NW 18th Avenue, Miami, Florida 33146. This existing 3,136 square foot building, built in 1956, is used by the Elks to conduct their business and charitable activities. Note the faded appearance of the paint on the building. Note the iron bars over the doors and the overhead lights to guard against crime.

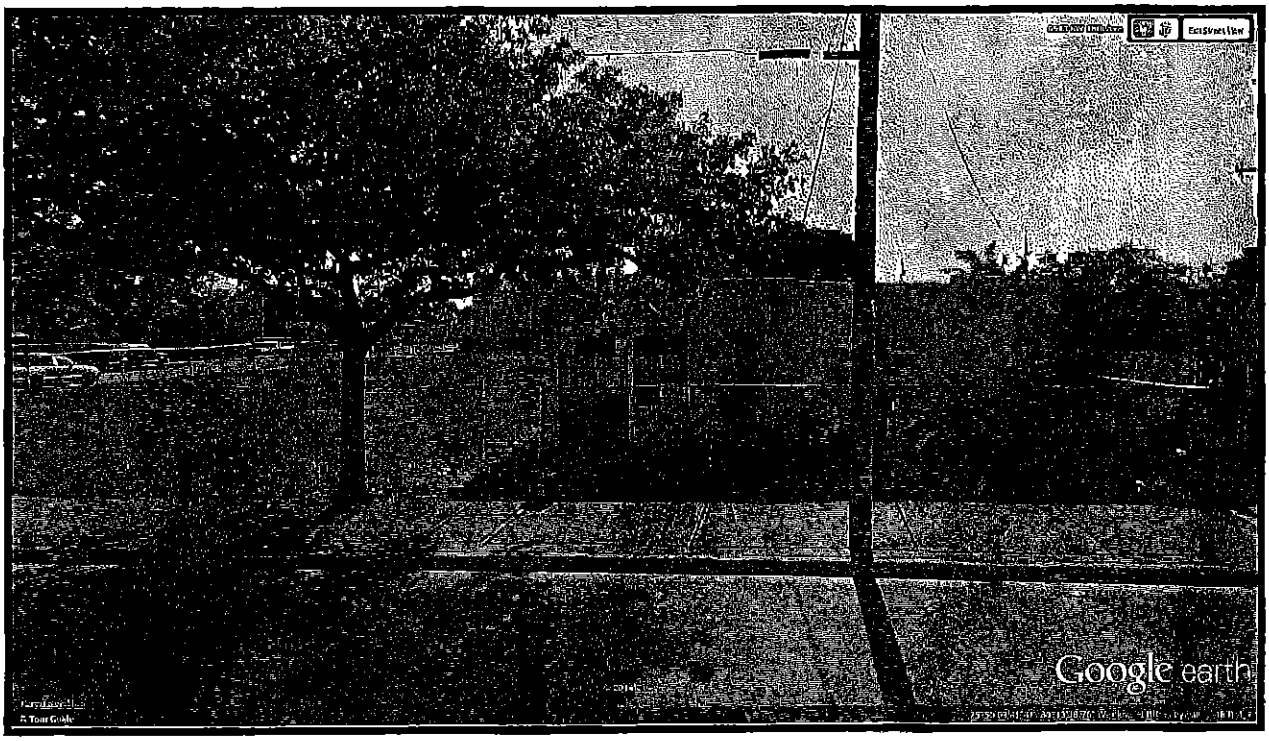


Figure 16, 6514-6520 NW 18th Avenue, St. James African Methodist Episcopal Church building. This existing 1,442 square foot building, built in 1937 and 1948, is zoned for a retail store, but is used by St. James A.M.E. Church. Note the faded appearance of the paint on the building, and the iron bars on the door to guard against crime.

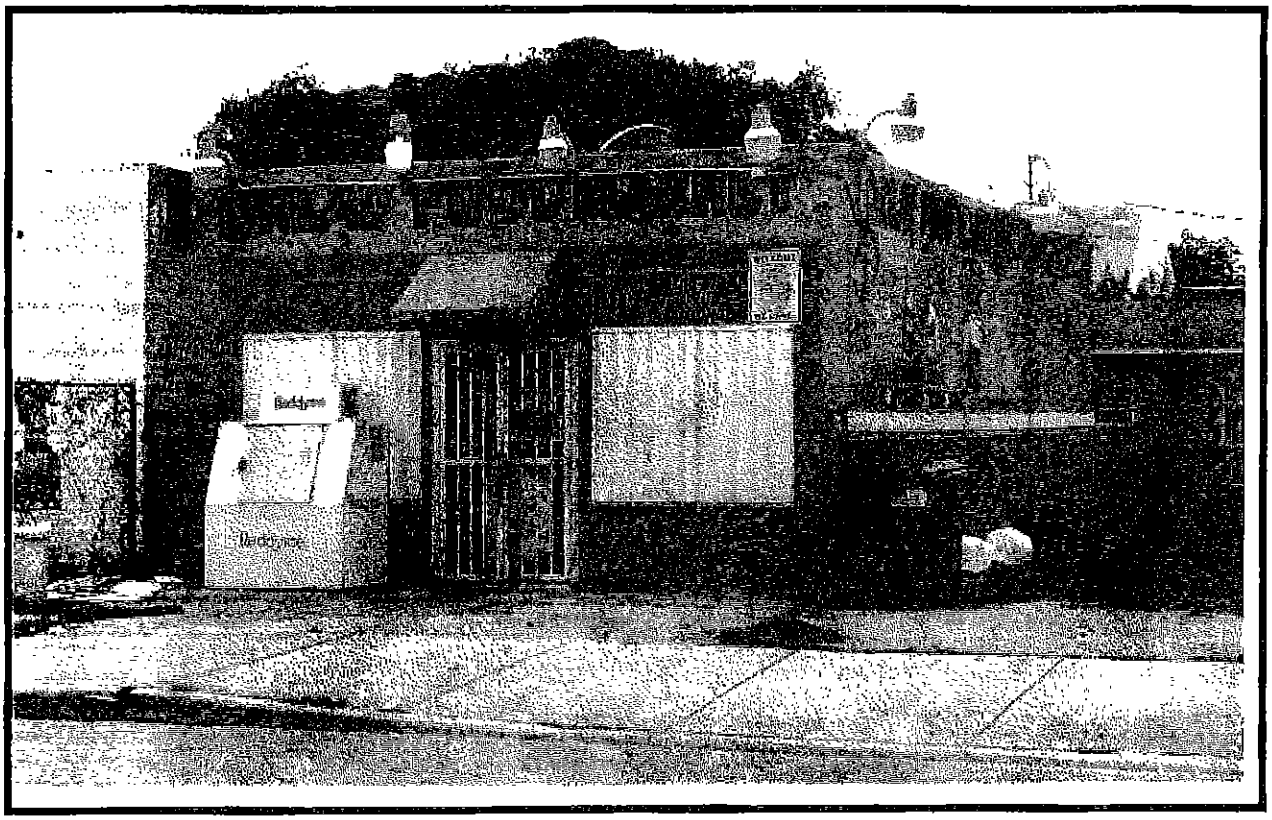
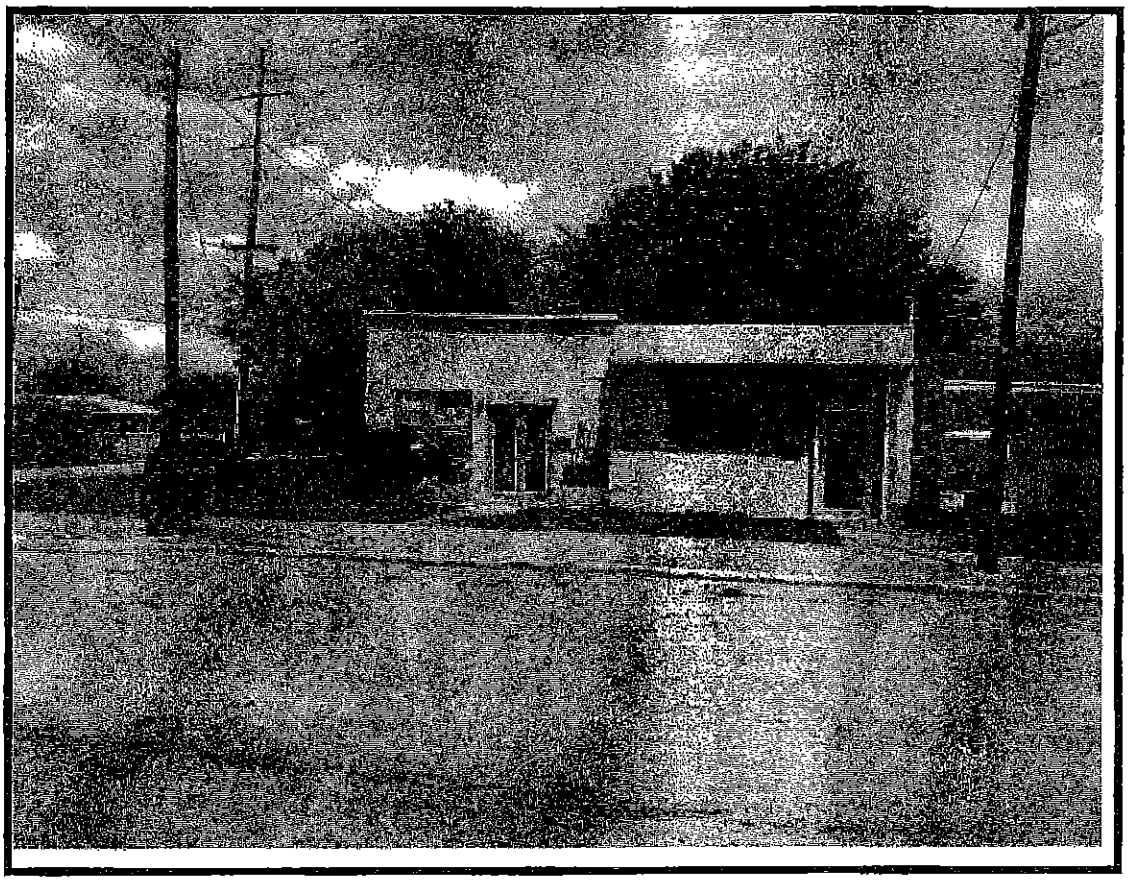
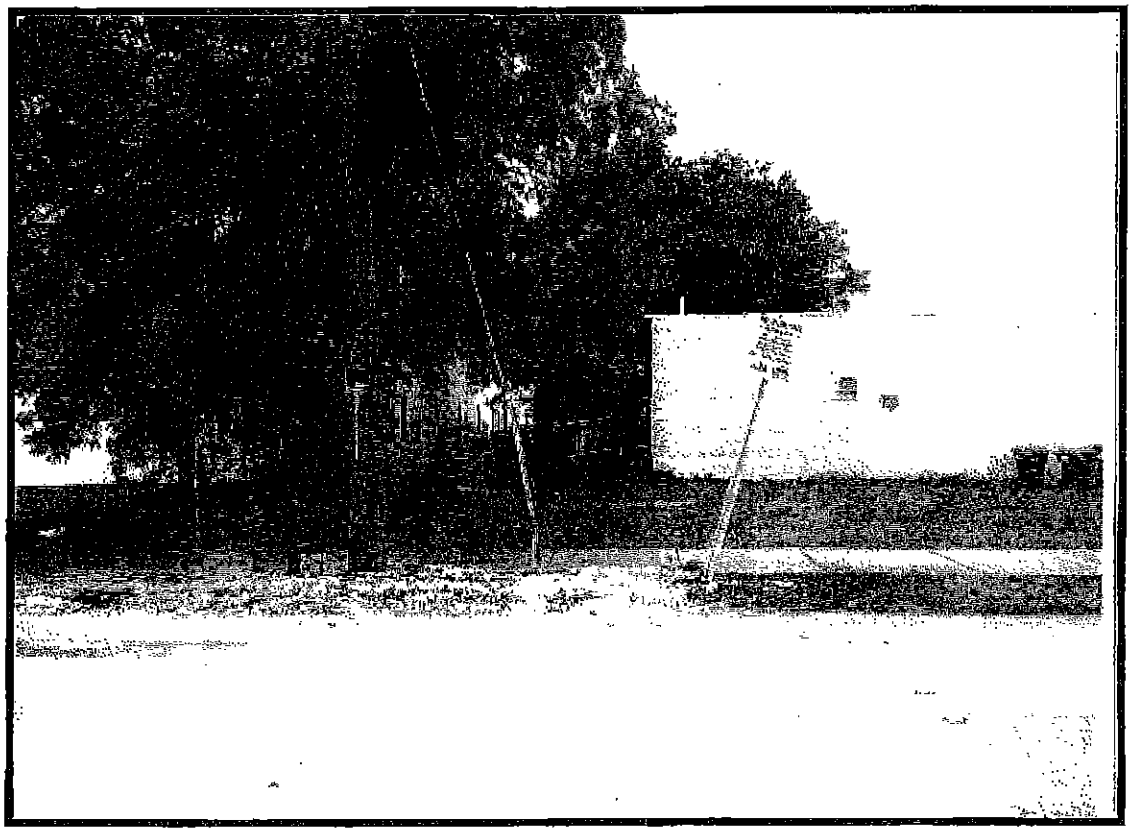
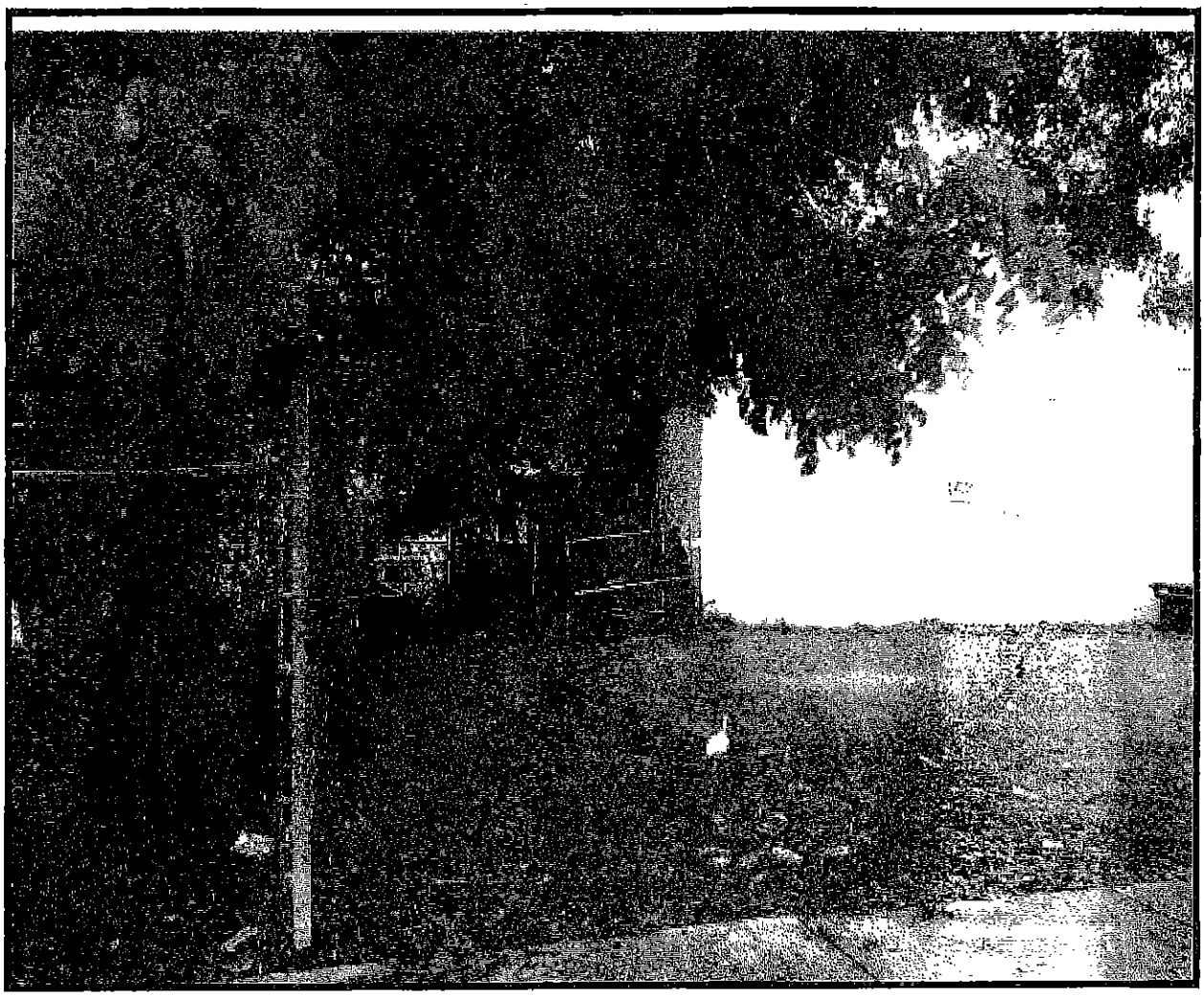


Figure 17, 6530 NW 18th Avenue, Dread Food Market supermarket is a 733 square foot structure, built in 1957. Note the extensive overhead lighting system, razor wire on the roof, and lockable shutters covering the windows to guard against crime. Note the faded appearance of the paint on the building. There is no provision for parking within the building site, requiring vehicles to park on the street.

Figure 18, 6612 NW 18th Avenue, Sportz Kuts Salon, a 531 square foot building built in 1931. Note the iron bars around the doors and windows, and the overhead light to guard against crime. Note the faded appearance of the paint on the building. There is no provision for parking within the building site, requiring vehicles to park on the street.







Figures 19 – 21, 6615 NW 18th Avenue, an 813 square foot building built in 1954. Note the deterioration of the building; the broken window covered by aluminum foil. There is a lot of garbage in back of the building, and frequent illegal dumping at the roadside. Miami-Dade County has placed signs saying no dumping. Note the lack of parking, necessitating vehicular parking in the grass or on the street.

Figures 22 and 23, 6670 NW 18th Avenue, a 1,671 square foot building built in 1950. This visually unpleasing building appears to be vacant. Note the garbage and litter behind the building, breaks in the sidewalk and paving, and a bent power pole west of the building. This building is adjacent to residential homes. Note the overhead lighting and sliding locking shutters over the doors to guard against crime.

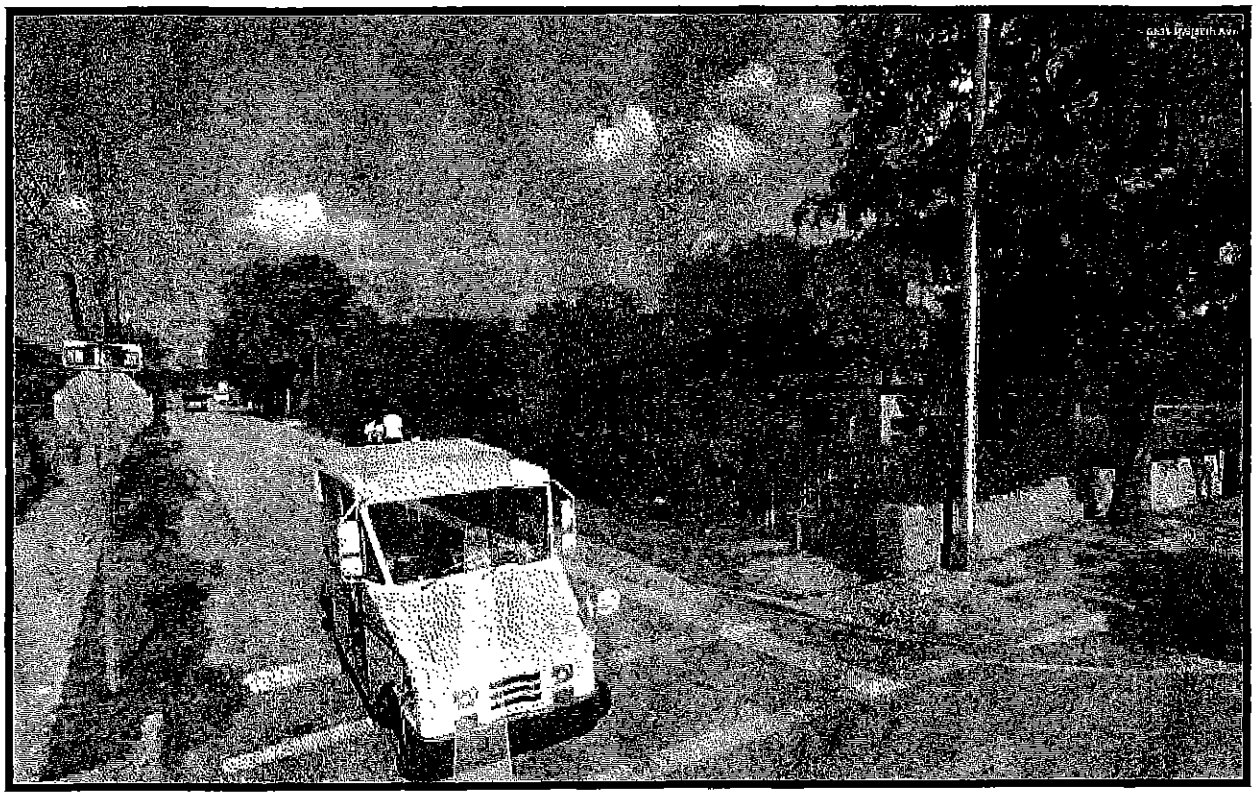


Figure 24, 6829 NW 18 Avenue, a 1,171 square foot building built in 1938. Note the graffiti present on the windows of the north side of this residential home.

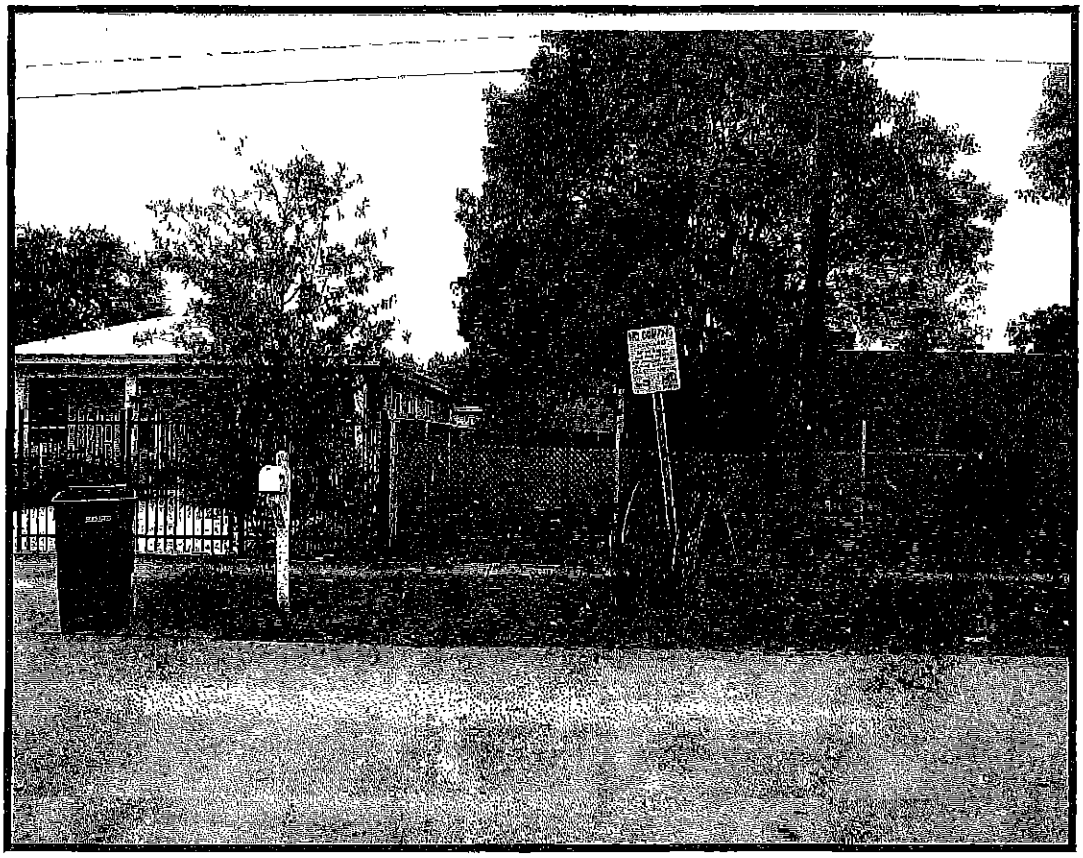
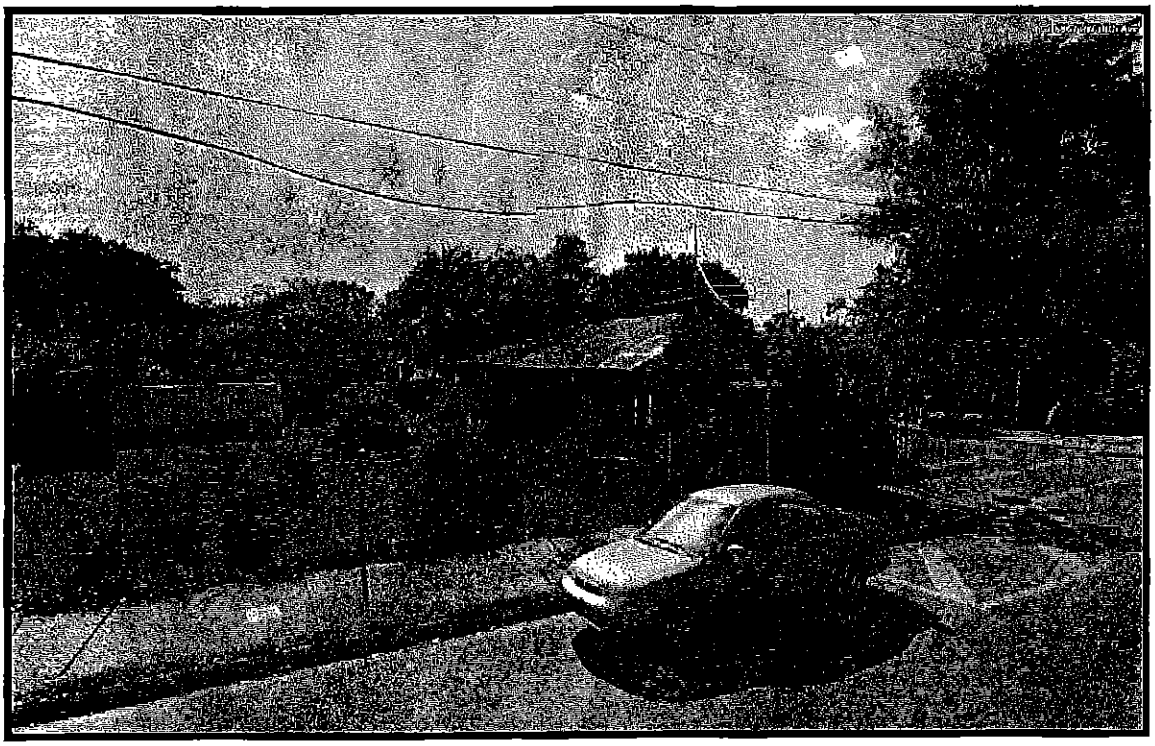
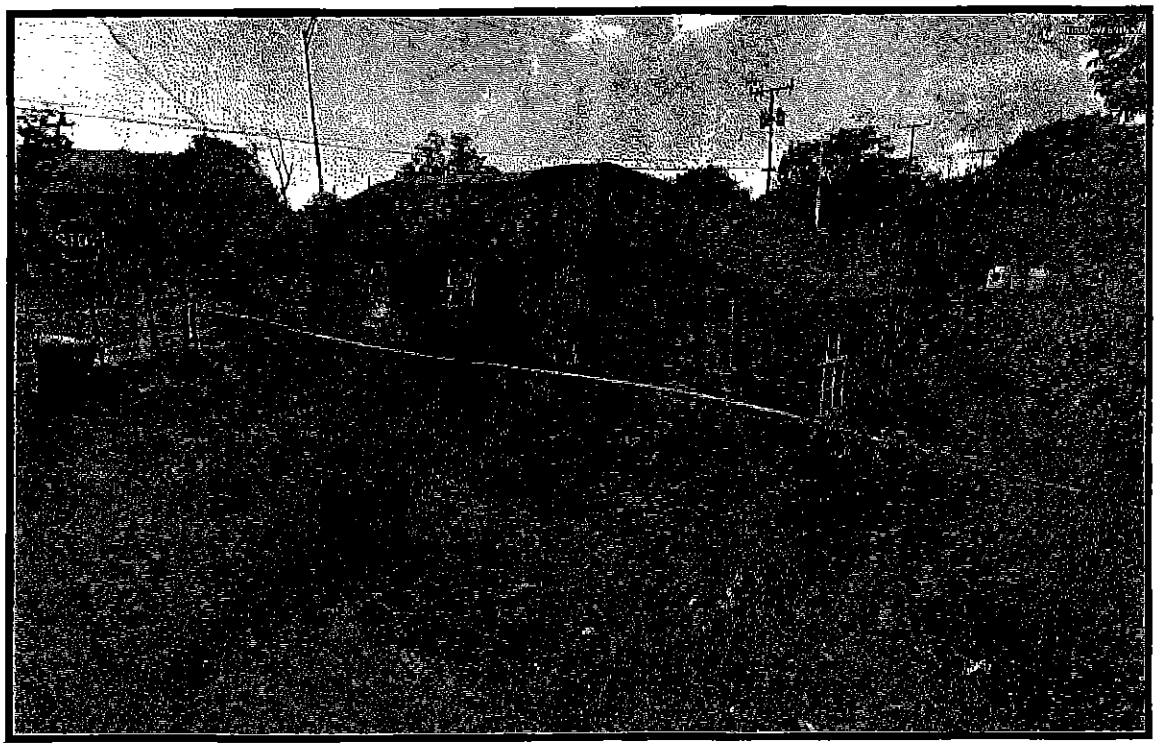


Figure 25 and 26, 6838 NW 18th Avenue, Broadway Place, a 1,467 square foot building, built in 1953. Due to frequent illegal dumping on the street, Miami-Dade County placed a no dumping sign at this location. Note that the chain link fence height and pole heights do not match.





Figures 27 and 28, 6874 NW 18th Avenue, a dilapidated, 768 square foot single-family home built in 1938. Note the windows covered with foil wrappings, serious roof problems, and lack of parking due to a small corner lot location. The paint on the home is heavily faded. The chain link fence height and pole heights are mismatched, leading to poor aesthetics.

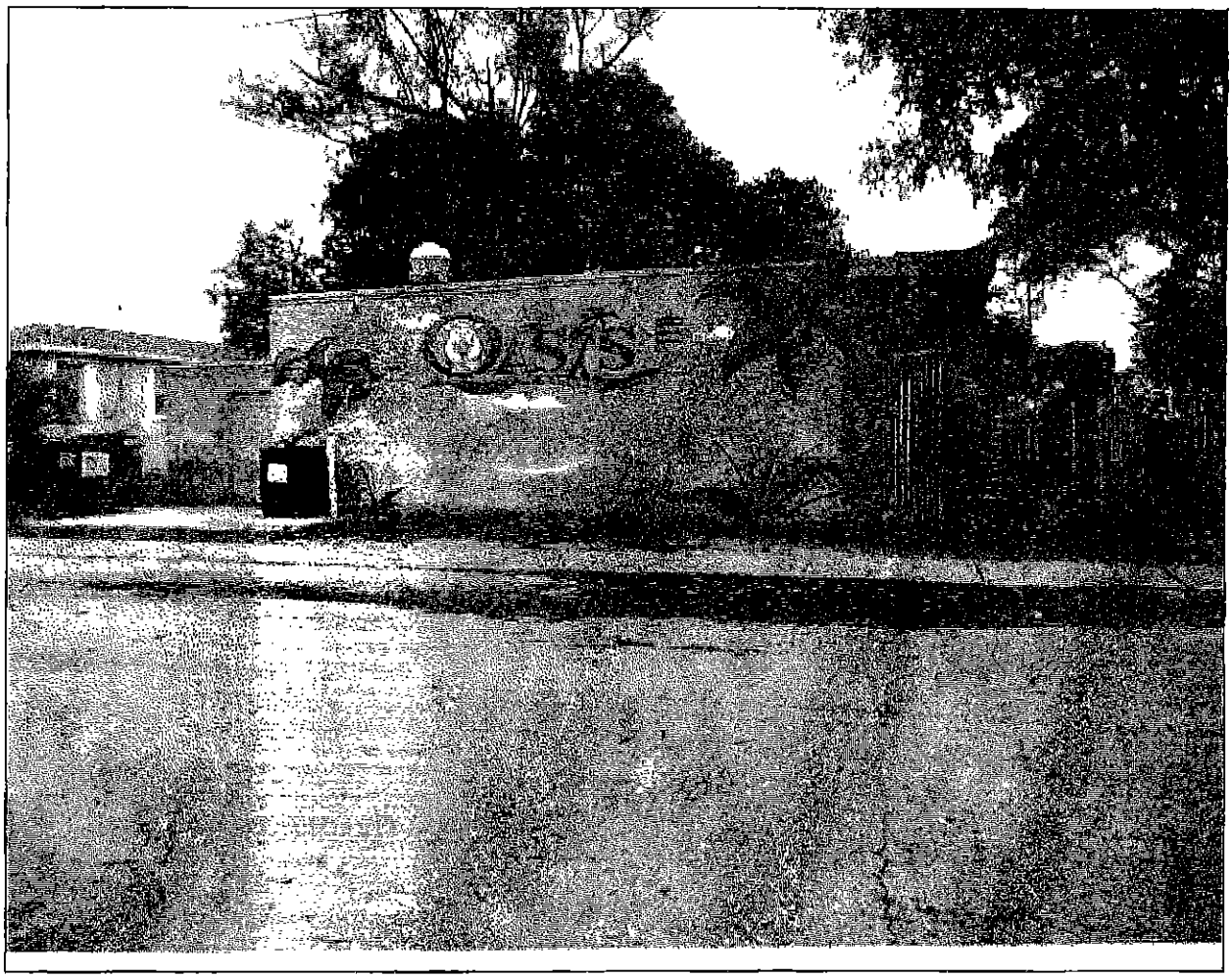
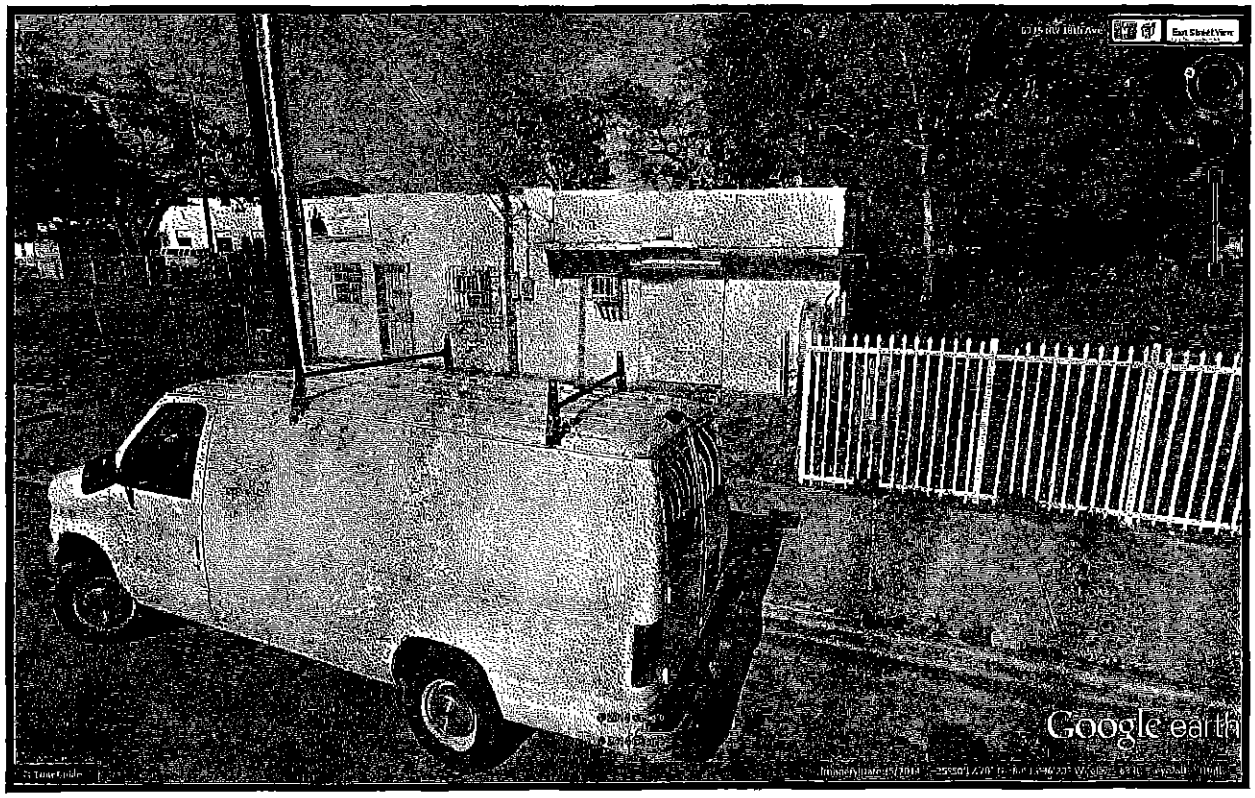
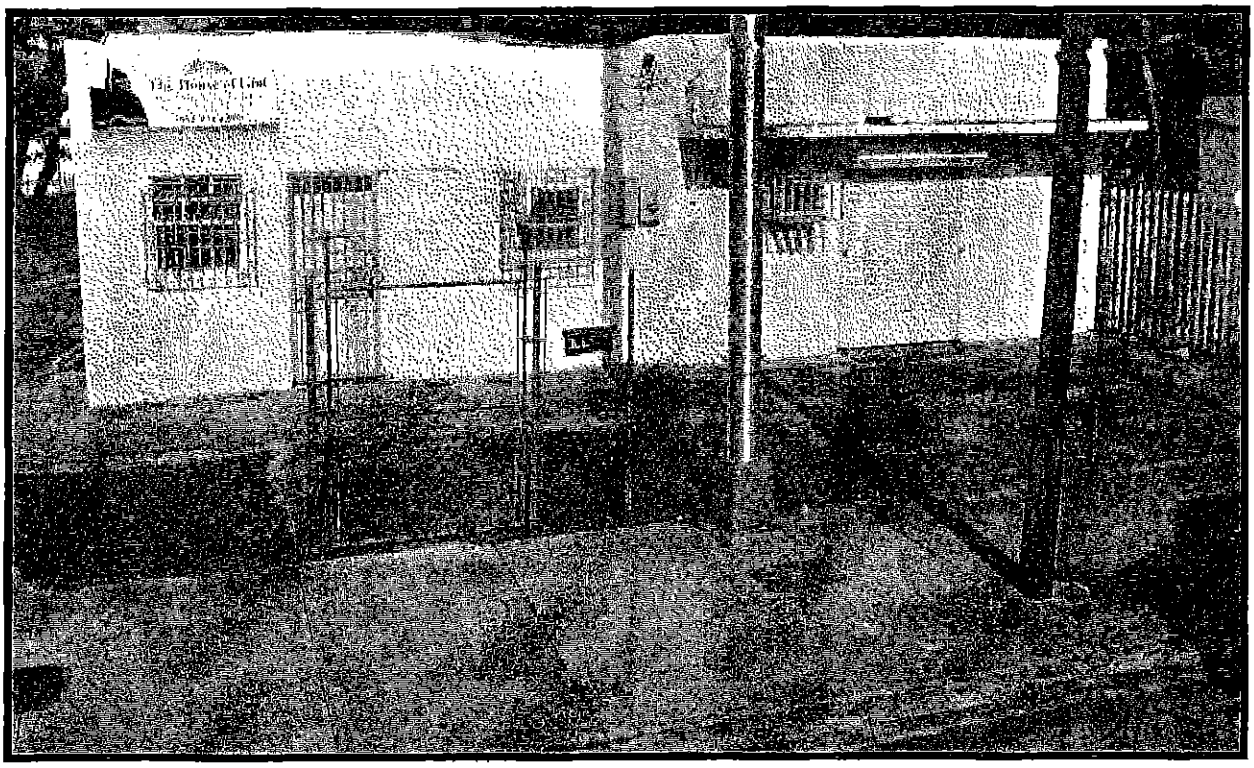


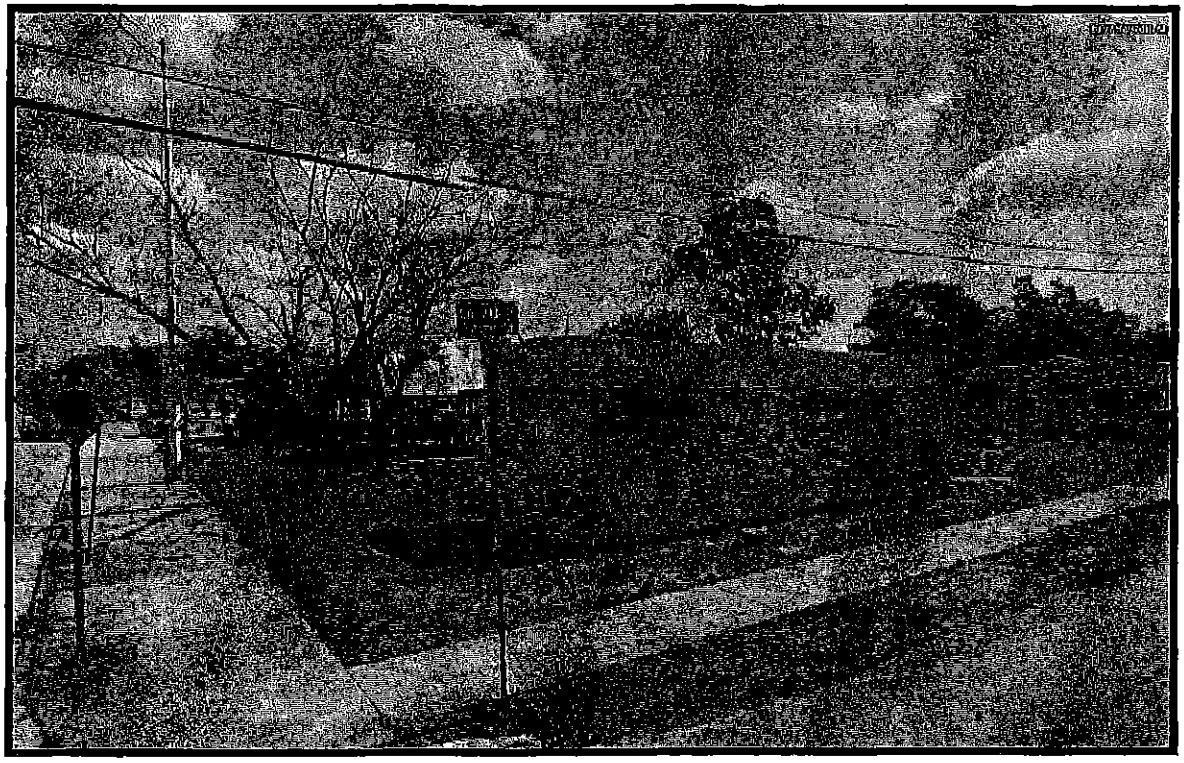
Figure 29, 6900 NW 18th Avenue, Oasis Café, a 792 square foot building built in 1940. This active café is located just south of Broadway Park. Note the iron bars on both doors, and the security lights to deter crime.

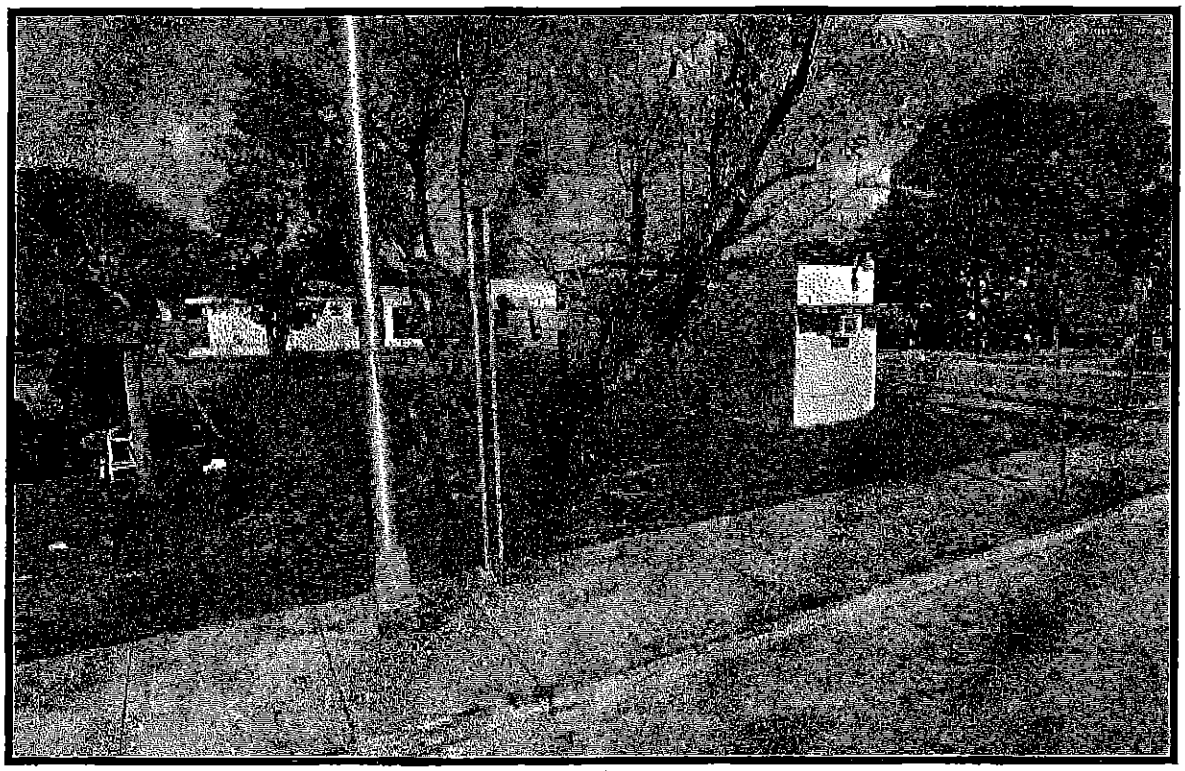
Figures 30 – 32, Broadway Park, at 6920 NW 18th Avenue, is a mini-park less than a quarter-acre in size. Although the facilities at the park are in a general state of deterioration, it is heavily used by neighborhood residents; especially senior citizens. The amenities at Broadway Park include bench seating and game tables, and picnic grills on the south side of the park. However, due to high temperatures and a lack of trees in the center of the park, users tend to bring their own chairs and sit in the shade of the tree on the northeast corner of the park. The above-ground planters in the middle of the park contained trees many years ago, which died, and could be replaced. For events and parties in the park, residents typically bring their own tents and chairs to the south end of the park. The overhead security lighting at the park is old, and commonly vandalized. Neighborhood residents could benefit from a larger park site with more amenities for residents to enjoy.



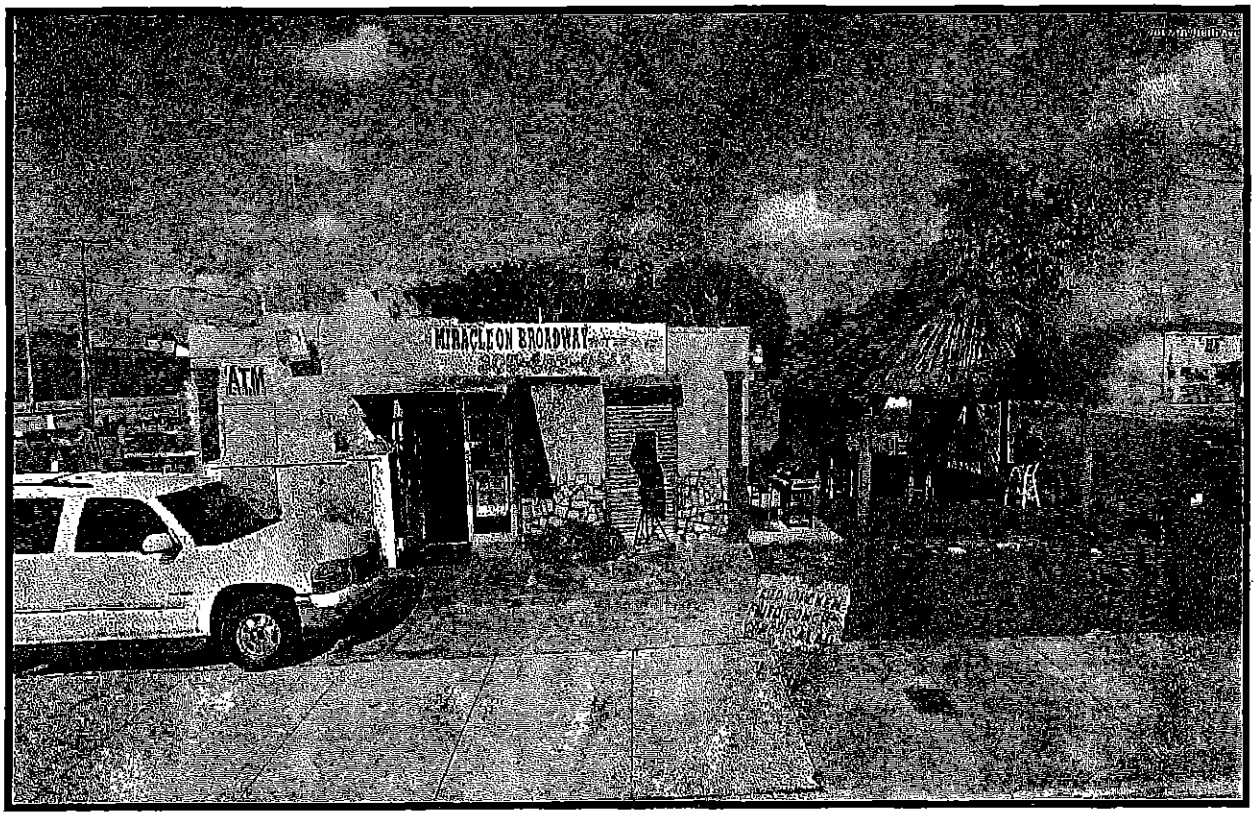


Figures 33 and 34, 6917-25 NW 18 Avenue, a 1,700 square foot building built in 1939. Note the iron bars on doors, window, and around the air conditioning units, to guard against crime. Note the lack of parking within the lot, necessitating vehicular parking on the street.





Figures 35 and 36, 7000 NW 18th Avenue, a 532 square foot building built in 1950. This inactive building has an odd configuration, at less than ten feet wide, and just over 50 feet long. This building does not have parking, necessitating vehicles to park on the street. Note the shutters and lighting in place to guard against crime.



Figures 37 and 38, 7017 NW 18th Avenue, a 1,438 square foot building, built in 1947, used as a retail store and supermarket. This is an active business registered with the Florida Department of State, Division of Corporations. Note the iron bars on the doors to prevent crime. Note the garbage and an unsightly storage trailer behind the building. There is no parking within the site, leading to a tendency for vehicles to park on the sidewalk or street.

Assessed values of properties in the NW 18th Avenue Corridor in the aggregate declined significantly, from approximately $2.5 Million to $2.36 Million, in years 2012 to 2014, an average value decline of six percent (Figure 39). Four properties experienced assessed value declines of greater than ten percent in the three year period. Property values for vacant land along the Corridor remained constant. In contrast, from 2013 to 2014, countywide taxable values for

single-family residential properties increased by 7.5%, commercial properties increased by 1.8%, and vacant land values increased by 6.1% (Figure 40). The NW 18th Avenue Corridor meets the criteria federal definition of a slum and blight area for purposes of receiving CDBG funding.

Figure 39: 2012 – 2014 Change in Assessed Values of NW 18 Avenue Corridor Properties

ADDRESS	2012 VALUE	2013 VALUE	2014 VALUE	DIFFERENCE	PERCENT CHANGE
6209 NW 18 AVE	$84,604	$79,853	$79,793	-$4,811	-6.0%
6214 NW 18 AVE	$53,102	$50,654	$50,627	-$2,475	-4.9%
6257 NW 18 AVE	$153,470	$145,282	$145,282	-$8,188	-5.6%
6309 NW 18 AVE	$59,235	$56,526	$56,526	-$2,709	-4.8%
6312 NW 18 AVE	$114,173	$107,827	$107,752	-$6,421	-6.0%
6329 NW 18 AVE	$40,989	$39,165	$39,125	-$1,864	-4.8%
6340 NW 18 AVE	$43,666	$41,955	$41,955	-$1,711	-4.1%
6247 NW 18 AVE	$261,995	$248,498	$248,189	-$13,806	-5.6%
6514 NW 18 AVE	$37,784	$35,632	$35,602	-$2,182	-6.1%
6515 NW 18 AVE	$130,256	$124,999	$124,999	-$5,257	-4.2%
6520 NW 18 AVE	$41,682	$39,337	$39,313	-$2,369	-6.0%
6530 NW 18 AVE	$27,927	$26,680	$26,680	-$1,247	-4.7%
6601 NW 18 AVE	$46,888	$44,677	$44,641	-$2,247	-5.0%
6606 NW 18 AVE	$119,429	$107,311	$105,952	-$13,477	-12.7%
6609 NW 18 AVE	$74,340	$69,524	$68,900	-$5,440	-7.9%
6612 NW 18 AVE	$25,595	$24,498	$24,498	-$1,097	-4.5%
6615 NW 18 AVE	$85,698	$33,938	$33,928	-$1,770	-5.2%
6619 NW 18 AVE	$28,335	$27,062	$30,144	$1,809	6.0%
6670 NW 18 AVE	$72,443	$68,892	$68,892	-$3,551	-5.2%
6690 NW 18 AVE	$64,437	$61,396	$61,396	-$3,041	-5.0%
6701 NW 18 AVE	$38,713	$37,270	$37,254	-$1,459	-3.9%
6704 NW 18 AVE	$38,863	$36,863	$36,863	-$2,000	-5.4%
6715 NW 18 AVE	$19,092	$18,294	$21,621	$2,529	11.7%
6728 NW 18 AVE	$38,394	$36,480	$36,480	-$1,914	-5.2%
6800 NW 18 AVE	$70,335	$65,519	$65,444	-$4,891	-7.5%
6828 NW 18 AVE	$78,809	$75,924	$75,924	-$2,885	-3.8%
6829 NW 18 AVE	$65,722	$61,503	$54,722	-$11,000	-20.1%
1778 NW 69 ST	$208,490	$191,231	$194,521	-$13,969	-7.2%
6838 NW 18 AVE	$68,394	$65,080	$65,052	-$3,342	-5.1%
6874 NW 18 AVE	$31,566	$29,095	$23,921	-$7,645	-32.0%
6900 NW 18 AVE	$44,578	$43,295	$43,295	-$1,283	-3.0%
6909 NW 18 AVE	$46,050	$44,651	$44,612	-$1,438	-3.2%
6917 NW 18 AVE	$53,316	$50,883	$50,883	-$2,433	-4.8%
6925 NW 18 AVE	$35,614	$33,877	$33,877	-$1,737	-5.1%
6970 NW 18 AVE	$47,214	$44,672	$44,635	-$2,579	-5.8%
7001 NW 18 AVE	$27,998	$26,774	$26,774	-$1,224	-4.6%
7017 NW 18 AVE	$70,444	$66,987	$66,987	-$3,457	-5.2%
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: Miami-Dade County Property Appraiser, 2012-2014
Vacant lots are not considered in this analysis; land values in the Corridor remained constant. For lots with buildings considered above, changes were in the building value.

Figure 40: July 1, 2014 Taxable Value Comparison Table

MIAMI-DADE COUNTY
PROPERTY APPRAISER
Preliminary Assessment Roll Value Review - Countywide
JULY 1, 2014

2014 Preliminary Assessment Roll Countywide Summary

Type	Count	2014 Just Value	2014 Assessed	2014 Taxable	2013 Taxable	Change[1]	Pct
Single Family	376,464	98,869,386,970	79,356,830,954	64,165,307,554	59,683,242,109	4,482,065,445	7.5%
Condominium	351,975	80,413,539,864	66,540,128,415	60,581,661,084	54,640,629,149	5,941,031,935	10.9%
Multi Family	35,761	15,524,993,446	14,259,991,463	13,152,503,540	12,276,431,627	876,071,913	7.1%
Commercial	51,678	56,002,218,336	51,939,707,520	50,625,430,618	49,732,133,957	893,296,661	1.8%
Vacant Land	46,466	8,074,027,187	6,932,729,386	6,565,084,271	6,185,710,747	379,373,524	6.1%
Other Properties[2]		46,941,477,012	43,366,744,732	15,454,771,443	14,615,688,395	839,083,048	5.7%
Total		304,825,622,805	262,396,132,470	210,544,758,410	197,133,836,984	13,410,922,426	6.8%

[1]Note; Includes New Construction
[2]Note; Includes Institutional/Government, Personal Property, Centrally Assessed, etc.

Source: Miami-Dade County Property Appraiser, 2014

The number of code violations in the Study Area is much higher relative to the remainder of Miami-Dade County. In the 7-acre Study Area, during the years 2006-2014, there are more than seventy code violations (Figure 41). Over the three year period from 2011-2014, 136 code violations were cited within a one-half mile radius of the center of the Study Area (Figure 42). In the case of some properties along the Corridor, the total amount of fees due in order to correct code violations exceeds the assessed value of the property.

Figure 41: List of Code Violations in the Study Area

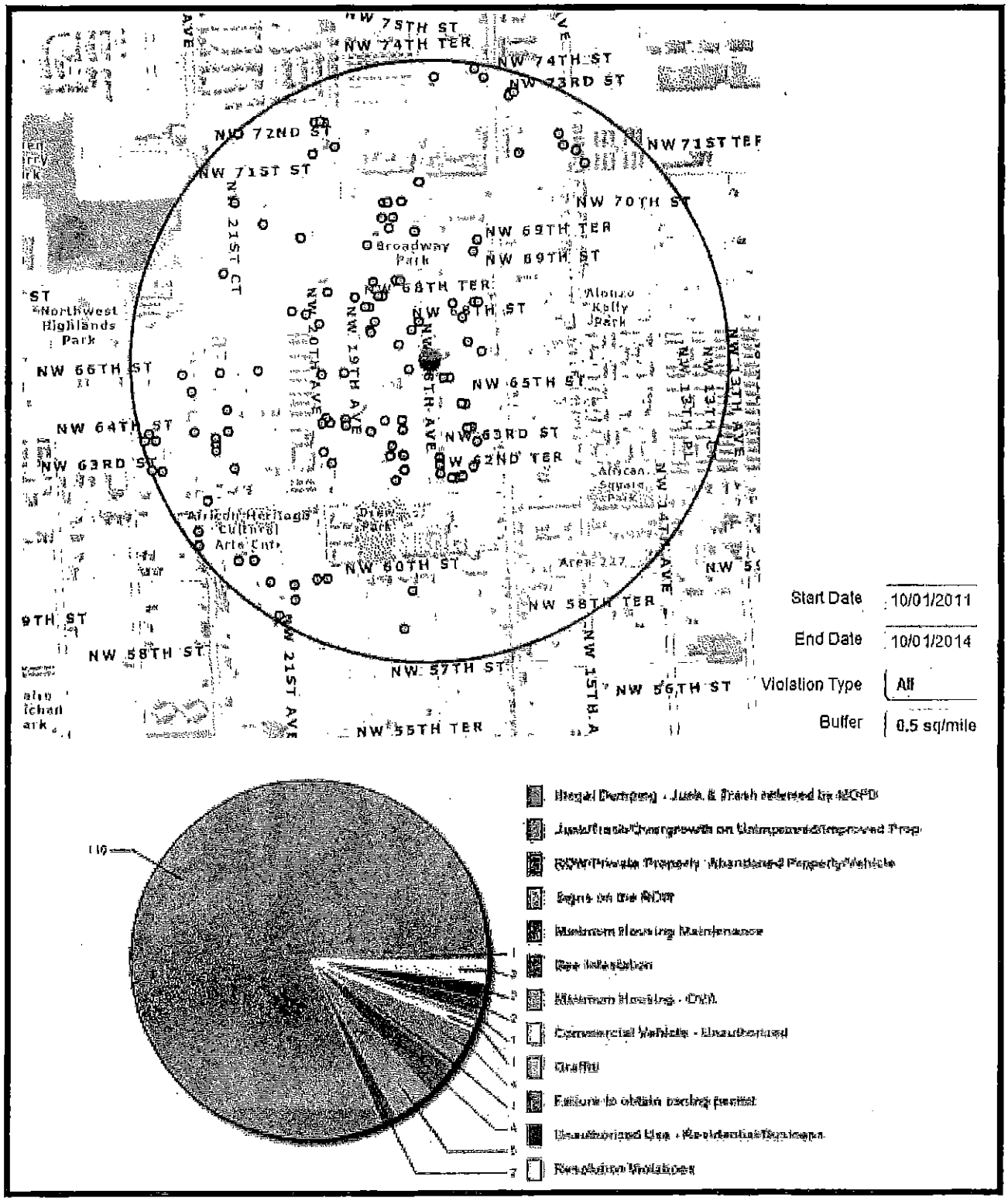
ADDRESS	FOLIO NUMBER	CODE VIOLATION
6214 NW 18 AVE	30-3115-005-3570	Unsafe Structures
6530 NW 18 AVE	30-3115-005-4760	Expired Permit
6530 NW 18 AVE	30-3115-005-4760	Unsafe Structures
6530 NW 18 AVE	30-3115-005-4760	Unsafe Structures
6530 NW 18 AVE	30-3115-005-4760	Unsafe Structures
6615 NW 18 AVE	30-3115-005-1720	Failure to maintain fire extinguishers
6615 NW 18 AVE	30-3115-005-1720	Failure to maintain measure of egress free of obstruction
6615 NW 18 AVE	30-3115-005-1720	Failure to obtain required Fire Department permit
6615 NW 18 AVE	30-3115-005-1720	Failure to provide approved automatic sprinkler system.
6615 NW 18 AVE	30-3115-005-1720	Failure to provide approved electrical wiring methods in accordance
6615 NW 18 AVE	30-3115-005-1720	Failure to provide approved fire alarm system

6615 NW 18 AVE	30-3115-005-1720	Failure to provide approved locking arrangements
6615 NW 18 AVE	30-3115-005-1720	Failure to provide approved secondary means of egress from sleeping room
6615 NW 18 AVE	30-3115-005-1720	Failure to provide approved self-closing doors.
6615 NW 18 AVE	30-3115-005-1720	Failure to provide approved smoke detectors with permits
6619 NW 18 AVE	30-3115-005-1710	Expired Permit
6619 NW 18 AVE	30-3115-005-1710	Failure of owner-builder or contractor to obtain a permit for accordion shutters
6619 NW 18 AVE	30-3115-005-1710	Failure of owner-builder or contractor to obtain a permit for plumbing pvc lines
6619 NW 18 AVE	30-3115-005-1710	Failure of owner-builder or contractor to obtain a permit for windows/doors.
6619 NW 18 AVE	30-3115-005-1710	Failure of owner-builder or contractor to obtain a permit for wood fence
6619 NW 18 AVE	30-3115-005-1710	Failure to maintain a building or structure in a safe condition
6619 NW 18 AVE	30-3115-005-1710	Failure to obtain required inspection
6619 NW 18 AVE	30-3115-005-1710	Failure to obtain required permit or violation of condition of permit
6619 NW 18 AVE	30-3115-005-1710	Unsafe Structures
6619 NW 18 AVE	30-3115-005-1710	Working without permit
6670 NW 18 AVE	30-3115-005-5060	Failure to maintain measures of egress free of obstructions
6670 NW 18 AVE	30-3115-005-5060	Failure to maintain fire extinguishers
6670 NW 18 AVE	30-3115-005-5060	Failure to obtain permit
6670 NW 18 AVE	30-3115-005-5060	Failure to provide approved automatic sprinkler system
6670 NW 18 AVE	30-3115-005-5060	Failure to provide approved electrical wiring
6670 NW 18 AVE	30-3115-005-5060	Failure to provide approved locking arrangements
6670 NW 18 AVE	30-3115-005-5060	Failure to provide approved secondary means of escape
6670 NW 18 AVE	30-3115-005-5060	Failure to provide approved smoke detectors
6670 NW 18 AVE	30-3115-005-5060	Failure to provide fire alarm system
6670 NW 18 AVE	30-3115-005-5060	Failure to provide self-closing doors on sleeping room
6670 NW 18 AVE	30-3115-005-5060	Unsafe Structures

6670 NW 18 AVE	30-3115-005-5060	Unsafe Structures
6670 NW 18 AVE	30-3115-005-5060	Working without permit
6690 NW 18 AVE	30-3115-005-5050	Expired Permit (Plumbing)
6690 NW 18 AVE	30-3115-005-5050	Failure to maintain a building or structure in a safe condition
6690 NW 18 AVE	30-3115-005-5050	Failure to maintain fire extinguishers
6690 NW 18 AVE	30-3115-005-5050	Failure to maintain measures of egress free of obstructions.
6690 NW 18 AVE	30-3115-005-5050	Failure to obtain required Fire Department Permit
6690 NW 18 AVE	30-3115-005-5050	Failure to provide approved automatic sprinkler system
6690 NW 18 AVE	30-3115-005-5050	Failure to provide approved fire alarm system
6690 NW 18 AVE	30-3115-005-5050	Failure to provide approved locking arrangements
6690 NW 18 AVE	30-3115-005-5050	Failure to provide approved secondary means of escape from sleeping rooms
6690 NW 18 AVE	30-3115-005-5050	Failure to provide approved smoke detectors with permit
6690 NW 18 AVE	30-3115-005-5050	Failure to provide approves electrical wiring
6690 NW 18 AVE	30-3115-005-5050	Failure to provide self-closing doors on sleeping room
6690 NW 18 AVE	30-3115-005-5050	Unauthorized bulky waste on right-of-way
6690 NW 18 AVE	30-3115-005-5050	Unsafe Structures
6690 NW 18 AVE	30-3115-005-5050	Working without permit
6800 NW 18 AVE	30-3115-005-5700	Failure of Owner or Contractor to obtain permit
6800 NW 18 AVE	30-3115-005-5700	Unsafe structures
6800 NW 18 AVE	30-3115-005-5700	Work without a permit
6840 NW 18 AVE	30-3115-005-6020	Expired Permit
6840 NW 18 AVE	30-3115-005-6020	Failure to maintain a building or structures in a safe condition
6874 NW 18 AVE	30-3115-005-5970	Failure of Owner or Contractor to obtain permit
6874 NW 18 AVE	30-3115-005-5970	Failure to maintenance in residential district
6874 NW 18 AVE	30-3115-005-5970	Unauthorized bulky waste on right – of – way
6874 NW 18 AVE	30-3115-005-5970	Work without permit

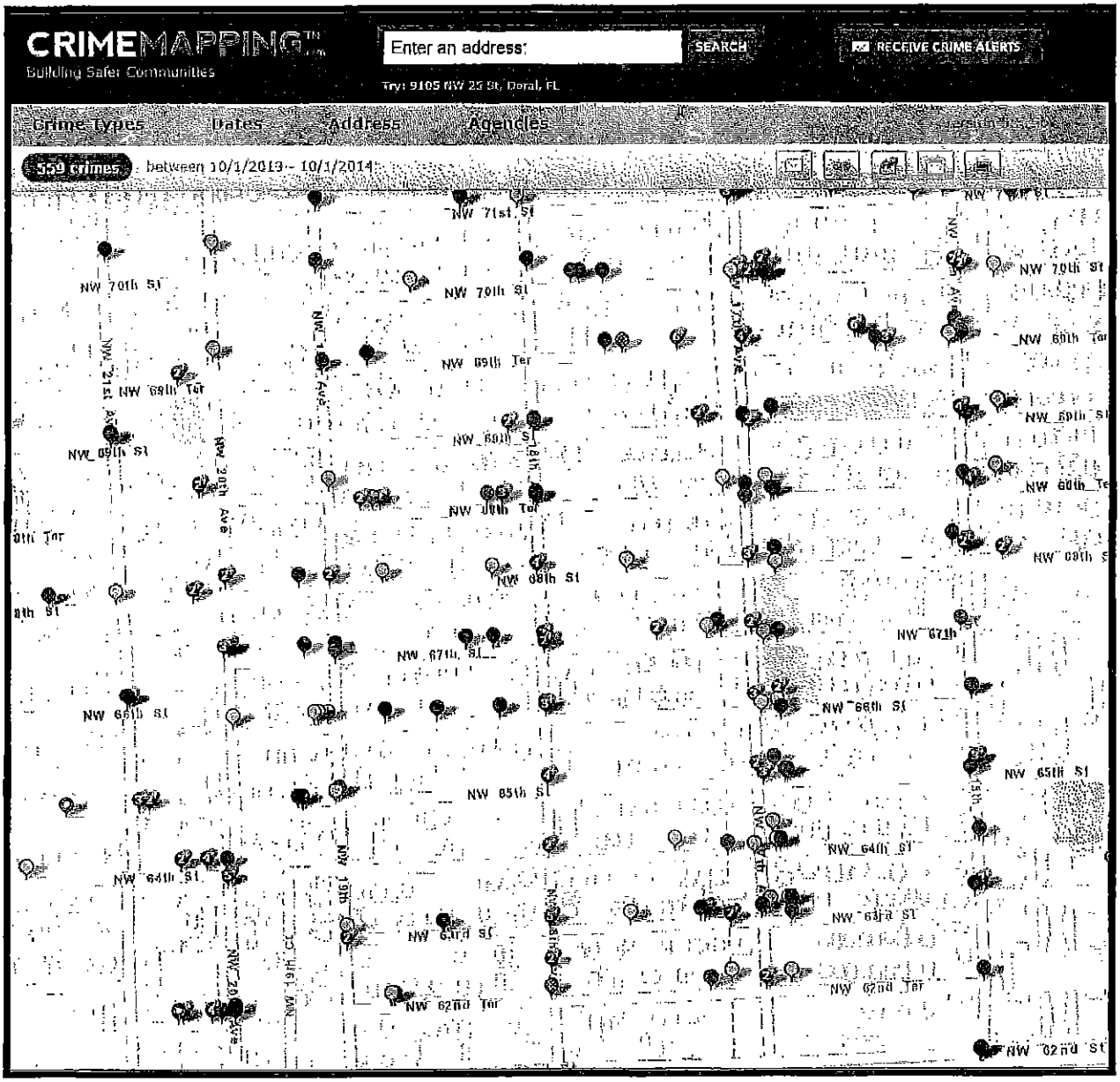
Source: Miami-Dade County Clerk of Courts, 2006 - 2014

Figure 42: 136 Code Violations Within a One-Half Mile Radius of the Study Area



The Study Area and a surrounding one-half mile radius have a much higher incidence of crime than the remainder of Miami-Dade County. Crime data and maps for the Study Area and the greater Miami-Dade County area were accessed on the CrimeMapping.com link from the Miami-Dade County website. Data and maps show that generally, crimes are much more prevalent in the Study Area than in the remainder of the county, confirming blight indicator number 4. In the one year period from October 1, 2013 – October 1, 2014, 559 crimes were committed within one-half mile of the NW 18th Avenue Corridor (Figures 43 and 44).

Figure 43: Map of Crimes within one-half mile of the NW 18th Avenue Corridor



Of the crimes committed within a one-half mile radius of the Study Area (Figure 43), the most common are assault (170 incidences) and drug and alcohol violations (121 incidences), followed by theft/larceny (76 incidences), vandalism (57 incidences) and burglary (41 incidences).

Figure 44: Summary of Crimes by Type

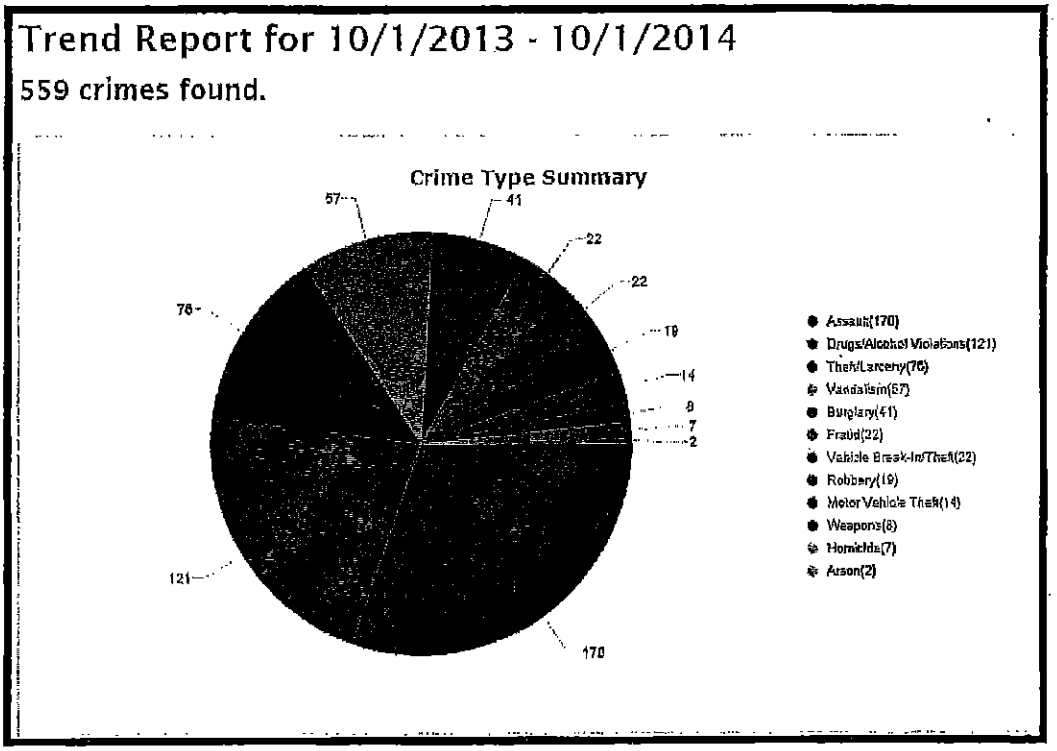
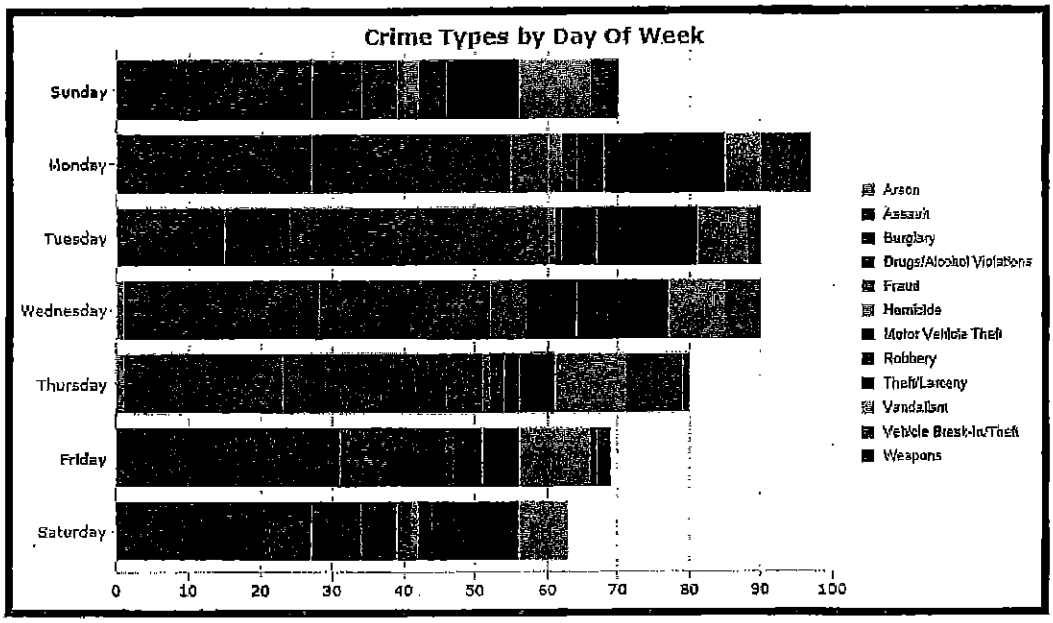


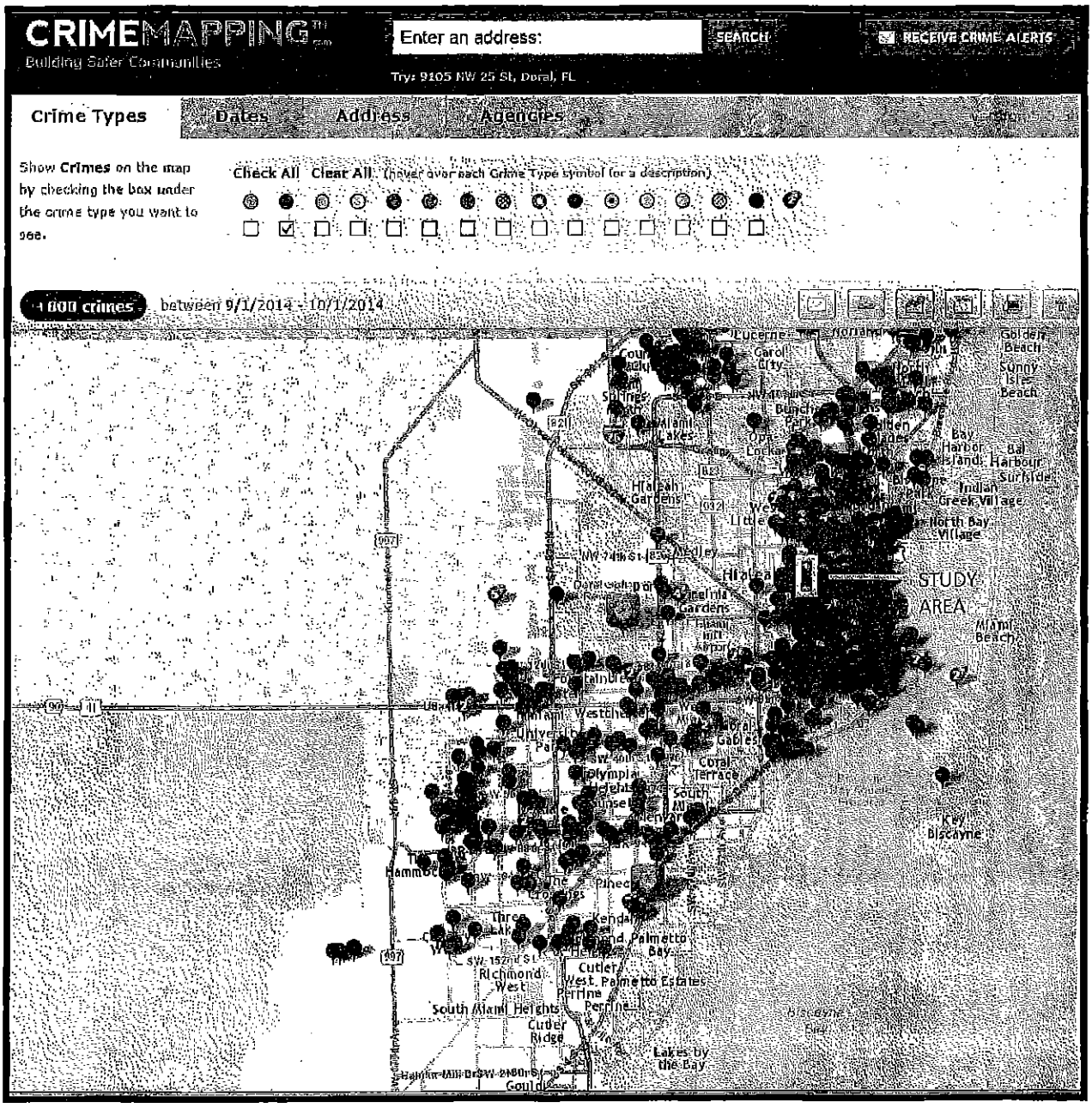
Figure 45 shows crime types by day of the week, during the time period of October 1, 2013 to October 1, 2014. The weekdays of Monday through Thursday have generally higher incidences of crime than do the weekend days of Friday through Sunday.

Figure 45: Crime Types by Day of Week



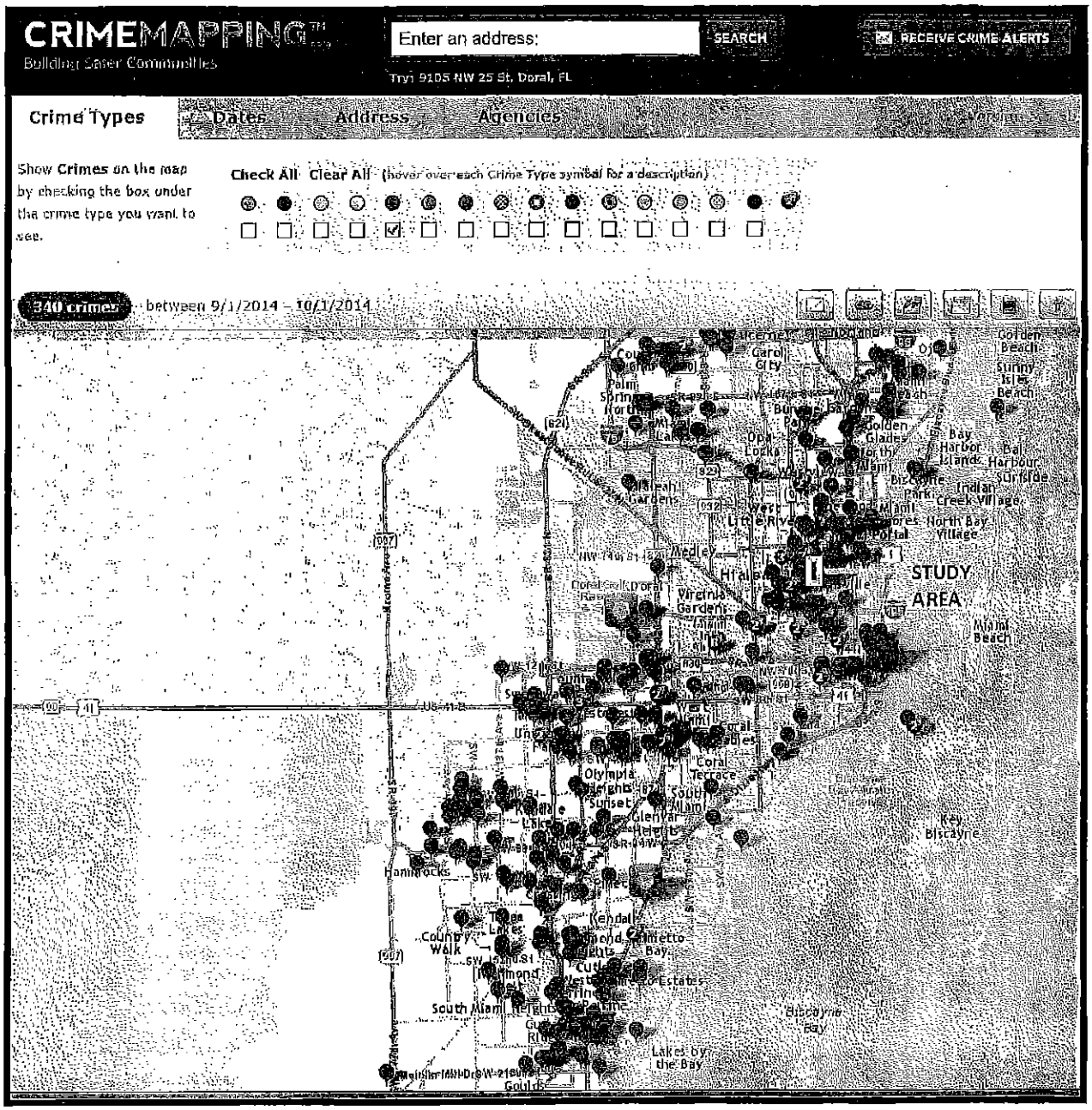
The maps on the following pages show that crime events are much more common within the Study Area than crime events committed in the remainder of Miami-Dade County.

Figure 46: Map of Assault Crimes in Miami-Dade County, 9/1/2014 – 10/1/2014



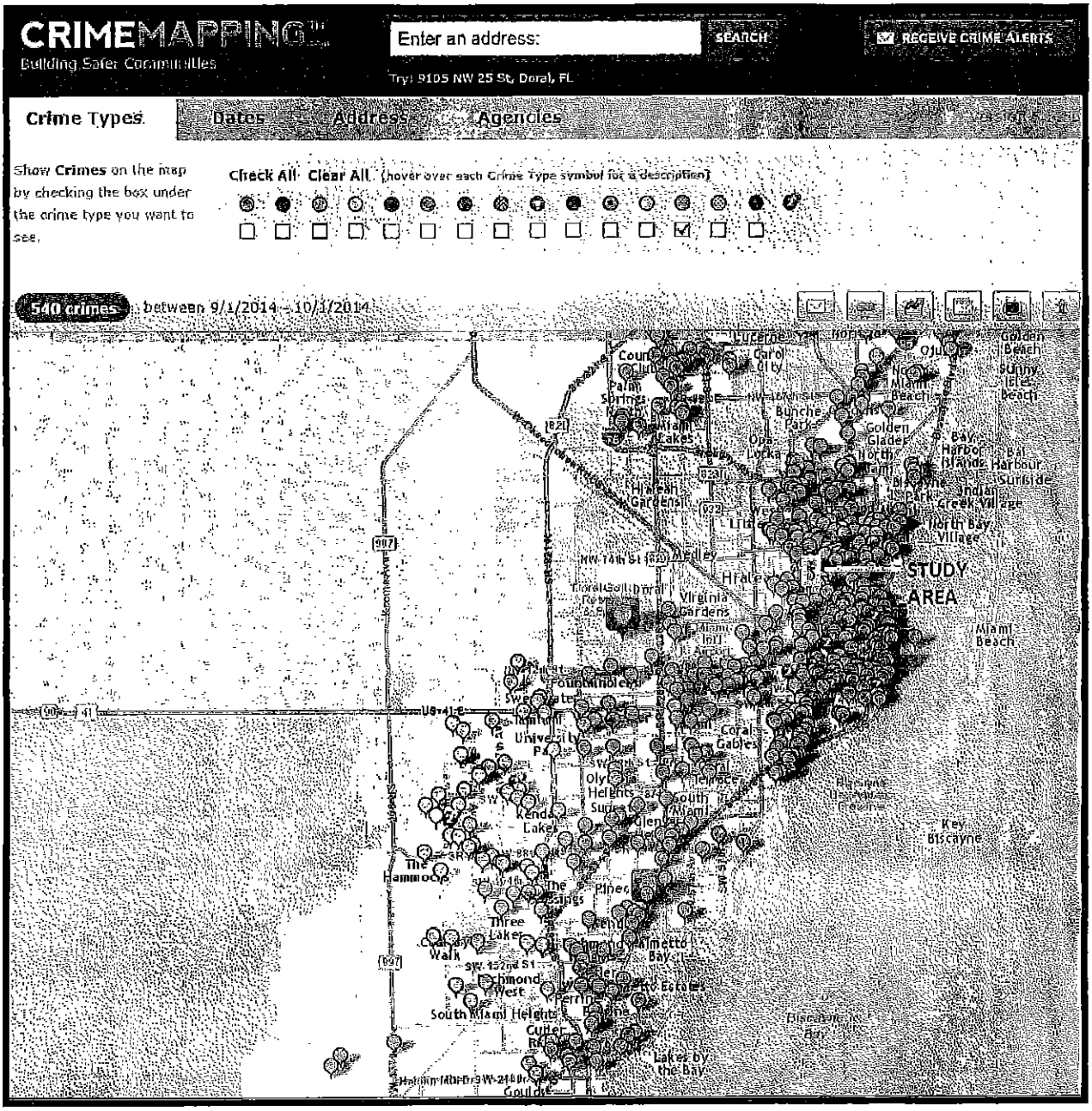
The map above shows assault crime events countywide during a one month period from September 1st to October 1st, 2014. The Study Area is shown in yellow. The density of assault crime events is depicted as red dots. Note that crime events are relatively higher in the Study Area than in the remainder of Miami-Dade County.

Figure 47: Map of Drug and Alcohol Crimes in Miami-Dade County, 9/1/2014 – 10/1/2014



The map above shows drug and alcohol crime events countywide during a one month period from September 1st to October 1st, 2014. The Study Area is shown in yellow. The density of drug and alcohol crime offenses in the Study area is higher than in the remainder of Miami-Dade County.

Figure 48: Map of Vandalism Crimes in Miami-Dade County, 9/1/2014 – 10/1/2014



The map above shows vandalism crime events countywide during a one month period from September 1st to October 1st, 2014. The Study Area is shown in yellow. The density of vandalism crime events in the Study area is higher than in the remainder of Miami-Dade County.

CONCLUSIONS

The finding of this study is that the commercial corridor along NW 18th Avenue, from NW 62nd Street to NW 71st Street, meets the state and federal criteria to be declared a Slum and Blighted Area. Properties on the corridor have experienced significant decreases in assessed value, and are abnormally low relative to values of property in other areas of Miami-Dade County. The photos on preceding pages showing deteriorated structures, and data showing relatively higher levels of crime and code violations as compared to the rest of Miami-Dade County, provide an adequate and objective basis for a determination of blight. Additionally, the small lots on which active businesses are located make it difficult or impossible to provide parking and ADA accessible infrastructure.

As shown in this study, the NW 18th Avenue Corridor/Broadway Neighborhood meets the state and federal criteria for a declaration of slum and blight. The Study Area was studied in 2011 and again in 2014, as described above. Over that four-year period, the Study Area saw no changes for the better. The level of deterioration of many structures in the Study Area is significant. Based on the data and analysis in this study, it is clear that the NW 18th Avenue Corridor has blight conditions, and a comprehensive strategy for revitalizing the area is necessary.

RECOMMENDATIONS

Based on the results of this study, it is recommended that the NW 18th Avenue Corridor/Broadway Neighborhood be declared a Slum and Blighted Area. The NW 18th Avenue Corridor/Broadway Neighborhood meets the criteria listed under Title 24 of the Code of Federal Regulations, Parts 570.208 and 570.483(c) for slum and blight conditions to be addressed by Community Development Block Grant (CDBG) funding on an area basis. The NW 18th Avenue Corridor/Broadway neighborhood is located within the boundaries of the Model City Neighborhood Revitalization Strategy Area (NRSA).

By designating the NW 18th Avenue Corridor/Broadway Neighborhood as a Slum and Blighted Area, a wide variety of CDBG national objectives can be used revitalize the area, such as the elimination of slum and blight CDBG national objective, in addition to benefits to low- and moderate-income persons (LMI), low mod area benefits (LMA), and limited clientele activities (LMC). When operating under the elimination of slum and blight national objective, the activities assisted with CDBG funds must be limited to those that address one or more of the conditions which contributed to the deterioration of the area.

In summary, it is recommended that the Miami-Dade County Commission declare the NW 18th Avenue Corridor/Broadway Neighborhood a Slum and Blighted Area, to allow the County to use federal CDBG funding to support a comprehensive strategy to redevelop the Corridor.

Miami-Dade County
Conditional Loan Commitment

To: Name of Agency/Developer
Address of Developer
City, State / Zip Code

Re: Name of Project
Address of the Project
Type of Project (Ex.,Multi-Family New Construction)

Dear Developer:

We are pleased to advise you that on _____ the Board of County Commissioners (BCC) approved a Conditional Loan Commitment for development activity at the above-listed property (the "Property"). The loan is conditionally committed for the MAYOR or MAYOR'S DESIGNEE-CHOOSE AS APPLICABLE [payment of hard construction costs][acquisition of the property] as a portion of the development costs to [construct][rehabilitate] the affordable housing units on the Property. This Conditional Loan Commitment is made based upon the application submitted by Borrower in response to, for HOME funds, the Miami-Dade County Consolidated Request for Applications for FY 2014 Funding – Housing Application, Book Two or, for SURTAX funds, the Miami-Dade County Consolidated Request for Applications for FY 2014 Funding – Documentary Stamp Surtax Funding, Book Three (the "RFA") and is subject to the following terms and conditions:

Borrower: ["NAME OF AGENCY/DEVELOPER"]

Project: [NAME OF THE PROJECT, # OF UNITS AND TYPE OF PROJECT]

Loan Amount: The loan amount of not-to-exceed $_____is the amount approved by the BCC in Resolution R-XXX and includes all terms and conditions of such BCC approval, including project scope, activity type and, for federal funds, national objective to be achieved (the "Loan"). The loan amount may be decreased as determined by the Mayor or the Mayor's designee, based on the information and documentation provided by Developer

Conditions: The Loan is conditioned upon the terms, conditions and requirements set forth below (the "Conditions"). The County shall not issue a final unconditional loan commitment, enter into a funding contract, close on the Loan or disburse the Loan funds until all the Conditions are met.

Collateral: Upon satisfaction of the Conditions, Miami-Dade County (County) and Borrower will enter into a funding contract and loan agreement. The Loan shall be evidenced by a promissory note and secured by a construction/permanent mortgage with assignment of leases and rents, a collateral assignment of leases and rents, a collateral assignment of construction documents, a rental regulatory agreement (where applicable), and any other security or collateral as deemed appropriate by the Mayor or Mayor's designee, in his or her sole discretion, with approval of the County Attorney's Office. Borrower shall additionally be required to provide the County with an environmental indemnification agreement, a UCC-1, title affidavit, partnership affidavit

(if applicable), corporate resolution approving the loan documents, opinion of counsel, certification of borrower to borrower's counsel, and title policy making the County an insured. The Collateral shall be determined based upon financial feasibility and subsidy layering underwriting to be performed by County staff in an internal process and by an independent underwriter and paid for by Borrower ("Underwriting") following review of a current title search. Additional forms of security may be required if liens, encumbrances, restrictions or covenants exist on the Property which the Mayor or Mayor's designee determines, in his or her sole discretion, threaten the County's Collateral. The Mayor or Mayor's designee shall determine, in his or her sole discretion and in consultation with the County Attorney's Office, whether the Collateral provided by Borrower is sufficient to close and disburse the Loan.

Interest Rate: Loan terms, including the interest rate, are those set forth in the RFA, on page 24 for HOME funds or page 12 and Addendum 1, page 1, question 2 for Surtax funds, as modified prior to closing by the Mayor or Mayor's designee in accordance with the results of Underwriting.

Repayable: There will be no penalty for prepayment of the Loan (payment of Loan balance before the end of the repayment term). Repayment terms are those set forth in the RFA, on page 24 for HOME funds or page 12 and Addendum 1, page 1, question 2 for Surtax funds, as modified prior to closing by the Mayor or Mayor's designee in accordance with the results of Underwriting. The prepayment of any Loan shall not affect the term of affordability set forth in the Rental Regulatory Agreement or in any of the other Loan Documents.

Term: The Loan will be for the period of time set forth in the RFA, on page 24 for HOME funds or page 12 and Addendum 1, page 1, question 2 for Surtax funds, as it may be modified prior to closing by the Mayor or Mayor's designee in accordance with the results of Underwriting.

Conditions:

1. Underwriting, as explained above, shall include financial feasibility review, subsidy layering review, and credit review. Underwriting is performed to protect the County's scarce affordable housing funds and is performed to ensure that the Project has sufficient financing to be completed timely and that the Project is not over-subsidized, meaning the Loan is not needed or the Loan Amount is too high. The County reserves the right to reduce the Loan Amount subject to Underwriting. The County further reserves the right to refuse to issue a final, unconditional loan commitment to Borrower or to enter into a contract for the Loan or to close on the Loan in the event that Underwriting determines that the project is financially unfeasible or otherwise is unfeasible. The costs of Underwriting are to be paid by Borrower.
2. Borrower must prove control of the Property through purchase or lease, as evidenced by a deed or lease and recorded memorandum of lease in Borrower's name. Absence of any threat of foreclosure, taking by eminent domain, or pending bankruptcy are additionally required.
3. Borrower must provide the County with written financing commitments showing committed financing for the entire Development Cost of the Project, including any gaps between the Loan and the overall costs to develop the Project. The Development Cost of the Project means the total cost of completing the entire Project, from acquisition to the issuance of Certificate of Occupancy, including but not limited to the costs for acquisition, design and planning, zoning and variances, financing costs, legal costs, construction, and permitting. In the event of a dispute as to what amount constitutes the actual Development Cost, Borrower and County will use the amount determined by Underwriting to be the Development Cost.

4. Conformance of the Project design with the application submitted in the RFA, unless changes are approved by the Mayor or Mayor's designee.
5. Complete plans and specifications of the Project.
6. Payment and performance bond in the amount of the entire construction budget or otherwise in conformance with applicable law. Where a payment and performance bond is not required by law, the Mayor or Mayor's designee may alternatively accept – at the Mayor or Mayor's designee's sole discretion – a letter of credit in an amount acceptable to the Mayor or Mayor's designee.
7. Appraisal of the Property showing that the value of the Project and Property, when completed, exceeds the total amount of debt from all sources to be secured by the Project, unless waived by the Mayor or Mayor's designee.
8. A Phase I environmental report requiring no further action.
9. Such other conditions which are customary and reasonable for a loan of this nature, such as adhering to all Federal, State and local regulations, ordinances, codes and standards.
10. Meeting all requirements of the Surtax or HOME program, respectively.

This Conditional Loan Commitment will expire in six (6) months if not extended by Miami-Dade County. An extension of this Conditional Loan Commitment may be granted at the sole and absolute discretion of Miami-Dade County. Any extension granted will be contingent upon compliance with and in accordance with Resolutions No. R-165-13 and/or R-232-14, as applicable and must be signed by the Mayor or Mayor's Designee to be valid. If the loan does not close prior to the expiration or extension of this Conditional Loan Commitment, the funds will be subject to recapture and allocated to other projects. This Conditional Loan Commitment is not assignable. This Conditional Loan Commitment is the sole and complete agreement between the parties as to the terms of the Loan described herein. The terms of this Conditional Loan Commitment may only be changed in writing in a document signed by the Mayor or the Mayor's designee. No representations, written or verbal, of Miami-Dade County employees, or others purporting to act on behalf of Miami-Dade County, may change the terms of this Commitment.

Miami-Dade County wishes to thank you for your proposal and the opportunity to provide financing for this development, and we look forward to closing this transaction.

Sincerely,
Miami-Dade County

Agreed and Accepted:

_____
Carlos A. Gimenez, Mayor

By: _____

Name: _____

Title: _____

Date: _____

c: Russell Benford, Deputy Mayor
Michael Liu, Executive Director

Approved as to Form and Legal Sufficiency

_____
Assistant County Attorney

_____
Date