

# MEMORANDUM

Agenda Item No. 8(K)(1)

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

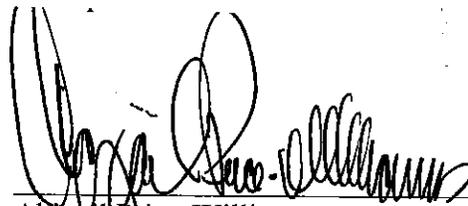
**DATE:** March 8, 2016

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution approving proposed Fiscal Year 2015 Documentary Stamp Surtax and State Housing Initiatives Partnership Funding recommendations in an amount up to \$9,528,944.00, inclusive of \$4,028,944.00 in Fiscal Year 2015 Documentary Stamp Surtax funds to Wagner Creek and Coalition Lift Housing Projects and Homeownership Acquisition and Rehabilitation Projects, up to \$500,000.00 in Fiscal Year 2015 State Housing Initiatives Partnership Program funds for homebuyer and education activities, \$4,000,000.00 in Fiscal Year Documentary Stamp Surtax for first time homebuyer program, and \$1,000,000.00 in Fiscal Year 2015 Documentary Stamp Surtax for the Homeownership Rehabilitation Program

Resolution No. R-209-16

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Economic Prosperity Committee.



Abigail Price-Williams  
County Attorney

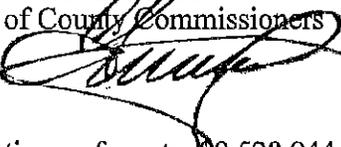
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# Memorandum



**Date:** March 8, 2016

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

**From:** Carlos A. Gimenez   
Mayor

**Subject:** Award Recommendations of up to \$9,528,944.00 of FY 2015 Documentary Stamp Surtax and State Housing Initiatives Partnership Program Funding

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the proposed funding recommendations for up to \$9,528,944.00 for the FY 2015 Request for Applications (RFA) for the Documentary Stamp Surtax (Surtax) Program and State Housing Initiatives Partnership (SHIP) Program identified in Exhibit 1 (attached). This item recommends funding for new construction multi-family rental housing, homeownership acquisition, rehabilitation, homebuyer counseling, and education activities that applied in the FY 2015 Request for Applications. Additionally, it is recommended that the Board authorize the County Mayor or County Mayor's designee to execute all letters of commitment, contracts, agreements, and amendments pursuant to the proposed Surtax funding recommendations.

## **Scope**

This item has a distinct impact on the funding associated with multi-family rental housing in Commission District 3, represented by Commissioner Audrey M. Edmonson. This item has a countywide impact on homeownership acquisition and rehabilitation, specifically in the Liberty City, Little Haiti and West Little River areas.

## **Fiscal Impact/Funding Source**

The Department is seeking authorization to allocate \$4 million of Surtax funds to support the County's First Time Homebuyer Program, a program that provides mortgage subsidies to low-to-moderate income first-time homebuyers in Miami-Dade County. An additional \$1 million is requested for homeowner rehabilitation activities administered by the Community Action and Human Services Department. Exhibit 1 contains the proposed funding recommendations. The award of Surtax and SHIP funds will not have a negative fiscal impact on the County's General Fund.

Table 1 below summarizes the proposed use of FY 2015 Surtax and SHIP funding:

<b>Table 1: FY 2015 PROPOSED SURTAX/SHIP FUNDING ALLOCATIONS</b>		
<b>Category</b>	<b>Amount Requested</b>	<b>Amount Recommended</b>
PHCD First Time Homebuyer Program (Surtax funds)	Determined by RFA	\$4,000,000.00
CAHSD Homeownership Rehabilitation (Surtax funds)	Determined by RFA	\$1,000,000.00
Homebuyer Counseling and Education (SHIP funds)	\$1,020,000.00	Up to \$500,000.00
<b>Multi-Family Rental- Countywide (Surtax funds)</b>		
Multi-Family Rental- Countywide (Surtax funds)	\$7,711,466.00	Up to \$613,578.00
Multi-Family Rental- Liberty City	\$6,523,000.00	\$ 0.00
Rental Small Developments – Liberty City	\$1,500,000.00	Up to \$1,416,009.00
Homeownership-Acquisition Rehabilitation - Liberty City	\$551,108.00	Up to \$551,108.00
Homeownership-Acquisition Rehabilitation - Little Haiti and West Little River	\$395,161.00	Up to \$395,161.00
Homeownership-Acquisition Rehabilitation - Countywide	\$1,053,088.00	Up to \$1,053,088.00
<b>Total FY 2015 Surtax/SHIP:</b>	<b>\$18,753,823.00</b>	<b>Up to \$9,528,944.00</b>

**Track Record/Monitor**

Michael Liu, Director of the Public Housing and Community Development Department (Department), will monitor all Surtax and SHIP activities. The Department will continue to monitor the projects to ensure compliance with State and County guidelines and policies.

**Background**

The FY 2015 RFA was made available on May 27, 2015 and applications were due by June 29, 2015. The public was advised of the application process through the posting of the notice on the Department’s website and through email distribution to all currently funded agencies. Prior to the issuance of the RFA, the Department solicited comments on the document from the public through two (2) roundtable meetings for developers held on March 4, 2015 and April 6, 2015. The RFA included the provisions of Resolutions Nos. R-343-15 and R-346-15, which define and limit the total amount of Surtax funds that may be awarded to a percentage of the Total Development Cost and establish a Maximum Total Development Cost per Unit of Surtax funds that may be awarded for affordable housing projects. All proposals were reviewed and scored by a selection committee.

The FY 2015 Surtax and SHIP RFA was issued with \$22,077,500.00 in available funding. Applications for FY 2015 Surtax/SHIP funding were solicited through the Department's RFA process. Under the FY 2015 RFA, Surtax and SHIP funds are prioritized or targeted for those projects requiring "gap" financing for developments. The FY 2015 Surtax RFA prioritized the Liberty City area for multi-family rental housing, homeownership acquisition rehabilitation, and small developments. The Little Haiti and West Little River areas had priorities for homeownership acquisition and rehabilitation. The funding requests for Surtax and SHIP funds through the RFA process totaled \$18,753,823.00, including \$14,234,466.00 for multi-family rental housing projects; \$1,999,357.00 for homeownership acquisition rehabilitation projects; \$1,500,000.00 for small development Liberty City projects; and \$1,020,000.00 for homebuyer education activities throughout Miami-Dade County.

The Department is also seeking authorization to allocate \$4 million of Surtax funds to support the County's First Time Homebuyer Program, a program that provides mortgage subsidies to low-to-moderate income first-time homebuyers in Miami-Dade County. An additional \$1 million of Surtax funding is requested for homeowner rehabilitation activities administered by the Department.

The proposed FY 2015 Surtax/SHIP funding recommendations total \$9,528,944.00 for a multi-family affordable housing project, and homebuyer counseling and education. The multi-family affordable housing award recommendation is for \$613,578.00 to HTG Miami-Dade 5, LLC for Wagner Creek, a 73-unit, new construction multi-family rental housing mixed income development. The small development Liberty City affordable housing award recommendation is for \$1,416,009.00 to Coalition Lift, LLC for Coalition Lift, a 34-unit rehabilitation project for chronically homeless individuals. The recommendations for award are based on a full credit underwriting review and positive recommendations of the projects' financial feasibility which was conducted by First Housing Development Corp of Florida located in Tampa, Florida.

Homeownership acquisition and rehabilitation funds are recommended to Cazo Construction Corporation for new construction of single-family homes in has a countywide impact on homeownership acquisition and rehabilitation, specifically in the Liberty City, Little Haiti and West Little River areas totaling \$1,999,357.00 under the FY 2015 Surtax RFA. Homebuyer counseling and education award recommendations are based on highest ranked proposals and total \$500,000.00.

Funding recommendations for multi-family affordable housing developments are pursuant to a full credit underwriting analysis, which has been completed prior to submission of this item for Board approval. The Department will submit additional items to the Board to recommend funding to affordable rental housing and homeownership projects upon conclusion of full credit underwriting for feasible projects. A due diligence review, as required by Resolution No. R-630-13, was conducted. The resolution requires a report of findings to accompany all recommendations for the commitment of County funds. The Department's diligence review found no negative information concerning the recommended entities.



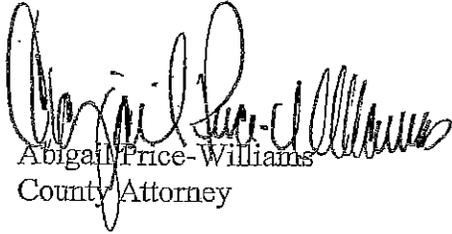
Russell Benford, Deputy Mayor



**MEMORANDUM**  
(Revised)

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

**DATE:** March 8, 2016

**FROM:**   
Abigail Price-Williams  
County Attorney

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

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity 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

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(K)(1)  
3-8-16

RESOLUTION NO.    R-209-16

RESOLUTION APPROVING PROPOSED FISCAL YEAR 2015 DOCUMENTARY STAMP SURTAX AND STATE HOUSING INITIATIVES PARTNERSHIP FUNDING RECOMMENDATIONS IN AN AMOUNT UP TO \$9,528,944.00, INCLUSIVE OF \$4,028,944.00 IN FISCAL YEAR 2015 DOCUMENTARY STAMP SURTAX FUNDS TO WAGNER CREEK AND COALITION LIFT HOUSING PROJECTS AND HOMEOWNERSHIP ACQUISITION AND REHABILITATION PROJECTS, UP TO \$500,000.00 IN FISCAL YEAR 2015 STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM FUNDS FOR HOMEBUYER AND EDUCATION ACTIVITIES, \$4,000,000.00 IN FISCAL YEAR DOCUMENTARY STAMP SURTAX FOR FIRST TIME HOMEBUYER PROGRAM, AND \$1,000,000.00 IN FISCAL YEAR 2015 DOCUMENTARY STAMP SURTAX FOR THE HOMEOWNERSHIP REHABILITATION PROGRAM; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO AWARD SUCH FUNDS, TO EXECUTE AMENDMENTS, SHELL CONTRACTS, LOAN DOCUMENTS AND OTHER TRANSACTIONAL DOCUMENTS NECESSARY TO ACCOMPLISH THE PURPOSES SET FORTH IN THIS RESOLUTION, AND TO EXERCISE TERMINATION, WAIVER, ACCELERATION AND OTHER PROVISIONS SET FORTH THEREIN

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum and Exhibit 1, a copy of which is attached hereto and incorporated herein by reference,

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

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

**Section 2.** This Board approves the proposed funding recommendations in the amount of \$9,528,944.00 in Fiscal Year 2015 Documentary Stamp Surtax (Surtax) and State Housing Initiatives Partnership (SHIP) Funding associated with Fiscal Year 2015 Request for Applications, as more fully described in the County Mayor's memorandum and Exhibit 1 attached hereto and incorporated by reference. This Board further authorizes the County Mayor or the County Mayor's designee to award such funds, which consist of \$4,028,944.00 of Fiscal Year 2015 Surtax funds for the Wagner Creek, Coalition Lift affordable housing projects, and homeownership acquisition and rehabilitation projects in Liberty City, Little Haiti, West Little River and countywide; up to \$500,000.00 of Fiscal Year 2015 SHIP funds for homebuyer counseling and education activities; \$4,000,000.00 of Fiscal Year 2015 Surtax funds to the First Time Homebuyer Program administered by Miami-Dade Public Housing and Community Development Department; and \$1,000,000.00 to the Homeownership Rehabilitation Program administered by the Community Action and Human Services Department. The allocations are more fully described in the justification memorandum and Exhibit 1 attached hereto.

**Section 3.** The County Mayor or County Mayor's designee is authorized to execute all standard shell contracts, amendments, standard shell loan documents and other agreements necessary to accomplish the purposes of this resolution and to exercise the cancellation and other provisions contained therein. All funding awards set forth herein are contingent upon availability of funding from the funding source or program and the recipient agency complying with the conditions set forth in this resolution and the justification memorandum. The Board further authorizes the County Mayor or County Mayor's designee, upon a determination that such actions are in the best interest of the County, to subordinate and/or modify the terms of contracts, agreements, amendments and loan documents so long as such modifications are approved by the County Attorney's Office and are not substantially inconsistent with this resolution and to exercise the termination, waiver, acceleration, or other provisions set forth therein.

The foregoing resolution was offered by Commissioner **Audrey M. Edmonson**, who moved its adoption. The motion was seconded by Commissioner **Daniella Levine Cava** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 8<sup>th</sup> day of March, 2016. 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.

Shannon D. Summerset-Williams

**Public Housing and Community Development  
FY 2015 REA - SURTAX and SHIP Award Recommendations**

Exhibit 1

Blnder Number	Agency Name	Activity Title	Activity Category	Application Activity Description	Activity Address	District Activity Is Located	NRSA Located	NRSA(s) Serving	FY 2015 Funding Amount Requested	Average Score	Recommendation
<b>Multi-Family Rental - Countywide</b>											
15-106	HTG Miami-Date 5, LLC	Wagner Creek	Housing - Multi-Family Rental - Countywide	New construction 79-unit mixed income development	1601 NW 13 COURT MIAMI, FL 33125	3	N/A	County-wide	\$ 1,820,000.00	75.00	\$ 613,578.00
									<b>Multi-Family Rental - Countywide Subtotal: \$</b>	<b>\$</b>	<b>613,578.00</b>
<b>Small Developments - Liberty City</b>											
16-104	Coalition Lift, LLC (Carbour)	Coalition Lift	Housing - Small Development	Rehabilitation of 34 units serving chronic homeless	1255 NW 68 STREET MIAMI, FL 33142	3	Model City	Model City	\$ 1,500,000.00	96.00	\$ 1,416,009.00
									<b>Small Development-Liberty City Subtotal: \$</b>	<b>\$</b>	<b>1,416,009.00</b>
<b>Homeownership - Liberty City</b>											
15-98(A)	Cazo Construction	WOPR#4	Homeownership- Liberty City	New construction on 6 lots	3100 NW 53 ST, 3271 NW 53 ST, 3810 NW 23 AVE, 4250 NW 21 AVE, 4846 NW 24 CT, MIAMI, FL 33142; VACANT LOT (NO ADDRESS)	3	Model City	Model City	\$551,108	73.00	\$ 551,108.00
									<b>Homeownership - Liberty City Subtotal</b>	<b>\$</b>	<b>551,108.00</b>
<b>Homeownership - Countywide</b>											
15-98(B)	Cazo Construction	WOPR#4	Homeownership- Countywide	New construction	2712 NW 12 Ave., Miami, FL 33142, 1020 NW 29 Terrace, Miami, FL 33127, Five (5) vacant lots, 2610 NW 106 St, Miami, FL 33147, 10431 SW 183 St, Miami, FL 33157, 21849 SW 118 Ct, Miami, FL 33170, 14360 SW 272 St, Miami, FL 33032, 21915 SW 118 Ct, Miami, FL 33170, 5011 NW 23 Ave, Miami, FL 33142, 10360 SW 177 St, Miami, FL 33157, 11841 SW 220 St, Miami, FL 33170, 22180 SW 122 Ave, Miami, FL 33170		Countywide	Countywide	\$1,053,088	66.00	\$1,053,088
									<b>Homeownership- Countywide Subtotal: \$</b>	<b>\$</b>	<b>1,053,088.00</b>
<b>Homeownership - Little Haiti and West Little River</b>											
15-99 (C)	Cazo Construction	15-99(a) WOPR#4	Homeownership Little Haiti / West Little River	Develop homes on five lots in West Little River	THREE (3) VACANT LOTS WITHOUT ADDRESSES, 1527 NW 99 ST, 2120 NW 98 ST, MIAMI, FL 33147	2	N/A	Model City, Goulds, Perrine, West Little River	\$ 395,161.00	66.00	\$ 395,161.00
									<b>Homeownership - Little Haiti and West Little River Subtotal: \$</b>	<b>\$</b>	<b>395,161.00</b>
<b>Homebuyer's Counseling</b>											
15-97	Trinity Empowerment Consortium	Homebuyer Counseling	Housing	Homebuyer Counseling and Education Services	11350 SW 216 ST., GOULDS, FL 33170	9	Goulds	Goulds, South Miami	\$ 150,000.00	100.00	\$ 150,000.00
15-93	The Experts Resource and Community Center	Homebuyer Education Counseling	Housing	Provide homebuyer education and counseling to Miami-Dade residents	610 NW 183 ST, STE 200, MIAMI GARDENS, FL 33169	1	N/A	County-wide	\$ 200,000.00	100.00	\$ 200,000.00
15-94	Centro Campeño	Homebuyer Counseling	Housing	Homebuyer Counseling and Education	35801 SW 186 AVE., FLORIDA CITY, FL 33034	9	N/A	County-wide	\$ 150,000.00	98.00	\$ 150,000.00
									<b>Homeownership - Counseling Subtotal: \$</b>	<b>\$</b>	<b>500,000.00</b>
<b>First Time Homebuyer Program- PHCD</b>											
	Miami-Date Public Housing and Community Development	First Time Homebuyer Program	Housing	Mortgage assistance to low-to-moderate income first time homebuyers	701 NW 1 COURT, 16TH FLOOR, MIAMI FL 33136		NA	County-wide	\$	N/A	\$ 4,000,000.00

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Public Housing and Community Development  
 FY 2015 RFA - SURTAX and SHIP Award Recommendations  
 Exhibit 1

Binder Number	Agency Name	Activity Title	Activity Category	Application Activity Description	Activity Address	District Activity is Located	NRSA Located	NRSA(s) Serving	FY 2015 Funding Amount Requested	Average Score	Recommendation
<b>Homeownership Rehabilitation Program- CAHSD</b>											
<b>First Time Homebuyer Program-PHCD - Subtotal:</b>											
	Miami-Dade Community Action and Human Services Department	Homeownership Rehabilitation	Housing	Rehabilitation of homes for low-to-moderate income homeowners throughout Miami-Dade County	701 NW 1 COURT, 10TH FLOOR, MIAMI FL 33136		NA	County-wide	\$ -	N/A	\$ 1,000,000.00
<b>Homeownership Rehabilitation Program- CAHSD- Subtotal:</b>									\$ 5,819,357.00		\$ 1,000,000.00
<b>Total Funding Requested:</b>									\$ 5,819,357.00		\$ 9,528,944.00

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