MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
ECONOMIC DEVELOPMENT & HUMAN SERVICES COMMITTEE

Board of County Commissioners
Commission Chambers - Stephen P. Clark Center
111 NW 1st Street, 2nd Floor
Miami, Florida 33128

Meeting Date:
Wednesday, October 24, 2007
10:00 A.M.

Prepared by:
Harvey Ruvin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Reporter:
Zorana Gainer, Commission Reporter
(305) 375-3570

Stephen P. Clark
Government Center
111 N.W. 1st Street
Miami, FL 33128

FINAL OFFICIAL

Meeting Minutes

Economic Development and Human Services Committee

Audrey M. Edmonson (3) Chair; Katy Sorenson (8) Vice Chair; Commissioners Barbara J. Jordan (1), Dennis C. Moss (9), and Javier D. Souto (10)

SPECIAL MEETING

Wednesday, October 24, 2007 | **10:00 AM** | **COMMISSION CHAMBERS**

Members Present: Audrey M. Edmonson, Barbara J. Jordan, Dennis C. Moss, Katy Sorenson, Javier D. Souto.

Members Absent: None.

Members Late: None.

Members Excused: None.

Members Absent County Business: None.

1 MINUTES PREPARED BY:

Report: *Zorana Gainer, Commission Reporter*
305-375-3570

1A INVOCATION

1B PLEDGE OF ALLEGIANCE

1C ROLL CALL

Report: *In addition to Committee Members the following staff members were present:*

~Senior Advisor to the County Manager Cynthia Curry
~Assistant County Attorney Shannon Summerset
~Deputy Clerks Doris Dickens and Zorana Gainer

2 DEPARTMENT

2A

073072 **Resolution**

RESOLUTION APPROVING THE FIVE-YEAR CONSOLIDATED PLAN FOR 2008 - 2012 INCLUDING THE FY 2008 FUNDING RECOMMENDATIONS; AUTHORIZING THE FILING WITH U.S. HUD OF MIAMI-DADE COUNTY'S FIVE-YEAR CONSOLIDATED PLAN FOR 2008 - 2012 AND FY 2008 ACTION PLAN WITH PROJECTED USES OF FUNDS FOR FY 2008 COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP, HODAG PROGRAM INCOME, RENTAL REHAB PROGRAM INCOME, AMERICAN DOWNPAYMENT DREAM INITIATIVE AND EMERGENCY SHELTER GRANT PROGRAMS; DIRECTING THE COUNTY MAYOR OR HIS DESIGNEE TO SUBMIT TO U.S. HUD THE OPA-LOCKA, MODEL CITY, MELROSE, SOUTH MIAMI, PERRINE AND NARANJA/LEISURE CITY AREAS AND THE FEDERAL ENTERPRISE COMMUNITY/EMPOWERMENT ZONE FOR DESIGNATION AS NEIGHBORHOOD REVITALIZATION STRATEGY AREAS; AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO MAKE NON-SUBSTANTIVE MODIFICATIONS TO THE FIVE YEAR CONSOLIDATED PLAN FOR 2008 - 2012 AND FY 2008 ACTION PLAN; AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO GIVE PRIORITY CONSIDERATION TO FULFILL FY 2007-2008 BUDGETED MANDATES; AND EXECUTE ALL CONTRACTS, AGREEMENTS, AMENDMENTS, AND TO SHIFT FUNDS AWARDED FOR A PROJECT TO AN ENTITY CREATED FOR THE PURPOSE OF CARRYING OUT A PROJECT NECESSARY TO CARRY OUT THE ABOVE PROGRAMS; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN (Office of Community and Economic Development)

Amended

Report: *(See Agenda Item 2A Amended; Legislative File No. 073196 for the amended version)*

2A AMENDED

073196 **Resolution**

RESOLUTION APPROVING THE FIVE-YEAR CONSOLIDATED PLAN FOR 2008 - 2012 INCLUDING THE FY 2008 FUNDING RECOMMENDATIONS; AUTHORIZING THE FILING WITH U.S. HUD OF MIAMI-DADE COUNTY'S FIVE-YEAR CONSOLIDATED PLAN FOR 2008 - 2012 AND FY 2008 ACTION PLAN WITH PROJECTED USES OF FUNDS FOR FY 2008 COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP, HODAG PROGRAM INCOME, RENTAL REHAB PROGRAM INCOME, AMERICAN DOWNPAYMENT DREAM INITIATIVE AND EMERGENCY SHELTER GRANT PROGRAMS; DIRECTING THE COUNTY MAYOR OR HIS DESIGNEE TO SUBMIT TO U.S. HUD THE OPA-LOCKA, MODEL CITY, MELROSE, SOUTH MIAMI, PERRINE AND NARANJA/LEISURE CITY AREAS AND THE FEDERAL ENTERPRISE COMMUNITY/EMPOWERMENT ZONE FOR DESIGNATION AS NEIGHBORHOOD REVITALIZATION STRATEGY AREAS; AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO MAKE NON-SUBSTANTIVE MODIFICATIONS TO THE FIVE YEAR CONSOLIDATED PLAN FOR 2008 - 2012 AND FY 2008 ACTION PLAN; AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO GIVE PRIORITY CONSIDERATION TO FULFILL FY 2007-2008 BUDGETED MANDATES; AND EXECUTE ALL CONTRACTS, AGREEMENTS, AMENDMENTS, AND TO SHIFT FUNDS AWARDED FOR A PROJECT TO AN ENTITY CREATED FOR THE PURPOSE OF CARRYING OUT A PROJECT NECESSARY TO CARRY OUT THE ABOVE PROGRAMS; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN [SEE ORIGINAL ITEM UNDER FILE NO. 073072] (Office of Community and Economic Development)

Forwarded to BCC with a favorable recommendation with committee amendment(s)
Mover: Moss
Seconder: Sorenson
Vote: 4-0
Absent: Souto

Report: *The foregoing report was forwarded with a favorable recommendation with Committee amendment(s) to correct the language existing on page 9, in the grid under "County Department Funding as follows: to remove the "Office of Countywide Healthcare Planning and insert the "The State of Florida" as the department for the DOH Immunization Services and the DOH Rodent Control programs. This resolution should also be amended to incorporated new boundaries for the Goulds, West Little River, Sweetwater, and Princeton that meets the NSRA guidelines if applicable.*

Assistant County Attorney Summerset read the

foregoing resolution into the record.

Mr. Jose Cintron, Director, Office of Community and Economic Development (OCED) expressed appreciation to this committee for holding today's (10/24) special meeting. He noted that today's public hearing would allow a timeframe for the FY 2008-2012 Consolidated Plan and FY 2008 Action Plan to be submitted by the November 15, 2007 deadline that if the resolution was approved it could be heard at the November 6, 2007 BCC meeting. Mr. Cintron explained that every five years, OCED were required to submit a consolidated plan to United States Department of Housing and Urban Development (USHUD) regarding the action plan to reenergize targeted communities, particularly those under the USHUD Program, the Community Development Block Grant (CDBG) Program, and the Home Investment Partnerships (HOME) Program. Mr. Cintron noted that the process required a 30 day public comment period during which citizens must be allowed to testify at a public hearing.

Chairwoman Edmonson opened the public hearing on the foregoing proposed resolution.

Ms. Diane Strozier Bryant, President, Overall Tenant Advisory Council (OTAC) asked to be included in the five year consolidated plan and that educational programs and security be included as well.

Mr. Robert Tobel, Vice President, OTAC, spoke on behalf of Ward Towers 2200 N.W. 54 Street. He stated that other buildings in the area received preference over Ward Towers.

Ms. Cynthia Curry, Senior Advisor to the County Manager, noted staff was aware of Mr. Tobel's concerns, which were unrelated to the consolidated plan or the action plan.

Mr. Lars Gilberts, South Florida Urban Ministries (SFUM), said he received a recommendation to receive 70 percent of the requested funding amount. Mr. Gilberts requested that the funding level for the SFUM be restored to $175,000 in order for the organization to continue providing services to Miami-Dade County.

Mr. Roy Hardemon, 5151 N.W. 23rd Avenue, expressed concern regarding the Citizen's Participation Plan that was approved in September 2005, which he noted would be

submitted to the Board of County Commissioners (BCC) for adoption. Mr. Hardemon contended that this should be dealt with immediately. He expressed concern regarding the Community Development Block Grant (CDBG) Program allowing 50 percent to go to County Departments, while other Community-Based Organizations (CBO's) were left out.

Mr. Gus Rodriguez appeared on behalf of the Michelle Family L.L.C. and noted his organization received $500,000 for State Housing Initiative Partnership (SHIP) funding and was requesting surtax funds for second mortgage assistance and housing applications.

Mr. Frank Gudouf, Urban Jubilee Centennial Corporation, noted that his agency applied for Gap Funding to complete construction of the Carrie Meek Manor Project, an ongoing project that had been under development for several years and previously received county funding. He stated that his agency was not recommended for funding in this year's budget. He also noted that the City of Miami fulfilled its promise to provide funding for this project. Mr. Gudouf noted that his agency was unable to continue funding this project and respectfully asked that the funding request be approved to complete the project.

Mr. Ken Knight, Chairman, Housing Subcommittee of OCED, appeared before the Committee and noted that the consolidated plan omitted Public Service as it relates to inner cities, particularly Liberty City. He further noted that economic development strongly correlated with public services and beautification was needed in the inner city.

Ms. Renita Holmes, representing Our Homes and the Women's Association, appeared before the Committee and expressed concern that promises were made regarding the wavering of the 20 percent on the consolidated plan, inclusion and participation. She further expressed concern that handicapped persons were omitted from the plan. Ms. Holmes noted that small business housing programs suffer from a lack of technical assistance that's often readily available to competitive mainstream programs. She questioned why comprehensive strategies and services were not included within the consolidated plan.

Mr. Neal Shiver, President/Chief Executive Officer, Martin Luther King Economic

Development Corporation (MLK EDC) noted that his agency was not recommended for any funding in the action plan. He noted that the small businesses would fail without assistance for 2008.

Mr. Alberto Milo Jr., Urban Development Group President, stated his agency submitted an application to fund Lake View Villas Phase II project, which was denied. Mr. Milo noted that the project was under construction in the Neighborhood Revitalization Strategy Area in the City of Opa-Locka and the County should continue to fund projects as promised, particularly when those projects were in the construction phase.

Mr. David Burstyn, Developer, noted he supported the foregoing resolution and agreed with staff's recommendations.

Mr. Charles J. Flowers 1000 N.W. North River Drive, noted he supported the foregoing resolution.

Mr. Steve Mainster, Centro Campesino Executive Director, noted that his organization developed over 400 affordable housing and apartment units. He expressed appreciation to the OCED staff for providing funds for roof repairs and sewers in 2007. Mr. Mainster urgently requested support in 2008 for housing counseling programs, which was the highest priority. Mr. Mainster expressed concern regarding the 50 percent balance of all funds going toward County departments.

Ms. Terry A. Coble, 601 N.E. 56th Street, appeared on behalf of the Miami Coalition for the Homeless (MCH) and noted that the MCH supported the Consolidated Plans findings, and that assistance to rental households should be a priority. She stated that the action plan and strategic plan needed to include detailed information regarding projections for the number of household to be served within each income group.

Ms. Coble noted that the consolidated plan did not sufficiently incorporate the Community Affordable Housing Strategy Alliance (CAHSA) recommendations. She explained that the CAHSA Committee specifically recommended that mixed income rental housing be built, because it allowed the rent paid by higher income households to make housing development economically viable for low income residents. She noted another solution would be to use some of the Home Funds

as rental subsidy or to have the County explore the possibility of using local monies for rental subsidies.

Mr. Grady Muhammad, an At the Radius Group Inc. representative, requested $100,000 for the non-profit organization that assisted and taught 16 to 18 year old teenagers that had been expelled from the State system how to live independently. He stated that the funding would be used to convert a two story, five unit house to a transitional care home for foster care children.

Mr. Clifton Samuels, Owner, Cliffs Restaurant, noted that his establishment was not recommended for any funding; however he requested assistance for renovations and sewage links to the County's system.

Ms. Hilda Hall Dennis, Carrie Meek Center for Business (CMCB) Director, noted that CMCB provided 47 full time jobs and over 700 business and technical assistance classes. She stated that she would like to create a one stop business center for individuals who were interested in starting businesses in the Homestead or South Dade areas. Ms. Dennis noted she filed another application for the "Jobs for Electricians and Trades People" program; and CMBC was looking to provide industry specific training for individuals who were interested in the electrical field and to hire 12 individuals in electrical staffing positions at $15.00 an hour.

Mr. David J. Alexander, President, St. John Community Development Corp. (SJCDC) noted that the company recently recovered from hardships that occurred last year. He explained that they worked with the County for the past three and a half years in an effort to revive SJCDC in the affordable housing development industry and provided a townhouse project and three projects being considered for funding. Mr. Alexander noted that there were some issues regarding the housing development assistance and the increasing difficulty of developing affordable housing for very low income families. He stated that a proposal for the renovation of 16 affordable housing units was denied, and asked that consideration be given to that project.

Ms. Laverne Halliday, a Curley's House Food Bank representative, spoke in support of the foregoing resolution and expressed appreciation to Committee Members for their support.

Mr. J.L. Demps, 11025 SW 223rd Street, appeared before the committee, noting Granada Towers was not recommended for any funding and requested to be reconsidered for surtax funding.

There being no other persons to appear before the Committee, Chairwoman Edmonson closed the public hearing.

Discussion ensued regarding the funding process, public services funds and 30% funding for County Departments.

Mr. Cintron explained that public policy governed the Request for Application (RFA) funding process and there were issues in the past with HUD monitoring the public service cap, which was overspent. He stated that HUD met their obligations regarding the payback of accounts for the over expenditures of public service funds. Mr. Cintron noted that a recommendation was made that funds not be put out for public service to the community because that public service cap was reached, which was the reason why OCED did not allow any RFA's for public services.

With regard to the 30 percent funding for County Departments, Mr. Cintron explained that the policy was adopted by the Commission; and how the $10 million was to be spent was outlined in the proposal. MDHA was allocated $3.5 million, and it was determined that funding would come from recaptured funds later in the year so that more funds would be available to allocate during the RFA process. Mr. Cintron noted that utilizing recaptured funds enabled OCED to get the County department funding level down to 38 percent, although it exceeded the stated policy of 30 percent.

In response to Vice Chairwoman Sorenson's inquiry regarding the argument that funding to County departments should be at 30 percent and the rest should go to the community agencies, Mr. Cintron noted that it was public policy and an internal decision for the County to have the limit of 30 percent. He noted the public policy cap was exceeded last year because a large amount of funding was provided to MDHA in response to the extreme need as well the commitment made to HUD that any overspent public service funding would go toward affordable housing.

Vice Chairwoman Sorenson inquired about the

restrictions on Commission District Reserve Funds.

Mr. Cintron noted that the Commission District Reserve Funds were an important part of the distribution of funds. He stated that approximately $43 million was available for funding and $163 million was requested. Mr. Cintron noted that since some entities were not recommended for funding, reserve accounts were recommended for each commission district, which gave each commissioner $200,000 to fund any organization that went through the RFA process and were denied funding. He stated that some economic development projects were funded at 70 percent of the applicants request until funds were depleted and commissioners could make up the difference using their discretionary funds. Mr. Cintron noted that capital improvement projects and housing projects were funded at 100 percent until the funds were depleted, which was an area of concern because the budget adopted by the Board included a projected splitting the surtax funds between the Housing Finance Authority (HFA) and OCED. In addition, the $10 million of surtax funds were made available in this RFA (with $3 million set aside for second mortgages and home buyer assistance); and these funds which depleted expeditiously, leaving many worthy candidates unfunded.

In response to Vice Chairwoman Sorenson's inquiry regarding why no recommendation was made for Housing Counseling in South Dade to receive funding, Mr. Cintron explained that staff believed it was attached to the HFA portfolio because the majority of HFA funds were used for second mortgage assistance and qualifying homebuyers, which meant that no specific allocation was made. He stated that during the community input process, many individuals came forward requesting home buyers counseling funding; and State Housing Initiative Partnership (SHIP) funds were undersubscribed and subsequently made available to agencies that were prepared to accept SHIP funds for home buyers counseling programs. Mr. Cintron advised that next year's applicants would be reqeusted to clarify on their application whether they were prepared to accept funds from other sources.

Ms. Curry noted the Administration would make specific recommendations regarding how funds would be split between OCED and HFA.

Commissioner Souto noted a program needed to

be developed to subsidize those individuals who could not afford monthly rent or mortgage and create a data base with the names of individuals being assisted.

Ms. Curry noted that during the budget process for FY 2006-07, the Commission allocated $9 million ($5 million from County General Fund and $4 million from Federal HOME) to alleviate the housing costs for needy residents via the Housing Assistance Grant Program. She stated that the program was put together by MDHA and the Department of Human Services (DHS). Ms. Curry noted that during the last budget process the General Fund money rolled back into the General Fund, but the HOME (Home Investment Partnerships) money from OCED stayed in place based on the budget that was approved through December 2008. She stated that a report would be released for the Board's review giving an update on the Housing Assistance Grant program and DHS services.

Commissioner Souto asked Ms. Curry to provide him with a report regarding all the money that had been allocated to different families including the number of people served and the amount received by each family by County Commission Districts.

Ms. Curry noted that the report would include the Commission Districts, the number of people served, and the amount of funding extended to each individual.

Commissioner Jordan asked that the OCED Director, Mr. Cintron, provide a report for this Committee's review reflecting the number of participants and the amount of OCED funding allocated to Section 3 Housing and Urban Development.

Mr. Cintron noted that OCED was obligated to report Section 3 information to USHUD and that MDHA kept similar information as well.

Ms. Kris Warren, MDHA Director, explained that MDHA prepared a monthly tracking report on the Section 3 program.

Commissioner Jordan inquired about the Community Affordable Housing Strategies Alliance's (CAHSA) recommendations being excluded from the consolidated plans. She stated that CAHSA made solid recommendations regarding mixed income housing and the

utilization of subsidies.

In response to Commissioner Jordan's inquiry, Mr. Cintron noted that all CAHSA reports were provided to the consultants to prepare the plan. He stated that during the weekly meeting with the consultants, many of the recommendations for CAHSA were absorbed into the consolidated plan. Mr. Cintron noted that the recommendations were incorporated into the plan.

Discussion ensued regarding the allocation of 30% funding towards County Departments.

Commissioner Jordan asked that the OCED Director, Mr. Cintron, provide a synopsis for this Committee's review explaining how funding was shared outside of the entitlement with Community-Based Organizations (CBO's). She stated that to her knowledge, there was little to no sharing with the other entitlement communities.

Commissioner Jordan expressed concern regarding incomplete County funded projects and asked Ms. Curry to examine the feasibility of giving priority to County funded projects that were currently in progress and ensuring their completion. She stated that it was a disservice to the community when projects were incomplete, and expressed specific concern regarding the Lake View project and asked that this project be completed. Commissioner Jordan explained that the Lake View project was unique and that the developer created an exclusive strategy to decrease the mortgage in an attempt to make the units more affordable, rather than using the development dollars to payback the County.

Commissioner Moss expressed concern regarding entitlement cities having their own entitlement based on their population and Miami-Dade County having its entitlement to deal with all of the non-entitlement cities in addition to unincorporated Miami-Dade County. He stated that the more resources Miami-Dade County spent in entitlement cities (which had their own entitlement), the less money would be available to the non-entitlement cities and the rest of unincorporated Miami-Dade County. Commissioner Moss noted that organizations could request funding from its entitlement city and subsequently request funding from Miami-Dade County; however, organizations within the unincorporated Miami-Dade County could only request funding from the County. He stated that

he felt this was unfair and did not want the County to be subjected to litigation regarding this issue.

Mr. Cintron noted that this year a small minority of the funding was used for entitlement. He noted it was difficult for applicants to provide services in other entitlement cities to obtain the ranking/rating that would allow them to receive funds. Mr. Cintron noted that very few Community Development Block Grants (CDBG) funded projects existed in other entitlement communities. He stated that he would prepare an analysis for this Committee's review.

Commissioner Moss noted it appeared that mixed income was not very easy and asked Mr. Cintron to address this matter.

Mr. Cintron stated that the market seemed to be hot and it appeared that inclusionary zoning would work in some parts of this community; that mixed income communities were the best kind of communities to build, even if it would cost the County more subsidies. Mr. Cintron noted that OCED would look at models and come forward with site specific strategies with regard to the GOB, and specifically talk about mixed income possibilities.

In response to Commissioner Moss's inquiry regarding Community Advisory Committees (CAC) allocations and District Reserve allocations being used for public service, Mr. Cintron stated that these funds could not be used for public service.

In response to Commissioner Moss's inquiry regarding a reasonable request for affordable housing funding support, Mr. Cintron advised that establishing a cap could be a double edged sword. He noted if a cap was established without fully funding the need, the development would not be allowed to move forward. Mr. Cintron noted that OCED no longer required applicants to file an application for three consecutive years to receive $500,000 to close the deal; that OCED used readiness to proceed, site control, leverage, capacity, experience and location as criteria to determine who received funding; and that those applicants who had their finances in order ranked higher than those who did not.

Commissioner Moss expressed concern regarding four Neighborhood Revitalization Strategy Area's (NRSA) that were discontinued based on this year's review. He requested that the NRSA's,

particularly the Goulds NRSA, be restudied in an effort to possibly change the boundaries. Commissioner Moss noted that within Goulds' NRSA, despite the challenges that remained, the suburbs prospered; which diluted the actual need relating to that former NRSA. He requested that staff reevaluate the geographical boundaries in an effort to locate a viable area that met Goulds, West Little River, Sweetwater, and Princeton NRSA's guidelines, and if applicable, include these NRSA's in the resolution to be considered by the BCC on November 6, 2007.

Commissioner Moss noted in the future, he would like to have the recommendations set up identifying the partners/developers. He stated that the current set up did not identify who the developers were on each application. Commissioner Moss asked that the unfunded projects be considered for mid-term funding or recaptured funding, particularly the Granada Towers Project in Goulds and the Mirabella Project in Naranja/Princeton.

Mr. Cintron noted that there would be a recapture review semi-annually to reprogram funding and reallocate those funds to other organizations. He also noted two cycles of RFA's would be processed this year, one for local match/gap financing for the cycle of tax credit applications, and the other for all other housing and homeownership activities that were carried out.

In response to Chairwoman Edmonson's inquiry regarding the process to determine which housing projects received funding, Mr. Cintron explained the process and noted that many projects had been started and had not been recommended for funding. He further noted that an inadequate amount of funding was available to allocate to these projects. Mr. Cintron noted that it was important to keep in mind that surtax funds specifically for homebuyer assistance would be made available for these types of projects.

Chairwoman Edmonson expressed concern regarding the funds for rental assistance that were not utilized being turned back over. She stated this was a problem and that unfortunately, every one could not be funded due to the amount of funds available. Chairwoman Edmonson noted that the $200,000 District Reserve could only go so far, and it could not provide funding for everyone who requested additional funding.

Chairwoman Edmonson referred to handwritten page four (4) of the County Manager's Memorandum and asked Ms. Curry to provide quarterly reports for this Committee's review regarding the status and anticipated accomplishments.

Commissioner Jordan expressed concern regarding the Urban Revitalization Task Force submitting their recommendations late and asked that recommendations be submitted on time in the future.

3 ADJOURNMENT

Audrey M. Edmonson, Chair