



**MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
Economic Development and Human Services
Committee (EDHSC)**

Board of County Commissioners

Stephen P. Clark Government Center
Commission Chambers
111 N.W. First Street
Miami, Florida 33128

February 13, 2008
As Advertised

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Sullivan, Director
Clerk of the Board Division

Jovel Shaw, Commission Reporter
(305) 375-1289





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)

Wednesday, February 13, 2008

9:30 AM

COMMISSION CHAMBER SPCC

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: *Jovel Shaw, Commission Reporter, (305) 375-1289*

1A INVOCATION

1B PLEDGE OF ALLEGIANCE

Report: *The Committee convened in a moment of silence, followed by the Pledge of Allegiance.*

1C **ROLL CALL**

Report: *The following staff members were present: Senior Advisor to the County Manager Cynthia Curry, Assistant County Attorney Cynthia Johnson-Stacks; and Deputy Clerk Jovel Shaw.*

Chairwoman Edmonson called the meeting to order at 10:01 a.m.

Assistant County Attorney Cynthia Johnson-Stacks advised the Committee of the requested changes outlined in the February 13, 2008, County Manager's memorandum entitled, "Requested Changes to the Economic Development and Human Services Committee," and the withdrawal of Agenda Item 2A as requested by Commissioner Moss, the sponsor of the item.

Hearing no objection, it was moved by Commissioner Moss that the changes to today's Committee agenda be approved. This motion was seconded by Commissioner Sorenson, and upon being put to a vote, passed by a vote of 4-0, (Commissioner Souto was absent).

Commissioner Moss expressed appreciation to his colleagues and the entire County family for their expression of sympathy and support during his time of bereavement for the loss of his father.

1D **OPENING REMARKS FROM
CHAIRPERSON EDMONSON****1E** **SPECIAL PRESENTATION (S)**

1E1

080265 Special Presentation

SPECIAL PRESENTATION RE: 2007 TAXICAB
CHAUFFEUR OF THE YEAR TO MR. MOHAMMED
SOHAIL

Presented

Report: *Chairwoman Edmonson made the foregoing special presentation recognizing Mr. Mohammed Sohail as the 2007 Taxicab Chauffeur of the Year and awarded him a check in the amount of \$2,500.*

1E2

080408 Special PresentationSPECIAL PRESENTATION RE: PROFILE OF BLACK
MIAM- DADE (Office of Community Advocacy)**Presented**

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing item into the record.*

Mr. Larry Capp, Executive Director, Office of Community Advocacy, informed the Committee that Ms. Retha Boone, Program Officer, Office of Community Advocacy would present to the Committee the "Profile of the Black Population in Miami-Dade County," which was done in collaboration with the Miami-Dade County Black Affairs Advisory Board and the "Black World Guide 2008."

Ms. Boone, appeared before the Committee, and presented the two above-mentioned publications. She noted she has received numerous calls in support of these publications.

Commissioner Jordan commended the Office of Community Advocacy and the Black Affairs Advisory Board for compiling both publications. She stated she was interested in ensuring the County provided community-based organizations (CBOs) copies of these publications. In addition, she questioned if an update could be made to the economic disparity study on an annual basis to reflect the progression or regression of the black community.

Ms. Boone noted the "Profile of the Black Population in Miami-Dade County" contained a breakdown of the various Blacks and Black subgroups in Miami-Dade County. She indicated the budget limited the number of printed copies of this publication, but she provided copies to CBOs when requested.

Commissioner Jordan suggested the Office of Community Advocacy charge a nominal fee for the printing cost.

Ms. Boone advised the Committee that both of these publications would be available on the internet soon via the department's website.

Commissioner Moss discussed the Florida International University (FIU) disparity study and suggested Chairwoman Edmonson set-aside time for the Committee to review the highlights of this

study for assistance with future planning to address disparity and other related issues in this community. Commissioner Moss indicated the greatest challenge in Miami-Dade County was diversity. He stated that the County did not discuss these issues enough until a situation occurred.

Responding to Commissioner Moss' comments, Ms. Retha Boone stated staff would explore feasibility to conduct a symposium later in 2008 to address the findings of the various disparity studies. She indicated staff had continuous dialogue throughout the community and partnered with the Equal Opportunity Board to address racism.

Mr. Capp noted, in addition to that, staff was working with the Metro-Miami Action Plan Trust and the Social and Economic Development Council on disparity issues as well.

Commissioner Souto agreed with Commissioner Moss' comments regarding the role of the County Commission and the County in addressing the existing disparity issues in this community.

Chairwoman Edmonson concurred with Commissioner Moss and noted she would schedule a workshop to further discuss the disparity issue. She commended staff on the directory and asked staff to meet with Commissioner Moss or her office to schedule the workshop.

1F PUBLIC HEARING(S)

1F1

073743 Ordinance

ORDINANCE AMENDING SECTION 31-82 (O) OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, REGARDING THE TAXICAB LICENSE LOTTERY; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE (Consumer Services Department)

Deferred to no date certain

Mover: Moss

Seconder: Sorenson

Vote: 4-0

Absent: Souto

Report: *During consideration of changes to today's (2/13/08) agenda, the Committee deferred the foregoing proposed ordinance to a workshop.*

1F1 SUBSTITUTE

080377 Ordinance

ORDINANCE AMENDING SECTION 31-82 (O) OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, REGARDING THE TAXICAB LICENSE LOTTERY; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE [SEE ORIGINAL ITEM UNDER FILE NO. 073743] (Consumer Services Department)

Deferred to no date certain

Mover: Moss

Seconder: Sorenson

Vote: 4-0

Absent: Souto

Report: *During consideration of changes to today's (2/13/08) agenda, the Committee deferred the foregoing proposed ordinance to a workshop.*

1F2

080003 Ordinance

Barbara J. Jordan

ORDINANCE AMENDING SECTION 17-149 OF THE CODE OF MIAMI DADE COUNTY, FLORIDA, RELATING TO THE COMMUNITY AFFORDABLE HOUSING STRATEGIES ALLIANCE; PROVIDING SAVINGS CLAUSE, SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

Withdrawn

Report: *See Agenda Item 1F2 Substitute, Legislative File No. 080446.*

1F2 SUBSTITUTE

080446 Ordinance

Barbara J. Jordan

ORDINANCE AMENDING SECTION 17-149 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, RELATING TO THE COMMUNITY AFFORDABLE HOUSING STRATEGIES ALLIANCE; PROVIDING SAVINGS CLAUSE, SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE [SEE ORIGINAL ITEM UNDER FILE NO. 080003]

Forwarded to BCC with a favorable recommendation

Mover: Jordan

Seconder: Sorenson

Vote: 5-0

Report:

Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed ordinance into the record.

Chairwoman Edmonson opened the public hearing. Hearing no one wishing to speak before the Committee, Chairwoman Edmonson closed the public hearing.

Commissioner Jordan explained the intent of the foregoing proposed ordinance.

Ms. Cynthia Curry, Senior Advisor to the County Manager, informed the Committee of the exclusion of certain legislative bodies that chose not to be members of the Community Affordable Housing Strategies Alliance (CAHSA).

The Committee proceeded to vote on the foregoing proposed resolution as presented.

Commissioner Moss questioned when the Building Better Communities General Obligation Bond (GOB) Program funds for housing would be presented by staff.

Responding to Commissioner Moss' inquiry, Ms. Curry noted a Request for Proposal (RFP) has begun to bring those items forward.

Ms. Jose Cintron, Director, Office of Community and Economic Development, informed the Committee that staff has issued the Multi-Family Housing Development ("GOB Multi-Family Housing Development Program") Request for Proposals (RFP) for Housing Development on County Owned Sites, and the submission deadline for the first two sites was Friday, February 15, 2008. He indicated, subsequently, staff would submit to the Committee a recommendation for award of the RFP within 60 to 90 days. Mr. Cintron reminded the Committee the GOB

Strategic Plan included 21 potential sites, and he explained some of the issues for each site that was not part of the RFP. Mr. Cintron stated staff would continue to work on those sites and noted many of them required rezoning. He further noted the South Dade Government Center and the Landmark sites needed continued work on master plan issues.

Ms. Curry informed the Committee that a copy of the RFP was sent to County Commission members.

2 COUNTY COMMISSION

2A

080254 Resolution

Dennis C. Moss

RESOLUTION DIRECTING THE COUNTY MAYOR OR HIS DESIGNEE TO TRANSFER THE ALLOCATION PROCESS FOR THE SUMMER YOUTH EMPLOYMENT PROGRAM FUNDING BACK TO THE DEPARTMENT OF HUMAN SERVICES AND DIRECTING THE COUNTY MAYOR OR HIS DESIGNEE TO UTILIZE THE DEPARTMENT OF HUMAN SERVICES TO PREPARE THE REQUESTS FOR PROPOSALS (RFPS) FOR COMMUNITY-BASED ORGANIZATIONS FOR THE ADMINISTRATION OF THE SUMMER YOUTH EMPLOYMENT PROGRAM

*Withdrawn
Mover: Moss
Seconder: Sorenson
Vote: 4-0
Absent: Souto*

Report: *During consideration of changes to today's (2/13/08) agenda, the Committee withdrew the foregoing proposed resolution as requested by Commissioner Moss.*

3 DEPARTMENT(S)

3A

080349 Resolution

RESOLUTION APPROVING AN AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE MIAMI BEACH CITY CENTER COMMUNITY REDEVELOPMENT AGENCY (Office of Strategic Business Management)

*Deferred to no date certain
Mover: Moss
Seconder: Sorenson
Vote: 4-0
Absent: Souto*

Report: *During consideration of changes to today's (2/13/08) agenda, the Committee deferred the foregoing proposed resolution to no date certain as requested by County Manager.*

3B

080365 Resolution

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2007-08 FOR THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (Office of Strategic Business Management)

Forwarded to the BCC by the BCC Chairperson with a favorable recommendation

Mover: Moss

Seconder: Sorenson

Vote: 5-0

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution into the record.*

Chairwoman Edmonson recognized City of North Miami Mayor Kevin Burns was present.

The Committee proceeded to vote on the foregoing proposed resolution as presented.

Chairwoman Edmonson requested staff to prepare the appropriate memorandum to the Board of County Commissioners (BCC) Chairman Bruno A. Barreiro requesting that the Board's Rules and Procedures be waived to hear the foregoing proposed resolution at the February 19, 2008, Board meeting.

4 COUNTY MANAGER

5 COUNTY ATTORNEY

6 CLERK OF THE BOARD

Economic Development and Human Services Committee

FINAL OFFICIAL

Meeting Minutes

Wednesday, February 13, 2008

6A

080180 Report

CLERK'S SUMMARY OF MINUTES FOR NOVEMBER 28, 2007 FROM THE ECONOMIC DEVELOPMENT AND HUMAN SERVICES COMMITTEE (Clerk of the Board)

Approved
Mover: Sorenson
Seconder: Jordan
Vote: 5-0

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing report into the record.*

Hearing no questions or comments, the Committee proceeded to vote on the foregoing report as presented.

6B

080239 Report

CLERK'S SUMMARY OF MINUTES FOR THE ECONOMIC DEVELOPMENT AND HUMAN SERVICES COMMITTEE MEETING(S):

Approved
Mover: Sorenson
Seconder: Jordan
Vote: 5-0

AUGUST 13, 2007
AUGUST 22, 2007
AUGUST 31, 2007 (Clerk of the Board)

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing report into the record.*

Hearing no questions or comments, the Committee proceeded to vote on the foregoing report as presented.

6C

080361 Report

CLERK'S SUMMARY OF MINUTES FOR DECEMBER 12, 2007 FROM THE ECONOMIC DEVELOPMENT AND HUMAN SERVICES COMMITTEE (Clerk of the Board)

Approved
Mover: Sorenson
Seconder: Jordan
Vote: 5-0

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing report into the record.*

Hearing no questions or comments, the Committee proceeded to vote on the foregoing report as presented.

7 REPORTS

7A

080190 Report

SUNSET REVIEW OF COUNTY BOARDS FOR 2008 –
COMMUNITY RELATIONS BOARD

Report Received
Mover: Jordan
Seconder: Sorenson
Vote: 5-0

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing report into the record.*

Hearing no questions or comments, the Committee proceeded to vote on the foregoing report as presented.

7B

080191 Report

SUNSET REVIEW OF COUNTY BOARDS FOR 2008 –
EQUAL OPPORTUNITY BOARD

Report Received
Mover: Jordan
Seconder: Sorenson
Vote: 5-0

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing report into the record.*

Hearing no questions or comments, the Committee proceeded to vote on the foregoing report as presented.

7C

080207 Report

SUNSET REVIEW OF COUNTY BOARDS FOR 2008 –
BLACK AFFAIRS ADVISORY BOARD

Report Received
Mover: Jordan
Seconder: Sorenson
Vote: 5-0

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing report into the record.*

Hearing no questions or comments, the Committee proceeded to vote on the foregoing report as presented.

7D

080367 Report

SUNSET REVIEW OF COUNTY BOARDS FOR 2008 –
MIAMI-DADE COUNTY HOMELESS TRUST BOARD

Report Received

Mover: Jordan

Seconder: Sorenson

Vote: 5-0

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing report into the record.*

Hearing no questions or comments, the Committee proceeded to vote on the foregoing report as presented.

7E

080371 Report

STATUS OF ITEMS IN US HUD/COUNTY WORKPLAN

Report Received

Report: Assistant County Attorney Cynthia Johnson-Stacks read the foregoing report into the record.

Mr. Donald LaVoy, Miami-Dade Housing Agency-United States Department of Housing and Urban Development (MDHA-US HUD) Oversight Administrator (OA), appeared before the Committee to provide a status report of the items in the US HUD/County Work Plan outlined in his report entitled, "Progress Report for Reporting period ending (01/26/08), HUD-OA Settlement Agreement and Work Plan Progress Report." He indicated the structure of the report in three parts as follows:

- Part A addressed items that the County was required to comply with as outlined in the Settlement Agreement;
- Part B addressed items that US HUD was required to address; and
- Part C addressed items that the US HUD-OA needed to address.

Commissioner Sorenson questioned Item 2a on page 2 of the report, regarding a revised Public Housing Agency (PHA) Plan adopted July 2007, and if significant changes were made to the PHA Plan.

Responding to Commissioner Sorenson's inquiry regarding Item 2a outlined in the report, Mr. LaVoy noted the PHA Plan was a comprehensive guide to policies, programs, operations, and strategies for meeting local housing needs and goals. The PHA Plan contained two parts: the 5-Year Plan, which each PHA submits to US HUD once every 5th fiscal year and the Annual Plan submitted to US HUD every year.

Responding to Chairwoman Edmonson's request for an explanation of Item 12 outlined in the report, Mr. LaVoy explained if a situation arose that would require the US HUD to have a function, which perhaps was not currently being done by MDHA to perform a function, this provision would allow MDHA-US HUD to meet

and to discuss the issue of concern with the County Attorney, if necessary.

Chairwoman Edmonson questioned the progress of the preparation and submittal of a balanced budget for HOPE VI and why no reference to public housing renovations and construction was made in this report.

Responding to Chairwoman Edmonson's inquiry, Mr. LaVoy noted Federal funds were earmarked to complete the Scott Carver HOPE VI project and all US HUD affordable housing units were rental units. He indicated US HUD did not plan to build any other housing because affordability was an issue for housing overall. Mr. LaVoy stated Section VIII vouchers were used for Section VIII project-based housing.

Responding to Commissioner Jordan's inquiry regarding US HUD's plan to address budget issues outlined in the report, Mr. LaVoy explained that US HUD was reviewing all available County, US HUD and other governmental entities funding resources to address and balance the MDHA budget.

Responding to Commissioner Sorenson's inquiry regarding the identification of other funding sources to adjust the MDHA budget, Mr. LaVoy informed Committee members of the availability of a Section VIII grant that was available for local public housing agencies that applied for additional Section VIII housing program funds. He indicated MDHA could apply for other smaller grants, but no other vehicle could be used for Federal funds. He pointed out MDHA was one of 36 housing authorities that received Federal funding.

Responding to Commissioner Moss' comments on the current budget providing sufficient funding to properly administer MDHA, Mr. LaVoy noted currently the expenditures exceed the revenues.

Responding to Chairwoman Edmonson's inquiry regarding the attempt to receive more funding for Section VIII homeownership or rental, Mr. LaVoy explained the funding would be subject to both homeownership and rental housing activities. He indicated MDHA was taking steps to dramatically increase homeownership vouchers and to partner with the County to provide those vouchers wherever possible. Mr. LaVoy noted MDHA's efforts in cooperation with the County to reduce

expenses and to increase income.

Responding to Commissioner Sorenson's inquiry regarding the cost for training and technical assistance to all staff, Mr. LaVoy explained US HUD did not have funding to provide the level of training and technical assistance to staff within the time specified in the Settlement Agreement.

Responding to Chairwoman Edmonson's comments regarding the notation of one key hire outlined in Item 2b1 of the report, Mr. LaVoy noted the current recruitment process would hire eight to nine key positions, such as a comptroller and MDHA Specialists. He noted an individual was hired for the Section VIII Voucher Program.

Commissioner Jordan expressed County staff needed to be fully trained for this recovery effort to be successful. She asked Mr. LaVoy to commit to ensure the County had technical expertise in the Section VIII housing program.

Mr. LaVoy informed Committee members that US HUD intended to bring in specialists in the following areas: information technology, financial, housing, and contractor.

Commissioner Moss questioned if US HUD normally infused additional funding resources into recovery efforts with other local agencies around the country to accomplish and assist in the recovery efforts.

Responding to Commissioner Moss' inquiry, Mr. LaVoy noted US HUD did not allocate additional funds to Detroit, Michigan, during recent recovery efforts. He pointed out US HUD did increase grant funding.

A discussion ensued between Commissioner Sorenson and Mr. LaVoy regarding the emergency award to Emphasys Computer Solutions Inc. for the Emphasys Computer System, and the completion of implementing the system and continuing to train the appropriate staff.

Responding to Commissioner Sorenson's inquiry regarding the number of audits performed over the past five years, Mr. LaVoy noted US HUD conduct an annual post audit in conjunction with the County's independent audits.

An extensive discussion ensued among Chairwoman Edmonson, Commissioner Jordan

and Mr. LaVoy regarding public housing, the Section VIII Voucher Program waiting lists, the best way to compile a new list, and US HUD-MDHA working closely with the County to re-initiate this list.

Commissioner Jordan discussed priority consideration for those persons on the existing Section VIII waiting list and who may still be in need of Section VIII housing.

Mr. LaVoy noted the Adker Consent Decree to re-initiate the list and US HUD was well aware of the needs for those people on the existing list. He indicated an independent third party would reprioritize the list.

Responding to Commissioner Moss' request to the County Attorney's office to provide input on the re-initiation of the Section VIII lists, Assistant County Attorney Terrence Smith explained the Adker Consent Decree required the Section VIII Voucher Program lists be expunged every two to three years. Therefore, individuals on the current list must re-apply at that time to be included on the project-based or tenant-based waiting lists. He indicated the Consent Decree required a lottery system to compile the lists. Mr. Smith informed Committee members this method had been used before and no priority was given to anyone. In addition, he informed the Committee this would be last time the list was expunged because the Adker Consent Decree expired in October 2009.

A discussion ensued among Committee members and Mr. LaVoy regarding the following issues outlined in Section 5, Program Management:

-The recovery of rent payments for the rental public housing units that were in arrears for 90 days and the development of a policy to address this issue that was apart of evictions.

-The role of the County Commission as the local authority in the review and approval of the PHA Plan.

-The reduction in the public housing unit turnaround time upon becoming vacant from 105 days to half that time.

-The number of anticipated housing units for the Scott Carver HOPE VI project in the approximate range of 150 to 175 units.

Commissioner Moss asked Mr. LaVoy for contact information where he could refer the numerous Section VIII residents who called his District office.

Responding to Commissioner Moss' inquiry, Mr. LaVoy noted he would provide Ms. Curry the list of the new telephone numbers to assist residents with public housing and Section 8 Voucher Program questions.

Chairwoman Edmonson and Commissioner Jordan noted telephones calls from their constituents concerning the Section 8 Housing and Voucher Programs

A discussion ensued between Commissioner Jordan and Mr. LaVoy regarding MDHA staffing issues and the possibility of expediting the recruitment and hiring process for MDHA staff during this transition period to ensure appropriate and qualified staff was in place prior to completion of the recovery period.

The following persons appeared before the Committee and spoke in connection to this report:

- (1) Ms. Aiyeshia Hudson, 3245 NW 204 Terrace, Miami Workers Center, and spoke in opposition to US HUD and to the Scott Carver HOPE VI Plan and stressed the need for a comprehensive plan,
- (2) Ms. Yvonne Stratford, 6127 NW 7 Avenue, on behalf of Low Income Families Fighting Together and a Scott Carver resident, spoke in connection to the posting of notification received by all Annie Coleman residents that the building was unsafe,
- (3) Ms. Rosalie Whiley, 2320 NW 57 Street, Low Income Families Fighting Together, spoke in connection with her experience as a new resident of Section VIII Housing,
- (4) Ms. Prudence Jones, 20554 NW 19 Avenue, a Section VIII Voucher recipient, discussed her experience going through the Section 8 Voucher Housing Program in adhering to the rules and regulations of participating in this program.

Responding to Chairwoman Edmonson's request for Mr. LaVoy to address the issues raised by the speakers, Mr. LaVoy stated he would review each of the issues raised by the speakers and would follow-up with those particular residents to address their concerns.

Responding to Commissioner Sorenson's inquiry regarding complete development of the Scott Carver HOPE VI area utilizing all applicable

resources, Mr. LaVoy reviewed the entire Scott Carver HOPE VI area, which includes three parcels and a two mile radius associated with the project for development. He provided an overview of the Request for Qualifications (RFQ) that was prepared and was being reviewed by the County's Department of Procurement Management Director.

Following Mr. LaVoy's conclusion of his presentation, Chairwoman Edmonson requested staff to prepare the appropriate memorandum addressed to the Board of County Commissioners' Chairman Bruno A. Barreiro requesting a waiver of the Board's Rules and Procedures to hear the foregoing report at the February 19, 2008, Board meeting.

7F

080088 Report

REPORT RE : SHIP AND SURTAX PRO FORMA (County Manager)

Report Received
Mover: Sorenson
Seconder: Moss
Vote: 4-1
No: Jordan

Report: *Assistant County Attorney Cynthia Johnson-Stacks read the foregoing report into the record.*

The following persons appeared before the Committee in connection with the foregoing report:

Mr. Steve Mainster, Executive Director, Centro Campesino Farmworker Center, 19725 SW 241 Terrace, and noted his organization provided affordable housing, education and training programs along with advocacy in disaster relief for low-income families. He expressed appreciation to the Committee for its support of the policy for a 50/50 split between homeownership and rental housing activities. Mr. Mainster also spoke in support of setting-aside funds for County invested properties in order to complete those projects in the pipeline.

Commissioner Sorenson expressed appreciation to Mr. Mainster and Mr. Arden Shank, Executive Director and President, Neighborhood Housing Services and Chairman of the South Florida Community Development Coalition, for their participation in the recent mortgage foreclosure workshop in Commission District 8. She stressed the importance of keeping homebuyer counseling intact.

Mr. Arden Shank expressed concern with homeownership units in development that were built and ready for closing. He questioned the status of second mortgages for families in order to close on existing affordable housing units. Mr. Shank urged the County Commission to consider making funds available for homeownership housing units.

Mr. Frank Gudorf, Executive Director, Jubilee Community Development Corporation, LP, noted this CDC formed a limited liability company called Haven Jubilee Hamlets LLC, and subsequently, purchased property at 1521 NW 51 Street. He urged the Committee to support setting-

aside funds or grandfathering-in affordable homeownership projects already in the pipeline for county funding.

Mr. Harris Millman, Haven-Jubilee Hamlets and Haven Economic Development, noted his organization provided over 100 single-family homes, homebuyer counseling, and foreclosure counseling. In addition, he stated they received county funding for their homebuyer counseling and training. He proceeded to inform the Committee purchase prices for the infill housing began at \$61,000 for a 700 square foot, one bedroom, and \$84,000 for a 1,000 square foot, two bedrooms. Mr. Millman spoke in support of green affordable housing.

Commissioner Moss noted the comments made by the speakers indicated these affordable housing projects were in a unique situation. He indicated the Committee needed to discuss how the County would address these particular affordable housing developers.

Responding to Commissioner Sorenson's inquiry regarding the number of community development corporations (CDCs) that relied upon the County's Surtax/SHIP revenues, Mr. Shank stated he would provide her those numbers.

Ms. Elaine Black, President and Chief Executive Officer, Liberty City Trust, 4800 NW 12 Avenue, spoke on the need of subsidies for individuals purchasing in the City of Miami. She noted her Trust had over 50 affordable homeownership properties and many of the developers, including Haven, depended on subsidies to assist individuals in the 80 percent of annual median income (AMI) to purchase these homes. Therefore, she requested that the County continue to provide County subsidies for these homes. She noted the City of Miami would continue to provide \$40,000 per unit, and the County subsidy was needed to ensure homeownership was possible for the residents within this community. Ms. Black spoke in support of the continuation of Metro-Miami Action Plan (MMAP) Trust providing down payment assistance program. She concluded her comments by urging the Committee to support development in the Liberty City area.

Chairwoman Edmonson informed Mr. Millman and Mr. Gudorf that she would schedule a meeting with them as soon as possible to discuss their affordable housing development in Commission

District 3.

Ms. Truly Burton, Builders Association of South Florida, noted the use of County Surtax funding for the prior housing development commitments was ideal. In addition, she spoke in support of providing funding assistance to not-for profit organizations for their prior housing development commitments. Mr. Burton noted the County should consider additional safeguards for accountability in the Surtax program for FY 2008-09 during the State Legislature's review of the County's Surtax program.

Mr. Barry Goldmeier, suggested that affordable housing developers who already received county funding for projects be allowed to complete their projects. He indicated rather than beginning new housing activities projects, the County should consider using Surtax funds to enable homeowners to have a choice of moving into recently built affordable condominiums or single-family townhouses severely discounted due to the housing market. He indicated builders were selling their housing units at break-even or at a loss to pay off construction loans. Mr. Goldmeier concluded his comments by stating they could assist the County in its review of the County's Surtax program.

Mr. Mikal Hamin, Allen Sars (phonetic) CDC, and member of the South Florida Community Development Coalition, spoke in support of the County's Surtax program. Mr. Allen also spoke in support of MMAP providing down payment assistance to individuals in the 80 percent of AMI range.

Mr. Alberto Milo, Jr., Urban Development Group, stated for-profit corporations were in the same dilemma as the not-for profit corporations regarding housing developments planned for affordable housing homeownership. He stressed individuals needed to have the freedom of choice for rental housing or homeownership as long as the freedom of choice came at the \$225,000 or below price that developers were mandated to provide for affordable housing. Mr. Milo noted this report recommended that approximately \$8 million be set-aside for the Infill Housing Program, but he questioned whether that much should be set-aside for infill housing.

Ms. Amanda Lopez, an affordable housing developer, informed the Committee her affordable housing project Michelle Village required

homebuyer mortgage assistance in terms of second mortgages. Ms. Lopez noted the selling price of these available housing units was \$150,000 to \$155,000. She concluded her comments by respectfully requesting the Committee consider the need for homeownership.

Commissioner Souto asked Ms. Cynthia Curry, Senior Advisor to the County Manager, to explore the feasibility of the County assisting residents of this community in developing and establishing a co-op as a financing mechanism for homeownership. In addition, Chairwoman Edmonson asked that staff provide a report to the Committee in 90 days.

Responding to Commissioner Souto's request, Ms. Curry stated she was not familiar with a co-op arrangement within the County at this point in time. She informed the Committee of the Housing Finance Authority administered the Individual Development Account Program.

Mr. Jose Cintron, Director, Office of Community and Economic Development, explained staff could review and study a cooperative ownership mechanism. He indicated a co-op existed when individuals owned shares in a co-op, and the co-op owned the property. He expressed the suggestion offered by Commissioner Souto was a banking mechanism. Mr. Cintron pointed out the County funding assistance was the funding gap from what the bank could finance and the cost of the home for the homebuyer. He noted homeownership counseling efforts with potential homebuyers on how to save to make them credit worthy.

Chairwoman Edmonson asked Mr. Cintron to review the concept suggested by Commissioner Souto to discuss how the County could accomplish the concept.

Commissioner Moss noted the great impact this year was potential homebuyers seeking funding assistance from the County to purchase affordable housing. He questioned what had changed and what potential solutions were.

Following Commissioner Moss' comments, Mr. Cintron stated the sub prime loan market created a great demand for affordable housing, which, in turn created greater demand for second mortgages by homebuyers. Mr. Cintron stated the Commission needed to discuss how to best utilize

this funding source. He informed the Committee this recommendation was based on the discussion at the January 16, 2008, Committee meeting on the SHIP and Surtax Pro Forma, and this recommendation intended to finish the projects that were already committed to or underway.

Commissioner Moss questioned whether staff had contacted the City of Homestead regarding shot gun houses located within their jurisdiction and the availability of funding to assist the City of Homestead.

Responding to Commissioner Moss' inquiry regarding the shot gun houses that were a part of the Southwest Community Redevelopment Agency (CRA) project, Mr. Cintron stated staff had not discussed the shot gun houses with the City of Homestead in the last ten months. He indicated at that time he met with the property owner and the City of Homestead CRA Director. Mr. Cintron stated staff could not identify resources that may be applied to the shot gun houses.

Commissioner Moss offered that the County should assess some of the individuals who appeared at today's (2/13) Committee meeting and not penalize them. Commissioner Moss stressed the need to create opportunities for affordable housing developers so that potential homebuyers may have access to subsidy in order to qualify to purchase a home.

Commissioner Moss questioned the prices of the Hammocks Condominium Townhouses and the amount of subsidy used for these homes.

Responding to Commissioner Moss' inquiry, an unidentified Hammocks Condominium Townhouses representative stated the amount of subsidy ranged from \$50,000 to \$70,000. He indicated the overall cost for the units were as follows: one bedroom was \$131,000, two bedrooms were \$161,000. He noted the prices were lowered to assist the potential buyer with closing costs and the suspension of homeowner's association fees for a specified time.

Responding to Commissioner Moss' inquiry regarding the prices for Michelle Village homes, Ms. Amanda Lopez stated the selling price for a two bedroom/one bath started from \$150,000 to \$155,000. She indicated this was the total cost for the units with the subsidy.

Mr. Cintron noted this report contained a recommendation for three categories of uses for the homeownership activities. He suggested providing a portion possibly 50% each, and staff would come back later with a recommendation on how the County based on today's discussion to provide funding assistance to potential buyers in closing costs for affordable housing units developed by CDCs.

Commissioner Moss asked Chairwoman Edmonson to have further discussion on the possibility or feasibility of using GOB funds for the shot gun houses located in the City of Homestead.

Chairwoman Edmonson asked the Office of Community and Economic Development Director to provide the Committee with a recommendation on how the County could assist affordable housing developers in closing on projects as part of the County's Documentary Stamp Surtax (Surtax)/State Housing Initiative Partnership (SHIP) housing initiatives.

Responding to Chairwoman Edmonson's request, Mr. Cintron asked that staff be allowed to present a recommendation along with other options, and in the interim, the County proceed with the other project activities outlined in this report.

Commissioner Jordan stated the Committee and staff should pay attention to the prior commitments and finish what the County has started. Commissioner Jordan pointed out staff should include the freedom of choice in whatever recommendation it brought back. She expressed concern that the Committee and the County Commission gave up its opportunity for review of the Request for Proposals (RFP) prior to its issuance. She indicated the Committee needed to review whether the Committee and the Commission should remain informed as opposed to holding up the RFP process.

Responding to Commissioner Jordan's inquiry regarding completion of how many infill housing units last year, Ms. Wendi Norris, Director, General Services Administration, informed the Committee approximately 70 infill housing units were completed last year.

Commissioner Jordan noted this report recommended approximately \$8 million in homebuyer assistance for approximately 104

housing units under the Infill Housing Program.

Commissioner Jordan noted that the County infill housing lots were in pre-determined locations. She pointed out some affordable housing developers were making a profit from affordable housing. Commissioner Jordan asked that staff ensure that the County retained the freedom of choice on where a homeowner could purchase a home throughout the County. She proposed as an alternate that the County review the feasibility of splitting the 50 percent of the combined SHIP and Surtax revenue designated for homeownership activities in order to finish the prior commitments, but also provide homeownership opportunities to those who chose to own a home.

Commissioner Jordan explained she intended to request the County Attorney to prepare legislation that the County buy-down the mortgage when providing subsidy to a developer.

A discussion ensued between Commissioner Jordan and Mr. Cintron regarding the \$24.777 million distribution of Surtax and SHIP revenue for homeownership activities and the freedom of choice for potential homebuyers throughout Miami-Dade County.

Mr. Cintron indicated that he would meet with Commissioner Jordan to thoroughly review the recommendation for homeownership activities.

Following the discussion between Commissioner Jordan and Mr. Cintron, Ms. Curry stated some County projects may not go forth based on today's discussion.

Commissioner Sorenson stated potential homebuyers appeared to have more choice than ever before due to the real estate market. She supported the County placing priority on County projects already underway.

Responding to Commissioner Sorenson's inquiry on the approximate number of housing units that were underway, Mr. Cintron stated approximately 206 housing units.

Commissioner Sorenson stated the second priority should be to work with the CDCs that relied on County assurances, and then to work with private/for-profit affordable housing developers.

A discussion ensued among the Committee

members and Mr. Cintron regarding the priority for allocating the remaining \$24.777 million in SHIP/Surtax revenues for homeownership activities, the need to complete prior housing commitments and the freedom of choice to use the subsidy countywide.

Commissioner Jordan asked Ms. Curry to follow up on this County Manager's report and provide her with a report identifying each affordable housing project the County donated land or invested development funds under the SHIP/Surtax, HOME, and/or CDBG Programs. She asked that this report also include the property location and the amount of county funding provided for each project.

Responding to Commissioner Jordan's request, Mr. Cintron noted he would provide the report to Commissioner Jordan.

The Committee proceeded to vote to receive the foregoing report.

Following further discussion on how staff should proceed with the recommendation outlined in the report and Commissioner Moss' request for clarification, Assistant County Attorney Johnson-Stacks questioned if the Committee's intent was to move forward with a policy. She suggested the Committee moved forward with a resolution and staff would move forward in the absence of a resolution with part of the recommendation outlined in this report. Ms. Johnson-Stacks further stated if the Committee did not intend to move forward in that manner and stressed the need for clarification on the record.

Mr. Cintron noted staff would proceed in the manner explained by Assistant County Attorney Johnson-Stacks. He informed the Committee that a budget was adopted by the County Commission for homeownership purposes. Mr. Cintron pointed out staff decided not to close any loans until a policy decision was made on how to expend those funds for homeownership activities. He reminded the Committee that the County Commission had authorized staff to expend those funds, but staff did not want to expend the funds in a way that was not consistent with the will of the Committee or the County Commission. He indicated today (2/13) the Committee emphasized a priority to finish prior housing commitments; therefore, a portion of the homeownership activities funding would be set-aside for those projects.

Ms. Curry suggested this report be forwarded to the County Commission and staff would provide a supplemental report when this report was presented to the County Commission. She indicated a resolution should accompany this report stating how the Committee would like staff to proceed with the SHIP/Surtax funding revenues set-aside for homeownership activities. Ms. Curry asked that the County Commission make the final decision.

Following Ms. Curry's comments regarding an accompanying resolution to this report, Chairwoman Edmonson asked the Committee to forward this report to the County Commission as presented and staff should prepare a supplemental report to this item.

Responding to Chairwoman Edmonson's request, Ms. Curry suggested a supplemental report outlining today's (2/13) Committee deliberation on this report be prepared. Subsequently, if necessary, a resolution may be attached or accompany the supplemental report.

Assistant County Attorney Johnson-Stacks stated the proposed resolution, if prepared, should be waived to the County Commission for consideration.

Responding to Mr. Cintron's inquiry questioning on which County Commission Agenda this report would come before the Board, Ms. Curry noted the March 4, 2008, County Commission meeting.

Commissioner Sorenson and Chairwoman Edmonson agreed that the Committee should allow staff to move forward with closing on affordable housing projects that needed to be completed.

Ms. Curry noted if staff proceeded based on the Committee's direction today (2/13) there would be a reduction in the availability of SHIP/Surtax funding for homeownership activities.

The Committee voted to accept the report with an instruction to staff to provide a supplemental report to this item, and if necessary prepare the appropriate resolution for consideration with the appropriate memorandum to the County Commission Chairman Bruno A. Barreiro requesting that the Board's Rules and Procedures be waived to hear the foregoing items at the

March 4, 2008, Board meeting.

Responding to Ms Curry's request for clarification on the Committee's direction, Commissioner Sorenson clarified that staff was to continue as it had been so staff could close on mortgages. Subsequently, when this item was presented to the County Commission, the County Commission would discuss how the remaining available SHIP/Surtax funds would be distributed for homeownership activities.

Following Commissioner Jordan's comments regarding the motion on the report and the Committee completely disregarding staff's recommendation to comeback to the Committee, Mr. Cintron stated he understood the Committee's action today was for staff to move forward with those individuals in the pipeline who had contracted and exercised their freedom of choice to either purchase an infill home or a County assisted project, but the County had not been able to close. He indicated staff would maintain a tally for each category, and the submittal of a substitute recommendation to take into account the CDCs and the freedom of choice with the remaining available balance of SHIP/Surtax funds.

Commissioner Jordan asked if staff could address affordability cost for projects and the stagnant \$225,000 starting price for infill housing, and whether those properties' prices had dropped since the initial report.

Mr. Cintron indicated, to his knowledge, those homes were still being purchase at \$225,000.

Commissioner Jordan stated she would follow-up with staff to discuss her concerns regarding this report.

Commissioner Souto noted the usage of Miami-Dade County Public Libraries to educate the community on the establishment of a co-op as a financing mechanism for homeownership.

Mr. Cintron stated he would meet with Commissioner Souto to further discuss the co-op financing mechanism with him.

Chairwoman Edmonson expressed her interest in the concept offered by Commissioner Souto and informed staff that she looked forward to staff providing the report in 90 days.

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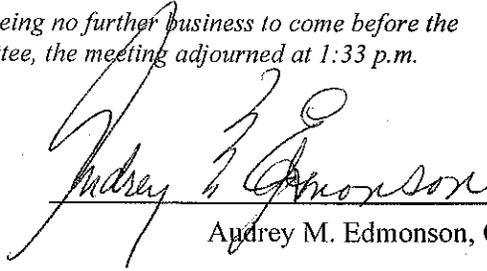
080403 Report

ORAL REPORT RE: EMPOWERMENT ZONE UPDATE

Not presented

8 ADJOURNMENT

Report: *There being no further business to come before the Committee, the meeting adjourned at 1:33 p.m.*



Audrey M. Edmonson, Chair