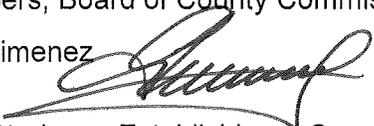


Memorandum



Date: May 2, 2013

To: Honorable Chairwoman Rebecca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Feasibility Study on Establishing a Countywide Program to Provide Funding for Home Rehabilitation Projects

The following report is in response to Resolution No. R-810-12 sponsored by Commissioner Dennis C. Moss and approved by the Board of County Commissioners on October 2, 2012. More specifically, the Resolution requests a feasibility study on establishing a countywide program to provide funding for home rehabilitation projects for low-income, elderly, veteran, and disabled homeowners to be administered by Rebuilding Together Miami-Dade, Inc. The study examines the feasibility of funding the program through Community Development Block Grant (CDBG) funds, Countywide General Revenue Funds, or other eligible sources. Also requested was how providing this funding will affect every commission district in Miami-Dade County.

The provision of funding for home rehabilitation would benefit every commission district in Miami-Dade County and is consistent with allowable uses of federal and state funds. The County currently funds home rehabilitation services through its CDBG and Home Investment Partnerships (HOME) Programs.

CDBG and HOME funds were allocated to the Community Action and Human Services Department's (CAHSD) home rehabilitation programs. These programs can be enhanced to include every commission district, provided the income eligibility requirement is met. The table below reflects funding to CAHSD for this activity over the past two years and is current as of April 11, 2013.

Funding Year	Activity	Funding Source	Funding Amount	Units Completed
2012	Housing Rehab in South Miami NRSA; Completion Goal: 26 units	CDBG	\$194,959	27
2012	Arthur Mays Villa (air conditioning and weatherization; Completion Goal: 26 units)	CDBG	\$194,959	30
2011	Homeownership Rehab for NRSA's (Multi-districts); Completion Goal 96 units	CDBG	\$474,000	49
2011	Affordable Housing Residential Rehab - (Multi-districts); Completion Goal 8 units (substantial rehab e.g. impact windows, electrical, plumbing, roofing, bathroom, kitchen, flooring, etc.)	CDBG	\$443,417	8
2011	Naranja Sunny Haven Water Connections (Dist. 9) Completion Goal: 14 units	CDBG	\$104,000	14
	CDBG Total		\$1,411,335	128
2011	Elderly Rehabilitation - (County-wide) Completion Goal: 20 units (substantial rehab e.g. impact windows, electrical, plumbing, roofing, bathroom, kitchen, flooring, etc.)	HOME	\$1,000,000	20
2011	Single-family Rehabilitation - (County-wide) Completion Goal: 20 units 11 Units in progress (substantial rehab e.g. impact windows, electrical, plumbing, roofing, bathroom, kitchen, flooring, etc.)	HOME	\$1,000,000	11
	HOME Total		\$2,000,000	31
2012	Single-family Rehabilitation - (County-wide) Completion Goal: 38 units 2 Units in progress (exterior painting and installation of hurricane shutters)	SURTAX	\$500,000	2
2008	Single-family Rehabilitation - (County-wide) Completion Goal: 72 units 66 Units in progress (substantial rehab e.g. impact windows, electrical, plumbing, roofing, bathroom, kitchen, flooring, etc.)	SURTAX	\$3,200,000	66
	SURTAX Total		\$3,700,000	68

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In 2005, the County allocated Documentary Stamp Surtax (Surtax) funding to the Opa Locka Community Development Corporation for the Opa Locka Triangle Home Rehabilitation program. Other nonprofit organizations such as Rebuilding Together Miami-Dade, Inc. may qualify for funds through the annual Request For Applications (RFA) competitive process, in accordance with funding guidelines for Surtax, CDBG and HOME.

Public Housing and Community Development Department recommends that the Board consider the following with respect to establishing a countywide program to fund home rehabilitation projects:

- CBDG and HOME federal funding sources do not limit or restrict such preferences however, Rebuilding Together Miami-Dade, Inc. would be subject to the competitive criteria in the RFA process.
- The use of any federal funds outside of a competitive process would require a change in the County's current policy.
 - Notwithstanding, the provider would still be required to adhere to all federal requirements and rules.
- The Surtax program can be used for this purpose however, it would need to be part of a competitive award process.

If you have further questions regarding this response, please contact Gregg Fortner at 786-469-4106.

Attachments

c: Robert A. Cuevas, Jr., County Attorney
Russell Benford, Deputy Mayor
Gregg Fortner, Executive Director, PHCD
Jennifer Moon, Director, OMB
Lucia Davis-Raiford, Director, CAHS
Charles Anderson, Commission Auditor