



Miami-Dade Board of County Commissioners
Office of the Commission Auditor

Housing and Social Services Committee (HSSC) Meeting

September 13, 2018
12:00 P.M.
Commission Chambers

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**HSSC Meeting: Sept. 13, 2018
Research Notes**

Item No. 2A

File No. 181910

Researcher: MF Reviewer: TD

RESOLUTION DECLARING SURPLUS ONE COUNTY-OWNED PROPERTY (FOLIO NO. 30-3115-042-0010) LOCATED IN MIAMI-DADE COUNTY, FLORIDA AND REVISING THE INVENTORY LIST OF REAL PROPERTY, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTY IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF A TOTAL OF 21 COUNTY-OWNED PROPERTIES TO HABITAT FOR HUMANITY OF GREATER MIAMI, INC., A NOT-FOR-PROFIT 501(C)(3) CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

ISSUE/REQUESTED ACTION

Whether the Board should declare surplus one County-owned property located in Miami-Dade County and revise the inventory list of real property after a public hearing and whether the Board should authorize conveyance of 21 County-owned properties to Habitat for Humanity Greater Miami, Inc., at a price of \$10.00, for the purpose of developing the properties with affordable housing to be sold to very low, low or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program.

APPLICABLE LEGISLATION/POLICY

Miami-Dade County Code, Section 17-121, relates to the Infill Housing Initiative Program, whose purpose is to increase the availability of affordable homes for very low, low and moderate income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, to equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes.

[https://library.municode.com/fl/miami_-](https://library.municode.com/fl/miami_-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVIIIINHAIN_S17-121TIPU)

[dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVIIIINHAIN_S17-121TIPU](https://library.municode.com/fl/miami_-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVIIIINHAIN_S17-121TIPU)

Implementing Order No. 3-44 establishes the process for the implementation and management of the Infill Housing Initiative Program (Infill Program) for Miami-Dade County, whereby the procedures are established to carry out the goals of the Infill Program.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-44.pdf>

Miami-Dade County Administrative Order No. 8-4 states that t[h]e authority to sell, lease or otherwise dispose of County-owned real property lies solely with the Board of County Commissioners. Before action is taken on any proposed sale or lease of County-owned real property, unless expressly excluded herein, a recommendation will be requested from the Planning Advisory Board, to indicate whether such proposal is in the public interest and also recommending proper land use classification, if applicable."

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO8-4.pdf>

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Miami-Dade County Code, Section 2-8.6.5 governs the purchase, sale and lease of real property.

https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR

Florida Statutes, Section 125.379(1), requires each county to prepare an inventory list at least every three years of all real County properties that are appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.379&URL=0100-0199/0125/Sections/0125.379.html

Florida Statutes, Section 125.379(2), prescribes the County's authority relating to County properties identified as affordable housing.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.379&URL=0100-0199/0125/Sections/0125.379.html

Florida Statutes, Section 125.411, relates to deeds of conveyance of lands

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.411&URL=0100-0199/0125/Sections/0125.411.html

Resolution No. R-376-11, adopted on May 3, 2011, directs that any resolution authorizing the rehabilitation, improvement or conveyance of County-owned real property appropriate for or to be used as affordable housing shall include detailed information on the property and the County's investment and future control.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2011/R-376-11.pdf>

Resolution No. R-333-15, adopted April 21, 2015, establishes County policy to require disclosure of market value or market rental in legislative items authorizing the conveyance or lease of County-owned property to promote public disclosure and fiscal responsibility.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2015/R-333-15.pdf>

Resolution No. R-979-17, adopted on November 7, 2017, declared the County properties at issue in the proposed resolution surplus and added such properties to the County's inventory list of affordable housing sites.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2017/R-979-17.pdf>

Resolution No. R-974-09, adopted on July 21, 2009, directs that any resolution authorizing the execution of instruments creating a County interest in real property shall require such instruments to be recorded in the public records of Miami-Dade County.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2009/R-974-09.pdf>

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Resolution No. R-380-17, adopted by the Board on April 4, 2017, established the policy requiring the County Mayor to provide written notification to the District Commissioner in which the County-owned property lies no less than four weeks prior to placing any item on the agenda requesting approval of the sale, lease or surplus of County-owned property.

<http://intra/gia/matter.asp?matter=170414&file=true&yearFolder=Y2017>

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Audrey M. Edmonson, District 3

Department/Requester: None

The proposed resolution has no procedural history.

ANALYSIS

On May 9, 2018, Habitat for Humanity of Greater Miami, Inc. (Habitat) submitted an application to Commissioner Edmonson, Commission District 3, requesting the County convey 21 County-owned vacant properties located in District 3 to build single-family, affordable housing. The proposed resolution authorizes conveyance of the properties to Habitat for Humanity of Greater Miami, Inc., at a price of \$10.00, and would further the purpose of making affordable housing available to needy households in accordance with the Infill Program.

Habitat is required to develop the lots as 20 new single-family homes (two 25-foot wide lots will be combined to allow for one home to be built), and sell to qualified families. Habitat will develop 3-bedroom (1,200 square feet) and 4-bedroom (1,400 square feet) homes.

Lot No.	Address	Land Value	Square Footage
01-3114-012-0550	1024 NW 60 St., Miami, FL 33127	\$31,146	6,206
30-3111-027-0230		\$16,489	4,730
30-3111-031-0460		\$18,921	5,400
30-3111-038-0610	1657 NW 73 St., Miami, FL 33147	\$27,426	7,000
30-3115-037-0310	2260 NW 64 St., Miami, FL 33147	\$17,361	4,631
30-3115-040-0580	2310 NW 55 Terr., Miami, FL 33142	\$17,069	4,240
30-3115-042-0010		\$11,404	2,880
30-3115-042-0020	2405 NW 55 St., Miami, FL 33142	\$9,504	2,400
30-3115-042-0030		\$9,504	2,400
30-3121-016-0150	3127 NW 52 St., Miami, FL 33142	\$29,935	5,680
30-3121-034-1320	5114 NW 32 Ave., Miami, FL 33142	\$22,697	4,840
30-3121-037-0390	3031 NW 51 Terr., Miami, FL 33142	\$25,225	4,600
30-3122-016-0440		\$36,788	5,450
30-3122-018-0160		\$29,160	4,320
30-3122-026-1000		\$29,430	4,360
01-3114-019-1000	933 NW 69 St., Miami, FL 33150	\$42,900	7,150
30-3111-027-0221		\$42,181	12,100
30-3115-010-0010	6320 NW 19 Court, Miami, FL 33147	\$18,284	4,900
30-3115-027-0460	2167 NW 60 St., Miami, FL 33142	\$25,204	6,345
31-3121-000-0440	4624 NW 31 Court, Miami, FL 33142	\$14,751	3,600
30-3111-032-0030		\$21,874	7,150

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The purpose of the Infill Housing Program is to increase the availability of affordable homes for very low, low, and moderate income persons and households; maintain a stock of affordable housing; redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties; equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes. Between January 1, 2017 and December 12, 2017, 27 homes were sold under the Infill Housing Program.

<https://www.miamidade.gov/housing/library/guidelines/infill/infill-housing.pdf>

Pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department previously announced availability of the 21 County properties to all County departments and determined that there was no interest in the said properties.

Section 125.379(1) Florida Statutes requires each county to prepare an inventory list at least every three years of all real County properties that are appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body. As one of the properties (Folio No. 30-3115-042-0019) has not been declared surplus and has not been included on the County's inventory list of affordable housing sites, the proposed resolution seeks to declare this property surplus and revise the Affordable Housing Inventory List to include this property.

On November 7, 2017, the Board adopted Resolution No. R-979-17, which declared the remainder of the 21 properties, among others, as surplus and added such properties to the County's inventory list of affordable housing sites.

The 21 County properties will be conveyed to Habitat, subject to a reverter, on the condition that Habitat develops each of the County properties with affordable housing to be sold to very low, low, or moderate income households within two years of the effective date of the conveyance of the four properties, unless such time is extended at the discretion of the Board. As the homes are developed and sold, a 20-year restrictive covenant will be recorded on each parcel and monitored by the Public Housing and Community Development Department. The main restrictions on the conveyance, as specified in the Deed, are as follows:

- That the properties shall be developed by Habitat affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative Program;
- That the properties shall be developed within two years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy;
- That the dwelling units developed on the properties shall be sold to a qualified household, but under no circumstances shall the sales price of the home exceed \$205,000;
- That for any of the properties located within the HOPE VI Target Area, Habitat shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area;
- That Habitat shall not assign or transfer its interest in the properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers;
- Habitat shall require that the qualified household purchasing the eligible home execute and record simultaneously with the Deed of Conveyance from Habitat to the qualified household the County's "Affordable Housing Restrictive Covenant"; and
- That Habitat shall pay real estate taxes and assessments on the properties or any part thereof when due.

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The proposed resolution will save the County the cost of monitoring the properties and maintaining the lawn, for a total of \$4,812 (for all lots) annually. In addition, the new homes will generate real estate taxes for the County.

ADDITIONAL INFORMATION

The Public Housing and Community Development Department oversees the Infill Housing Initiative Program and has developed guidelines for the administration of the program. The guidelines summarize the infill development process and requirements to be followed by developers.

<http://www.miamidade.gov/housing/library/guidelines/infill/infill-housing.pdf>

Infill Housing Homebuyer Requirements can be found at the below link:

<http://www.miamidade.gov/housing/infill-housing-homebuyers.asp>

Habitat for Humanity is a non-profit, ecumenical ministry that transforms lives and communities by offering qualified, low-income families in Miami-Dade County and opportunity to build and purchase a home of their own.

http://www.miamihabitat.org/?gclid=EAIaIQobChMikJ_-ipK12gIVyIqzCh0NLwtLEAAYASAAEgJ12_D_BwE

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Habitat for Humanity of Greater Miami, Inc., has an active status as non-profit organization and first filed and registered on 07/15/2008. The principal address is registered as 3800 N.W. 22nd Ave., Miami, FL 33142. Its registered agent is Mario Artecona, 3800 N.W. 22nd Ave., Miami, FL 33142.

<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

A newspaper article dated May 24, 2016, entitled “How poor is Miami? The rich earn \$40 for every \$1 earned by the poor,” states that “Miami-Dade County has one of the least affordable housing markets in the nation. People are considered ‘cost-burdened’ by housing when more than 30 percent of income goes toward a place to live. By that measure, Miami-Dade has the third most cost-burdened housing market in the country, behind two counties in the New York area. In Miami-Dade, 51 percent of households are considered cost-burdened”.

<http://www.miamiherald.com/news/local/community/miami-dade/article79670752.html>

DEPARTMENT INPUT

The Office of the Commission Auditor posed the following questions to the Public Housing and Community Development Department, and as of April 13, 2018, and received the following responses:

- Please provide the number of housing units projected for the properties. **Habitat is required to develop the lots as 20 new single-family homes (two 25-foot wide lots will be combined to allow for one home to be built), and sell to qualified families. Habitat will develop 3-bedroom (1,200 square feet) and 4-bedroom (1,400 square feet) homes. As the homes are developed and sold, a 20-year restrictive covenant will be recorded on each parcel and monitored by the Public Housing and Community Development Department.**
- Please provide information on the success of the Infill Program. How many units has the program completed? How many are in construction? How many families are housed thanks to this program? **Between January 1, 2017 and December 12, 2017, 27 homes were sold under the Infill Housing Program.**

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- Please provide some indication as to the economic impact of these items. **The proposed resolution will save the County the cost of monitoring the properties and maintaining the lawn, for a total of \$4,812 (for all lots) annually. In addition, the new homes will generate real estate taxes for the County.**

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Research Notes**

Item No. 2C

File No. 181913

Researcher: MF Reviewer: TD

RESOLUTION RESCINDING RESOLUTION NO. R-511-18 RELATED TO THE CONVEYANCE OF FOUR COUNTY-OWNED PROPERTIES TO SOUTHEAST LAND DEVELOPMENT GROUP, LLC FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AND DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO KEEP SUCH PROPERTIES ON MIAMI-DADE COUNTY'S AFFORDABLE HOUSING INVENTORY LIST AND TO PROVIDE SUCH WRITTEN NOTIFICATION TO THE DISTRICT COMMISSIONER IN WHICH THE COUNTY PROPERTIES LIE IN ACCORDANCE WITH RESOLUTION NO. R-380-17

ISSUE/REQUESTED ACTION

Whether the Board should rescind Resolution No. R-511-18 related to the conveyance of four County-owned properties to Southeast Land Development Group, LLC, for the purpose of developing such properties with affordable housing to be sold to very low, low, or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program.

APPLICABLE LEGISLATION/POLICY

Miami-Dade County Code, Section 17-121, relates to the Infill Housing Initiative Program, whose purpose is to increase the availability of affordable homes for very low, low and moderate income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, to equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes.

https://library.municode.com/fl/miami_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVIIIINHGIN_S17-121TIPU

Implementing Order No. 3-44 establishes the process for the implementation and management of the Infill Housing Initiative Program (Infill Program) for Miami-Dade County, whereby the procedures are established to carry out the goals of the Infill Program.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-44.pdf>

Miami-Dade County Administrative Order No. 8-4 states that the authority to sell, lease or otherwise dispose of County-owned real property lies solely with the Board of County Commissioners. Before action is taken on any proposed sale or lease of County-owned real property, unless expressly excluded herein, a recommendation will be requested from the Planning Advisory Board, to indicate whether such proposal is in the public interest and also recommending proper land use classification, if applicable."

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO8-4.pdf>

Florida Statutes, Section 125.379(1), requires each County to prepare an inventory list at least every three years of all real County properties that are appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.379&URL=0100-0199/0125/Sections/0125.379.html

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Florida Statutes, Section 125.379(2), prescribes the County's authority as to the County properties identified as affordable housing.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.379&URL=0100-0199/0125/Sections/0125.379.html

Florida Statutes, Section 125.411, relates to deeds of conveyance of lands

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.411&URL=0100-0199/0125/Sections/0125.411.html

Miami-Dade County Code, Section 2-8.6.5 governs the purchase, sale and lease of real property.

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR

Resolution No. R-376-11, adopted on May 3, 2011, directs that any resolution authorizing the rehabilitation, improvement or conveyance of County-owned real property appropriate for or to be used as affordable housing shall include detailed information on the property and the County's investment and future control.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2011/R-376-11.pdf>

Resolution No. R-333-15, adopted April 21, 2015, establishes County policy to require disclosure of market value or market rental in legislative items authorizing the conveyance or lease of County-owned property to promote public disclosure and fiscal responsibility.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2015/R-333-15.pdf>

Resolution No. R-979-17, adopted on November 7, 2017, declared the County properties at issue in the proposed resolution surplus and added such properties to the County's inventory list of affordable housing sites.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2017/R-979-17.pdf>

Resolution No. R-974-09, adopted on July 21, 2009, directs that any resolution authorizing the execution of instruments creating a County interest in real property shall require such instruments to be recorded in the public records of Miami-Dade County.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2009/R-974-09.pdf>

Resolution No. R-380-17, adopted by the Board on April 4, 2017, established the policy requiring the County Mayor to provide written notification to the District Commissioner in which the County-owned property lies no less than four weeks prior to placing any item on the agenda requesting approval of the sale, lease or surplus of County-owned property.

<http://intra/gia/matter.asp?matter=170414&file=true&yearFolder=Y2017>

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Resolution No. R-511-18, adopted by the Board on May 15, 2018, authorized conveyance of four County-owned properties to Southeast Land Development Group, LLC, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to very low, low, or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program.

<http://intra/gia/matter.asp?matter=180743&file=true&yearFolder=Y2018>

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Dennis C. Moss, District 9

Department/Requester: None

The proposed resolution has no procedural history.

ANALYSIS

On March 14, 2018 Southeast Land Development Group, LLC (Southeast) submitted an application to Commissioner Moss requesting that the County convey four County-owned vacant properties located in District 9, in order to build four affordable housing to be sold to very low, low or moderate income households. According to the letter sent by Southeast to Commissioner Moss, the company was requesting to be conveyed the four properties to develop single family homes meeting the criteria set within the Infill program. The goal of this project was to design residences which would involve little to no maintenance in the initial five years of ownership, while remaining attractive and affordable. The target price range would be in the high \$190,000.

The purpose of the Infill Housing Program is to increase the availability of affordable homes for very low, low, and moderate income persons and households; maintain a stock of affordable housing; redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties; equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes. Between January 1, 2017 and December 12, 2017, 27 homes were sold under the Infill Housing Program.

<https://www.miamidade.gov/housing/library/guidelines/infill/infill-housing.pdf>

On May 15, 2018, the Board adopted Resolution No. R-511-18, which authorized conveyance of four County-owned properties to Southeast Land Development Group, LLC, at a price of \$10.00, for the purpose of developing the properties with affordable housing to be sold to very low, low, or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program described above.

Lot No.	Address	Land Value	Square Footage
30-6934-003-0100	26525 S.W. 137 Court	\$26,812	10,725
30-6934-003-0570	26525 S.W. 139 Ave.	\$26,812	10,725
10-7813-009-0250	312 N.W. 4 th Ave., Homestead	\$27,400	6,850
10-7813-028-0300	822 S.W. 5 th Street	\$20,038	6,450

Southeast has informed the Public Housing and Community Development Department that it no longer desires to develop the County properties. As the Chairman of the BCC has not executed the County Deed, and as the properties have not yet officially been conveyed to Southeast, the proposed resolution seeks to rescind Resolution No. R-511-18 related to the conveyance of four County-owned properties to Southeast. The proposed resolution further seeks to direct the County Mayor to keep the County properties on the County's Affordable Housing Inventory List.

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ADDITIONAL INFORMATION

The Public Housing and Community Development Department oversees the Infill Housing Initiative Program and has developed guidelines for the administration of the program. The guidelines summarize the infill development process and requirements to be followed by developers.

<http://www.miamidade.gov/housing/library/guidelines/infill/infill-housing.pdf>

Infill Housing Homebuyer Requirements can be found at the below link:

<http://www.miamidade.gov/housing/infill-housing-homebuyers.asp>

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Southeast Land Development Group, LLC, has an active status as a Florida Limited Liability Company and first filed and registered on 11/30/2016. The principal address is registered as 13364 S.W. 128 Street, Miami, FL 33186. Its registered agent is Kirilauscas, Rodrigo, 13364 S.W. 128 Street, Miami, FL 33186.

<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

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Research Notes**

Item No. 3A

File No. 181734

Researcher: JFP Reviewer: TD

RESOLUTION RETROACTIVELY AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECEIVE AND EXPEND \$571,233.00 IN OUT-OF-SCHOOL YOUTH FUNDS FROM SOUTH FLORIDA WORKFORCE INVESTMENT BOARD FOR OUT-OF-SCHOOL YOUTH PROGRAMS AND SERVICES PROVIDED BY MIAMI-DADE COUNTY COMMUNITY ACTION AND HUMAN SERVICES DEPARTMENT; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE CONTRACTS, OTHER REQUIRED AGREEMENTS AND DOCUMENTS, AS WELL AS AMENDMENTS, EXTENSIONS, AND RENEWALS OF SUCH CONTRACTS, AGREEMENTS AND DOCUMENTS FOR SUCH PROGRAMS AND SERVICES AND TO EXERCISE TERMINATION, WAIVER, AND OTHER PROVISIONS SET FORTH THEREIN; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO APPLY FOR, RECEIVE AND EXPEND GRANT FUNDING FOR FUTURE OUT-OF-SCHOOL YOUTH PROGRAMS AND SERVICES PROVIDED BY MIAMI-DADE COUNTY COMMUNITY ACTION AND HUMAN SERVICES DEPARTMENT

ISSUE/REQUESTED ACTION

The proposed resolution retroactively authorizes the County Mayor or his designee to receive and expend \$571,233 in Out-of-School Youth funds from the South Florida Workforce Investment Board (dba Career Source South Florida) for Out-of-School Youth Programs and Services provided by the County's Community Action and Human Services Department, grants the Mayor contract execution authority for this purpose, and authorizes the Mayor to apply for, receive, and expend grant funding that may become available for the continued operation and administration of Out-of-School Youth Programs and Services.

APPLICABLE LEGISLATION/POLICY

The Workforce Innovation and Opportunity Act (WIOA), signed into law on July 22, 2014, helps job seekers access employment, education, training, and support services and matches skilled workers with employers. Additionally, it requires states to develop and submit a four year strategy on preparing and educated, skilled workforce as well as meeting the workforce needs of employers.

<https://www.doleta.gov/WIOA/Overview.cfm>

PROCEDURAL HISTORY

Prime Sponsor: Housing and Social Services Committee

Requester/Department: Community Action and Human Services Department

This item has no procedural history.

ANALYSIS

The proposed resolution primarily retroactively authorizes the County Mayor or his designee to receive and expend \$571,233 in Out-of-School Youth funds from the South Florida Workforce Investment Board for Out-of-School Youth Programs and Services provided by the County's Community Action and Human Services Department. The Out-of-School Youth Programs and Services target low-income, out-of-school, young adults between the ages of 18-24, delivering education, employment, training and counseling services that are provided based on eligibility. The aim of the South Florida Workforce Investment Board's Youth Programs is to assist youth in obtaining a diploma or equivalent GED, transitioning into a career opportunity, career pathway opportunities and/or post-secondary

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education, and in gaining employment leading to self-sufficiency, in accordance with the WIOA. The County's Community Action and Human Services Department is the conduit for the provision of these services.

The South Florida Workforce Investment Board allocated up to \$571,233 through June 30, 2018 for these services, the receipt and expense of which is now before the Board for retroactive approval. The contract authorizes two one-year options to renew through June 30, 2020. Passage of this resolution would also grant the Mayor the authority to exercise those options.

ADDITIONAL INFORMATION

Community Action and Human Services Department (CAHSD)

The Community Action and Human Services Department (CAHSD) is Miami-Dade County's largest provider of comprehensive social and human services. The programs are designed to assist low-income individuals and families and covers children to the elderly.

<http://www.miamidade.gov/socialservices/about-us.asp>

South Florida Workforce Investment Board (SFWIB)

The South Florida Workforce Investment Board (SFWIB) is one of 24 regional Workforce Board in Florida and represents Miami-Dade and Monroe Counties. The organization provides job search assistance and information on training opportunities for economically disadvantaged adults, youth, dislocated workers, individuals transitioning from welfare to work, and refugees.

<http://www.careersourcesfl.com/history/>

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Item No. 3B

File No. 182066

Researcher: IL Reviewer: TD

RESOLUTION DECLARING SURPLUS A PORTION OF COUNTY-OWNED PROPERTY LOCATED AT 2902 NW 2 AVENUE, MIAMI, FLORIDA (FOLIO NO. 01-3125-024-1780), AND APPROVING, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, TERMS OF AND AUTHORIZING EXECUTION BY THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE OF A RETROACTIVE LEASE AGREEMENT (LEASE) BETWEEN MIAMI-DADE COUNTY AND DE HOSTOS SENIOR CENTER, INC., A FLORIDA NOT-FOR-PROFIT ORGANIZATION, FOR PROPERTY TO BE UTILIZED TO PROVIDE A VARIETY OF SERVICES TO SENIORS, TO INCLUDE HOT MEALS, LEISURE CLASSES, AND COUNSELING, WITH A TOTAL RENTAL REVENUE TO THE COUNTY ESTIMATED TO BE \$5.00, FOR THE INITIAL ONE-YEAR TERM OF THE LEASE WITH FOUR, ONE-YEAR OPTIONS TO RENEW; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN AND TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE FOREGOING; AND DIRECTING THE COUNTY MAYOR, OR COUNTY MAYOR'S DESIGNEE, TO PROVIDE AN EXECUTED COPY OF THE LEASE AGREEMENT TO THE PROPERTY APPRAISER'S OFFICE WITHIN 30 DAYS OF ITS EXECUTION

ISSUE/REQUESTED ACTION

Whether the Board should (i) declare as surplus a Miami-Dade County-owned property located at 2902 NW 2 Avenue, Miami, Florida 33127, Folio No. 01-3125-024-1780 ; and (ii) authorize the Mayor to enter into a retroactive lease agreement between Miami-Dade County and De Hostos Senior Center, Inc., a Florida not-for-profit organization, for property to be utilized for a variety of services to seniors, to include hot meals, leisure classes, and counseling, with a total rental revenue to the county estimated to be \$5.00, for the initial one-year term of the lease with four, one-year options to renew.

APPLICABLE LEGISLATION/POLICY

Florida Statutes Section 125.38 states that the Board of County Commissioners may if satisfied that such property is required for such use and is not needed for county purposes, may thereupon convey or lease the same at private sale to the applicant for such price, whether nominal or otherwise, as such board may fix, regardless of the actual value of such property. The fact of such application being made, the purpose for which such property is to be used, and the price or rent therefor shall be set out in a resolution duly adopted by such board. In case of a lease, the term of such lease shall be recited in such resolution. No advertisement shall be required

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.38&URL=0100-0199/0125/Sections/0125.38.html

Resolution R-333-15, adopted on April 21, 2015, entitled "Resolution establishing County policy to require disclosure of market value of market rental in legislative items authorizing the conveyance or lease of County-owned property to promote disclosure and fiscal responsibility".

<http://intra/gia/matter.asp?matter=150446&file=true&yearFolder=Y2015>

Resolution No. R-380-17, adopted on April 4, 2017, requires that the County Mayor or County Mayor's designee provide written notification to District Commissioners in which County-owned property lies no less than four weeks prior to (1) any issuance of a request for proposal or expression of interest regarding the sale, lease, or development

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of such property or (2) placing any item on the agenda of the Board or any committee of the Board requesting the approval, sale, lease, or surplus of County-owned property.

<http://intra/gia/matter.asp?matter=170414&file=true&yearFolder=Y2017>

Resolution No. R-1116-97, adopted on October 7, 1997 executing a lease agreement at the De Hostos (Wynwood) neighborhood center, 2902 NW 2 Avenue, Miami, with De Hostos Senior Center, Inc., a corporation not-for profit, for premises utilized for its comprehensive senior citizens program; for one year and four additional one-year options to renew.

<http://www.miamidade.gov/govaction/matter.asp?matter=972922&file=false&fileAnalysis=false&yearFolder=Y1997>

Resolution No. R-442-03, adopted on May 6, 2003, executing a lease agreement at the De Hostos (Wynwood) neighborhood center, 2902 NW 2 Avenue, Miami, with De Hostos Senior Center, Inc., a corporation not-for profit, for premises utilized for its comprehensive senior citizens program; for five years and four additional one-year options to renew.

<http://www.miamidade.gov/govaction/matter.asp?matter=030839&file=true&fileAnalysis=false&yearFolder=Y2003>

Implementing Order No. 3-38 sets forth the County's processes and procedures for the purchase of goods and services. The I.O. outlines: the roles and responsibilities of the Internal Services Department; the methods of purchasing goods and services; the authority to award and modify contracts; and the requirements for access contracts, emergency purchases, bid waivers, confirmation purchases and sole sources.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-38.pdf>

PROCEDURAL HISTORY

Prime Sponsor: Audrey Edmonson

Department/Requester: Internal Services Department

ANALYSIS

The Miami-Dade County Internal Services Department (ISD) is recommended that the Board declare as surplus a Miami-Dade County-owned property located at 2902 NW 2 Avenue, Miami, Florida 33127, Folio No. 01-3125-024-1780 currently having a size of 25,526 Sq. Ft and (ii) authorize the Mayor to enter into a retroactive lease agreement between Miami-Dade County and De Hostos Senior Center, Inc., a Florida not-for-profit organization, for 3,215 square feet of air-conditioned space property to be utilized to provide a variety of services to seniors, to include hot meals, leisure classes, and counseling, with a total rental revenue to the county estimated to be \$5.00, for the initial one-year term of the lease with four, one-year options to renew.

This impacts Commission District 3, represented by Vice Chairwoman Audrey M. Edmonson.

The rental revenue to the County for the initial year of the lease will be \$1.00. The total revenue inclusive of the initial one-year term, with four, one-year option to renew terms will be \$5.00. The County is responsible for the operating expenses for the first year of the Lease, which is estimated to be \$3,690. The rental rate has been discounted from the market rate, as the Tenant, De Hostos, provides necessary services intended to promote community interest and welfare. The property is currently owned by the County through the Community Action & Human Services Department (CAHSD). CAHSD is currently in the process of drafting an RFP in conjunction with ISD in order to develop this property at its highest and best use, with the preservation of the important services provided by De Hostos in this community.

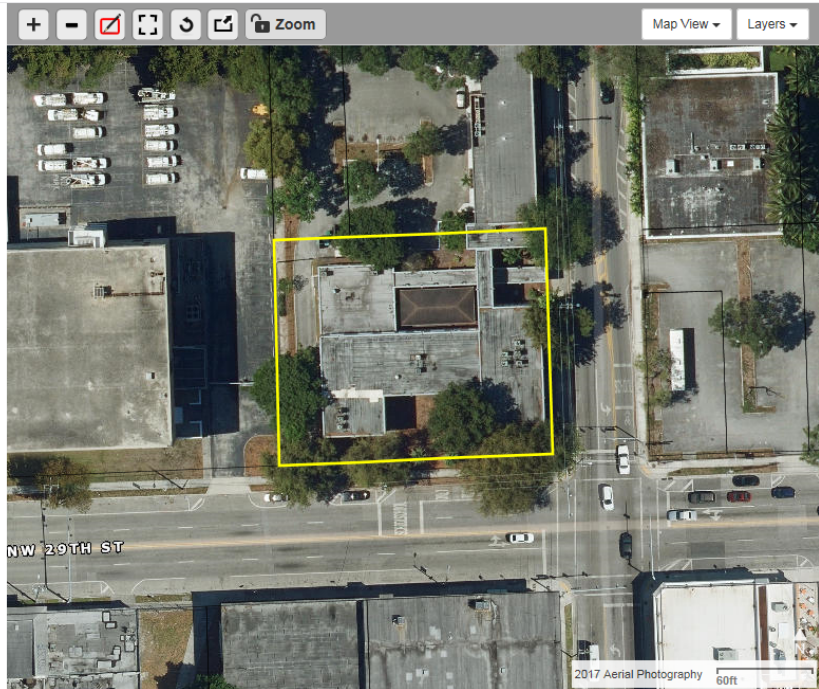
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Comparable Renal values in this area are:

- 1) 160 NW 26 Street, Miami, FL \$35.00 per Sq Ft on annual basis and tenant is responsible for all operating costs and expenses.
- 2) 222 NW 24 Street, Miami, Florida \$38.00 per Sq Ft on an annual basis and tenant is responsible for all operating costs and expense.
- 3) 335 NW 26 Street, Miami, FL \$40.00 per Sq Ft on annual basis and tenant is responsible for all operating costs and expenses.

PROPERTY INFORMATION ⓘ	
Folio: 01-3125-024-1780	
Sub-Division: NORTHERN BLVD TR	
Property Address 211 NW 29 ST Miami, FL 33127-3905	
Owner MIAMI-DADE COUNTY COMMUNITY ACTION & HUMAN SERVICES	
Mailing Address 701 NW 1ST CT-10TH FLR MIAMI, FL 33136	
PA Primary Zone 8000 COMMUNITY FACILITIES	
Primary Land Use 8647 COUNTY : DADE COUNTY	
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	
Living Area	
Adjusted Area	24,526 Sq.Ft
Lot Size	21,000 Sq.Ft
Year Built	1954



<https://www.miamidade.gov/propertysearch/#/>

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Item No. 3C

File No. 182068

Researcher: IL Reviewer: TD

RESOLUTION APPROVING THE MANAGEMENT AND USE AGREEMENT (“AGREEMENT”) BETWEEN MIAMI-DADE COUNTY AND THE CITY OF HOMESTEAD FOR THE PREMISES LOCATED AT 653 SW 4 STREET, HOMESTEAD, FLORIDA, (FOLIO NO. 10-7813-000-0551), FOR AN INITIAL TERM OF FIVE YEARS AND THREE RENEWAL TERMS OF FIVE YEARS EACH, FOR A RENT PAYMENT OF \$1.00 A YEAR AND ANNUAL EXPENSES OF \$17,343.00 PER YEAR WITH A TOTAL FISCAL IMPACT OF \$346,880.00, FOR THE COMMUNITY ACTION AND HUMAN SERVICES DEPARTMENT’S USE OF THE SPACE FOR AN ADULT DAY CARE CENTER THAT PROVIDES SERVICES SUCH AS HEALTH MAINTENANCE, TRANSPORTATION, COUNSELING, RECREATIONAL ACTIVITIES, AND DAILY HOT MEALS TO SENIOR CITIZENS AND INDIVIDUALS WITH DISABILITIES; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR’S DESIGNEE TO EXECUTE THE AGREEMENT AND EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

ISSUE/REQUESTED ACTION

Whether the Board should approve the management and use agreement (“agreement”) between Miami-Dade County and the City of Homestead for the premises located at 653 SW 4 Street, Homestead, Florida, (Folio no. 10-7813-000-0551), for an initial term of five years and three renewal terms of five years each, for a rent payment of \$1.00 a year for the Community Action and Human Services Department’s (CAHSD) use of the space for an adult day care center that provides services such as health maintenance, transportation, counseling, recreational activities, and daily hot meals to senior citizens and individuals with disabilities to the County.

APPLICABLE LEGISLATION/POLICY

Resolution R-333-15, adopted on April 21, 2015, entitled “Resolution establishing County policy to require disclosure of market value of market rental in legislative items authorizing the conveyance or lease of County-owned property to promote disclosure and fiscal responsibility”.

<http://intra/gia/matter.asp?matter=150446&file=true&yearFolder=Y2015>

Resolution No. R-582-97, adopted on June 3, 1997, directed the County Mayor to execute an agreement with the City of Homestead for the operation of an adult day care center by the County; and authorizing the County Manager to exercise renewal and cancellation provisions contained therein.

<http://www.miamidade.gov/govaction/matter.asp?matter=970878&file=false&fileAnalysis=false&yearFolder=Y1997>

PROCEDURAL HISTORY

Prime Sponsor: District 9 Commissioner, Dennis C. Moss

Department/Requester: Internal Services Department

ANALYSIS

The Miami-Dade County Internal Services department is recommending the approval of the management and use agreement (“agreement”) between Miami-Dade County and the City of Homestead for the premises located at 653 SW 4 Street, Homestead, Florida, (Folio No. 10-7813-000-0551).

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The fiscal impact is for an initial term of five years and three renewal terms of five years each, for a rent payment of \$1.00 a year and annual expenses of \$17,343.00 per year with a total fiscal impact of \$346,880.00, The Funding Source for this agreement are Federal Grant Funds.

The intent of the lease is to acquire CAHSD's use of the space for an adult day care center that provides services such as health maintenance, transportation, counseling, recreational activities, and daily hot meals to senior citizens and individuals with disabilities; The County and the Landlord previously entered into a Management and Use agreement on June 5, 1997, on behalf of CAHSD. The County and the Landlord desire to continue for the Department to utilize this facility which provides services to the elderly and disabled residents in the community, in a non-institutional environment that takes into consideration the health, safety and well-being of adults. Services include breakfast, lunch, social activities, adult education, self-care training activities, medication management, transportation, information and referral services.

Comparable Rental values survey was done in this area:

237 SW 6 Avenue, Homestead, FL \$10.00 per Sq Ft on annual basis and tenant is responsible for all operating costs and expenses.

1001 W Mowry Drive, Homestead, Florida \$12.00 per Sq Ft on an annual basis and tenant is responsible for all operating costs and expense.

10 SE 4 Road, homestead, FL \$15.00 per Sq Ft on annual basis and tenant is responsible for all operating costs and expenses

PROPERTY INFORMATION
Folio: 10-7813-000-0551
Sub-Division:
Property Address
653 SW 4 ST
Homestead, FL 33030-6911
Owner
CITY OF HOMESTEAD
Mailing Address
790 N HOMESTEAD BLVD
HOMESTEAD, FL 33030-6212
PA Primary Zone
8500 CIVIC/GOVT
Primary Land Use
7443 HOME FOR THE AGED : HEALTH CARE
Beds / Baths / Half
0 / 0 / 0
Floors
1
Living Units
1
Actual Area
Living Area
Adjusted Area
7,856 Sq Ft
Lot Size
22,390 Sq Ft
Year Built
1997

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Item No. 3D

File No. 182063

Researcher: IL Reviewer: TD

RESOLUTION APPROVING AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE THE FIRST AMENDMENT TO THE GROUND LEASE BETWEEN MIAMI-DADE COUNTY AND QUAIL ROOST TRANSIT VILLAGE I, LTD., A FLORIDA LIMITED PARTNERSHIP AND AN AFFILIATE OF ATLANTIC PACIFIC COMMUNITIES, LLC FOR CONTINUED SITE CONTROL OF THE MIXED-USE HOUSING AND COMMERCIAL TRANSIT ORIENTED DEVELOPMENT KNOWN AS QUAIL ROOST TRANSIT VILLAGE DEVELOPMENT UNTIL FEBRUARY 7, 2020, CORRECTING A SCRIVENER'S ERROR, ESTABLISHING A MINIMUM AND MAXIMUM NUMBER OF AFFORDABLE HOUSING UNITS TO BE CONSTRUCTED, MODIFYING THE DEFINITION OF THE TERM "BASE RENT," AND CONSENTING TO QUAIL ROOST TRANSIT VILLAGE I, LTD. SUBLEASING TO QUAIL ROOST TRANSIT VILLAGE II, LTD., A FLORIDA LIMITED PARTNERSHIP AND AN AFFILIATE OF ATLANTIC PACIFIC COMMUNITIES, LLC; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE, IN ACCORDANCE WITH RESOLUTION NO. R-169-18, TO EXERCISE ANY AMENDMENTS, MODIFICATION, CANCELLATION, TERMINATION, AND RENEWAL PROVISIONS AND ANY OTHER RIGHTS CONTAINED IN THE GROUND LEASE; AND DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO RETURN TO THE BOARD FOR ITS APPROVAL OF ANY LONG TERM GROUND LEASES AND AGREEMENTS RELATED TO THE QUAIL ROOST TRANSIT VILLAGE DEVELOPMENT

ISSUE/REQUESTED ACTION

Whether the Board should approve the request for the First Amendment to the ground lease originally intended for Atlantic Pacific Communities, LLC to extend to Quail Roost Transit Village I, LTD., a Florida Limited Partnership and an affiliate of Atlantic Pacific Communities, LLC for continued site control of the mixed-use housing and commercial transit oriented development known as Quail Roost Transit Village development until February 7, 2020, correcting a scrivener's error, establishing a minimum and a maximum number of affordable housing units to be constructed modifying the definition of the term "Base Rent".

APPLICABLE LEGISLATION/POLICY

Resolution No. R-169-18 adopted by the Board on February 21, 2018, which approved an award of a ground lease to Atlantic Pacific Communities, LLC, pursuant to request for proposal number 2017-01, for the purpose of designing and building a mixed-use housing and commercial transit-oriented development known as Quail Roost Transit Village with annual payments by Atlantic Pacific Communities, LLC to Miami-Dade County including a ground lease payment of \$1.00 annually and a base rent payment in the total amount of \$700,000.00; authorizing the County Mayor or County Mayor's designee to execute such ground lease agreement to provide site control of the development with Atlantic Pacific Communities, LLC, or its subsidiaries, to exercise any cancellation and renewal provisions, and to exercise all other rights contained therein, and to consent to Atlantic Pacific Communities, LLC execution of any sub-ground leases, as may be necessary; requiring the board's approvals of long-term ground lease(s) and other agreements; and directing the county mayor or the county mayor's designee to submit a report, if necessary

<http://www.miamidade.gov/govaction/matter.asp?matter=180169&file=true&fileanalysis=false&yearfolder=y2018>

Resolution No. R-1151-16 adopted by the Board on December 6, 2016, which accepted for publication, pursuant to section 2-8.1(k) of the Code of Miami-Dade County an unsolicited proposal by Atlantic Pacific Communities, LLC for the construction of a mixed use and transit-oriented development at uail roost and authorizing the County

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Mayor or the County Mayor's designee to publish a solicitation, to rank proposals and negotiate a contract for that purpose, subject to County Commissioners' approval of any such contract.

<http://intra/gia/matter.asp?matter=162540&file=true&yearFolder=Y2016>

Resolution No. R-974-09 adopted by the Board on July 21, 2009, directing that any resolution authorizing the execution of instruments creating a County interest in real property shall require such instruments to be recorded in the public records of Miami-Dade County and attached by the Clerk of the Board to the authorizing resolution.

<http://intra/gia/matter.asp?matter=091900&file=true&yearFolder=Y2009>

PROCEDURAL HISTORY

Prime Sponsor: Commission District 9, Commissioner, Dennis C. Moss

Department/Requester: Public Housing Community Development

ANALYSIS

The Miami-Dade County Public Housing Community Development, is recommending that the Board approve to the ground lease originally intended for Atlantic Pacific Communities, LLC to extend to Quail Roost Transit Village I, LTD., a Florida Limited Partnership and an affiliate of Atlantic Pacific Communities, LLC (APC) for continued site control of the mixed-use housing and commercial transit oriented development known as Quail Roost Transit Village development until February 7, 2020, correcting a scrivener's error, establishing a minimum and a maximum number of affordable housing units to be constructed modifying the definition of the term "Base Rent".

The Adoption of the amendment will not have a negative fiscal impact on the County's General Fund.

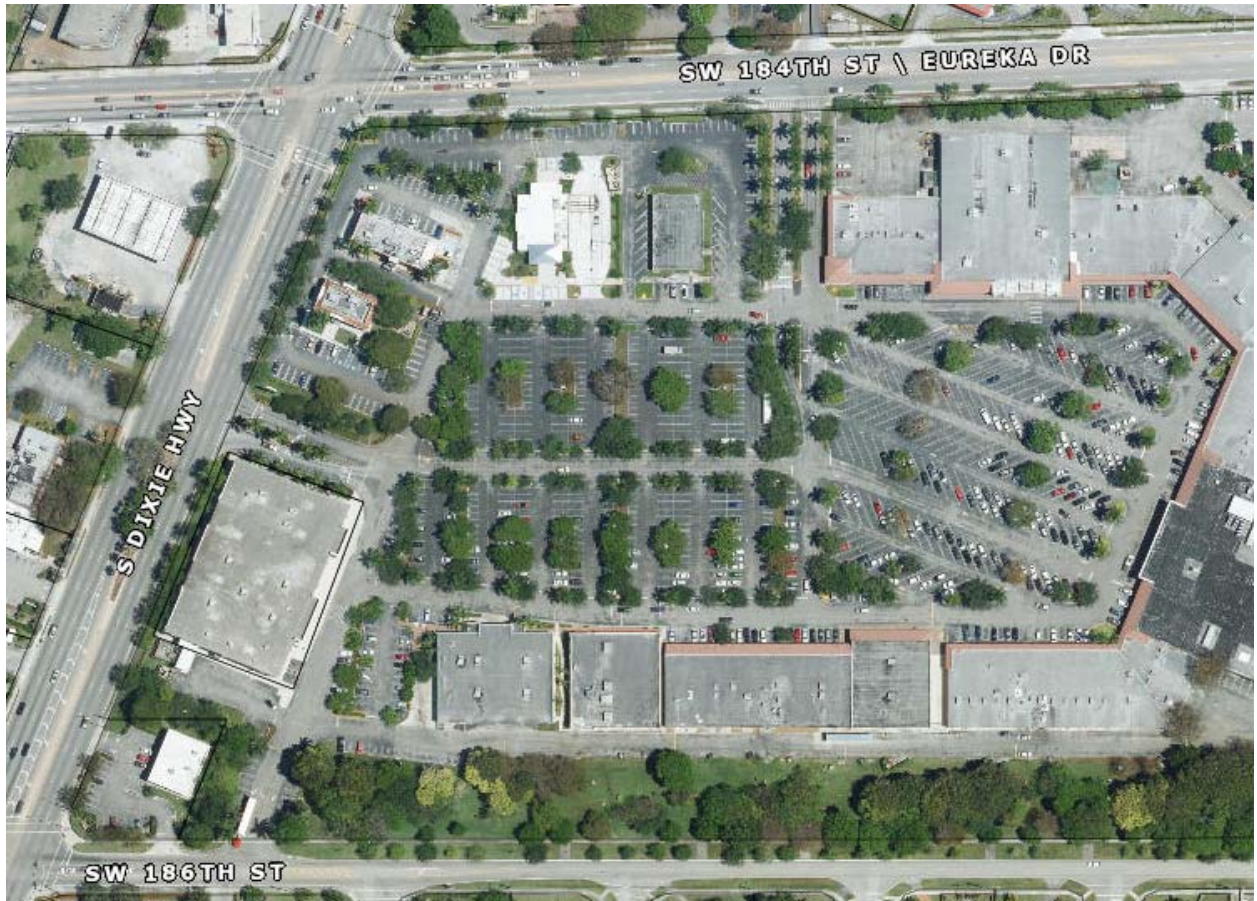
The proposed Quail Roost Transit Village development is located along the South Dade Transit Way Corridor between Quail Roost Drive and Eureka Drive in the West Perrine unincorporated area located in District 9, represented by Commissioner Dennis C. Moss. This item has a countywide impact on residents of all thirteen commission districts, as it sets a framework for a future mixed-use transit-oriented development consisting of affordable housing dwelling units that will be rented to any eligible person or households in Miami-Dade County, retail or office space, and parking spaces for exclusive use by Transit park and ride users.

APC has attempted to apply for Low-Income Housing Tax credits (LIHTC) a program administrated by the Florida Housing Finance Corporation (FHFC) to secure additional financing for the start-up and completion of the development for which they were hired to complete pursuant to R-169-18. However, the application was not approved by the FHFC.

APC intends to submit future applications to FHFC for LIHTC and must demonstrate that they continue to have site control. However, the ground lease that the Board approved will terminate on February 7, 2019. PHCD and Department of Transit and Public Works (DTPW) believe that it is in the County's best interest to execute the First Amendment in order to extend the term of the ground lease for an additional 12 months from the initial termination date, which if extended, will terminate on February 7, 2020. This would allow APC to apply for LIHTC during multiple cycles, for which the next time to apply will be on October 25, 2018.

Additionally, the First Amendment aims to correct scrivener's error, establishes a minimum and a maximum number of affordable housing units to be constructed, i.e., a minimum of 140 residential units (up to a maximum 350 residential units), modifies the definition of the term "Base Rent," and consenting to the sublease of Quail Roost Transit Village Development an affiliate of APC. PHCD and DTPW is in the process of negotiation the long term ground lease with APC.

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Item No. 3E

File No. 181929

Researcher: PGE Reviewer: TD

RESOLUTION CONSENTING TO: (I) THE ASSIGNMENT AND ASSUMPTION OF AFFORDABLE HOUSING LOANS FOR SANTA CLARA I APARTMENTS AND JUBILEE COURTYARDS - TWO AFFORDABLE HOUSING PROJECTS - BY LINCOLN AVENUE CAPITAL LLC, (II) SUBORDINATION OF MIAMI-DADE COUNTY LOANS TO NEW FIRST MORTGAGE LOANS, (III) THE FUTURE REFINANCING OF SENIOR LOAN DEBT THROUGH THE FOUR PERCENT LOW INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM AND FEDERAL HOUSING ADMINISTRATION (FHA) FINANCING, (IV) THE EXTENSION OF MATURITY DATES OF MIAMI-DADE COUNTY LOANS TO EXTEND BEYOND THE MATURITY DATES OF THE ANTICIPATED LIHTC DEBT, AND (V) FUTURE SUBORDINATION OF MIAMI-DADE COUNTY LOANS TO THE LIHTC FINANCING FOR THE SANTA CLARA I APARTMENTS; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE STANDARD ASSUMPTIONS OF MORTGAGE, ASSIGNMENTS OF LEASES AND RENTS AND SECURITY AGREEMENT AND OTHER LOAN DOCUMENTS, LOAN MODIFICATIONS, AND AMENDED RENTAL REGULATORY AGREEMENTS

ISSUE/REQUESTED ACTION

Whether the Board should approve: (1) the assignment and assumption of County affordable housing loans for Santa Clara I Apartments and Jubilee Courtyards by Lincoln Avenue Capital, LLC; (2) subordination of the County loans to the new first mortgage loans; (3) the future refinancing of senior loan debt through the four percent Low Income Housing Tax Credit (LIHTC) program and FHA-insured financing; (4) the extension of the maturity dates of the County loans to extend beyond the maturity dates of the anticipated LITHC debt; and (5) future subordination of the County loans to the LIHTC financing for the Santa Clara I Apartments.

APPLICABLE LEGISLATION/POLICY

The Low-Income Housing Tax Credit (LIHTC) Program was created by the Tax Reform Act of 1986 and gives State and local LIHTC-allocating agencies the equivalent of nearly \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

<https://www.huduser.gov/portal/datasets/lihtc.html>

Resolution No. R-1349-00, adopted by the Board on December 14, 2000, approved the Fiscal Year 2001 funding recommendations for the State Housing Initiative Partnership and Surtax programs, authorizing the filing with the U.S. HUD of the County's Fiscal Year 2001 Action Plan with projected uses of funds for the County's Community Development Block Grant, Home Investment Partnership and Emergency Shelter Grant Programs.

<http://intra/gia/matter.asp?matter=003258&file=false&yearFolder=Y2000>

Resolution No. R-1355-01, adopted by the Board on December 4, 2001, approved the Fiscal Year 2002 funding recommendations for the State Housing Initiative Partnership and Surtax programs, authorizing the filing with the U.S. HUD of the County's Fiscal Year 2002 Action Plan with projected uses of funds for the County's Community Development Block Grant, Home Investment Partnership and Emergency Shelter Grant Programs.

<http://intra/gia/matter.asp?matter=020126&file=false&yearFolder=Y2002>

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Resolution No. R-940-02, adopted by the Board on September 12, 2002, authorized the County Mayor to amend prior years action plans to reflect the recapture of \$1,000,000 of Home funds from completed projects with unexpended balances, projects with expired contracts, and/or projects that are no longer viable and the reallocation of these funds to Santa Clara Apartments, Ltd. for its 208 unit rental housing project.

<http://intra/gia/matter.asp?matter=022689&file=false&yearFolder=Y2002>

Resolution No. R-1287-98, adopted by the Board on November 24, 1998, approved the funding recommendations for the State Housing Initiative Partnership and Surtax programs, authorizing the filing with the U.S. HUD of the County's Fiscal Year 1999 Action Plan with projected uses of funds for the County's Community Development Block Grant, Home Investment Partnership and Emergency Shelter Grant Programs.

<http://intra/gia/matter.asp?matter=990099&file=false&yearFolder=Y1999>

PROCEDURAL HISTORY

Prime Sponsor: Housing and Social Services Committee

Requester/Department: Public Housing and Community Development

ANALYSIS

The purpose of this item is for the Board to approve the acquisition of two affordable housing properties – Santa Clara Apartments I and Jubilee Courtyards – by Lincoln Avenue Capital LLC, a foreign limited liability company with a principal address of 595 Madison Avenue, Suite 1601, New York, NY. Under the resolution, Lincoln Avenue Capital LLC's affiliate entity, Santa Clara Apartments LLC, will acquire the leasehold interest in Santa Clara Apartments I from its current owner, Santa Clara Apartments Ltd. The loans for Santa Clara Apartments I will be subordinated and modified at the time of closing.

Lincoln Jubilee GP LLC and Lincoln Jubilee LP LLC, both affiliates of Lincoln Avenue Capital LLC, will acquire the general and limited partner interests in Jubilee Courtyards Associates Ltd. The sellers have agreed to payoff and have paid the outstanding debt owed to the County. The payoff to the County was \$1,150,780.49.

Per information found in the LIHTC Database, Santa Clara houses a total of 204 apartment units, and all of the units are designated for low-income residents. Santa Clara is located at 1251 NW 21 ST, in Commission District 3 which is represented by Commissioner Edmonson. Jubilee Courtyards houses a total of 98 apartment units, and all of the units are designated for low-income residents. Jubilee is located at 119 South Redland Road, in Commission District 9 which is represented by Commissioner Moss. Lincoln Avenue Capital LLC intends in the near future to complete a substantial rehabilitation of the properties using four percent tax credits and FHA-insured financing.

Lincoln Avenue Capital's website (<https://lincolnavecap.com/>) states that the company's primary focus is to provide low-income families with affordable housing through LIHTC transactions and other related subsidies, including Section 8 programs from the U.S. HUD. Both Jubilee Courtyards and Santa Clara II are already featured under the company's portfolio on its website.

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Item No. 3F

File No. 181971

Researcher: PGE Reviewer: TD

RESOLUTION APPROVING THE PROPOSED FUNDING RECOMMENDATIONS IN AN AMOUNT UP TO \$16,778,447.00 FOR THE FISCAL YEAR 2018 REQUEST FOR APPLICATIONS FOR THE DOCUMENTARY STAMP SURTAX PROGRAM AND STATE HOUSING INITIATIVES PARTNERSHIP 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 HEREIN, TO SUBORDINATE AND/OR MODIFY THE TERMS OF CONTRACTS, AGREEMENTS, AMENDMENTS AND LOAN DOCUMENTS, AND TO EXERCISE TERMINATION, WAIVER, ACCELERATION AND OTHER PROVISIONS SET FORTH THEREIN

ISSUE/REQUESTED ACTION

Whether the Board should approve funding recommendations to five agencies in a combined amount totaling \$16,778,447 of Fiscal Year 2018 Documentary Stamp Surtax and State Housing Initiative (SHIP) funds for countywide multi-family affordable housing rental developments and authorizing the County Mayor to execute all contracts and documents to accomplish this purpose.

APPLICABLE LEGISLATION/POLICY

The Documentary Stamp Surtax Program provides affordable housing assistance to thousands of low- and moderate-income Miami-Dade residents. Low-income families are those households with incomes of 80 percent or less of median area income. Moderate-income families have incomes greater than 80 percent but less than 140 percent of median area income. Under Sections 201.02 and 201.031 of the Florida Statutes, certain counties are authorized to levy a surtax on documents that transfer interest in Florida real property. Transfers of interest in single-family residences are exempt from this documentary surtax. In 1984, the County exercised this authority, established a Housing Assistance Loan Trust Fund and implemented the Documentary Surtax Program.

<http://www.miamidade.gov/housing/surtax.asp>

The State Housing Initiatives Partnership Program (SHIP) is administered by Florida Housing and provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multi-family housing. The program was designed to serve very low, low and moderate income families. SHIP funds are distributed on an entitlement basis to all 67 counties and 52 Community Development Block Grant entitlement cities in Florida.

<https://www.floridahousing.org/programs/special-programs/ship---state-housing-initiatives-partnership-program>

Resolution No. R-630-13, adopted by the Board on July 16, 2013, requires a detailed project budget, sources and uses statement, certifications as to past defaults on agreements with non-County funding sources and due diligence check prior to the County Mayor recommending a commitment of County funds to social services, economic development, community development and affordable housing agencies and providers.

<http://intra/gia/matter.asp?matter=131512&file=false&yearFolder=Y2013>

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PROCEDURAL HISTORY

Prime Sponsor: Housing and Social Services Committee

Requester/Department: Public Housing and Community Development

The item has no procedural history.

ANALYSIS

This item is requesting Board approval of funding recommendations totaling \$16,778,447 for the FY 2018 Request for Applications (RFA) for Documentary Stamp Surtax Program Funding and SHIP Program Funding to five agencies for countywide multi-family rental affordable housing development. The item is also requesting approval for the County Mayor or Mayor's designee to award funds and execute contracts and documents necessary to accomplish the purposes of the RFA. The RFA was advertised on April 4, 2018 and sought proposals to address high unmet needs in affordable housing including multi-family rental housing, small developments, elderly, workforce and public housing. Proposals were due May 4, 2018. The allocation breakdown per housing category is as follows:

Category	Surtax Amount	SHIP Amount
Multi-family rental	\$8,000,000	
Multi-family workforce housing		\$2,000,000
Small developments		\$2,000,000
Small developments – Liberty City/Brownsville Set-Aside	\$278,447	
Elderly Housing Developments	\$2,500,000	
Public Housing Developments	\$2,000,000	
Totals:	\$12,778,447	\$4,000,000

This award will not have a negative fiscal impact on the County's General Fund. The item is only recommending the \$16,778,447 in multi-family rental as PHCD received no eligible homeownership applications that met the established threshold. A total of 14 housing development applications were received, seven met the threshold and five are being recommended for funding. The award recommendation is summarized in the table below:

Agency	Category	Development	# of Units	Commission District	Rank	Funding
Atlantic Pacific Communities	Multi-family rental	Northside Property II, Ltd.	180 elderly units	2	1	\$7,200,000
Green Mills Group	Multi-family rental	GM Silver Creek, Ltd.	90 mixed-income new construction units	9	2	\$2,225,000
Cornerstone Group	Multi-family rental	Water's Edge Associates, Ltd.	128 mixed-income garden style units	8	3	\$2,200,000

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Research Notes

Related Urban Group	Multi-family rental	Brisas del Rio Apartments, LLC	167 elderly, disabled and mixed-income new construction units	5	4	\$3,100,000
Atlantic Pacific Communities	Multi-family rental	Residences at Dr. King Blvd., Ltd.	120 mixed-income individuals and family units	3	5	\$2,053,447
Total						\$16,778,447

Funding recommendations for affordable housing developments are subject to a full credit underwriting analysis, which must be completed with a favorable recommendation prior to contract negotiations and execution. PHCD is working on issuing another RFA for Homeownership and will submit additional items to the Board to recommend funding to homeownership projects upon conclusion of the process.