



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

Housing and Social Services Committee (HSSC) Meeting

November 19, 2018
12:00 P.M.
Commission Chambers

Thomas B. Davis, Esq.
Director, Policy and Legislation
Office of the Commission Auditor (OCA)
111 N.W. First Street, Suite 1030
Miami, FL 33128
(305) 375-2524

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Item No. 2B

File No. 182606

Researcher: MF Reviewer: PGE

RESOLUTION REVISING THE INVENTORY LIST OF REAL PROPERTY, AFTER A PUBLIC HEARING, TO INCLUDE ON SUCH LIST ONE COUNTY-OWNED PROPERTY LOCATED AT 276 N.E. 78TH STREET, MIAMI, FLORIDA IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF SUCH PROPERTY TO HOUSING PROGRAMS, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF REHABILITATING AN EXISTING HOUSE LOCATED ON THE PROPERTY AND SELLING SUCH HOUSE TO A VERY LOW, LOW- OR MODERATE INCOME HOUSEHOLD, SUBJECT TO CERTAIN RESTRICTIONS; 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 ACTIONS NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE, AND RELEASE OR SATISFY COUNTY LIEN(S)

ISSUE/REQUESTED ACTION

Whether the Board should revise the Inventory List of real property, after a public hearing, to include on such list one County-owned property located at 276 N.E. 78th Street; and whether the Board should authorize conveyance of such property to Housing Programs, Inc., a Florida not-for-profit corporation, at a price of \$10.00, for the purpose of rehabilitating an existing house located on the property and selling such house to a very low, low or moderate income household, subject to certain restrictions.

APPLICABLE LEGISLATION/POLICY

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>

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.

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

Section 125.379(2) Florida Statutes 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

Section 125.38 of the Florida Statutes states that “[i]f the United States, or any department or agency thereof, the State or any political subdivision or agency thereof, or any municipality of this State, or corporation or other organization not for profit which may be organized for the purposes of promoting community interest and welfare, should desire any real or personal property that may be owned by any County of this State or by its board of county

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commissioners, for public community interest and welfare, then the United States, or any department or agency thereof, State or such political subdivision, agency, municipality, corporation or organization may apply to the board of county commissioners for a conveyance or lease of such property.

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0125/Sections/0125.38.html

Section 125.411 Florida Statutes 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>

Resolution No. R-997-14, adopted by the Board on November 5, 2014, authorized the conveyance of three County-owned properties to Housing Programs, Inc., a not-for-profit 501 (C)(3) corporation, at a price of ten dollars pursuant to Section 125.38 of the Florida Statutes.

<http://intra/gia/matter.asp?matter=142166&file=true&yearFolder=Y2014>

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PROCEDURAL HISTORY

Prime Sponsor: Commissioner Audrey M. Edmonson, District 3

Department/Requester: None

The proposed resolution has no procedural history.

ANALYSIS

This item is requesting Board authorization to re-convey a reverted property located at 276 N.E. 78th Street, Miami, to Housing Programs, Inc. to rehabilitate the existing house on the property and sell it to a qualified household participating in first-time homebuyer program.

On July 25, 2014, Housing Programs, Inc., a not-for-profit corporation, submitted an application to the Board requesting that the County convey three parcels of land for the purpose of developing the properties with affordable housing to be offered to Section 8 and other low income families. Section 8 is a common name for the Housing Choice Voucher Program, funded by the U.S. Department of Housing and Urban Development. Housing Programs also proposed to develop a program to assist these families to become homeowners.

Resolution No. R-997-14 authorized the conveyance of the three County-owned properties to Housing Programs, Inc., a not-for-profit 501 (C)(3) corporation, at a price of ten dollars pursuant to Section 125.38 of the Florida Statutes. On May 4, 2015, the properties were conveyed to Housing Programs by a County Deed containing an automatic reverter and certain restrictions, including that the project should be completed within two years of the conveyance.

Subsequent to the conveyance of the properties, Housing Programs notified the County that it was no longer financially feasible to develop the properties with the project. At the expiration of two years, two of the properties automatically reverted to the County. However, Housing Programs sent a letter dated May 30, 2018, to the County Commissioner for District 3 with a new plan for the development of one of the reverted properties, located at 276 N.E. 78th Street. Housing Programs indicated that according to information obtained from Miami-Dade records the existing home, which was originally built in 1925, and is located on a 6,200 sq. ft. lot, has four bedrooms and three baths. Housing Programs plans to replace kitchen cabinets, bathroom cabinets, all plumbing fixtures, and all electrical fixtures. It will also re-paint and replace the flooring. In necessary it will re-roof the existing house and bring it up to code. After the rehabilitation of the existing home, it plans to sell it to a qualified low-income homebuyer through the Miami-Dade first-time homebuyer program for no more than \$205,000.00.

Section 125.379, Florida Statutes, provides that “the properties identified as appropriate for use as affordable housing on the inventory list adopted by the County may be offered for sale ... or may be donated to a non-profit housing organization for the construction of permanent affordable housing”.

The proposed resolution seeks the Board’s authorization to revise the Inventory List of real property, after a public hearing, to include on such list the County-owned property located at 276 N.E. 78th Street, Miami, in accordance with Section 125.379(1) of the Florida Statutes. Further, the proposed resolution seeks the Board’s authorization to convey, pursuant to Section 125.379(2) of the Florida Statutes, such property to Housing Programs at a price of \$10.00, for the purpose of rehabilitating an existing house located on the property and selling such house to a very low, low or moderate income household, subject to the following conditions:

1. Housing Programs shall rehabilitate the existing house within two years from the conveyance of the Reverted Property, unless extended by this Board;

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2. Housing Programs shall rehabilitate the existing house subject to guidelines established by the County, which may include the guidelines adopted by this Board for the Infill Housing Initiative Program, where applicable;
3. Housing Programs shall sell the house to a qualified homebuyer, who has participated in a County approved first-time homebuyers program and whose income range is up to 140 percent of the Area Median Income, as determined by the United States Department of Housing and Urban Development for Miami-Dade County;
4. Housing Programs shall require the homebuyer to execute and record in the Public Records of Miami-Dade County a 20-year restrictive covenant in favor of the County, in a form approved by the County Mayor or his designee.

In the event the conditions set forth above are not met, then the property will revert to the County, at its sole option. Any extensions beyond the two years to complete the rehabilitation of the house on the property will be subject to the Board's approval.

The proposed conveyance will save the County from monitoring the property. In addition, it will save the County lawn maintenance costs of approximately \$270.00 annually. Also, the newly-renovated home will generate higher real estate taxes for the County.

Below is an aerial view of the property located at 276 N.E. 78th Street, Miami :



ADDITIONAL INFORMATION

Area Median Income (AMI): Each year, the Department of Housing and Urban Development (HUD) calculates the median income for every metropolitan region in the country. HUD uses the five-year estimates of the American

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Community Survey – a national survey similar to the United States Census – to measure household income. HUD distinguishes between three types of households: households earning less than 80 percent of the AMI are considered low-income; very low-income households earn less than 50 percent of the AMI; and extremely low-income households earn less than 30 percent of the AMI.

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Housing Programs, Inc., has an active status as a Florida Not-for-Profit Corporation and first filed and registered on 10/14/2011. The principal address is registered as 16499 NE 19th Ave., Suite 212, North Miami, FL 33162. Its registered agent is Simhon, Isaac, 16499 NE 19th Ave., Suite 212, North Miami, FL 33162.

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

DEPARTMENT INPUT

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

- Please provide more information regarding how Housing Programs plans to rehabilitate the house? Specifically, how many bedrooms and baths will the house have? And what will be its sale price?
Housing Programs sent a letter to PHCD explaining that it was not financially feasible to develop affordable multi-family rental units on the property. It indicated that according to information obtained from Miami-Dade records the existing home has four bedrooms and three baths. Housing Programs plans to replace kitchen cabinets, bathroom cabinets, all plumbing fixtures, and all electrical fixtures. It will also re-paint and replace the flooring. In necessary it will re-roof the existing house and bring it up to code. After the rehabilitation of the existing home, it plans to sell it to a qualified low-income homebuyer through the Miami-Dade First-time homebuyer program.

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Item No. 2C

File No. 182498

Researcher: MF Reviewer: PGE

RESOLUTION DECLARING SURPLUS ONE COUNTY-OWNED PROPERTY (FOLIO NO. 16-7824-014-0450) LOCATED IN FLORIDA CITY, 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 SUCH PROPERTY TO THE FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTY WITH AFFORDABLE MULTI-FAMILY RENTAL HOUSING OR AN AFFORDABLE SINGLE FAMILY HOME TO BE RENTED OR SOLD, RESPECTIVELY, TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS; 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 authorize conveyance of a property located at 988 NW 12th Street, Florida City, to the Florida City Redevelopment Agency, at a price of \$10.00, for the purpose of developing such property with affordable multi-family rental housing or an affordable single-family home to be rented or sold, respectively, to very low, low or moderate income households.

APPLICABLE LEGISLATION/POLICY

Section 17-121 of the Miami-Dade County Code 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](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>

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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.

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

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Section 125.38 of the Florida Statutes states that "[i]f the United States, or any department or agency thereof, the State or any political subdivision or agency thereof, or any municipality of this State, or corporation or other organization not for profit which may be organized for the purposes of promoting community interest and welfare, should desire any real or personal property that may be owned by any County of this State or by its board of county commissioners, for public community interest and welfare, then the United States, or any department or agency thereof, State or such political subdivision, agency, municipality, corporation or organization may apply to the board of county commissioners for a conveyance or lease of such property.

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0125/Sections/0125.38.html

Section 125.411 Florida Statutes 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

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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.

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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.

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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>

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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>

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>

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Dennis C. Moss, District 9

Department/Requester: None

The proposed resolution has no procedural history.

ANALYSIS

On March 23, 2018, the Florida City Community Redevelopment Agency (CRA) submitted an application to the county Commissioner of District 9 requesting that the County convey one County-owned vacant property for the purpose of having the property developed with affordable multi-family rental housing or an affordable single-family home housing by a developer competitively selected by the CRA.

According to the letter received from the CRA, the property which they wish to be conveyed is located at 988 N.W. 12th Street in Florida City. A four-unit apartment building on this property was demolished by the City through the County's Unsafe Structure Board process. The property is currently zoned for multi-family housing and the CRA would prefer to secure a developer to build affordable multi-family housing there. The property size would support a duplex or triplex. The CRA also desires to have the option of conveying the property to a developer/builder for a single-family house should that opportunity arise. In the event the property is to be developed with multi-family housing, the CRA requests to be given three years to complete the projects. However, if the property is to be developed with a single family home, the CRA requests to be given two years to complete the project, as required by the Miami-Dade Infill Housing Initiative Program.

The property has not yet been declared surplus and has not been included on the County's inventory list of affordable housing sites as required by Section 125.379(1) of the Florida Statutes

The proposed resolution seeks the Board's authorization to declare surplus one County-owned property located in Florida City, and revise the Inventory List of Real Property, after a public hearing, to include such property in accordance with Section 125.379(1) of the Florida Statutes. Further, the proposed resolution seeks the Board's authorization to convey, pursuant to Section 125.379(2) of the Florida Statutes, of such property to the Florida City Redevelopment Agency, at a price of \$10.00, for the purpose of developing such property with affordable multi-

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family rental housing or an affordable single-family home to be rented or sole, respectively, to very low, low or moderate income households. Such conveyance of the property to the CRA would further the purpose of making affordable housing available to needy households in accordance with the Infill Program.

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>

Below is an aerial view of the property located at 988 NW 12th Street, Florida City on a 8.092 sq. ft. lot:



If the CRA does not develop the property within three years of conveyance (affordable multi-family rental housing), or within two years of conveyance (single-family home), the County may enforce its reversionary interest, unless such time is extended at the discretion of the Board.

The proposed conveyance will save the County from monitoring the property. In addition, it will save the County lawn maintenance costs of approximately \$353.00 annually. Also, the newly-renovated home will generate higher real estate taxes for the County.

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ADDITIONAL INFORMATION

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

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

The Florida City Community Redevelopment Agency was created jointly by the City of Florida City and Miami-Dade County in 1995. The purpose was to assist the City in the redevelopment of a defined Community Redevelopment Area. This area has been modified once in 2009. The CRA provides needed infrastructure to businesses desiring to locate with the Community Redevelopment Area. Projects in the past have funded water and sewer lines, street upgrades, sidewalks and handicap access, deceleration lanes, and landscaping. The CRA will sunset in 2024.

<http://www.floridacityfl.gov/cra/>

DEPARTMENT INPUT

The Office of the Commission Auditor posed the following question to the Public Housing and Community Development Department, and received the following answer:

- 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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**Item No. 3A
File No. 182503**

Researcher: JFP Reviewer: TD

RESOLUTION RATIFYING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE'S ACTION IN APPLYING FOR FUNDS TOTALING UP TO APPROXIMATELY \$34,092,164.00 FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR HOMELESS CONTINUUM OF CARE HOUSING AND SERVICES; RATIFYING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE'S ACTION IN ISSUING A REQUEST FOR APPLICATIONS TO SELECT NON-PROFIT SERVICE PROVIDER SUB-GRANTEES; APPROVING SUB-GRANTEES SELECTED; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECEIVE AND EXPEND FEDERAL FUNDS, ENTER INTO GRANT AND SUB-GRANT AGREEMENTS, TO AMEND THE COUNTY'S FEDERAL APPLICATION AND AGREEMENTS AND SUB-AGREEMENTS, AND TO EXERCISE AMENDMENT, RENEWAL, TERMINATION, CANCELLATION, AND MODIFICATION CLAUSES OF ANY AGREEMENT ENTERED INTO PURSUANT TO THIS RESOLUTION

ISSUE/REQUESTED ACTION

The proposed resolution ratifies the County Mayor's action in applying for funds totaling up to approximately \$34,092,164 from the United States Department of Housing and Urban Development for homeless Continuum of Care (CoC) housing and services as well as his action in issuing a Request for Applications to select non-profit service provider sub-grantees, approving sub-grantees selected.

APPLICABLE LEGISLATION/POLICY

Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, signed into law on May 20, 2009, amends and reauthorizes the McKinney-Vento Homeless Assistance Act with substantial changes, including:

- A consolidation of HUD's competitive grant programs
- The creation of a Rural Housing Stability Assistance Program
- A change in HUD's definition of homelessness and chronic homelessness
- A simplified match requirement
- An increase in prevention resources
- An increase in emphasis on performance

<https://www.hudexchange.info/homelessness-assistance/hearth-act/>

PROCEDURAL HISTORY

Prime Sponsor: Housing and Social Services Committee

Department/Requester: Miami-Dade Homeless Trust

This item has no procedural history.

ANALYSIS

The proposed resolution is for Board ratification of the County Mayor's action in applying for funds totaling up to approximately \$34,092,164 from the United States Department of Housing and Urban Development (USHUD) for homeless Continuum of Care (CoC) housing and services as well as his action in issuing a Request for Applications to select non-profit service provider sub-grantees, approving sub-grantees selected.

Miami-Dade County, through the Homeless Trust, serves as the coordinating agency and the collaborative applicant for the community's homeless CoC application to USHUD's Notice of Funding Availability (NOFA), which

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provides funding to local communities for the continuation and development of housing and supportive services to serve homeless individuals. HUD requires match funding of its grantees, which is primarily provided by the non-profit providers selected competitively and funded through this USHUD application. It is also anticipated that the County, through the Homeless Trust, will provide Food and Beverage Tax match funding in an amount up to \$800,000 per year to qualifying programs serving the chronic homeless.

The Homeless Trust, as the USHUD-recognized local CoC lead agency, has a CoC Subcommittee composed of representatives from organizations representing the different homeless sub-populations, advocacy groups, homeless persons, representatives from the other entitlement jurisdictions, and technical assistance providers, among others that meets annually to develop the local gaps, needs, and funding priorities for the County. The recommended funding priorities are approved by the Homeless Trust Board on an annual basis.

The internal process for sub-grantee selection included an advertised RFA with workshops held for interested applicants and an appointed selection committee. The selection committee approved 71 projects, naming the applicants as sub-grantees, and rejected seven. The total amount anticipated to be received competitively for FY 2018-19 is approximately

\$34,092,164. The 2018 NOFA was a tiered application delineated in the following manner:

- Tier 1 included 94 percent of the Annual Renewal Demand—the sum of the annual renewal amounts of all projects eligible to apply for renewal in that fiscal year's competition, before any adjustments to rental assistance, leasing, and operating line items based on Fair Market Rent changes—plus new projects.
- Tier 2 included the balance of the Annual Renewal Demand (6 percent), additional funding for three new bonus projects, including a Domestic Violence bonus project, three new projects realized through reallocation of existing funding, and one Planning Grant, adding approximately \$6.1 million in new and reallocated resources.

ADDITIONAL INFORMATION

Continuum of Care (CoC) Program

The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

<https://www.hudexchange.info/programs/coc/>

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Item No. 3B

File No. 182489

Researcher: JFP Reviewer: TD

RESOLUTION APPROVING THE BUDGET TOTALING \$4,463,605.00 FOR FISCAL YEAR 2018-19 FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND THE NARANJA LAKES COMMUNITY REDEVELOPMENT AREA

ISSUE/REQUESTED ACTION

The proposed resolution approves the budget for Fiscal Year 2018-19 for the Naranja Lakes Community Redevelopment Agency and the Naranja Lakes Community Redevelopment Area, totaling \$4,463,605.00.

APPLICABLE LEGISLATION/POLICY

Section 163.387, Florida Statutes governs redevelopment trust funds. A redevelopment trust fund may be established for each community redevelopment agency after approval of a community redevelopment plan. Funds in the trust shall be used by the agency to finance or refinance any community redevelopment in accordance with the approved community redevelopment plan.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&Appmode=Display_Statute&Search_String=163.387&URL=0100-0199/0163/Sections/0163.387.html

Resolution No. R-847-98, adopted by the Board on July 21, 1998, declares a geographical area in South Miami-Dade County as “slum and blight”. (No online record available for this resolution)

Ordinance No. 02-216, adopted on October 22, 2002, created the Naranja Lakes Community Redevelopment Agency, appointing the Agency’s board members, and delegating the power to the Agency to prepare a Redevelopment Plan.

<http://intra/gia/matter.asp?matter=023109&file=false&yearFolder=Y2002>

Resolution No. R-418-03, adopted by the Board on May 6, 2003, approves the Community Redevelopment Plan, and funds the Plan by adopting Ordinance No. 03-106, which created the Trust Fund.

<http://intra/gia/matter.asp?matter=031197&file=false&yearFolder=Y2003>

Resolution No. R-418-03, adopted by the Board on July 22, 2003, approves the Interlocal Agreement granting the Agency certain redevelopment powers.

<http://intra/gia/matter.asp?matter=030969&file=true&yearFolder=Y2003>

Resolution No. R-187-16, adopted by the Board on March 8, 2016, accepts the Finding of Necessity declaring an additional area of 3,060 acres as slum and blight.

<http://intra/gia/matter.asp?matter=161152&file=false&yearFolder=Y2016>

Resolution No. R-13-18, adopted by the Board on January 23, 2018, amends the Naranja Lakes Redevelopment Plan, expanding the Area and defining general redevelopment strategies for the new and existing Area, and the First Amendment to the Interlocal Agreement, which includes a provision that requires the Agency to set aside a portion of funding from the expanded area for Strategic Miami Rapid Transit (SMART) projects in the Area.

<http://intra/gia/matter.asp?matter=180277&file=false&yearFolder=Y2018>

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PROCEDURAL HISTORY

Prime Sponsor: Commissioner Dennis C. Moss, District 9

Department/Requester: Office of Management and Budget

This item has no procedural history.

ANALYSIS

The proposed resolution approves the budget for Fiscal Year 2018-19 for the Naranja Lakes Community Redevelopment Agency and the Naranja Lakes Community Redevelopment Area (CRA), totaling \$4,463,605.00. The Naranja Lakes Community Redevelopment Agency is an urban initiative to stimulate and guide the redevelopment of the Naranja Lakes area, creating better neighborhoods and a better environment to live, work and play. Naranja Lakes is a traditional neighborhood development in Commission Districts 8 and 9, represented by Commissioner Cava and Commissioner Moss, respectively, with 1,567 residential units, retail shops, commercial buildings, public squares and greens, a Village Center with an outdoor public amphitheater, and a childcare facility.

The CRA adopted the FY 2018-19 budget of \$4,463,605 on August 29, 2018, basing numbers on projections of TIF revenues and cash balances at the end of FY 2017-18, including \$2,410,269 in carryover funds and \$40,000 in projected interest earnings, in addition to the TIF revenue, as specified below:

Payment into the Homestead Community Redevelopment Agency's Trust Fund by Source

	UMSA	Countywide	Total
Original Area	\$1,089,584	\$1,389,726	\$1,685,752
Expansion Area	\$95,779	\$231,805	\$327,584
Total	\$588,658	\$1,424,678	\$2,013,336

The CRA's budget line items include:

- \$118,550 – Administrative Expenses
- \$30,200 – County Administrative Charge
- \$1,770,371 – Operating Expenses
 - \$1,420 – Membership and State Fee
 - \$125,000 – Contractual Services
 - \$50,000 – Legal Services
 - \$400,000 – Community Policing and Security
 - \$300,000 – Infrastructure Improvements
 - \$100,000 – Landscape Enhancements
 - \$50,000 – Marketing Contingency
 - \$100,000 – Residential Improvement Grants
 - \$100,000 – Redevelopment Grants Commercial Programs
 - \$20,000 – Grant Coordinator
 - \$70,000 – Community Center Building Property Maintenance
 - \$20,000 – Insurance
 - \$376,000 – Debt Service Payments
 - \$57,951 – SMART Plan Projects Reserve
 - In the Agency's First Amendment to the Interlocal Cooperation Agreement with the County, the Agency is required set aside twenty-five percent reserve from the tax increment

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generated annually within the expansion area for projects related to the SMART Plan, to be used for SMART Plan Projects within the CRA Area.

- \$2,544,484 – Reserves

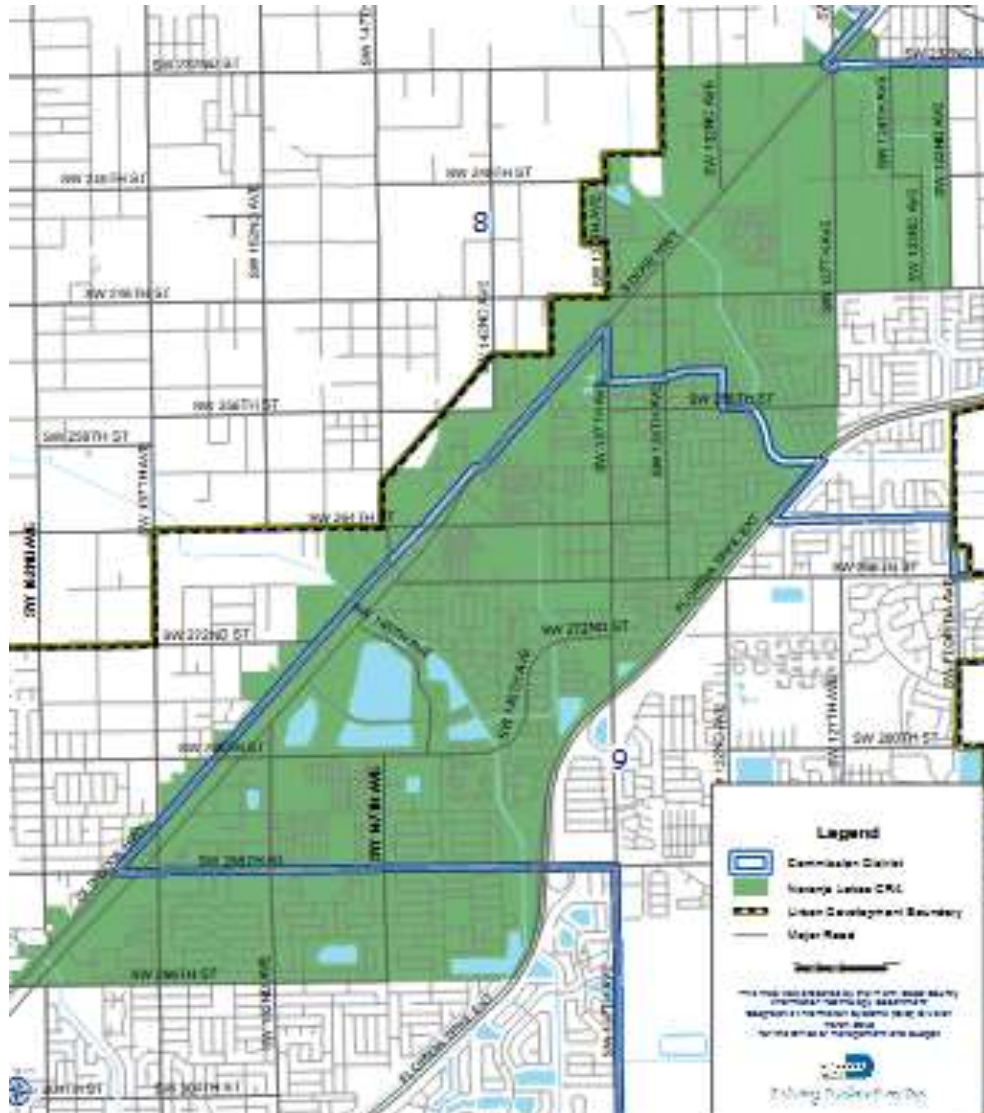
A map of the Naranja Lakes' geographic boundaries is depicted below.



On January 23, 2018, the Board amended the Naranja Lakes Redevelopment Plan to expand the area to include 3,060 additional acres of additional area declared slum and blight.

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Below are the 2018 Naranja Lakes expanded boundaries:



ADDITIONAL INFORMATION

Miami-Dade County Office of Management and Budget Naranja Lakes CRA Website

Naranja Lakes is poised for new growth that may well be precedent-setting model for future neighborhoods in Miami-Dade County. The first step in this process is the new community of Mandarin Lakes under development on 212-acres of vacant property that is part of the Naranja Lakes Community Redevelopment Area.

<https://www8.miamidade.gov/global/government/boards/naranja-lakes-cra.page>

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**Item No. 3C
File No. 182509**

Researcher: IL Reviewer: PGE

RESOLUTION APPROVING THE FISCAL YEAR 2015-16 INTERLOCAL AGREEMENT PROVIDING FOR PAYMENT OF \$343,960.00 TO THE MIAMI-DADE COUNTY SCHOOL BOARD FOR THE PROVISION OF DRIVER'S EDUCATION SERVICES RENDERED IN FISCAL YEAR 2015-16; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE AND AMEND SUCH AGREEMENT AND EXERCISE ANY AND ALL OTHER PROVISIONS IN THE AGREEMENT, INCLUDING, BUT NOT LIMITED TO, TERMINATION AND MODIFICATION PROVISIONS

ISSUE/REQUESTED ACTION

Whether the Board should approve the Interlocal Agreement between the County and the Miami-Dade County School Board for payment of \$343,960.00 from the Driver's Education Safety Trust Fund to the School Board for driver's education services rendered in Fiscal Year 2015-16 for the Office of Management and Budget (OMB).

APPLICABLE LEGISLATION/POLICY

Section 318.1215 of the Florida Statutes (Dori Slosberg Driver Education Safety Act) governs the procedure allowing a Board of County commissioners via ordinance to enable the Clerk of the Court to collect an additional \$5.00 dollars with each civil traffic penalty, which shall be used to fund driver education programs in public and non-public schools. The ordinance shall provide for the Board of County commissioners to administer the funds, which shall be used for enhancement, and not replacement, of driver education program funds. Each driver education program receiving funds shall require that a minimum of 30 percent of a student's time in the program be behind-the-wheel training.

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0300-0399/0318/Sections/0318.1215.html

Section 11-10 of the Code of Miami-Dade County (Drivers Education Safety Trust Fund) governs the collection of an additional \$3.00 dollars with each civil traffic penalty. Funds collected by the clerk pursuant to this section shall be forwarded to the County to be used to financially assist driver education programs in the public and non-public schools.

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH11CO_ARTIINGE_S11-10DREDSATRFU

Section 2-9 of the Code of Miami-Dade County (Contracts with Municipalities or governmental units for services) authorizes the County Mayor to enter into contracts on behalf of this County with municipalities and other governmental units for joint performance with the County or performance by any municipality or other governmental unit in behalf of the County or any function or service which the County is authorized or directed to perform under Section 11, Article VIII of the Florida Constitution, the Home Rule Charter, or any ordinance adopted by the Board.

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-9COMUGOUNSEUTMA

Section 2-10 of the Code of Miami-Dade County (Same-Ratification of Board; duration; filing) all contracts authorized by Section 2-9 shall be entered into subject to ratification by the County Commission and no such contract shall extend for a period longer than one (1) year without the express authorization of the Commission.

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All such contracts shall be filed with the Clerk of the Commission and the Clerk of the other governmental unit involved and shall be open to public inspection.

https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-10SAATBODUFI

Ordinance No. 02-167, adopted by the Board on September 24, 2002, creating the “Drivers Education Safety Act”, providing an additional \$3.00 penalty for civil traffic violations to fund drivers education programs.

<http://www.miamidade.gov/govaction/matter.asp?matter=022354&file=false&fileAnalysis=false&yearFolder=Y2002>

Resolution No. R-618-03, adopted by the Board on June 3, 2003, adopts procedures for the selection of drivers education programs as grant recipients of funds collected pursuant to the Drivers Education Safety Trust Fund.

<http://www.miamidade.gov/govaction/matter.asp?matter=031345&file=true&fileAnalysis=false&yearFolder=Y2003>

Resolution No. R-864-04, adopted by the Board on July 13, 2004, approving the recommendation for grant award to the Miami-Dade Public Schools from the Drivers Education Safety Trust Fund estimated to be approximately \$1.1 million.

<http://www.miamidade.gov/govaction/matter.asp?matter=041667&file=true&fileAnalysis=false&yearFolder=Y2004>

Resolution No. R-885-16, adopted by the Board on, October 5, 2016, provided for payment of \$2,439,579.68 to MDCSB for the provision of Driver’s Educations Services rendered in Fiscal Year 2013-2014.

<http://www.miamidade.gov/govaction/matter.asp?matter=161866&file=true&fileAnalysis=false&yearFolder=Y2016>

PROCEDURAL HISTORY

Prime Sponsor: None

Department/Requester: Office of Management and Budget

There is no procedural history at this time.

ANALYSIS

The proposed resolution is requesting approval of the FY 2015-16 Interlocal Agreement between Miami-Dade County (County) and the Miami-Dade County School Board (School Board) for the provision of Drivers’ Education by the School Board in the amount of \$343,960.00 for a 12-month term (article 5 of the Drivers Education Interlocal Agreement). This amount will be paid from the Driver’s Education Safety Trust Fund (Trust Fund) and provides for payment in arrears for services rendered from October 1, 2015 to September 30, 2016.

There is a fiscal impact in the amount of \$343,960.00 to the County’s Driver Education Safety Trust Fund with the approval of this item. There is no impact to the County’s General Fund.

Pursuant to the Dori Slosberg Driver Education Safety Act, 318.1215, Florida Statutes, effective October 1, 2002, the BCC approved Ordinance No. 02-167, creating the Driver’s Education Safety Trust Fund. The Ordinance also required the Clerk of the Court to collect an additional \$3.00 with each civil traffic penalty to be used to fund traffic education programs, and directed the Administration to develop selection procedures for adoption by the BCC for the award of grants to Driver Education Programs. These funds may only be used to provide financial assistance to

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driver education programs in the public and non-public schools by paying direct educational expenses. According to the mayoral memo the School Board is the only recipient of the grant fund because that institution was the only eligible organization to respond to the notice of availability of grant funds.

The adopted criteria for eligibility is below:

1. Grant funds support driver's education programs offered by a public school system or a non-profit private school;
2. Private driving schools established principally for the purpose of driver education are not eligible;
3. Curriculum must include behind-the-wheel experience;
4. Drivers education must be offered to private as well as public school students in Miami-Dade County;
5. Grantee must agree to provide appropriate accountability and reporting procedures; and
6. Funds may not be used for administrative/overhead expenses.

The scope of services is as follow:

- Drivers Education course is offered as an elective and behind the wheel training is embedded in the course
- The classes are offered each semester and have a value of half a credit.
- Students outside the public school system are welcome to register for any Miami-Dade County Public Schools driver education course.
- The courses are offered at three High Schools (John A. Ferguson, Senior High School (415 Students took the course in FY2015-16), Hialeah Miami-Lakes, Senior High School (128 Students took the course in FY2015-16) and North Miami Beach, Senior High School (416 Students took the course in FY2015-16).
- 30% of the students time must be training behind-the-wheel.
- A grand total of 959 students took the Drivers Education Course offered in Fiscal Year 2015-2016.

The following table illustrates the itemized cost of the program for FY 2015-2016.

Line Items		Amount Allocated to County Funding
Position	Teachers	\$255,440.00
Position	Temporary Instructors	\$ 1,332.00
Fringe Benefits	Rate/Cost	-
Retirement	7.49%/cost per employee	\$ 19,127.00
Social Security	6.2% of Salary	\$ 15,553.00
Medicare	1.45% of Salary	\$ 3,637.00
Medical Insurance	\$10,479/cost per employee	\$ 31,437.00
Workers Comp/Liability Insurance	3.01% per employee	\$ 7,692.00
Vista (Vision)	.34% per employee	\$ 874.00
Operating Expenses (Non-Personnel)		
Gasoline		\$ 653.00
Repair Parts		\$ 8,215.00
Total Award		\$343,960.00

ADDITIONAL INFORMATION:

This article from NBC news explains the importance of drivers education in Miami-Dade County and the impact it can have in curtailing accidents.

http://www.nbcnews.com/id/34483262/ns/us_news-education/t/some-schools-drop-drivers-ed-cut-costs/

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**Item No. 3D
File No. 182541**

Researcher: IL Reviewer: PGE

RESOLUTION REAFFIRMING RESOLUTION NO. R-106-18 AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO SUBMIT ON BEHALF OF THE COUNTY A DISPOSITION APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR DEVELOPMENT OF THE FORMER MEDVIN APARTMENTS PUBLIC HOUSING DEVELOPMENT SITE; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE, IN ACCORDANCE WITH SECTION 125.38, FLORIDA STATUTE, TO EXECUTE AFTER APPROVAL BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, A 99-YEAR GROUND LEASE WITH AN ANNUAL RENT OF \$1.00, A PROJECT WORK LETTER AND SUBLEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA FOR THE DEVELOPMENT OF A PROJECT COMMONLY REFERRED TO AS BRICKELL SOLUTIONS ON THE MEDVIN PUBLIC HOUSING DEVELOPMENT SITE IN ORDER TO AMPLIFY EDUCATION CAPACITY IN THE BRICKELL AREA GENERALLY SOUTH OF THE MIAMI RIVER, AND TO FACILITATE DEVELOPMENT OF AFFORDABLE AND/OR WORKFORCE HOUSING, TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE LEASE, PROJECT WORK LETTER AND SUBLEASE, AND TO EXERCISE ANY AND ALL RIGHTS SET FORTH THEREIN, AND TO EXECUTE AMENDMENTS TO ANNUAL CONTRIBUTION CONTRACTS, AGREEMENTS, A RELEASE OF THE DECLARATION OF TRUST, AND OTHER RELATED DOCUMENTS; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXPEND DOCUMENTARY STAMP SURTAX AND/OR STATE HOUSING INITIATIVE PARTNERSHIP FUNDS IN AN AMOUNT NOT TO EXCEED \$2,500,000.00 TO COVER PROJECT COSTS ASSOCIATED ONLY WITH THE DESIGN AND CONSTRUCTION OF THE AFFORDABLE AND/OR WORKFORCE HOUSING UNITS

ISSUE/REQUESTED ACTION

Whether the Board should authorize (1) the reaffirmation of Resolution No. R-106-18 which approved the submission of a disposition application to the United States Department of Housing and Urban Development (HUD) for the development of the former Medvin Apartments Public Housing development site; (2) a 99-year old ground lease with annual rent of \$1.00, a project work letter and sublease agreement between Miami-Dade County (MDC) and the School Board of Miami-Dade County (MDCSB) for the development of a project commonly referred to as Brickell Solutions on the Medvin Public housing development site in order to amplify education capacity in the Brickell area and to facilitate development of affordable and/or workforce housing; and (3) expending documentary Stamp Surtax and/or State Housing Initiative Partnership (SHIP) funds in an amount not to exceed \$2,500,000.00 to cover project costs associated with the design and construction of the affordable and/or workforce housing units.

APPLICABLE LEGISLATION/POLICY

Section 1. Title 40, of the United States Code, (The Davis-Bacon Act, as amended) governs contracts that over \$2,000 to which the United States or the District of Columbia is a party for the construction, alteration, or repair of public buildings or public works shall contain a clause setting forth the minimum wages to be paid to various classes of laborers and mechanics employed under the contract.

<https://www.dol.gov/whd/regs/statutes/dbra.htm>

Section 125.38 of the Florida Statutes, (Sale of County property to United States, or state), governs the conveyance or lease of property to the United States or any state or any political subdivision.

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http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0125/Sections/0125.38.html

Section 29-7 of the Code of Miami-Dade County, governs the documentary surtax program, which is intended to fund the construction and rehabilitation of housing for low and moderate income families through the provision of section mortgages, construction loans, and other programs.

https://library.municode.com/fl/miami_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH29TA_ARTIINGE_S29-7DOST

Section 17-103 of the County Code, governing the Administration and implementation of Miami-Dade County's Local Housing Assistance Program. The Housing Finance Authority of Miami-Dade County, Office of Community and Economic Development ("OCED"), Miami-Dade Housing Agency ("MDHA") shall be responsible for implementation and administration of the Local Housing Assistance Program. At a minimum, the Housing Finance Authority of Miami-Dade County, OCED, or Miami-Dade Housing Agency shall be responsible for Overseeing the receipt and expenditure of SHIP Program and other housing program funds assigned by the County Manager in accordance with applicable guidelines including the State Housing Initiatives Partnership Act and the Miami-Dade County Affordable Housing Program Guidelines; The cost of administering Miami-Dade County's Local Housing Assistance Program with SHIP Program funds shall not exceed ten (10) percent of the local housing distribution of SHIP Program funds deposited into the Local Housing Assistance Trust Fund.

https://library.municode.com/fl/miami_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVILOHOASPR_S17-103ADIMMIDECOLOHOASPR

Resolution No. R-974-09, adopted by the Board on July 21, 2009, requires that any resolution authorizing the acceptance or execution of a deed, easement, covenant, riveter, or mortgage creating or reserving a real property interest in favor of the County contain language requiring such instrument, after proper execution, to be recorded in the public records of the county within which the real property is located.

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

Resolution No. R-106-18, adopted by the Board on February 6, 2018, authorizes the County Mayor or designee to submit a demolition and/or disposition application to HUD for the Medvin apartments public housing site located at 945 SW 3rd avenue, Miami, Florida, for the purpose of demolishing one building, and authorizing the County Mayor or designee subject to HUD's approval the ability to execute amendments to annual contribution contract agreements, releases of the declaration of trust, and other related-documents.

<http://intra/gia/matter.asp?matter=180325&file=false&yearFolder=Y2018>

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Eileen Higgins, District 5

Department/Requester: Public Housing and Community Development

This item has no procedural history.

ANALYSIS

This item proposes that the Board authorize (1) the reaffirmation of Resolution No. R-106-18 which approved the submission of a disposition application to the United States Department of Housing and Urban Development (HUD) for the development of the former Medvin Apartments Public Housing development site; (2) a 99-year old ground lease with annual rent of \$1.00, a project work letter and sublease agreement between Miami-Dade County (MDC)

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and the School Board of Miami-Dade County (MDCSB) for the development of a project commonly referred to as Brickell Solutions on the Medvin Public housing development site in order to amplify education capacity in the Brickell area and to facilitate development of affordable and/or workforce housing; and (3) expending documentary Stamp Surtax and/or State Housing Initiative Partnership (SHIP) funds in an amount not to exceed \$2,500,000.00 to cover project costs associated with the design and construction of the affordable and/or workforce housing units.. The property is located at 929 and 945 SW 3rd Avenue, and is a 0.344-acre site in Commission District 5, Commissioner Eileen Higgins.

Regarding the development of the land via the construction of a facility, the fiscal impact/ funding sources will be comprised primarily of Surtax and/or SHIP funding for the design and construction of the affordable and/or workforce housing units. The forecasted cost of the project for the design and construction solely is estimated to be \$2,500,000.00. Hence, this item seeks approval of \$2,500,000.00 in Surtax and/or Ship Funding for this project.

The fiscal impact for the 99 year ground lease is a rental income of \$1.00 to be paid to MDC from MDCSB. The cost of the project to be paid by the County is \$2,500,000.00, which will be applied to the project cost. The cost of the project to be paid by the School Board is \$240,000.00, which will be applied to impact fees to fund the design and construction for the educational facility.

MDC submitted an application pursuant to R-106-18 to HUD. HUD reviewed the County's application for the proposed demolition of one building containing 18 dwelling units located at site 280, FL005000840, as described in the application. The application was approved by HUD.

The School Board will construct and own the improvements in the property (including the interior improvements to the residential improvements) a multi-story, mixed-use development, which will include approximately 10 affordable and/or workforce housing units for School Board teacher and other employees and an educational facility consisting of approximately 700 permanent student stations. The lease also allows the School Board to sublet the property. Once the project is completed the County through PHCD will operate and maintain the affordable housing and/or workforce housing units. The County also assured the School Board that a priority will be given to eligible School Board teachers and employees to rent the units.

The major terms of the Ground Lease between MDC and MDCSB are listed below, please note that these are not all the terms in the agreement, the "Project Work Letter" can be provided, which details the entirety of the obligations. Additionally, this item requires that the County Mayor or the Mayor's designee ensure that proper signage is place on the property identifying the County's name (Miami-Dade County) and the name of the corresponding district commissioner (Eileen Higgins).

School Board Obligations:

Pursuant to and subject to the terms and conditions set forth in the Project Work Letter, MDCSB shall be responsible for the administration of but not limited to:

- the design, development and construction of the Project on the Land;
- the cost of which shall be paid for as provided in the Project Work Letter;
- School Board covenants and agrees that the School Facility will be designed and constructed (a) in compliance with all governing rules and criteria for public school educational facilities in Miami-Dade County, Florida;
- (b) in accordance with School Board's design criteria, plan review and inspection process for public educational facilities;

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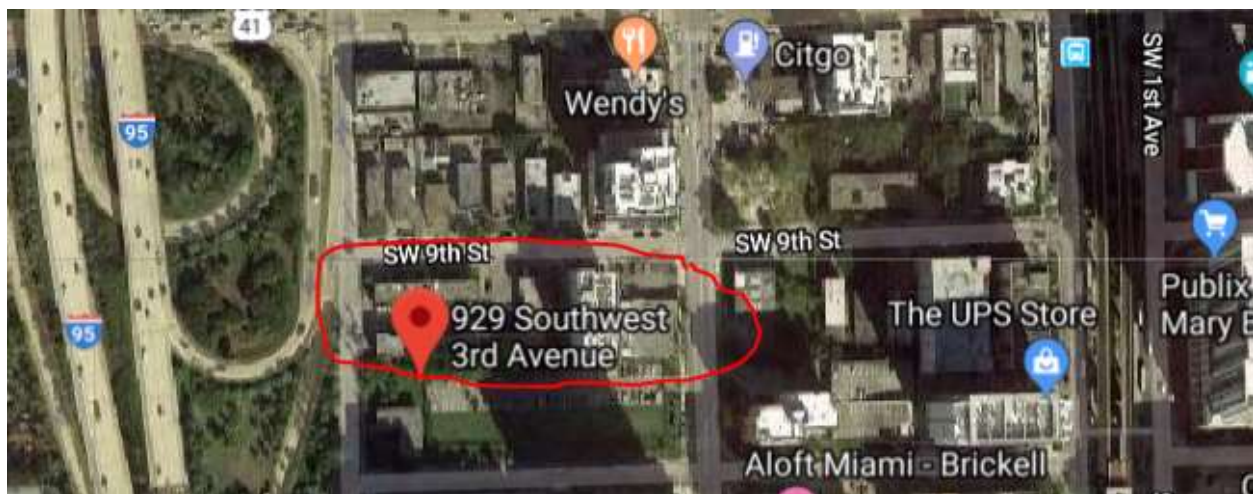
- (c) in compliance with all applicable Governmental Requirements. Similarly, pursuant to and subject to the terms and conditions of the Project Work Letter and Sublease;
- the Residential Component will be designed and constructed (i) in compliance with all governing rules and criteria for similar Affordable and/or Workforce Housing in Miami-Dade County, Florida, and (ii) in compliance with all applicable Governmental Requirements, including any applicable HUD requirements;

County Obligation:

Pursuant to and subject to the terms and conditions set forth in the Project Work Letter, MDC shall be responsible for the administration of but not limited to

- The County, at its sole cost and expense shall be responsible for the demolition of all on-site improvements, and for any environmental remediation, if required.
- The County will fund subject to board approval, the construction of the affordable and/or workforce housing units, which PHCD anticipates will be \$2,500,000.00.
- The County has agreed to operate and maintain the affordable housing and/or workforce housing units via the PHCD upon completion of the project.

The pictures below are of the site locations of 929 SW 3rd Avenue and 945 SW 3rd Avenue.



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PROPERTY INFORMATION	
Folio:	01-0206-090-1100
Sub-Division:	CITY OF MIAMI SOUTH BLK 69 PB B-41
Property Address	929 SW 3 AVE Miami, FL 33135-3546
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136
PA Primary Zone	6402 MIX USE-BORDERS CBD
Primary Land Use	1006 VACANT LAND - COMMERCIAL - EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0



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PROPERTY INFORMATION	
Folio: 01-0200-090-1090	
Sub-Division: CITY OF MIAMI SOUTH BLK 63 PB 8-31	
Property Address: 945 SW 3 AVE Miami, FL 33130-3067	
Owner: MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY	
Mailing Address: 701 NW 1 CT 16TH FLOOR MIAMI, FL 33136	
PA Primary Zone: 5402 MIX USE BORDERS CBD	
Primary Land Use: 1066 VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING	
Beds / Baths / Hall	0 / 0 / 0
Floors	0

