



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

**Housing, Social Services & Economic Development  
Committee (HSSSED) Meeting**

March 11, 2019  
9:30 A.M.  
Commission Chambers

Yinka Majekodunmi, CPA  
Commission Auditor  
Office of the Commission Auditor (OCA)  
111 N.W. First Street, Suite 1030  
Miami, FL 33128  
(305) 375-2524

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**HSSSED Meeting: March 11, 2019  
Research Notes**

**Item No. 2B**

**File No. 190566**

**Researcher: LE Reviewer: TD**

RESOLUTION AUTHORIZING MUTUAL TERMINATION OF LEASE AGREEMENT WITH YWCA OF GREATER MIAMI-DADE, INC. ("YWCA") FOR PROPERTY LEASED TO YWCA PURSUANT TO RESOLUTION NO. R-1075-04; AUTHORIZING CONVEYANCE, PURSUANT TO FLORIDA STATUTES SECTION 125.38, OF APPROXIMATELY 113 SQUARE FEET OF LAND WITHIN A PARCEL LOCATED AT 335 NW 5TH STREET TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROADWAY AND SIDEWALK IMPROVEMENTS FOR \$10.00; AUTHORIZING CONVEYANCE, PURSUANT TO FLORIDA STATUTES SECTION 125.39, OF THREE PARCELS OF COUNTY-OWNED REAL PROPERTY LOCATED AT 351 NW 5TH STREET, 519 NW 4TH AVENUE, AND THE REMAINING PORTION OF 335 NW 5TH STREET ("PRIOR CITY LAND"); AUTHORIZING CONVEYANCE, PURSUANT TO FLORIDA STATUTES SECTION 125.38 OF TWO PARCELS OF COUNTY-OWNED LAND LOCATED AT 529 NW 4TH AVENUE AND 533 NW 4TH AVENUE TO YWCA FOR \$20.00, SAID CONVEYANCE BEING APPROVED BY A TWO-THIRDS VOTE OF BOARD MEMBERS PRESENT AS REQUIRED BY SECTION 2-8.6.5 OF THE COUNTY CODE; APPROVING DECLARATION OF RESTRICTIVE COVENANTS IN FAVOR OF THE CITY OF MIAMI ON PRIOR CITY LAND; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE ALL DEEDS AND THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO EXECUTE RESTRICTIVE COVENANTS AND TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE PURPOSES SET FORTH IN THIS RESOLUTION

**ISSUE/REQUESTED ACTION**

Whether the Board should authorize mutual termination of a lease agreement with YWCA of Greater Miami-Dade, Inc. for property leased to YWCA; authorize conveyance of approximately 113 square feet of land within a parcel located at 335 NW 5<sup>th</sup> Street to the Florida Department of Transportation (FDOT) for roadway and sidewalk improvements for \$10.00; authorize conveyance of three County-owned real property parcels to YWCA; authorize conveyance of two County-owned real property parcels to YWCA for \$20.00; approve declaration of restrictive covenants in favor of the City of Miami on Prior City Land; and authorize execution of all deeds.

**APPLICABLE LEGISLATION/POLICY**

**Resolution No. R-1075-04**, adopted September 9, 2004, authorizes the execution of an amendment to lease agreement at 351 NW 5<sup>th</sup> Street with YWCA for the premises to be used as a public playground.

<http://intra/gia/matter.asp?matter=041922&file=true&yearFolder=Y2004>

**Section 125.39 of the Florida Statutes** expresses the non-applicability to county lands acquired for specific purposes such as to cover the sale or disposition of any land conveyed to any county for a specific purpose and containing a reversionary clause where the land shall revert to the grantor upon failure to use such property for such purpose.

[http://www.leg.state.fl.us/STATUTES/index.cfm?App\\_mode=Display\\_Statute&Search\\_String=&URL=0100-0199/0125/Sections/0125.39.html](http://www.leg.state.fl.us/STATUTES/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0125/Sections/0125.39.html)

**Section 125.379 of the Florida Statutes** requires that each county prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing, and adopt a resolution that includes an inventory list of such property following a public hearing. The properties identified may be offered for sale and the proceeds used to purchase land for the development of affordable housing may be sold with restrictions or donated to a nonprofit housing organizing.

**HSSSED Meeting: March 11, 2019**  
**Research Notes**

[http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App\\_mode=Display\\_Statute&Search\\_String=Section+125.379&URL=0100-0199/0125/Sections/0125.379.html](http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=Section+125.379&URL=0100-0199/0125/Sections/0125.379.html)

**Administrative Order 8-4** provides 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 in the policy, 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>

**Resolution No. R-333-15**, adopted 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-974-09**, adopted July 21, 2009, directs that any resolution authorizing 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 to the authorizing resolution.

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

### **PROCEDURAL HISTORY**

**Prime Sponsor: Commissioner Audrey M. Edmonson, District 3**  
**Department/Requester: None**

The proposed resolution has no procedural history.

### **ANALYSIS**

This item requests Board authorization providing mutual termination of a lease agreement with YWCA of Greater Miami-Dade, Inc. for property leased to YWCA; convey a small portion of land within a parcel to FDOT for \$10.00 for roadway and sidewalk improvements; convey three County-owned parcels to YWCA and of those three, two to YWCA for \$20.00.

The proposed item has a positive impact of \$20.00 towards the County for the conveyance of the Prior City Land and Park Parcels properties to YWCA and \$10.00 for the conveyance of approximately 113 square feet of land within Prior City Land to FDOT for roadway and sidewalk improvements. According to the Miami-Dade County Property Appraisers, the market value for the Prior City Land parcels is \$3,526,519.00 and the Park Parcels is \$292,171.00.

On March 15, 1991, the City of Miami conveyed a lease for three parcels of property 351 NW 5<sup>th</sup> Street, 519 NW 4<sup>th</sup> Avenue, and 335 NW 5<sup>th</sup> Street (“Prior City Land”) to the YWCA of Greater Miami-Dade, Inc. As a result, YWCA built the Martha Sutton Weeks Women’s Center. In 2002, the County acquired two parcels of land located at 529 NW 4<sup>th</sup> Avenue and 533 NW 4<sup>th</sup> Avenue (“Park Parcels”) using the County’s Safe Neighborhood Bond Program (SNP) funds. Pursuant to Resolution No. R-1075-04, the County leased the Park Parcels to the YWCA to support the Women’s Center and a neighborhood playground.

YWCA expressed that they would like the Park Parcels and Prior City Land to continue the programs and uses that are currently operating on the properties. YWCA would also like to own the Park Parcels as they are an inseparable part of the Women’s Center and essential to their plan to rehabilitate and revitalize the surrounding neighborhood.

## HSSD Meeting: March 11, 2019 Research Notes

Additionally, YWCA has requested that the County and City release the deed restrictions in order to convey Prior City Land to YWCA, with approximately 113 square feet conveyed to FDOT for roadway and sidewalk improvements.

On November 29, 2018, the City approved the release of the deed restrictions allowing the County to convey the Prior City Land to YWCA and record a declaration of restrictive covenants to requiring the property to be used for YWCA's intended purposes. The County will also mutually terminate the existing lease agreement on the Prior City Land and Park Parcels to convey the properties to YWCA with the exception of the approximately 113 square feet of land within Prior City Land for conveyance to FDOT.

The properties and rights will automatically revert to the City if the Prior City Land and Park parcels are not used by the YWCA for its intended purposes.

The images below depict the Women's Center Parcels:

**SEARCH:** 01-0106-070-2010

PROPERTY INFORMATION	
Folio:	01-0106-070-2010
Sub-Division:	CITY OF MIAMI NORTH BLK 67 PB B-41
Property Address	351 NW 5 ST Miami, FL 33128-1615
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2450 MIAMI, FL 33128-1929
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	7758 BENEVOLENT - EXEMPT : YMCA - YWCA
Beds / Baths / Half	0 / 5 / 0
Floors	2
Living Units	0
Actual Area	
Living Area	
Adjusted Area	27,424 Sq.Ft.
Lot Size	32,000 Sq.Ft.
Year Built	1993



## HSSD Meeting: March 11, 2019 Research Notes

The images below depict the Park Parcels:

**PROPERTY INFORMATION**

Folio: 01-3137-029-0110

Sub-Division:  
DORNS SUB PB B-92

Property Address  
533 NW 4 AVE  
Miami, FL 33136-3819

Owner  
MIAMI-DADE COUNTY  
GSA R/E MGMT

Mailing Address  
111 NW 1 ST STE 2480  
MIAMI, FL 33128-1929

PA Primary Zone  
0106 RESIDENTIAL-LIBERAL RETAI

Primary Land Use  
8080 VACANT GOVERNMENTAL ; VACANT LAND -  
GOVERNMENTAL

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	3,750 Sq.Ft
Year Built	0

### **ADDITIONAL INFORMATION**

YWCA of Greater Miami-Dade, Inc. was established in 1919 to eliminate racism and empower women through a series of programs, resources, and initiatives.

<https://www.ywca-miami.org/>

**HSSSED Meeting: March 11, 2019  
Research Notes**

**Item No. 3B  
File No. 190464**

**Researcher: PGE   Reviewer: TD**

RESOLUTION AMENDING RESOLUTION NO. R-64-14 TO AUTHORIZE THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO SUBMIT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AN AMENDMENT TO MIAMI-DADE COUNTY'S APPLICATION FOR THE DISPOSITION OF 11 COUNTY-OWNED PROPERTIES, WHICH ARE LOCATED WITHIN THE OPA-LOCKA BISCAYNE PLAZA PUBLIC HOUSING DEVELOPMENT (FL005074) AND IN THE MAGNOLIA NORTH AREA OF THE CITY OF OPA-LOCKA; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENTS TO ANNUAL CONTRIBUTIONS CONTRACTS, IF REQUIRED; TO EXECUTE ANY AGREEMENTS, RELEASES FROM DECLARATION(S) OF TRUST, AND ANY OTHER DOCUMENTS ON BEHALF OF THE COUNTY THAT MAY BE REQUIRED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND TO EXERCISE AMENDMENTS, MODIFICATIONS, CANCELLATION, AND TERMINATION CLAUSES CONTAINED THEREIN; DECLARING SURPLUS A TOTAL OF 18 COUNTY-OWNED PROPERTIES, AND REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTIES IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, IN ACCORDANCE WITH SECTION 125.379(2) FLORIDA STATUTES, OF NINE COUNTY-OWNED PROPERTIES TO CAZO CONSTRUCTION CORPORATION, A FLORIDA FOR PROFIT CORPORATION, AND NINE COUNTY-OWNED PROPERTIES TO PALMETTO HOMES OF MIAMI, INC., A FLORIDA FOR PROFIT CORPORATION, AT A PRICE OF \$10.00 FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD OR RENTED TO VERY LOW-, LOW- OR MODERATE-INCOME HOUSEHOLDS IN ACCORDANCE WITH THE MIAMI-DADE INFILL HOUSING INITIATIVE AND/OR DOCUMENTARY STAMP SURTAX PROGRAMS; AUTHORIZING THE CHAIRWOMAN OR VICE-CHAIRWOMAN OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEEDS; 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 DEEDS AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

**ISSUE/REQUESTED ACTION**

Whether the Board should approve: (1) amending Resolution No. R-64-14 to authorize the County Mayor to submit to the United States Department of Housing and Urban Development (HUD) a revision to the previously accepted disposition application for 11 County-owned vacant properties which were formerly the location of the Opa-Locka public housing development; (2) declaring seven vacant County-owned properties plus the 11 former Opa-Locka public housing development properties surplus and revising the County's inventory list of land designated for affordable housing to include these properties; and (3) authorizing the conveyance of nine of the properties to Cazo Construction Corporation and nine of the properties to Palmetto Homes of Miami, Inc. for the purpose of developing the properties with affordable single family homes and/or multi-family units to be sold or rented in accord with the Infill Housing Initiative Program and the Documentary Stamp Surtax Program.

**APPLICABLE LEGISLATION/POLICY**

**Section 125.379 of the Florida Statutes** governs the disposition of county property for affordable housing and requires each county to prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing; properties identified as appropriate for use as affordable housing on the inventory list adopted by the county may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for

**HSSSED Meeting: March 11, 2019**  
**Research Notes**

affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent 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](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 125.411 of the Florida Statutes** provides the form to be used for deeds of conveyance of land.

[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](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)

**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)

**Section 2-8.6.5 of the Miami-Dade County Code** 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](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR)

**Implementing Order No. 3-44** establishes the process for the implementation and management of the Infill Housing Initiative Program for Miami-Dade County.

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

**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>

**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: (1) background information explaining how, when and why the County acquired the property; (2) an itemized accounting of the County's past and proposed future investment in the property, including acquisition, rehabilitation and maintenance costs; (3) the amount and an explanation of any mortgages, fines, liens or other costs paid by the County in acquiring the property; (4) the location of the property, including the commission district; (5) the assessed value of the property; (6) a summary of the terms, duties and responsibilities to be imposed upon the recipient of the property pursuant to any agreements; (7) a summary of remedies available to the County in the event that the proposed recipient does not fully comply with said agreements; and (8) a summary of future controls and transfer restrictions on the property or, in lieu of a summary, a copy of any restrictive covenant, restrictive deed or other controls to be placed upon the property by the County at the time of transfer or sale.

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



**HSSSED Meeting: March 11, 2019  
Research Notes**

**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 R-630-13**, adopted 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 a 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>

**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-81-09**, adopted by the Board on January 22, 2009, authorized the County Mayor to submit an amendment to the County's application for the disposition and rehabilitation of 26 public housing units located in the Opa-Locka public housing development to the United States Department of Housing and Urban Development in order to permit the County to convey said units to Habitat for Humanity of Greater Miami, Inc.

<http://intra/gia/matter.asp?matter=090720&file=false&yearFolder=Y2009>

**Resolution No. R-64-14**, adopted by the Board on January 22, 2014, amended Resolution No. R-81-09 relating to the County's application for the disposition and rehabilitation of the Opa-Locka Biscayne Plaza Public Housing Development, authorizing the County Mayor to: (1) submit an amendment to the application to the United States Department of Housing and Urban Development; (2) negotiate ground leases with developers competitively selected by the Housing Finance Authority for development of certain properties in the City of Opa-Locka for veterans or other special needs persons; and (3) utilize veterans affairs supportive housing vouchers or any other subsidy to assist qualified applicants.

<http://intra/gia/matter.asp?matter=140026&file=true&yearFolder=Y2014>

**Resolution No. R-892-18**, adopted by the Board on September 5, 2018, approved: (1) proposed funding recommendations for up to \$2,500,000 for the Fiscal Year 2017 Opa-Locka Magnolia North Documentary Stamp Surtax Request for Applications; (2) surtax funds for continued use in the Magnolia North area as those funds are repaid; (3) waiving certain requirements of the RFA; and (4) the County Mayor's negotiation with Cazo Construction Corp. and Palmetto Homes of Miami, Inc. for the award of the surtax funds to one or both of the applicants.

<http://intra/gia/matter.asp?matter=181664&file=true&yearFolder=Y2018>

**HSSSED Meeting: March 11, 2019  
Research Notes**

**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>

**PROCEDURAL HISTORY**

**Prime Sponsor: Commissioner Barbara J. Jordan, District 1**

**Requester/Department: Public Housing and Community Development (PHCD)**

**ANALYSIS**

This item is recommending the conveyance of a total of 18 County-owned parcels located in the Magnolia North area of the City of Opa-Locka in District 1, which is represented by Commissioner Barbara Jordan, for the purpose of developing such properties with affordable housing through the Infill Program and/or the Documentary Stamp Surtax Program. More specifically, PHCD is requesting that the Board approve the following:

1. Amending Resolution No. R-64-14 to authorize the County Mayor to submit to the United States Department of Housing and Urban Development (HUD) a revision to the previously accepted disposition application for 11 County-owned vacant properties which were formerly the location of the Opa-Locka public housing development;
2. Declaring seven vacant County-owned properties plus the 11 former Opa-Locka public housing development properties surplus and revise the County's inventory list of land designated for affordable housing to include these properties; and
3. Authorizing the conveyance of nine of the properties to Cazo Construction Corporation (Cazo) and nine of the properties to Palmetto Homes of Miami, Inc. (Palmetto Homes) for the purpose of developing the properties with affordable single family homes and/or multi-family units to be sold or rented in accord with the Infill Housing Initiative Program and the Documentary Stamp Surtax Program.

On January 22, 2014, pursuant to Resolution No. R-64-14, the Board approved amending Resolution No. R-81-09 relating to the County's application for the disposition and rehabilitation of the Opa-Locka Biscayne Plaza Public Housing Development, authorizing the County Mayor to: (1) submit an amendment to the application to HUD; (2) negotiate ground leases with developers competitively selected by the Housing Finance Authority (HFA) for development of certain properties in the City of Opa-Locka for veterans or other special needs persons; and (3) utilize veterans affairs supportive housing vouchers or any other subsidy to assist qualified applicants. Although HUD approved the County's amendment to the disposition application, HFA was not successful in its attempt to garner sufficient interest from developers and, thus, HFA was unable to move forward with the development of the properties.

To address the roadblock to the development of the properties, on September 5, 2018, pursuant to Resolution No. R-892-18, the Board approved funding recommendations for up to \$2,500,000 for the Fiscal Year 2017 Opa-Locka Magnolia North Documentary Stamp Surtax Request for Applications (RFA) and authorized the County Mayor's negotiation with Cazo Construction Corp. (Cazo) and Palmetto Homes of Miami, Inc. (Palmetto) for the award of the surtax funds to one or both of the applicants. It is important to note that four applicants (i.e., Cazo; Hala Fashions Properties LLC; Magnolia North Community Garden LLC; and Palmetto Homes) responded to the RFA. None of

**HSSSED Meeting: March 11, 2019**  
**Research Notes**

the applicants satisfied PHCD's threshold requirement of demonstrating a firm financing commitment. However, that requirement was waived, and the County Mayor received authorization to negotiate with the recommended applicants, Cazo and Palmetto Homes.

Following the adoption of Resolution No. R-892-18, PHCD successfully negotiated with Cazo and Palmetto Homes to develop the County properties. Accordingly, PHCD recommends that nine of the County properties be conveyed to Cazo, and that the remaining nine properties be conveyed to Palmetto Homes.

The County Deed memorializing the conveyances is subject to the following key restrictions:

- That the properties shall be developed with affordable multi-family rental housing or single family home in accordance with the Miami-Dade Infill Housing Initiative Program and/or the Documentary Surtax Program;
- That the properties shall be developed within two years of the recordation of the deed;
- That in the event single family homes are developed on the properties, such homes shall be sold to a qualified homebuyer, and under no circumstances shall the sales price of the home exceed \$205,000; and
- That in the event the properties are developed with affordable multi-family rental housing such housing shall be rented to qualified households, and under no circumstances shall the rental price of such housing exceed the maximum monthly rent limits as determined for the County by the U.S. Department of Housing and Urban Development in its annual Income Limits and Rent Limits and as used by Florida Housing Finance Corporation for its multifamily rental programs.

Title to the subject properties reverts to the County where the developers fail to abide by the deed restrictions.

**ADDITIONAL INFORMATION**

A Default Final Judgment was entered against Palmetto Homes of Miami, Inc., ordering the company to pay to Miami-Dade Affordable Housing Foundation, Inc. the principal sum of \$307,224.15, prejudgment interest in the amount of \$33,154.25, court costs in the amount of \$500 and attorney's fees in the amount of \$2,250. The judgment stems from a Promissory Note that the president of Palmetto Homes of Miami, Inc. executed in favor of Miami-Dade Affordable Housing Foundation, Inc., agreeing to repay Miami-Dade Affordable Housing Foundation the principal sum of \$307,224.15 plus interest of three percent per annum on the unpaid balance until paid. No payments were made as required by the Promissory Note. (See *Miami-Dade Affordable Housing Foundation, Inc. v. Palmetto Homes of Miami, Inc.*, 2016-024319-CA-01; Eleventh Judicial Circuit of Florida.)

See a Miami New Times article dated June 25, 2013 regarding gross misuse of grant dollars by Palmetto Homes of Miami, Inc. relating to an affordable housing initiative.

<https://www.miaminewtimes.com/news/auditors-find-thousands-of-dollars-misused-by-youth-program-but-no-criminal-charges-filed-6527121>

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>

**HSSSED Meeting: March 11, 2019  
Research Notes**

**Item No. 3E  
File No. 190431**

**Researcher: IL   Reviewer: TD**

RESOLUTION AUTHORIZING THE CHAIRWOMAN OR VICE-CHAIRWOMAN OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AMENDED AND RESTATED COUNTY DEEDS AND A COUNTY DEED FOR 16 DEVELOPERS, NAMELY: 34 WAYS FOUNDATION, AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT, INC., CAZO CONSTRUCTION CORP., COLLECTIVE DEVELOPERS, LLC, ECOTECH VISIONS FOUNDATION, INC., FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY, HOUSING PROGRAMS, INC., J. L. BROWN DEVELOPMENT CORPORATION, LHP INVESTMENT & DEVELOPMENT, LLC., LITTLE HAITI HOUSING ASSOCIATION, INC. D/B/A HAITIAN AMERICAN COMMUNITY DEVELOPMENT CORP., MIAMI-DADE AFFORDABLE HOUSING FOUNDATION, INC., NANA & CRC AFFORDABLE HOUSING, LLC, PALMETTO HOMES OF MIAMI, INC., SIMCAR DEV, LLC, SOARING TO ACHIEVE RESULTS SYSTEMATICALLY DEVELOPMENT CENTER, INC.; AND WOMEN IN NEED OF DESTINY, INC. TO INCREASE THE MAXIMUM SALES PRICE FROM \$205,000.00 TO \$250,000.00 FOR SINGLE-FAMILY HOMES CONSTRUCTED AND SOLD TO QUALIFIED HOUSEHOLDS THROUGH AND IN ACCORDANCE WITH THE MIAMI-DADE INFILL HOUSING INITIATIVE PROGRAM, AS AMENDED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH AMENDED AND RESTATED COUNTY DEEDS AND A COUNTY DEED, TO EXERCISE ALL RIGHTS CONTAINED THEREIN, AND TO GRANT FROM THE EFFECTIVE DATES OF THE AMENDED AND RESTATED COUNTY DEEDS ADDITIONAL TWO-YEAR EXTENSIONS TO CONSTRUCT, COMPLETE AND SELL SINGLE FAMILY HOMES TO QUALIFIED HOMEBUYERS THROUGH THE INFILL HOUSING PROGRAM

**ISSUE/REQUESTED ACTION**

Whether the Board should approve the increase on the maximum sales price from \$205,000.00 to an amount not to exceed \$250,000.00 for single family homes developed and sold or financed through the second mortgage program on County-owned properties by developers through the Miami-Dade County Infill Housing Initiative Program (MDCHIP).

**APPLICABLE LEGISLATION/POLICY**

**Section 125.379(1) of the Florida Statutes**, (Disposition of County property for affordable housing) requires each County to prepare an inventory list at least every three (3) 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](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) of the Florida Statutes**, (Disposition of County property for affordable housing) Properties identified as appropriate for use as affordable housing on the inventory list may be offered for sale and proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for 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](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 125.411 of the Florida Statutes**, (Conveyance of land by County) 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](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)

**HSSSED Meeting: March 11, 2019**  
**Research Notes**

**Section 2-8.6.5 of the Code of Miami-Dade County**, 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](https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR)

**Section 17-121 of the Code of Miami-Dade County**, relates to the Infill 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\\_ARTVIINHON\\_S17-121TIPU](https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVIINHON_S17-121TIPU)

**Implementing Order No. 3-44**, establishes the process for the implementation and management of the 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>

**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>

**Resolution No. R-974-09** adopted 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-376-11** adopted 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-145-17**, adopted on February 2, 2017, amending Implementing Order No. 3-44 related to the administration of the Miami-Dade County infill housing initiative; program; revising definitions, establishing procedures, program fees and reporting requirements for the administration of the program; approving Infill Program guidelines. <http://intra/gia/matter.asp?matter=170776&file=false&yearFolder=Y2017>



**HSSSED Meeting: March 11, 2019  
Research Notes**

**Resolution No. R-380-17** adopted 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 (4) 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-1324-08** adopted December 2, 2008, established the maximum sales price for the homeownership second mortgage program and homeownership units developed under the infill and housing development programs. <http://intra/gia/matter.asp?matter=090353&file=false&yearFolder=Y2009>

**PROCEDURAL HISTORY**

**Prime Sponsor: None**

**Requester/Department: Miami-Dade Public Housing and Community Development**

There is no procedural history on this item.

**ANALYSIS**

The proposed item is seeking approval of an increase on the maximum sales price from \$205,000.00 to an amount not to exceed \$250,000.00 for single family homes developed and sold or financed through the second mortgage program on County-owned properties by developers through the Miami-Dade County Infill Housing Initiative Program (MDCHIP) and sold by developers to qualified homebuyers. This item also approves the increase on the maximum sales price from \$215,000.000 to an amount not to exceed \$260,000.00 for single family homes developed and sold or financed through the second mortgage program on privately-owned properties by developers through MDCHIP and sold to qualified homebuyers. Thirdly this items seeks approval to increase the maximum sales price from \$205,000 to an amount not to exceed \$350,000, based on a sliding scale, for homes purchased by qualified homebuyers through the Miami-Dade County affordable housing development and second mortgage programs.

There is no fiscal impact to the County's general fund as a result of increasing the maximum sales prices for the infill housing program and affordable housing program.

The intent of the infill housing program is to increase the availability of affordable homes for very low, low and moderate income persons, while maintaining a stock of affordable housing, redeveloping urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties. Currently, Implementing order 3-44 establishes the maximum sales price for the Infill Housing Program at \$205,000 for county owned properties and \$215,000 for privately-owned properties without regard to the maximum sales price set pursuant to R-1324-08 for the second mortgage program.

The memo states that due to the significant changes to the housing market as well as the increase cost of construction, PHCD reviewed the infill housing program guidelines, met with the Affordable Housing Advisory Board (AHAB), and the infill housing program developers to obtain their input and recommendations. A market study was conducted regarding the maximum sales price for the City of Miami's affordable housing and first-time homebuyer programs as well as a review of the property appraisers' records on sales information in the aforementioned area. The market study's participants unanimously concluded that the maximum sales price be increased. The item is silent as to the members of the market study.

A comparison with the City of Miami was also conducted revealing that the City of Miami increased the maximum sales price for its affordable housing and first-time homebuyer programs to \$276,000 as of May 1, 2018.

**HSSD Meeting: March 11, 2019**  
**Research Notes**

The table below was compiled by PHCD to show the market value of comparable properties that have been sold in the City of Miami between December 2017 and July 2018:

<b>MIAMI-DADE COUNTY PROPERTY APPRAISAL COMPARABLE SALES</b>						
<small>(Data Obtained on 10/12/2018)</small>						
<b>ADDRESS</b>	<b>PROPERTY USE</b>	<b>YEAR BUILT</b>	<b>BEDS</b>	<b>BATHS</b>	<b>SALE MONTH</b>	<b>SALE AMOUNT</b>
515 NW 48 STREET	SINGLE FAMILY	2007	3	2	Mar-18	\$380,000
4990 NW 5 AVENUE	SINGLE FAMILY	1964	3	2	Feb-18	\$346,000
530 NW 49 STREET	SINGLE FAMILY	1970	3	2	Jul-18	\$238,000
5027 NW 6 AVENUE	SINGLE FAMILY	2017	3	2	Jul-18	\$250,000
4780 NW 3 AVENUE	SINGLE FAMILY	1966	3	2	Jul-18	\$266,250
4500 NW 3 AVENUE	SINGLE FAMILY	1939	3	2	Jun-18	\$360,000
15215 NW 24 AVENUE	SINGLE FAMILY	1962	3	2	Feb-18	\$232,000
10754 SW 107 COURT	SINGLE FAMILY	1974	3	2	Jun-18	\$310,000
15215 NW 24 AVENUE	SINGLE FAMILY	1962	3	2	Feb-18	\$232,000
2000 NW 111 STREET	SINGLE FAMILY	1956	3	2	Mar-18	\$250,000
2222 NW 105 STREET	SINGLE FAMILY	1953	3	2	May-18	\$250,000
1725 NW 90 STREET	SINGLE FAMILY	1957	3	2	Jun-18	\$250,000
2245 NW 101 STREET	SINGLE FAMILY	1954	3	2	Jul-18	\$248,000
1810 NW 52 STREET	SINGLE FAMILY	1050	3	2	Jul-18	\$265,000
1045 NW 53 STREET	SINGLE FAMILY	1948	3	2	May-18	\$249,900
1775 NW 76 TERRACE	SINGLE FAMILY	2005	3	2	Mar-18	\$244,000
17802 SW 114 AVENUE	SINGLE FAMILY	2000	3	2	Dec-17	\$235,000
Sales with No Bankruptcy consideration						Average \$270,950
						Max. \$380,000
						Min. \$232,000

**ADDITIONAL INFORMATION**

When construction costs are higher than the maximum sales price, affordable housing developers get creative  
<https://www.denverpost.com/2017/02/23/affordable-housing-colorado-construction-costs/>

**HSSSED Meeting: March 11, 2019  
Research Notes**

**Item No. 3F  
File No. 190472**

**Researcher: IL   Reviewer: TD**

RESOLUTION AUTHORIZING THE CHAIRWOMAN OR VICE-CHAIRWOMAN OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AMENDED AND RESTATED COUNTY DEEDS AND A COUNTY DEED FOR 16 DEVELOPERS, NAMELY: 34 WAYS FOUNDATION, AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT, INC., CAZO CONSTRUCTION CORP., COLLECTIVE DEVELOPERS, LLC, ECOTECH VISIONS FOUNDATION, INC., FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY, HOUSING PROGRAMS, INC., J. L. BROWN DEVELOPMENT CORPORATION, LHP INVESTMENT & DEVELOPMENT, LLC., LITTLE HAITI HOUSING ASSOCIATION, INC. D/B/A HAITIAN AMERICAN COMMUNITY DEVELOPMENT CORP., MIAMI-DADE AFFORDABLE HOUSING FOUNDATION, INC., NANA & CRC AFFORDABLE HOUSING, LLC, PALMETTO HOMES OF MIAMI, INC., SIMCAR DEV, LLC, SOARING TO ACHIEVE RESULTS SYSTEMATICALLY DEVELOPMENT CENTER, INC.; AND WOMEN IN NEED OF DESTINY, INC. TO INCREASE THE MAXIMUM SALES PRICE FROM \$205,000.00 TO \$250,000.00 FOR SINGLE-FAMILY HOMES CONSTRUCTED AND SOLD TO QUALIFIED HOUSEHOLDS THROUGH AND IN ACCORDANCE WITH THE MIAMI-DADE INFILL HOUSING INITIATIVE PROGRAM, AS AMENDED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH AMENDED AND RESTATED COUNTY DEEDS AND A COUNTY DEED, TO EXERCISE ALL RIGHTS CONTAINED THEREIN, AND TO GRANT FROM THE EFFECTIVE DATES OF THE AMENDED AND RESTATED COUNTY DEEDS ADDITIONAL TWO-YEAR EXTENSIONS TO CONSTRUCT, COMPLETE AND SELL SINGLE FAMILY HOMES TO QUALIFIED HOMEBUYERS THROUGH THE INFILL HOUSING PROGRAM

**ISSUE/REQUESTED ACTION**

Whether the Board should approve: an increase on the sales prices of homes to be sold through the Miami-Dade County Infill Housing Initiative Program (MDCIHP) from \$205,000 up to \$250,000 for single family homes to be developed and sold by 6 developers through MDCIHP, for Public Housing and Community Development (PHCD).

**APPLICABLE LEGISLATION/POLICY**

**Section 125.379(1) of the Florida Statutes**, (Disposition of County property for affordable housing) requires each County to prepare an inventory list at least every three (3) 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](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), of the Florida Statutes**, (Disposition of County property for affordable housing) Properties identified as appropriate for use as affordable housing on the inventory list may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for 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](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 125.411, of the Florida Statutes**, (Conveyance of land by County) 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](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)

**HSSSED Meeting: March 11, 2019  
Research Notes**

[mode=Display\\_Statute&Search\\_String=125.411&URL=0100-0199/0125/Sections/0125.411.html](https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6SPUSALEREPR)

**Section 2-8.6.5, of the Code of Miami-Dade County**, 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\\_S2-8.6SPUSALEREPR](https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6SPUSALEREPR)

**Section 17-121, of the Code of Miami-Dade County**, relates to the Infill 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 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>

**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>

**Resolution No. R-974-09**, adopted 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-376-11**, adopted 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-145-17**, adopted February 2, 2017, amending Implementing Order No. 3-44 related to the administration of the Miami-Dade County infill housing initiative; program; revising definitions, establishing procedures, program fees and reporting requirements for the administration of the program; approving Infill Program guidelines.



**HSSSED Meeting: March 11, 2019**  
**Research Notes**

<http://intra/gia/matter.asp?matter=170776&file=false&yearFolder=Y2017>

**Resolution No. R-380-17**, adopted 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 (4) 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-1324-08**, adopted December 2, 2008, established the maximum sales price for the homeownership second mortgage program and homeownership units developed under the infill and housing development programs.

<http://intra/gia/matter.asp?matter=090353&file=false&yearFolder=Y2009>

**Resolution No. R-979-17**, (Resolution Declaring 226 County-Owned Properties Surplus) adopted November 7, 2017, declares various County-owned properties surplus and revises the inventory list of real property to include the properties in accordance with section 125.379(1), Florida Statutes; authorizing the County Mayor to include the properties in the Infill Program, subject to the consultation with each County Commissioner in whose district the properties are located; and waiving the requirements of Resolution Nos. R-376-11 and R-333-15.

<http://intra/gia/matter.asp?matter=171574&file=true&yearFolder=Y2017>

**Resolution No. R-141-18**, adopted on February 6, 2018, conveyed three County-owned properties to 34 Ways Foundation, A Louisiana Not-For-Profit Corporation, at a price of \$10.00, for the purpose of developing the properties as affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program.

<http://www.miamidade.gov/govaction/matter.asp?matter=180012&file=true&fileAnalysis=false&yearFolder=Y2018>

**Resolution No. R-495-18**, adopted on May 15, 2018, conveyed three County-owned properties to Affordable Housing and Community Development, Inc., A Florida Not-For-Profit Corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=180850&file=true&fileAnalysis=true&yearFolder=Y2018>

**Resolution No. R-556-17**, adopted on May 16, 2017, authorized execution of amended Deeds and restated County Deeds for 10 qualified infill developers, namely: Cazo Construction Corp., Collective Developers LLC, Habitat For Humanity of Greater Miami, Inc., Housing Programs, Inc., Little Haiti Housing Association, Inc. D/B/A Haitian American Community Development Corp., Miami-Dade Affordable Housing Foundation, Inc., Nana & CRC Affordable Housing, LLC, Palmetto Homes Of Miami, Inc., Soaring To Achieve Results Systematically Development Center, Inc., And Women In Need Of Destiny, Inc.; Amending Resolution Nos. R-1401-07, R-869-16, R-1059-15, R-1081-15, R-190-16, R-603-16, R-787-12, R-191-16, R-242-14, R-980-15, R-538-14, R-1005-14, R-958-16 And R-869-16; Accepting Promissory Note In The Amount Of \$28,000.00 From Nana & CRC Affordable Housing, LLC, And Authorizing The County Mayor Or The County Mayor's Designee To Execute A Security Agreement With Nana & CRC Affordable Housing, LLC As Consideration To Defer Payment To The County Of Certain Fees Associated With The Conveyance Of The Properties; And Authorizing The County Mayor Or The County Mayor's Designee To Take All Action Necessary To Enforce The Provisions Set Forth In Such Amended



**HSSSED Meeting: March 11, 2019**  
**Research Notes**

And Restated County Deeds, County Deeds, And The Security Agreement, And To Exercise All Rights Contained Therein

<http://www.miamidade.gov/govaction/matter.asp?matter=171082&file=true&fileAnalysis=false&yearFolder=Y2017>

**Resolution No. R-869-16**, adopted October 5 2016, conveyed three County-owned properties to Collective Developers LLC, A Florida Limited Liability Company And A Not-For-Profit Entity, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=161827&file=true&fileAnalysis=false&yearFolder=Y2016>

**Resolution No. R-139-18**, adopted February 6, 2018, conveyed three County-owned properties to Ecotech Visions Foundation, Inc., A Florida Not-For-Profit Corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=172890&file=true&fileAnalysis=false&yearFolder=Y2017>

**Resolution No. R-1217-18**, adopted December 4, 2018, conveyed one County-owned property to the Florida City Community Redevelopment Agency, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=182498&file=true&fileAnalysis=true&yearFolder=Y2018>

**Resolution No. R-787-12**, adopted October 2, 2012, conveyed eight County-owned properties to Housing Programs, Inc. A Not-For-Profit, Florida Corporation a Florida Not-For-Profit Corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=130078&file=false&fileAnalysis=false&yearFolder=Y2013>

**Resolution No. R-191-16**, adopted March 8, 2016, conveyed four County-owned properties to Housing Programs, Inc. A Not-For-Profit, Florida Corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=160053&file=true&fileAnalysis=false&yearFolder=Y2016>

**Resolution No. R-1214-18**, adopted December 4, 2018, conveyed one County-owned property to Housing Programs, Inc. A Not-For-Profit, Florida Corporation,, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

**HSSSED Meeting: March 11, 2019**  
**Research Notes**

<http://www.miamidade.gov/govaction/matter.asp?matter=182775&file=true&fileAnalysis=true&yearFolder=Y2018>

**Resolution No. R-618-18**, adopted June 5, 2018, conveyed four County-owned property to J.L. Brown Development Corporation, A Florida Corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=181076&file=true&fileAnalysis=true&yearFolder=Y2018>

**Resolution No. R-1190-18**, adopted November 8, 2018, conveyed four County-owned property to LHP Investment and Development LLC, A Florida for Profit Corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=182290&file=true&fileAnalysis=true&yearFolder=Y2018>

**Resolution No. R-242-14**, adopted March 4, 2014, conveyed three single family home sites to Little Haiti Housing Association, Inc. D/B/A Haitian American Community Development Corporation, A 501(C)(3) Not-For-Profit, Florida Corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=140323&file=true&fileAnalysis=false&yearFolder=Y2014>

**Resolution No. R-980-15**, adopted November 3, 2015, granting Miami-Dade Affordable Housing Foundation Inc., a 501(c)(3) Not-for-Profit, Florida Corporation, twelve additional months to develop four previously conveyed properties with housing to be sold to qualified homebuyers through the County's infill housing initiative program; authorizing the chairperson or the vice-chairperson of the board to execute an amended and restated county deed; and directing the county mayor or the county mayor's designee to take all actions necessary to enforce the provisions set forth in such County Deed

<http://www.miamidade.gov/govaction/matter.asp?matter=151916&file=true&fileAnalysis=false&yearFolder=Y2015>

**Resolution No. R-958-16**, adopted November 1, 2016, conveyed thirty-five County-owned properties to Nana & CRC Affordable Housing LLC, A Joint Venture and Florida Limited Liability Company, at a price of \$10.00, for the purpose of developing the properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=162616&file=false&fileAnalysis=false&yearFolder=Y2016>

**Resolution No. R-915-18**, adopted September 5, 2018, conveyed one County-owned property to Simcar Dev, LLC., A Florida Limited Liability Company, at a price of \$10.00, for the purpose of developing such properties with

**HSSSED Meeting: March 11, 2019  
Research Notes**

affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=181651&file=true&fileAnalysis=true&yearFolder=Y2018>

**Resolution No. R-538-14**, adopted June 3, 2014, conveyed five single family home sites to Soaring to Achieve Results Systematically Developmental Center, Inc., A Florida Not-For-Profit Corporation, at a price of \$10.00, for the purpose of developing the properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=141084&file=true&fileAnalysis=false&yearFolder=Y2014>

**Resolution No. R-1005-14**, adopted November 5, 2014, conveyed five single family home sites to Women In Need of Destiny, Inc., A 501(C)(3) Not-For-Profit, Florida Corporation., at a price of \$10.00, for the purpose of developing the properties with affordable housing to be sold to low and moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=142115&file=true&fileAnalysis=false&yearFolder=Y2014>

**PROCEDURAL HISTORY**

**Prime Sponsor: None**

**Department/Requester: Public Housing and Community Development**

There is no procedural history for this item at this time.

**ANALYSIS:**

This item proposes the Board approve the following: 1. Execute amended and restated County Deeds and County Deed (collectively County Deeds), to increase the sales prices of homes to be sold through the Miami-Dade County Infill Housing Initiative Program (MDCIHP) from \$205,000 up to \$250,000 for single family homes to be developed and sold by 6 developers through MDCIHP; 2. Approve that the County Mayor grant additional two-year extensions from the effective dates of the amended and restated County Deeds, to construct, complete and sell single family homes to qualified homebuyers through MDCIHP, and for which such extensions shall only be granted to those developers, who were conveyed properties through County Deeds that were previously executed and recorded, and 3. Authorize the County Mayor to enforce the provisions in the County Deeds, including but not limited to exercising the County's reversionary interest, recording instruments in the Public Records of Miami-Dade County, acceptance of deeds for those developers who are unable to comply with the deed restrictions set forth therein, provide copies of the recorded County Deeds and the restrictive covenants required by the County Deeds to the Property Appraiser and to ensure that proper signage is placed on the properties described in the County Deeds identifying the County's name and the name of the District Commissioner, for Public Housing and Community Development (PHCD).

The development costs are borne by MDCIHP developers rendering no fiscal impact to the County. However, should the properties revert back in the event that the MDCIHP developers are unable to develop the land, this would result in a monitoring and maintenance cost estimated at \$42,411 annually.

There are approximately 149 properties impacted by the modification to the deeds. They are broken down by commission district in the table below:

**HSSSED Meeting: March 11, 2019**  
**Research Notes**

<b>Commission District</b>	<b>Number of Properties</b>
District 1 Represented by Commissioner Barbara J. Jordan	13
District 2 Represented by Commissioner Jean Monestime	25
District 3 Represented by Chairwoman Audrey M. Edmonson	76
District 9 Represented by Commissioner Dennis C. Moss	35
<b>Total</b>	<b>149</b>

Below is a table listing the infill program developers and the County Deed Status:

**HSSD Meeting: March 11, 2019  
Research Notes**

	<b>Infill Program Developer</b>	<b>Resolution Numbers</b>	<b>County Deed Recorded Date</b>	<b>Two Year Expiration Date</b>
1	34 Ways Foundation	R-141-18	6/11/2018	6/11/2020
2	Affordable Housing and Community Development, Inc.	R-475-17	12/20/2017	12/20/2019
	Affordable Housing and Community Development, Inc.	R-495-18	6/15/2018	6/15/2020
3	CAZO Construction Corp.	R-556-17	6/15/2017	6/15/2019
4	Collective Developers, LLC.	R-869-16 R-556-17	6/16/2017	6/16/2019
5	ECOTECH Visions Foundation, Inc.	R-139-18	4/12/2018	4/12/2020
6	Florida City Community Redevelopment Agency	R-1217-18	Pending closing	Pending closing
7	Housing Programs, Inc.	R-787-12 R-191-16 R-556-17	6/15/2017	6/15/2019
	Housing Programs, Inc.	R-1214-18	5/10/2018	5/10/2020
8	J. L. Brown Development Corporation	R-618-18	7/18/2018	7/18/2020
9	LHP Investment & Development, LLC	R-1190-18	12/12/2018	12/12/2020
10	Little Haiti Housing Association, Inc. d/b/a Haitian American Community Development Corp.	R-242-14 R-556-17	6/15/2017	6/15/2019
11	Miami-Dade Affordable Housing Foundation, Inc.	R-980-15 R-556-17	6/15/2017	6/15/2019
12	NANA & CRC Affordable Housing, LLC	R-958-16 R-556-17	5/9/2017	5/9/2019
13	Palmetto Homes of Miami, Inc.	R- 556-17	6/15/2017	6/15/2019
14	SIMCAR Dev, LLC	R-915-18	10/10/2018	10/10/2020
15	Soaring To Achieve Results Systematically Development Center, Inc.	R-538-14 R-556-17	6/15/2017	6/15/2019
16	Women In Need of Destiny, Inc.	R-1005-14 R-556-17	6/15/2017	6/15/2019

**DEPARTMENTAL INPUT:**

The following questions were posed to PHCD on March 8, 2019 by OCA:

- If we raise the sales price are we not making it less attainable for the folks that are classified low, low income?



**HSSSED Meeting: March 11, 2019**  
**Research Notes**

- Using the table below could PHCD determine how many properties were sold by the given year in the bracketed amount?

Year	60k-90k	90k-110k	110k-150k	150k-205k
2019				
2018				
2017				
2016				
2015				
2014				
2013				