



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

Housing and Social Services
Committee Meeting

February 13, 2017
9:30 A.M.
Commission Chamber

Research Division

Office of the Commission Auditor
111 NW First Street, Suite 1030
Miami, Florida 33128
305-375-4354

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Item No.	Research Notes
1G1 170064	ORDINANCE RELATED TO THE AFFORDABLE HOUSING TRUST FUND; AMENDING SECTION 17-132 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; INCREASING ADMINISTRATIVE COSTS CAP; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE
Notes	<p>The proposed ordinance amends Section 17-132- Affordable Housing Trust Fund of the Code of Miami-Dade County increasing the administrative costs cap from the current five percent (5%) to ten percent (10%);</p> <ul style="list-style-type: none"> ○ <i>(a) No more than 10 percent of the monies in the Trust may be used to cover reasonable administrative expenses not reimbursed through processing fees, including reasonable consultant and legal expenses related to the establishment and/or administration of the Trust and reasonable expenses for administering the process of calculating, collecting, and accounting for any deferred County fees authorized by this section. No portion of the Trust may be diverted to other purposes by way of loan or otherwise.</i> <p><u>Background</u></p> <p>On February 6, 2007, the BCC through Ordinance No. 07-15, established the Affordable Housing Trust Fund of Miami-Dade County, Florida. The purpose of the Trust Fund is (1) to establish a permanent, renewable source of revenue to meet, in part, the housing needs of the residents of Miami-Dade County; (2) to foster a housing supply accessible to a range of incomes in developments assisted by the Trust Fund; and (3) to disperse affordable housing units throughout the County.</p> <p>The Code presently provides that “no more than five percent of the monies in the Trust Fund may be used to cover reasonable administrative expenses not reimbursed through processing fees, including reasonable consultant and legal expenses related to the establishment and/or administration of the Trust Fund and reasonable expenses for administering the process of calculating, collecting, and accounting for any deferred County fees authorized by this section.” The limitation on administrative cost is not consistent with other affordable housing programs that are administered by the Miami-Dade Public Housing and Community Development Department.</p>
2A 162704	RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO PROVIDE A REPORT TO THE BOARD REGARDING PROVIDING SUSTAINABLE FUNDING FOR MOSQUITO CONTROL EFFORTS
Notes	<p>The proposed resolution:</p> <ul style="list-style-type: none"> • Directs the County Mayor or County Mayor’s designee to prepare such investigations, surveys, plans and specifications as may be necessary to compile a written report and recommendations setting forth the following information: <ul style="list-style-type: none"> ○ The options available to fund the County’s Mosquito control services within the County, including but not limited to the possibility of creating a dependent Mosquito control district or using a fee such as the stormwater utility fee; ○ A review of how other local governments in Florida fund their Mosquito control efforts; and ○ The County Mayor’s recommendations and options towards securing a sustainable funding source for the County’s Mosquito control efforts. • Directs the County Mayor or County Mayor’s designee to provide a report containing the information identified to the BCC within 180 days and place the completed report on a BCC agenda. <p><u>Background</u></p> <p>Mosquito-borne diseases are diseases that can be spread through the bite of mosquitoes, and these include diseases caused by a virus, also known as arboviruses, or caused by parasites. Several mosquito species found in Florida are capable of transmitting diseases to humans, horses, dogs and other animals. Mosquito-borne diseases that are currently found in Florida include Zika, West Nile virus disease, Eastern equine encephalitis, and St. Louis encephalitis. Many other mosquito-borne diseases are found in different parts of the world, and can be brought back to Florida if infected people or animals are bitten by mosquitoes while in Florida, including chikungunya fever, dengue fever, malaria, yellow fever, and Rift Valley fever.</p> <p>Chapter 388 of the Florida Statutes was enacted to authorize local governments to create Mosquito control districts and, in section 388.0101, the Florida Legislature has declared it to be “the public policy of this state to achieve and maintain such levels of arthropod control as will protect human health and safety and foster the</p>

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	<p>quality of life of the people, promote the economic development of the state, and facilitate the enjoyment of its natural attractions by reducing the number of pestiferous and disease-carrying arthropods.</p> <p><u>Additional Information on Monroe County Mosquito Control District¹</u> The Florida Keys Mosquito Control District has 65 full-time employees. The District utilizes three basic methods for mosquito control operations: Source Reduction, Larval Control and Adult Control.</p> <p>Source Reduction The purpose of source reduction is to reduce the number of larval habitat areas available to mosquitoes. The domestic control program targets two species of mosquitoes: the yellow fever mosquito, <i>Ae. aegypti</i>; and the Southern house mosquito, <i>Culex quinquefasciatus</i>. These mosquitoes are most easily controlled by treating or emptying containers that hold water, since the eggs of both species are laid in water-holding containers.</p> <p>Homeowner inspections are one of the largest and most important methods in helping to eliminate mosquitoes around homes and drains in residential communities. Inspectors work to remove the mosquitoes by ridding the property of standing water thereby removing places for the mosquito to lay her eggs. Drains are inspected and treated or mosquito-eating fish may be introduced to combat mosquitoes where appropriate.</p> <p>Larval Control Program Larval control targets the immature mosquitoes living in water before they become biting adults. A naturally occurring soil bacterium, <i>Bacillus thuringiensis israelensis</i> (Bti), is applied from the ground or by air to larval habitats. The District also uses Spinosad as a larvicide for container breeding mosquitoes.</p> <p>Adult Control Program Adult control targets the flying, blood-seeking female mosquitoes. Adult control is conducted from the ground via truck-mounted spray systems, and from the air via helicopters and fixed-wing aircraft.</p> <p>Adult Surveillance Program</p> <ul style="list-style-type: none"> • Landing Rate Counts: Landing rate counts are the primary method of adult mosquito surveillance employed by the District. Inspectors visit the same count stations daily and count the mosquitoes that land on them and attempt to bite for one minute. There are over 350 count stations visited on a daily basis throughout the Keys. The information gathered by these inspectors allows the District to better assess the biting population of mosquitoes throughout the Keys and respond appropriately. • Adult Trap Collections: A secondary method for monitoring mosquito populations is to employ adult mosquito traps. The District utilizes a variety of traps to sample the adult mosquito population. One of the trapping methods utilized is the CDC light traps baited with carbon dioxide. These traps attract host-seeking female mosquitoes in search of a blood meal. The District monitors over 50 CDC light trap sites throughout the Keys on a weekly basis. Another collection method used by the district is the BG Sentinel trap. <p>Education Mosquito Control has an extensive public education program throughout the Florida Keys. School programs are presented to various grade levels at all the schools throughout Monroe County. Speaking engagements for local civic groups and public outreach booths at festivals throughout the Keys are a significant part of the District's outreach program. Mosquito prevention tips are included in weekly newspapers and on the radio. Homeowners receive informational door hangers and timely literature as part of the educational campaign. The District also distributes a 12-minute DVD titled A Florida Keys Homeowners Guide to Mosquito Control which details the steps they can take to rid their premises of container breeding mosquitoes.</p>
2B 162749	RESOLUTION DIRECTING THE MAYOR OR MAYOR'S DESIGNEE TO STUDY THE CAPACITY AND FEASIBILITY FOR GENERATING SOLAR ENERGY AT COUNTY PROPERTIES AND PREPARE A REPORT FOR THIS BOARD
Notes	The proposed resolution:

¹ <http://keysmosquito.org/history/#>

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	<ul style="list-style-type: none"> • Directs the Mayor or Mayor's designee to study and evaluate the capacity and feasibility of generating electricity and hot water using solar technology at County properties, together with an analysis of all County properties, including but not limited to those managed by PortMiami, Aviation, Solid Waste, Internal Services Division, Water and Sewer Department, Fire Rescue, Police, Libraries, Public Housing and Community Development, and Parks and Recreation. <ul style="list-style-type: none"> ○ The study will, at a minimum, provide a preliminary analysis of the following: <ul style="list-style-type: none"> ▪ The estimated cost of installation and maintenance; ▪ Available area where solar photovoltaic and solar hot water systems could be placed; ▪ The amount of electricity and hot water that are being used by the County onsite; and ▪ The opportunity to net-meter the output. ○ The study will also identify different funding options and creative low-interest financing opportunities using the County's own property and rooftops in particular. ○ For parks and environmental conservation properties, this study will be limited to analyzing the potential use of solar photovoltaic and solar hot water systems to the extent that such use would be both (a) limited to existing rooftops and existing parking lots and (b) would not in any way disturb the parks or environmental conservation lands themselves. ○ The preliminary assessment should include a prioritized list of County properties that are recommended for additional in-depth analysis. ○ In order to facilitate this study and evaluation, the Mayor or Mayor's designee will designate senior level executives from the above-mentioned departments or divisions, as appropriate, to assist with this study. • Directs the Mayor or Mayor's designee to prepare a report with the evaluation and analyses and, pursuant to Ordinance No. 14-65, to place the completed report on a BCC agenda within 1 year of the effective date of this resolution.
<p>2D 170141</p>	<p>RESOLUTION AMENDING RESOLUTION NOS. R-131-06 AND R-32-07 TO EXEMPT FOUR UNITS OF THE TOTAL 136 UNITS FROM THE AFFORDABILITY REQUIREMENTS IN THE MIAMI-DADE RENTAL REGULATORY AGREEMENT IN ORDER TO PERMIT LAFAYETTE SQUARE II, LTD. TO HOUSE ONE MANAGER AND THREE SECURITY OFFICERS, AND APPROVING AMENDMENT TO SUCH AGREEMENT TO EFFECTUATE SAME AND TO CORRECT THE AFFORDABILITY BREAK-DOWN AMONGST THE REMAINING 132 UNITS, ALL IN CONNECTION WITH A \$5,250,000.00 DOCUMENTARY STAMP SURTAX LOAN FOR LAFAYETTE PLAZA APARTMENTS; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENT TO THE RENTAL REGULATORY AGREEMENT; AND WAIVING RESOLUTION NO. R-130-06</p>
<p>Notes</p>	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> • Amends Resolution Nos. R-131-06 and R-32-07 to exempt four of the 136 units from the affordability requirement in the Rental Regulatory Agreement whereby all units will be set aside for individuals and/or families that have incomes equal to or less than 60 percent and 33 percent of area median income so that they can be used to house a manager and three security officers for the Project; • Approves the amendment to the Rental Regulatory Agreement; • Authorizes the County Mayor or designee to correct the affordability breakdown amongst the remaining 132 units in the Project; and • Waives Resolution No. R-130-06 to provide additional time to the County Mayor or the designee to finalize the terms of the amendment to the Rental Regulatory Agreement. <ul style="list-style-type: none"> ○ <i>Resolution No. R-130-06, provides that an item seeking approval of a contract will not be placed on an agenda until the underlying contract is completely negotiated, in final form, and executed by all non-County parties.</i> <p><u>Background</u></p> <p>On January 24, 2006 and January 25, 2007, respectively the BCC through Resolution Nos. R-131-06 and R-32-07, allocated to Lafayette Square II, Ltd. (Lafayette Square II), Documentary Stamp Surtax in the total amount of \$5,250,000.00 (Loan) for the construction of a 136 unit affordable housing project known as Lafayette Plaza Apartments (Project) located at 145 N.W. 78th Street, Miami, Florida.</p>

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	<p>As a condition of the Loan, Lafayette Square was required to execute a Miami-Dade County Rental Regulatory Agreement. The Rental Regulatory Agreement requires, in part, that Lafayette Square II maintain the project as an affordable housing project for a minimum of 30 years and includes the affordability requirement that 115 of the units be set aside for individuals and/or families that have incomes equal to or less than 60 percent of area median income, and 21 of the units be set aside for individuals and/or families that have incomes equal to or less than 33 percent of area median income.</p> <p>On January 4, 2016, Lafayette Square II sent a letter to Miami-Dade Public Housing and Community Development Department, to request that the County exempt four of the 136 units to be set aside for one management unit and three security officer units. According to Lafayette Square II, the reason for this request is due to the high rate of crime in the area.</p> <ul style="list-style-type: none"> On June 18, 2012, Lafayette Square II submitted a similar request to the Florida Housing Finance Corporation for the exemption of the four units and on June 21, 2012, the Florida Housing Finance Corporation granted the request to exempt the four units.
<p>2E 170162</p>	<p>RESOLUTION AMENDING RESOLUTION NOS. R-1063-12 AND R-797-14 TO EXEMPT TWO UNITS OF THE TOTAL 158 UNITS FROM THE AFFORDABILITY REQUIREMENTS IN THE MIAMI-DADE RENTAL REGULATORY AGREEMENT IN ORDER TO PERMIT LYRIC HOUSING, LTD. TO HOUSE TWO SECURITY OFFICERS, AND APPROVING AMENDMENT TO SUCH AGREEMENT TO EFFECTUATE SAME AND TO CORRECT THE AFFORDABILITY BREAK-DOWN AMONGST THE REMAINING 156 UNITS, ALL IN CONNECTION WITH A \$4,740,000.00 DOCUMENTARY STAMP SURTAX LOAN FOR PLAZA AT LYRIC; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENT TO THE RENTAL REGULATORY AGREEMENT; AND WAIVING RESOLUTION NO. R-130-06</p>
<p>Notes</p>	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> Amends Resolution Nos. R-1063-12 and R-797-14 to exempt two of the 158 units from the affordability requirement in the Rental Regulatory Agreement whereby all units be set aside for individuals and/or families that have incomes equal to or less than 60 percent of area median income so that they can be used to house security officers for the Project; Approves the amendment to the Rental Regulatory Agreement; Authorizes the County Mayor or designee to correct the affordability breakdown amongst the remaining 156 units in the Project; and Waives Resolution No. R-130-06 to provide additional time to the County Mayor or designee to finalize the terms of the amendment to the Rental Regulatory Agreement. <ul style="list-style-type: none"> Resolution No. R-130-06, provides that an item seeking approval of a contract will not be placed on an agenda until the underlying contract is completely negotiated, in final form, and executed by all non-County parties. <p><u>Background</u></p> <p>On December 13, 2012 and September 16, 2014, respectively, the BCC through Resolution Nos. R-1063-12 and R-797-14, allocated to Lyric Housing, Ltd. (Lyric Housing), Documentary Stamp Surtax in the total amount of \$4,740,000.00 for the construction of a 158 unit affordable housing project known as Plaza at Lyric (Project) located at 919 N.W. 2nd Avenue, Miami, Florida.</p> <p>As a condition of the Loan, Lyric Housing was required to execute a Miami-Dade County Rental Regulatory Agreement. The Rental Regulatory Agreement requires, in part, that Lyric Housing maintain the project as an affordable housing project for a minimum of 30 years and includes the affordability requirement that all 158 units be set aside for individuals and/or families that have incomes equal to or less than 60 percent of area median income.</p> <p>On October 31, 2016, Lyric Housing sent a letter to Miami-Dade Public Housing and Community Development Department, to request that the County exempt two of the 158 units to be set aside as security officer units. According to Lyric Housing, the reason for this request is due to the high rate of crime in the area.</p>

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	<ul style="list-style-type: none"> On October 17, 2016, Lyric Housing, submitted a similar request to the Florida Housing Finance Corporation for the exemption of the two units and on October 27, 2016, a copy the Florida Housing Finance Corporation, granted Lyric Housing's request to exempt the two units.
2F 170167	<p>RESOLUTION AMENDING RESOLUTION NOS. R-647-08, R-32-07, R-131-06 AND R-160-05 TO EXEMPT FOUR UNITS OF THE TOTAL 160 UNITS FROM THE AFFORDABILITY REQUIREMENTS IN THE MIAMI-DADE RENTAL REGULATORY AGREEMENT IN ORDER TO PERMIT LAFAYETTE SQUARE, LTD. TO HOUSE ONE MANAGER AND THREE SECURITY OFFICERS, AND APPROVING SECOND AMENDMENT TO SUCH AGREEMENT TO EFFECTUATE SAME AND TO CORRECT THE AFFORDABILITY BREAK-DOWN AMONGST THE REMAINING 156 UNITS, ALL IN CONNECTION WITH A \$7,697,643.00 DOCUMENTARY STAMP SURTAX LOAN FOR LAFAYETTE SQUARE APARTMENTS; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENT TO THE RENTAL REGULATORY AGREEMENT; AND WAIVING RESOLUTION NO. R-130-06</p>
Notes	<p>The proposed resolution provides for the following:</p> <ul style="list-style-type: none"> Amends Resolution Nos. R-647-08, R-32-07, R-131-06 and R-160-05 to exempt four of the 160 units from the affordability requirement in the Rental Regulatory Agreement whereby all units be set aside for individuals and/or families that have incomes equal to or less than 60 percent and 50 percent of area median income so that they can be used to house one manager and three security officers for the Project; Approves the second amendment to the Rental Regulatory Agreement; Authorizes the County Mayor or designee to correct the affordability breakdown amongst the remaining 156 units in the Project; and Waives Resolution No. R-130-06 to provide additional time to the County Mayor or designee to finalize the terms of the amendment to the Rental Regulatory Agreement. <ul style="list-style-type: none"> Resolution No. R-130-06, provides that an item seeking approval of a contract will not be placed on an agenda until the underlying contract is completely negotiated, in final form, and executed by all non-County parties. <p><u>Background</u></p> <p>The BCC, through Resolution Nos. R-647-08, R-32-07, R-131-06 and R-160-05, respectively, allocated to Lafayette Square, Ltd. (Lafayette Square), Documentary Stamp Surtax in the total amount of \$7,697,643.00 for the construction of a 160 unit affordable housing project known as Lafayette Square Apartments (Project) located at 150 N.E. 79th Street, Miami, Florida.</p> <p>As a condition of the Loan, Lafayette Square was required to execute a Miami-Dade County Rental Regulatory Agreement, as amended by the First Amendment, requires, in part, that Lafayette Square maintain the project as an affordable housing project for a minimum of 30 years and includes the affordability requirement that 84 of the units be set aside for individuals and/or families that have incomes equal to or less than 60 percent of area median income, and 76 of the units be set aside for individuals and/or families that have incomes equal to or less than 50 percent of area median income. The Rental Regulatory Agreement further provides that of the total units 24 of the units will be set aside for Section 8 Housing Choice Voucher holders and 25 of the units for large families.</p> <p>On January 4, 2016, Lafayette Square sent a letter to Miami-Dade Public Housing and Community Development Department, to request that the County exempt four of the 160 units to be set aside for one management unit and three security officer units. According to Lafayette Square, the reason for this request is due to the high rate of crime in the area.</p> <ul style="list-style-type: none"> On June 18, 2012, Lafayette Square submitted a similar request to the Florida Housing Finance Corporation for the exemption of the four units and on June 21, 2012, the Florida Housing Finance Corporation granted Lafayette Square's request to exempt the four units.
3A 170063	<p>RESOLUTION RETROACTIVELY AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO RECEIVE AND EXPEND STAFFING GRANT FUNDS FROM THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES IN A TOTAL AMOUNT NOT TO EXCEED \$299,999.99 FOR FISCAL YEARS 2016-2019, AND TO EXECUTE A GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES</p>

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Notes	<p>The proposed resolution retroactively authorizes the County Mayor or Designee to receive and expend Staffing Grant funds in the total amount not to exceed of \$299,999.99 from the Florida Department of Children and Families (DCF) supporting Miami-Dade's Continuum of Care (CoC). The grant period begins upon execution of the grant agreement and extends through June 30, 2019. The County Mayor or designee executed the grant agreement with DCF on June 30, 2016.</p> <ul style="list-style-type: none"> • <i>Why has it taken so long to come before the BCC for ratification?</i> <p><u>Fiscal Impact/Funding Source</u></p> <p>The DCF will reimburse the Homeless Trust for allowable expenditures incurred pursuant to the terms of the Staffing Grant for a total amount not to exceed \$299,999.99 for Fiscal Years 2016-19, subject to funding availability. The total contract amount will be allocated as follows:</p> <ul style="list-style-type: none"> • Fiscal Year 2016-17: \$107,142.85; • Fiscal Year 2017-18 \$96,428.57; and • Fiscal Year 2018-19 \$96,428.57. <p>The grant does not require any matching or in-kind funds.</p> <p><u>Background</u></p> <p>The DCF allocates funds, either directly or through managing entities, to fund the State's 28 local homeless CoCs. The DCF automatically awards Staffing Grant funds without the need to apply for such funds to assist in the development and implementation of the local plan to end homelessness, and to assist the community by planning, networking, coordinating and monitoring the delivery of housing and services to persons who are homeless or about to become homeless. The Staffing Grant is intended to supplement the cost of staffing expenses for CoC activities.</p> <p>Funds will provide training and technical assistance to stakeholders on the Homeless Management Information System, which contains client-level information on the characteristics and service needs of homeless persons; training and/or technical assistance to providers on invoicing, inputting performance data and contract reporting; education and outreach activities to ensure homeless persons are aware of the services available; and continuum-wide planning, including preparation for the annual homeless census, also known as the Point-In-Time Count, and the updating of the Housing Inventory Chart.</p>