



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

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

June 10, 2019
9:30 A.M.
Commission Chambers

Yinka Majekodunmi, CPA
Commission Auditor
Office of the Commission Auditor (OCA)
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**HSSSED Meeting: June 10, 2018
Research Notes**

**Item No. 1G1
File No. 191368**

Researcher: JFP Reviewer: TD

RESOLUTION APPROVING OF, AFTER A PUBLIC HEARING, AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO SUBMIT THE AMENDED FISCAL YEAR 2018-2019 ANNUAL PUBLIC HOUSING AGENCY PLAN AND FISCAL YEAR 2019-2020 PUBLIC HOUSING AGENCY PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FINAL APPROVAL; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO REVISE AND SUBMIT THE PUBLIC HOUSING AGENCY PLAN, SUBJECT TO THE LIMITATIONS OF THE "SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION" DEFINITION CONTAINED THEREIN, AS MAY BE REQUIRED BY REGULATORY, COURT ORDERS OR INTERNAL POLICY CHANGES; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO AMEND THE SECTION 8 ADMINISTRATIVE PLAN TO ESTABLISH AN ADDITIONAL PREFERENCE FOR NON-ELDERLY PERSONS WITH DISABILITIES WHO ARE TRANSITIONING OUT OF INSTITUTIONAL AND OTHER SEGREGATED SETTINGS, AT SERIOUS RISK OF INSTITUTIONALIZATION, HOMELESS, OR AT RISK OF BECOMING HOMELESS, AS REQUIRED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, IN ORDER TO UTILIZE 89 MAINSTREAM HOUSING CHOICE VOUCHERS

ISSUE/REQUESTED ACTION

Whether the Board should authorize the County Mayor to: submit the amended Fiscal Year 2018-2019 Annual Public Housing Agency Plan and Fiscal Year 2019-2020 Public Housing Agency Plan to the United States Department of Housing and Urban Development (HUD) for final approval; revise and submit the Public Housing Agency Plan; and amend the Section 8 Administrative Plan to establish an additional preference for non-elderly persons with disabilities who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless in order to utilize 89 mainstream housing choice vouchers.

PROCEDURAL HISTORY

**Prime Sponsor: Housing, Social Services & Economic Development Committee
Department/Requester: Public Housing and Community Development (PHCD)**

This item has no procedural history.

ANALYSIS

The purpose of this item is threefold: 1) to comply with the federal Public and Indian Housing Notice 2012-32, REV 3, with submittal to HUD of an amendment to the current Fiscal Year's Annual Public Housing Agency Plan that includes all the required Rental Assistance Demonstration (RAD) provisions 2) authorize submittal of the 2019-2020 Public Housing Agency Plan to HUD for final approval as well as authorize the County Mayor to revise and submit the Public Housing Agency Plan; and 3) facilitate the utilization of 89 mainstream housing choice vouchers by authorizing the amendment of the Section 8 Administrative Plan to establish an additional preference for non-elderly persons with disabilities who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. This item has no fiscal impact to the County.

PHCD's Amended Plan incorporates the RAD provisions now that the County's RAD application has been approved by HUD. The RAD Program is a HUD program authorized in the FY 2012 Congressional Appropriations Bill that allows for the voluntary, permanent conversion of public housing to the Section 8 project-based housing program, in so doing providing Public Housing Agencies (PHAs) with access to more stable funding to make needed improvements to properties. Congress has not provided enough funding for PHAs to adequately address the \$26 billion in nationwide

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public housing capital needs. RAD provides a means by which to rehabilitate or repair units without needing to depend on Congress for additional moneys. Among other financial benefits, the RAD Program provides for a 20-year funding contract with annual cost of living adjustments and access to equity through low income housing tax credits, as well as attraction of private construction lenders who understand RAD and are willing to provide construction and permanent financing. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed, ensuring that the units remain permanently affordable to low-income households.

The RAD provisions included in the amended plan provide assurances that the public housing tenants' rights and protections will not be affected by the transition to RAD, as well as required information on the properties that may be considered for RAD conversion. The properties that may be considered for RAD conversion or demolition and/or disposition are subject to further approvals by the Board and HUD.

The 2019-2020 Plan includes all RAD-related provisions, reflected in the following modifications to the Public Housing Program and Section 8 Programs:

- PHCD revised the tables of properties that may be considered for demolition and/or disposition process, subject to the Board and HUD's approval.
- PHCD will amend policy elements of the Section 8 Administrative Plan to include all RAD-related provisions, which incorporates the guaranteed strong tenant rights and protections that tenants currently have under the public housing program.

During PHCD's meeting with the Resident Advisory Board on April 4, 2019 regarding the 2019-2020 Amended Plan and the 2019-2020 Plan, the following questions were asked by its members (answers in italics):

- 1) Is Liberty Square participating in RAD? *Liberty Square is not participating in RAD.*
- 2) What are the next projects under RAD? *PHCD is in the initial process and has not developed a list detailing sequential order. However, it has begun meetings with residents that may be impacted, such as the residents of Culmer Gardens and Culmer Place.*
- 3) Will residents of the Culmer Place and Culmer Gardens developments have to relocate? *Unable to determine at this time. This development is under an RFP solicitation.*
- 4) If a resident is relocated far from their job, will PHCD provide assistance with transportation? *PHCD has temporarily relocated residents to locations near the project where they reside, mostly to hotels. PHCD will comply with the relocation requirements under RAD.*
- 5) What is the returned rate to properties that have undergone rehabilitation? *PHCD has rehabilitated about eight 1,173 units, and all residents that had been temporarily relocated have returned to the project.*

PHCD is also seeking authorization to amend the Section 8 Administrative Plan to utilize 89 mainstream housing choice vouchers that HUD awarded PHCD on September 5, 2018 for non-elderly persons with disabilities who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. The federally-funded Housing Choice Voucher Program is a rental program that allows tenants to choose their unit in the private housing market. Participants are selected from PHCD's waiting list, typically paying approximately between 30% of income toward rent with the landlord receiving the difference in the form of a housing assistance payment from PHCD. PHCD has contracted with a private firm, Nan McKay & Associates, an active foreign profit corporation with its principal address in El Cajon, California, to administer the Housing Choice Voucher program.

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ADDITIONAL INFORMATION

Rental Assistance Demonstration (RAD) Program

RAD was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties and address the \$26 billion dollar nationwide backlog of deferred maintenance. RAD also gives owners of three HUD "legacy" program (Rent Supplement, Rental Assistance Payment, and Section 8 Moderate Rehabilitation) the opportunity to enter into long-term contracts that facilitate the financing of improvements.

<https://www.hud.gov/rad>

<https://www.hud.gov/sites/documents/TOOLKIT1WHYRAD.PDF>

Housing Choice Voucher Program

https://www8.miamidade.gov/global/service.page?Mduid_service=ser1544821240699928

<https://www.miamidade.gov/housing/library/reports/hcv-fact-sheet.pdf>

APPLICABLE LEGISLATION/POLICY

Public and Indian Housing Notice 2012-32, REV 3, issued June 15, 2015, provides program instructions for the Rental Assistance Demonstration, including eligibility and selection criteria.

https://www.hud.gov/sites/documents/PIHNOTICE_2012-32_062015.PDF

Resolution No. R-1240-18, adopted December 4, 2018, authorized the County Mayor to submit Rental Assistance Demonstration Applications (RAD Applications) to the United States Department of Housing and Urban Development (HUD)'s Rental Assistance Demonstration Program for the conversion of certain public housing projects to Section 8 Project-Based Housing.

<http://intra/gia/matter.asp?matter=182551&file=true&yearFolder=Y2018>

Resolution No. R-710-18, adopted by the Board on July 10, 2018, approved the FY 2018-2019 Public Housing Agency Plan (PHA Plan) for submission to HUD.

<http://intra/gia/matter.asp?matter=181332&file=true&yearFolder=Y2018>

Resolution No. R-394-18, adopted by the Board on May 1, 2018, ratified the action by the County Mayor with respect to adding vendors to open pool contracts during the period of July 1, 2017 through December 31, 2017.

<http://intra/gia/matter.asp?matter=180565&file=true&yearFolder=Y2018>

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**Item No. 2A
File No. 191466**

Researcher: IL Reviewer: TD

RESOLUTION RESCINDING RESOLUTION NO. R-113-19 RELATED TO THE CONVEYANCE OF TWO COUNTY-OWNED PROPERTIES LOCATED AT 15300 SW 296TH STREET, MIAMI, FLORIDA AND 445 NW 12TH STREET, HOMESTEAD, FLORIDA TO LHP INVESTMENT AND DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY’S INFILL HOUSING INITIATIVE PROGRAM; AND DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR’S DESIGNEE TO KEEP SUCH PROPERTIES ON THE MIAMI-DADE COUNTY’S AFFORDABLE HOUSING INVENTORY LIST

ISSUE/REQUESTED ACTION

Whether the Board should rescind resolution number R-113-19 related to the conveyance of two (2) County-owned properties to LHP Investment and Development, LLC. (LHP) for the purposes of developing such properties with affordable housing to be sold to very low- low- or moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program (Infill Program).

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Daniella Levine Cava, District 8

Requestor: None

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

ANALYSIS

The proposed resolution is seeking to rescind Resolution R-113-19, conveying 2 County owned properties to LHP because LHP advised the County’s Public Housing Department that it was no longer interested in developing the properties. Moreover, since the deed has not been signed by the Chairwoman or Vice Chairwoman, the item requests that the Mayor retain these two properties in the Infill Housing Program roster.

The table below illustrates descriptive facts about the four (4) properties being conveyed as seen as attachment “F” in the Mayor’s memo.

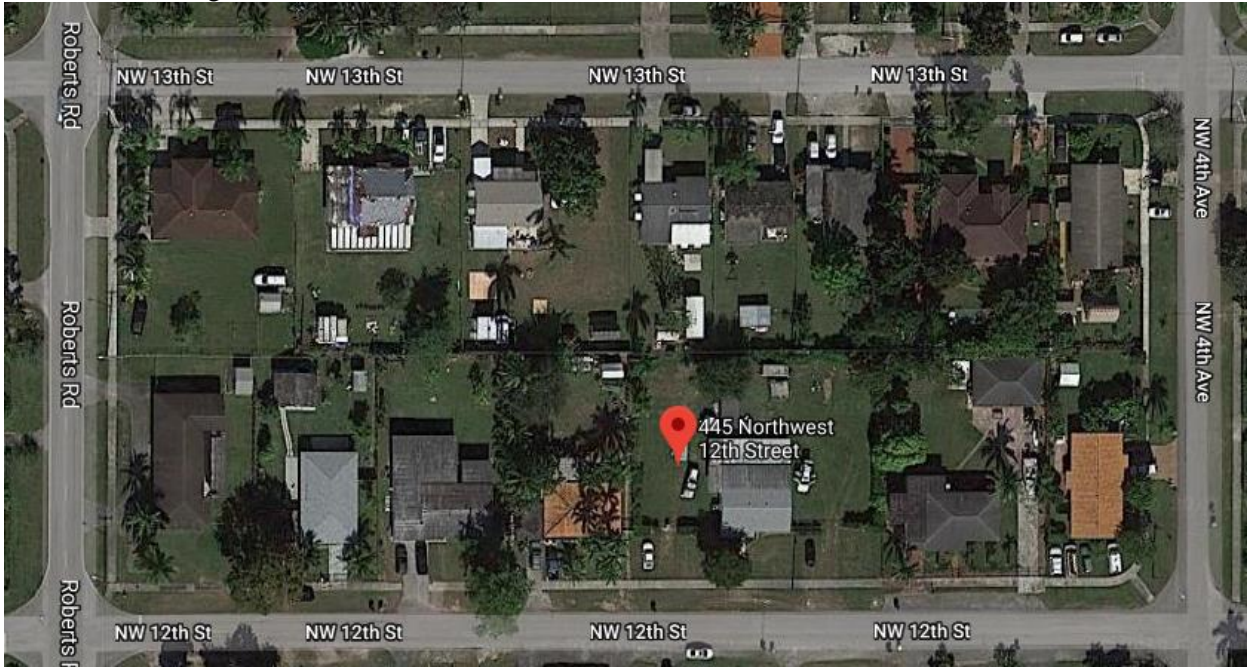
Property (Legal Description)	Address	Lot Size (Square ft.)	Market Value (2019)
1)“Dixie Estates ”	15300 SW 296 Street Homestead, FL 33033	8,800	\$75,387.00
2) “Ponce De Leon”	445 NW 12 th Street Homestead, FL 33030	6,750	\$55,392.00

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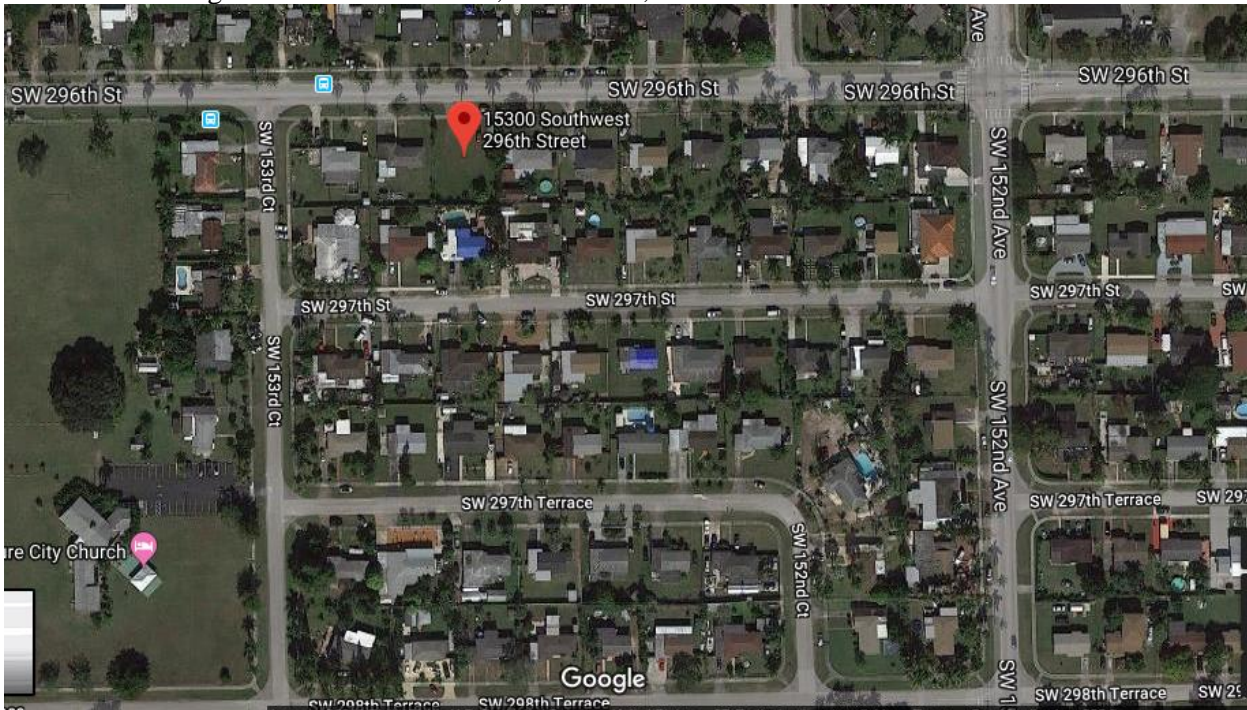
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Picture illustrating 445 NW 12th Street, Homestead, FL 33033



Picture illustrating 15300 SW 296th Street, Homestead, FL 33030



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DEPARTMENTAL INPUT:

1. How was LHP selected? What other companies can perform the work besides LHP? Are these companies in a pool or on a rotation?
2. Is LHP in charge of developing other properties at this time? Does this new position effect those developments?
3. What is LHP's history with the county on these projects?
4. How many properties have been developed under this program in District 8?

ADDITIONAL INFORMATION

The Miami-Dade County Infill Program's purpose 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. The Infill Program encourages the sale or transfer of County-owned properties to Infill Developers. The Infill Developers are required to build the affordable homes. Although the Infill Program is primarily designed to create affordable homeownership of single family homes, the County, under limited circumstances, at its sole discretion, may allow Infill Developers to rent these homes to qualified individuals.

Developer's experience, qualifications and other evaluation criteria are reviewed as part of the Request for Proposal (RFP) solicitation process or as otherwise required for participation in the Infill Program. Minimum requirements are:

- 1) Relevant experience, qualifications, past performance and length of time in business;
- 2) Relevant experience and qualifications of key personnel, including key personnel of subcontractors, which will be assigned to the project, number of employees, and experience and qualifications of subcontractors;
- 3) Past performance on similar housing projects;
- 4) Financial strength and ability to provide start-up operations;
- 5) Financial capacity to build the homes;
- 6) Sample Marketing plan and skills to reach out to Eligible Households;
- 7) Provide project budgets, architectural plans, project schedules, operation of property and meeting time schedules; proposed sales price consistent with program sales cap;
- 8) Specific key tasks necessary to concurrently develop multiple lots to complete on time and within budget;
- 9) Contracts (past and current) with the County and describe if developer met project goals, timelines, and within budget;
- 10) Payment of County real estate taxes, code compliance liens and other County fees when due.

The Developer submits the completed application, required documents, and fee(s) 60 days prior to the sale of an eligible home to a qualified first-time homebuyer. After the sale of the Infill Home to a qualified first-time homebuyer, and after the Warrantee Deed and buyer's Restrictive Covenant is recorded, the Department will record the Release of County liens and citations.

Link to Miami-Dade County Infill Housing Developer Requirements:

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

Guidelines for the Miami-Dade County Infill Housing Initiative Program:

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

APPLICABLE LEGISLATION/POLICY

Sections 125.379(1) &(2) of the Florida Statutes (Disposition of county property for affordable housing), which requires each County in the State to prepare an inventory list of all real property within its jurisdiction to which the County holds fee

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simple title that is appropriate for use as affordable housing and 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?App_mode=Display_Statute&Search_String=&URL=0100-0199/0125/Sections/0125.379.html

Section 125.411 of the Florida Statutes (Conveyance of Land by County), sets forth the formality by which Deeds of Conveyance of lands are executed by County governments in the State of Florida.
http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0125/Sections/0125.411.html

Article VII Chapter 17 of the Code of Miami-Dade County (Section 17-121 to 17-128) (*Infill Housing Initiative*): Has the intended purpose 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_ARTVIIINHON

Resolution No. R-974-09 (Filing Closing Documents BCC Clerk) adopted on July 21, 2009, mentioned in the Mayoral memo, directs any resolution authorizing the execution of instruments creating a County interest in real property to require that such instruments to be recorded in the public records of Miami-Dade County and attached by the Clerk of the Board to the authorizing resolution.
<http://intra/gia/matter.asp?matter=091900&file=true&yearFolder=Y2009>

Resolution No. R-376-11 (County Owned Real Property Affordable Housing) adopted on May 3, 2011, mentioned in the Mayoral memo, 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. <http://intra/gia/matter.asp?matter=110684&file=true&yearFolder=Y2011>

Resolution No. R-333-15 (Market Value or Market Rental in Legislative Items) adopted on April 21, 2015, establishes a 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.
<http://intra/gia/matter.asp?matter=150446&file=true&yearFolder=Y2015>

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 upon conclusion of a public hearing, to include the properties in accordance with section 125.379(1), Florida Statutes; authorizing the County Mayor or County Mayor's designee to include said 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. 113-19 adopted February 5, 2019 declared surplus one county-owned property located at 15300 SW 296th Street, Miami, Florida and revising the inventory list of real properties, after a public hearing, to include such property and the county-owned property located at 445 NW 12th Street, Homestead, Florida, in accordance with Section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to Section 125.379(2), Florida Statutes, of both county-owned properties to LHP

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Investment and Development LLC, A Florida Limited Liability Company, At a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to very low- low- or moderate- income households in accordance with Miami-Dade County's Infill Housing Initiative Program

<http://www.miamidade.gov/govaction/matter.asp?matter=182954&file=true&fileAnalysis=false&yearFolder=Y2018>

Administrative Order No. 8-4 (Sale or Lease of County Real Property), adopted on May 5, 1981, gives the Board the authority to sell or lease or otherwise dispose of County-owned real property:

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

Implementing Order 3-44 (Infill Housing Program Initiative), adopted on February 17, 2017, 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>

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Item No. 2C
File No. 191473

Researcher: IL Reviewer: TD

RESOLUTION APPROVING AMENDMENT NO. 4 TO THE INTERLOCAL AGREEMENT BETWEEN THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AND MIAMI-DADE COUNTY, FLORIDA, FOR THE PROVISION OF INSPECTOR GENERAL SERVICES THROUGH THE OFFICE OF THE MIAMI-DADE COUNTY INSPECTOR GENERAL; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENT NO. 4 TO THE INTERLOCAL AGREEMENT

ISSUE/REQUESTED ACTION

Whether the Board should approve amendment number four to the Inter-local Agreement between the Miami-Dade County School Board and Miami-Dade County for the provision of Inspector General services through the office of the Miami-Dade County Inspector General.

PROCEDURAL HISTORY

Prime Sponsor: Audrey M. Edmonson

Department/Requester: None

ANALYSIS

The proposed item seeks approval from the Board for amendment number four to provide Inspector General services from the Miami-Dade Office of Inspector General for the Miami-Dade County School Board (SB). The original inter-local agreement was approved by the Board on December 18, 2007 for a three year term and has been amended 3 times for 3-year periods. The agreement is scheduled to expire on December 18, 2019. This Fourth amendment allows for a renewal of the agreement should both parties agree to the renewal.

The fiscal impact is zero dollars for the Inspector General services because the Miami-Dade County School Board assumes all costs for Inspector General services.

The SB provides office space and equipment that the SB OIG needs to perform their responsibilities. The SB OIG investigates affairs concerning Miami-Dade County Public Schools to achieve the goals of preventing and detecting fraud, waste, financial mismanagement, or their abuses, and promoting accountability, integrity, economy, and efficiency in government. The SB OIG is not intended to duplicate work that other agencies (School Board Superintendent's office, Chief Auditor, Office of Civil Rights Compliance, Civilian Investigative Unit, Office of Professional Standards and Miami-Dade County Schools Police), however, it is understood that there can be an overlap with the work that the SB OIG concerning audits, investigations, inspections and reviews from time to time.

DEPARTMENTAL INPUT

The following questions were asked to the department on June 7, 2019,

- This relationship has been going on since 2008. How much has been reimbursed by the School Board?
- How many OIG personnel are assigned to the School Board or are they assigned on an as needed basis?
- Just what has been investigated for the money spent?

ADDITIONAL INFORMATION

In Miami-Dade, the OIG has oversight of over 25 county departments, including Aviation, the Seaport, Transit, Housing, Community and Economic Development, Water and Sewer, Solid Waste, Public Works and the Public Health Trust (JMH).

<http://www.miamidadeig.org/whatwedo2.htm>

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Researcher: IL Reviewer: TD

APPLICABLE LEGISLATION/POLICY

Section 2-1076 of the Code of Miami Dade County created and established the Office of Miami-Dade County Inspector General. The Inspector General shall head the Office. The organization and administration of the Office of the Inspector General shall be sufficiently independent to assure that no interference or influence external to the Office adversely affects the independence and objectivity of the Inspector General.

[https://library.municode.com/fl/miami -
_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTLXXVIIIICOETPUTR_S2-1076OFINGE](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTLXXVIIIICOETPUTR_S2-1076OFINGE)

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Item No. 3A
File No. 191366

Researcher: PGE Reviewer: TD

RESOLUTION RETROACTIVELY AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE'S APPLICATION FOR \$10,068,340.00 IN EARLY HEAD START EXPANSION AND EARLY HEAD START CHILDCARE PARTNERSHIP GRANT FUNDS FROM THE UNITED STATES DEPARTMENT OF HEALTH AND HUMAN SERVICES; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO RECEIVE AND EXPEND SUCH GRANT FUNDING; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE SUBGRANT AGREEMENTS AND OTHER REQUIRED AGREEMENTS AND DOCUMENTS, AS WELL AS AMENDMENTS, EXTENSIONS, AND RENEWALS OF SUCH AGREEMENTS AND DOCUMENTS NECESSARY FOR THE EARLY HEAD START EXPANSION AND EARLY HEAD START CHILDCARE PARTNERSHIP PROGRAMS AND TO EXERCISE TERMINATION, WAIVER, AND OTHER PROVISIONS SET FORTH THEREIN; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO APPLY FOR, RECEIVE, AND EXPEND GRANT FUNDING FOR THE HEAD START AND EARLY HEAD START PROGRAMS; AND WAIVING REQUIREMENTS OF RESOLUTION NO. R-130-06

ISSUE/REQUESTED ACTION

Whether the Board should retroactively authorize: (1) the County Mayor's application for \$10,068,340 in Early Head Start Expansion and Early Head Start Childcare Partnership Grant funds from the United States Department of Health and Human Services; (2) the County Mayor's receipt and expenditure of the grant funds; and (3) execution of subgrant agreements and associated amendments, extensions, renewals and waivers to effectuate grant purposes.

PROCEDURAL HISTORY

Prime Sponsor: Housing, Social Services & Economic Development Committee
Department/Requester: Community Action and Human Services

There is no procedural history.

ANALYSIS

The purpose of this item is to fund the County's expansion of Early Head Start childcare services via partnerships with approved subcontractors and subrecipients. Currently, Early Head Start does not have sufficient capacity to serve all eligible children. Thus, this grant award aims to incorporate the strengths of Early Head Start into other childcare settings to elevate the quality of the program to reach more children.

In 2018, the United States Department of Health and Human Services Office of the Administration for Children and Families (ACF) announced the availability of approximately \$140 million to be competitively awarded for the purpose of expanding access to high-quality, comprehensive services to low-income infants and toddlers and their families through Early Head Start-Childcare Partnerships, or through the expansion of Early Head Start services. ACF solicits applications from public entities, including states, or private non-profit organizations, including community-based or faith-based organizations, or for-profit agencies that meet eligibility for applying as stated in section 645A of the Head Start Act.

Miami-Dade County was awarded \$10,068,340 from ACF on March 22, 2019 for a project period of March 1, 2019 through February 29, 2024. The funds awarded are for the initial budget period, March 1, 2019 through February 29, 2020. The grant is subject to the requirements of a non-federal match of 20 percent of the program cost.

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Of the \$10,068,340 grant, a total of \$2,105,348 is slated for start-up costs, a total of \$194,218 for training and technical assistance, and the remaining balance of \$7,768,738 to fund 552 new Early Head Start Expansion and Early Head Start Childcare Partnership grant slots for infants and toddlers as well as the hiring and training of Community Action and Human Services Department (CAHS) Early Head Start staff and subgrantee staff and teachers. The approved program options are center- and home-based, and the service area is Miami-Dade County and the Targeted Qualified Opportunity Zones – Allapattah, Goulds, Hialeah Gardens, Homestead, Leisure City, Liberty City, Little Haiti, Little Havana, Little River, Miami Gardens, North Miami, Opa-Locka, South Miami Heights, Westchester and Wynwood.

There are 14 agencies selected for award under the subgrant agreements. The mayoral memorandum indicates that there were initially 15 subgrantees selected and approved in the original grant submission. In May 2019, one subcontractor, Sprouting to Success, was rejected by CAHS staff for failure to meet the program's facilities requirement. Note, however, that Sprouting to Success is listed amongst the approved subcontractors in Section 3 of the resolution accompanying the mayoral memorandum. Moreover, the subgrant agreement requires the partner agencies to be organized under the laws of the state of Florida and have an active status on Sunbiz.org, the official state of Florida, Division of Corporations website. OCA was unable to find two of the recommended subgrantees on Sunbiz – Bethany Child Development Center and Landow Yeshiva.

The scope of services under the Early Head Start Expansion and Childcare Partnership Subgrant Agreement includes the following:

- Operate an Early Head Start Program that focuses on the delivery of comprehensive early childhood care and education services for low-income historically disadvantaged infants and toddlers and their families;
- Adhere to and comply with all applicable program performance standards, notices and instructions as promulgated by ACF, the Florida Administrative Code and County requirements;
- Provide a minimum of 10 hours per day of early childhood care and education through direct child contact;
- Administer the program in the areas identified in the Community Assessment and stipulated in the grant proposal;
- Provide a daily early childhood care and education program for infants and toddlers emphasizing the social, physical, emotional, linguistic and appropriate cognitive skills as specified in the Code of Federal Regulations;
- Provide daily education experiences following a County-approved research-based curriculum; and
- Participate in the pilot program to incorporate webcam systems in classrooms that produce a live feed accessible to parents.

APPLICABLE LEGISLATION/POLICY

The Improving Head Start for School Readiness Act of 2007 authorizes the national Head Start program, which provides comprehensive developmental services, including health, nutritional, educational, social and other services, to economically disadvantaged preschool children and their families.

<https://www.gpo.gov/fdsys/pkg/PLAW-110publ134/pdf/PLAW-110publ134.pdf>

45 CFR Chapter XIII sets forth the Head Start Program Performance Standards, including program governance, operations, financial and administrative requirements, and federal administrative procedures.

<https://eclkc.ohs.acf.hhs.gov/sites/default/files/pdf/hspss-final.pdf>

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Resolution No. R-130-06, adopted January 24, 2006, clarified that proposed agenda items seeking approval of a contract or conveyance and authority to execute same shall not be placed on any committee or commission agenda unless the underlying contract or conveyance is completely negotiated and in final form and executed by all non-County parties.

<http://intra/gia/matter.asp?matter=060239&file=false&yearFolder=Y2006>

Resolution No. R-699-18, adopted July 10, 2018, authorized a designated purchase to extend the term of County Head Start contracts with 17 delegate agencies for up to one year with option to extend such contracts for up to two, one-year terms.

<http://intra/gia/matter.asp?matter=181839&file=false&yearFolder=Y2018>

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Research Notes**

**Item No. 3B
File No. 191412**

Researcher: PGE Reviewer: TD

RESOLUTION APPROVING, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, TERMS OF AND AUTHORIZING EXECUTION BY THE COUNTY MAYOR, OR THE COUNTY MAYOR'S DESIGNEE, OF A LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY (COUNTY) AND THE ARC OF SOUTH FLORIDA (A FICTITIOUS BUSINESS NAME FOR THE ASSOCIATION FOR RETARDED CITIZENS, SOUTH FLORIDA, INC.), A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE PROPERTY LOCATED AT THE COMMUNITY OF LANDMARK, 20000 NW 47 AVENUE, BUILDINGS 7A, 7B, AND 7C (COLLECTIVELY KNOWN AS BUILDING 7), IN UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, FOR THE PURPOSES OF OPERATING CHILD WELFARE AND TRAINING PROGRAMS THAT INCLUDE, BUT ARE NOT LIMITED TO, A SCHOOL FOR CHILDREN WITH DISABILITIES, AS WELL AS ANCILLARY OFFICE AND STORAGE SPACE, WITH A TOTAL GROSS RENTAL REVENUE TO THE COUNTY IN THE AMOUNT OF \$153,776.31, FOR THE ONE YEAR TERM OF THE LEASE AGREEMENT AND AN ADDITIONAL TWO, ONE-YEAR RENEWAL OPTION PERIODS; AUTHORIZING THE COUNTY MAYOR, OR THE COUNTY MAYOR'S DESIGNEE, TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN; WAIVING THE REQUIREMENTS OF ADMINISTRATIVE ORDER 8-4; AND DIRECTING THE COUNTY MAYOR, OR COUNTY MAYOR'S DESIGNEE, TO PROVIDE AN EXECUTED COPY OF THE LEASE AGREEMENT TO THE PROPERTY APPRAISER'S OFFICE WITHIN 30 DAYS OF ITS EXECUTION

ISSUE/REQUESTED ACTION

Whether the Board should approve the lease agreement between the County and the ARC of South Florida for premises located at 20000 NW 47 Avenue to be used for the provision of child welfare and training programs for a one-year term plus two, one-year options to renew with a total gross rental revenue to the County of \$153,776.31.

PROCEDURAL HISTORY

**Prime Sponsor: Commissioner Barbara J. Jordan, District 1
Requester/Department: Internal Services**

There is no procedural history.

ANALYSIS

The purpose of this item is to renew the lease agreement between the County, as Landlord, and ARC of South Florida, as Tenant, for use of County-owned property for the delivery of child welfare and training programs for children with disabilities. The property is located in District 1 at the Community of Landmark, 20000 NW 47 Avenue, and consists of 6,069 square feet. On February 3, 2015, pursuant to Resolution No. R-89-15, the Board approved the prior lease agreement between the County and the ARC of South Florida for a one-year term plus a one-year renewal option period with a total gross rental revenue to the County in the amount of \$104,055.

The current lease has expired and the ARC remains on the premises pursuant to that lease's holdover provision. The proposed renewal lease agreement is for a one-year term plus, two, one-year options to renew with a total rental value of \$153,776.31. The annual rent is \$51,258.77, which may be paid in 12 installments of \$4,271.56. The County remains responsible for the payment of water and electricity during the term of the lease. The annual estimated cost for water and electricity is \$10,923.

On March 6, 2018, pursuant to Resolution No. R-237-18, the Board approved a lease and development agreement between the County and 13 Pista LLC for 140 acres at 20000 NW 47 Avenue for an initial term of 30 years for rent of

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Item No. 3B
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Researcher: PGE Reviewer: TD

no less than \$33,382,655.07. The scope of the development agreement includes the property being leased by ARC. Per the terms of that agreement, 13 Pista LLC will build a new facility for ARC on non-County property and relocate ARC to such property once constructed. In the interim, ARC shall remain on the County property at the Community of Landmark.

Under the recommended lease agreement, ARC shall use the premises solely for child welfare and training programs that include, but are not limited to, a school and for ancillary office and storage space. ARC agrees that no changes in the permitted use of the premises is allowed without the express prior written permission of the County. Additionally, the ARC accepts the premises in its "as-is" condition and shall maintain and keep the property in good repair, condition and appearance.

ARC's legal name is the Association for Retarded Citizens, South Florida, Inc. A search on Sunbiz.org, the official State of Florida Division of Corporations website, shows the company as an active nonprofit with a principal address at 15280 NW 79 Court, Suite 251, Miami Lakes, Florida. The company's director is listed as Helen Salazar-Realini.

APPLICABLE LEGISLATION/POLICY

Section 125.35 of the Florida Statutes (County authorized to sell real and personal property and to lease real property) provides that the board of county commissioners is expressly authorized to sell and convey any real or personal property, and to lease real property, belonging to the county, whenever the board determines that it is to the best interest of the county to do so, to the highest and best bidder for the particular use the board deems to be the highest and best, for such length of term and such conditions as the governing body may in its discretion determine.

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0125/Sections/0125.35.html

Section 125.38 Florida Statutes provides that if 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 or 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. Such board, if satisfied that such property is required for such use and is not needed for county purposes, may thereupon convey or lease the same at private sale to the applicant for such price, whether nominal or otherwise, as such board may fix, regardless of the actual value of such property. The fact of such application being made, the purpose for which such property is to be used, and the price or rent therefor shall be set out in a resolution duly adopted by such board. In case of a lease, the term of such lease shall be recited in such resolution.

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

Section 2-8.6.5 of the County Code sets forth the County's policy relating to 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

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Researcher: PGE Reviewer: TD

Resolution No. R-333-15, adopted April 21, 2015, establishes the County policy requiring 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.

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

Resolution No. R-380-17, adopted April 4, 2017, establishes a Board policy relating to County-owned real property, 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 Board agenda or any committee of the Board requesting approval of the sale, lease or surplus of the property.

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

Resolution No. R-791-14, adopted September 3, 2014, directs the County Mayor to provide the Miami-Dade County Property Appraiser a copy of all lease and operating agreements involving County-owned property.

<http://intra/gia/matter.asp?matter=141723&file=true&yearFolder=Y2014>

Resolution No. R-89-15, adopted February 3, 2015, approved a lease agreement between the County and the ARC of South Florida for premises located at 20000 NW 47 Avenue with a total gross rental revenue to the County in the amount of \$104,055 for the one year term of the lease agreement and the additional one year renewal option period.

<http://intra/gia/matter.asp?matter=171911&file=false&yearFolder=Y2017>

Resolution No. R-237-18, adopted March 6, 2018, approved a lease and development agreement between the County and 13 Pista LLC for 140 acres at 20000 NW 47 Avenue for an initial term of 30 years for rent of no less than \$33,382,655.07.

<http://intra/gia/matter.asp?matter=181447&file=false&yearFolder=Y2018>

Resolution No. R-407-19, adopted April 9, 2019, directed the County Mayor to provide written notification to the public prior to the noncompetitive sale or lease of County-owned property for certain purposes.

<http://intra/gia/matter.asp?matter=190474&file=true&yearFolder=Y2019>

Administrative Order No. 8-4 sets forth the County policy relating to the authority to sell, lease or otherwise dispose of County-owned property. 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. Should a recommendation not be received from the Planning Advisory Board within the time period provided within this administrative order, the Planning Department Director will provide a recommendation on the proposal.

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

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Research Notes

Item No. 3C
File No. 191413

Researcher: LE Reviewer: TD

RESOLUTION APPROVING, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, TERMS OF AND AUTHORIZING EXECUTION BY THE COUNTY MAYOR, OR THE COUNTY MAYOR'S DESIGNEE, OF A LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND HIS HOUSE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE PROPERTY LOCATED AT THE COMMUNITY OF LANDMARK, 20000 NW 47 AVENUE, BUILDINGS 2, 4, 6A, 9, 22, 23, 25, 27, 28, 29, 30, 31, 32, 33, 34, AND 35, IN UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, FOR THE PURPOSES OF OPERATING CHILD WELFARE AND TRAINING PROGRAMS AND FOR ANCILLARY OFFICE AND STORAGE SPACE, WITH A TOTAL GROSS RENTAL REVENUE TO THE COUNTY IN THE AMOUNT OF \$2,291,214.00 FOR THE ONE-YEAR TERM OF THE LEASE AGREEMENT AND AN ADDITIONAL TWO, ONE-YEAR RENEWAL OPTION PERIODS; AUTHORIZING THE COUNTY MAYOR, OR THE COUNTY MAYOR'S DESIGNEE, TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN; WAIVING THE REQUIREMENTS OF ADMINISTRATIVE ORDER 8-4; AND DIRECTING THE COUNTY MAYOR, OR COUNTY MAYOR'S DESIGNEE, TO PROVIDE AN EXECUTED COPY OF THE LEASE AGREEMENT TO THE PROPERTY APPRAISER'S OFFICE WITHIN THIRTY (30) DAYS OF ITS EXECUTION

ISSUE/REQUESTED ACTION

Whether the Board authorizes a lease agreement between Miami-Dade County and His House, Inc. for the property located at, 20000 NW 47 Avenue, Buildings 2, 4, 6A, 9, 22, 23, 25, 27, 28, 29, 30, 31, 32, 33, 34, and 35 in the amount of \$2,291,214.00 for a one-year term and additional two, one-year renewal options; and waive Administrative Order 8-4.

PROCEDURAL HISTORY

Prime Sponsor: Chairwoman Barbara Jordan, District 1
Department/Requester: Internal Services

This item does not have a procedural history.

ANALYSIS

The purpose of this item is to request Board authorization for a lease agreement between Miami-Dade County and His House, Inc. for the property located at 20000 NW 47 Avenue, Buildings 2, 4, 6A, 9, 22, 23, 25, 27, 28, 29, 30, 31, 32, 33, 34, and 35 to operate child welfare and training programs and for ancillary office and storage space; waive Administrative Order 8-4.

The rental revenue for the initial term of the lease will provide the County \$763,738.00 (\$8.70 per square foot). The revenue will be paid in 12 equal installments, \$63,644.83 per month. The total projected revenue for the County with the initial term of the lease and the two additional one-year renewal option periods is estimated at \$2,291,214.00. The County will be responsible for water and electricity payments with an annual estimated cost to be \$158,024.00 for a total to be approximately \$474,072.00 for the one-year lease and additional two, one-year renewal option periods.

His House, Inc. currently shows an active status on Sunbiz. Prior to the County acquiring the property in 2005, the tenant occupied the property to provide residential foster care, child welfare, and training programs. The resolution would allow leasing the approximate 87,792 rentable square feet property together with land immediately surround and ancillary parking adjacent to the buildings, authorize the lease for one year and two, one-year options to renew, and waive the Administrative Order 8-4.

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Researcher: LE Reviewer: TD

The lease requires that the County will be responsible for paying the water and electric charges for the property during the term of the lease and renewal option periods. The tenant will be responsible for the interior and exterior of the property, such as the exterior structure of all buildings, any infrastructure, maintenance, and repair of water lines, sewer pipes, and electrical lines or wiring leading to the main line pump station, or utility pole. Additionally, they are responsible for the landscaping between all structures and the nearest roadway as well as securing and maintaining security.

Pursuant to Resolution No. R-333-15, the Internal Services Department determined the market rental value for the following:

- 540 NW 165 Street, Miami, Florida - \$12.00 per square foot on an annual basis.
- 16600 NW 54 Avenue, Miami Gardens, Florida - \$12.00 per square foot on an annual basis.
- 1100 NE 125 Street, Miami, Florida - \$10.50 per square foot on an annual basis.

The landlord is responsible for all operating costs and expenses, with the exception of utilities which are the tenant's expense.

The Board authorized a lease agreement for a one year term and one-year option to renew with Resolution No. R-300-15 on April 21, 2015. The agreement has expired and the tenant remained on the property on a month-to-month basis under the holdover provision. The tenant wanted to continue leasing the property for residential foster care, child welfare, training programs, and caring for children from foreign countries under the Office of Refugee Resettlement, known as the Unaccompanied Alien Children program, as well as for ancillary office and storage space.

The Board wishes to waive Administrative Order 8-4 since pursuant to Resolution No. R-237-18, the property was previously declared surplus for the lease and development agreement between the County and 13 Pista, LLC.

ADDITIONAL INFORMATION

His House, Inc. is a private non-profit, faith-based organization that serves children below the age of 18 years. His House has served the community for over 29 years and over 15,000 children by providing residential and foster care services. The organization is licensed by the Department of Children and Families, contracted by Our Kids Inc. in Miami-Dade, Monroe, and Childnet in Broward as a residential program and child placement agency. Their capacity is at 232 beds and the organization cares who children who are removed from their home due to abuse, abandonment, and neglect.

<https://www.hhch.org/about-us/>

APPLICABLE LEGISLATION/POLICY

Resolution No. R-380-17, adopted on April 4, 2017, requires that the County Mayor or County Mayor's designee provide written notification to District Commissioners in which County-owned property lies no less than four weeks prior to (1) any issuance of a request for proposal or expression of interest regarding the sale, lease, or development of such property or (2) placing any item on the agenda of the Board or any committee of the Board requesting the approval, sale, lease, or surplus of County-owned property.

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

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Item No. 3C

File No. 191413

Researcher: LE Reviewer: TD

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

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

Resolution No. R-300-15, adopted on April 21, 2015, authorizes a lease agreement between Miami-Dade County and His House, Inc. for the property located at 20000 NW 47 Avenue.

<http://intra/gia/matter.asp?matter=142838&file=true&yearFolder=Y2014>

Resolution No. R-237-18, adopted on March 6, 2018, approves a lease and development agreement between the County and 13 Pista, LCC for a lease of property at 20000 NW 47 Avenue of approximately 140 acres, for an initial term of 30 years.

<http://intra/gia/matter.asp?matter=181447&file=false&yearFolder=Y2018>

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-407-19, adopted on April 9, 2019, directs the County Mayor to provide written notification to the public prior to the non-competitive sale or lease of County-owned property.

<http://intra/gia/matter.asp?matter=190474&file=true&yearFolder=Y2019>

Ordinance No. 12-53, adopted on July 3, 2012, requires criminal background checks of certain proposed tenants of County property and disclosure of adverse results to the Board.

<http://intra/gia/matter.asp?matter=120899&file=true&yearFolder=Y2012>

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Item No. 3D
File No. 191416

Researcher: LE Reviewer: TD

RESOLUTION APPROVING, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, TERMS OF AND AUTHORIZING EXECUTION BY THE COUNTY MAYOR, OR MAYOR'S DESIGNEE, OF A LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY (COUNTY) AND THE CENTER FOR FAMILY AND CHILD ENRICHMENT, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE PROPERTY LOCATED AT THE COMMUNITY OF LANDMARK, 20000 NW 47 AVENUE, BUILDINGS 24 AND 26, IN UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, FOR THE PURPOSES OF OPERATING CHILD WELFARE AND TRAINING PROGRAMS THAT INCLUDE, BUT ARE NOT LIMITED TO SHELTERS FOR CHILDREN, CLASSROOM SPACE, AND FOR ANCILLARY OFFICE AND STORAGE SPACE, WITH A TOTAL GROSS RENTAL REVENUE TO THE COUNTY IN THE AMOUNT OF \$190,516.29, FOR THE ONE-YEAR TERM OF THE LEASE AGREEMENT AND AN ADDITIONAL TWO, ONE-YEAR RENEWAL OPTION PERIODS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE, TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN; WAIVING THE REQUIREMENTS OF ADMINISTRATIVE ORDER 8-4, AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE AN EXECUTED COPY OF THE LEASE AGREEMENT TO THE PROPERTY APPRAISER'S OFFICE WITHIN THIRTY (30) DAYS OF ITS EXECUTION

ISSUE/REQUESTED ACTION

Whether the Board authorizes a lease agreement between Miami-Dade County and the Center for Family and Child Enrichment, Inc. for the property located at 20000 NW 47 Avenue, Buildings 24 and 26 in the amount of \$190,516.29 for a one-year term and additional two, one-year renewal options; and waive Administrative Order 8-4.

PROCEDURAL HISTORY

Prime Sponsor: Chairwoman Barbara Jordan, District 1
Department/Requester: Internal Services

This item does not have a procedural history.

ANALYSIS

The purpose of this item is to request Board authorization for a lease agreement between Miami-Dade County and the Center for Family and Child Enrichment, Inc. for the property located at 20000 NW 47 Avenue, Buildings 24 and 26 to operate child welfare and training programs such as shelters for children, classroom space, and ancillary office and storage space; and waive Administrative Order 8-4.

The rental revenue for the initial term of the lease will provide the County \$63,505.43 (\$8.70 per square foot). The revenue will be paid in 12 equal installments, \$5,292.12 per month. The total projected revenue for the County with the initial term of the lease and the two additional one-year renewal option periods is estimated at \$190,516.29. The County will be responsible for water and electricity payments with an annual estimated cost to be \$13,140.00 for a total to be approximately \$39,420.00 for the one-year lease and additional two, one-year renewal option periods.

The Center for Family and Child Enrichment, Inc. currently shows an active status on Sunbiz. As a part of the agreement, the County will be responsible for paying the water and electric charges for the property during the term of the lease and renewal option periods. The tenant will be responsible for the interior and exterior of the property, such as the exterior structure of all buildings, any infrastructure, maintenance, and repair of water lines, sewer pipes, and

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Researcher: LE Reviewer: TD

electrical lines or wiring leading to the main line pump station, or utility pole. Additionally, they are responsible for the landscaping between all structures and the nearest roadway as well as securing and maintaining security.

Pursuant to Resolution No. R-333-15, the Internal Services Department determined the market rental value for the following:

- 540 NW 165 Street, Miami, Florida - \$12.00 per square foot on an annual basis. The landlord is responsible for all operating costs and expenses, with the exception of utilities which are the tenant's expense.
- 16600 NW 54 Avenue, Miami Gardens, Florida - \$12.00 per square foot on an annual basis. The landlord is responsible for all operating costs and expenses, with the exception of utilities which are the tenant's expense.
- 1100 NE 125 Street, Miami, Florida - \$10.50 per square foot on an annual basis. The landlord is responsible for all operating costs and expenses, with the exception of utilities which are the tenant's expense.

The landlord is responsible for all operating costs and expenses, with the exception of utilities which are the tenant's expense.

The Board authorized a lease agreement for a one year term and one-year option to renew with Resolution No. R-88-15. The agreement has expired and the tenant remained on the property on a month-to-month basis under the holdover provision. The tenant wanted to continue leasing the property to provide a shelter and school for children, classroom, ancillary office, and storage space.

The Board wishes to waive Administrative Order 8-4 since pursuant to Resolution No. R-237-18, the property was previously declared surplus for the lease and development agreement between the County and 13 Pista, LLC.

ADDITIONAL INFORMATION

The Center for Family and Child Enrichment, Inc. (CFCE) is a private, non-profit that was created in 1977 to assist children who have been abused, neglected, or abandoned. CFCE provides a range of services such as counseling and therapy services, family and community support programming, and health services. Today, CFCE is recognized in the child welfare and children's mental health arenas for their innovative programs and intervention models. They have numerous locations with more than 237 employees, and assist approximately 6,500 children and families a year.

<https://www.cfcecares.org/our-history>

APPLICABLE LEGISLATION/POLICY

Resolution No. R-380-17, adopted on April 4, 2017, requires that the County Mayor or County Mayor's designee provide written notification to District Commissioners in which County-owned property lies no less than four weeks prior to (1) any issuance of a request for proposal or expression of interest regarding the sale, lease, or development of such property or (2) placing any item on the agenda of the Board or any committee of the Board requesting the approval, sale, lease, or surplus of County-owned property.

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

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

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

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Researcher: LE Reviewer: TD

Resolution No. R-88-15, adopted on February 3, 2015, authorizes a lease agreement between the County and the Center for Family and Child Enrichment, Inc. for the premises located at 20000 N.W. 47 Avenue.

<http://intra/gia/matter.asp?matter=171910&file=false&yearFolder=Y2017>

Resolution No. R-237-18, adopted on March 6, 2018, approves a lease and development agreement between the County and 13 Pista, LCC for a lease of property at 20000 NW 47 Avenue of approximately 140 acres, for an initial term of 30 years.

<http://intra/gia/matter.asp?matter=181447&file=false&yearFolder=Y2018>

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-407-19, adopted on April 9, 2019, directs the County Mayor to provide written notification to the public prior to the non-competitive sale or lease of County-owned property.

<http://intra/gia/matter.asp?matter=190474&file=true&yearFolder=Y2019>

Ordinance No. 12-53, adopted on July 3, 2012, requires criminal background checks of certain proposed tenants of County property and disclosure of adverse results to the Board.

<http://intra/gia/matter.asp?matter=120899&file=true&yearFolder=Y2012>

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Research Notes**

**Item No. 3E
File No. 191406**

Researcher: JFP Reviewer: TD

RESOLUTION MAKING CERTAIN FINDINGS AND APPROVING, AFTER A PUBLIC HEARING, COMMUNITY REDEVELOPMENT PLAN RELATED TO THAT CERTAIN GEOGRAPHIC AREA OF MIAMI-DADE COUNTY, FLORIDA KNOWN AS THE MIAMI GARDENS COMMUNITY REDEVELOPMENT AREA, WHICH IS DESCRIBED AS A PORTION OF MIAMI-DADE COUNTY, FLORIDA GENERALLY BOUNDED ON THE NORTH BY NW 215 STREET, ON THE WEST BY NW 47 AVENUE, ON THE SOUTH BY NW 167 STREET, AND ON THE EAST NW 17 AVENUE; AND APPROVING OF AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE THE INTERLOCAL COOPERATION AGREEMENT, WITH AN EFFECTIVE DATE OF MAY 31, 2019, BETWEEN MIAMI-DADE COUNTY, THE CITY OF MIAMI GARDENS, AND THE CITY OF MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY, AND TO EXERCISE TERMINATION PROVISIONS CONTAINED THEREIN

ISSUE/REQUESTED ACTION

Whether the Board should approve the Community Redevelopment Plan related to the Miami Gardens Community Redevelopment Area and authorize the Mayor's execution of the Interlocal Cooperation Agreement between the County, the City of Miami Gardens, and the City of Miami Gardens Community Redevelopment Agency.

PROCEDURAL HISTORY

**Prime Sponsor: Commissioner Barbara J. Jordan, District 1
Department/Requester: Office of Management and Budget**

This item has no procedural history.

ANALYSIS

The purpose of this item is to approve the Community Redevelopment Plan (Plan) related to the 1.63 square miles of land in District 1 known as the Miami Gardens Community Redevelopment Area (Area) described as a portion of Miami-Dade County generally bounded on the north by NW 215 Street, on the West by NW 47 Avenue, on the south by NW 167 Street, and on the east by NW 17 Avenue and authorize the Mayor's execution of the Interlocal Cooperation Agreement between the County, the City of Miami Gardens (City), and the City of Miami Gardens Community Redevelopment Agency (Agency) which delegates certain redevelopment powers to the Agency.

The problems noted below are factors of blight, which qualified the area for establishment as a Community Redevelopment Area under Florida Statutes:

- High crime rates;
- High rates of poverty and unemployment;
- Majority of structures are over 30 years old resulting in site and structure deterioration;
- High vacancy rates;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Narrow lot frontage along NW 27th Avenue corridor;
- Extensive code violations; and
- Diversity of property ownership.

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File No. 191406

Researcher: JFP Reviewer: TD

To address these problems, the Plan identifies the following strategies for redevelopment:

- Economic Development Strategy
 - *Catalyst Project*: the focus will be on a catalyst project on the 40-acre site owned by the City for use as an entertainment and performing arts center, redevelopment of which would incentivize other properties to redevelop and create significant investments in the Area as well as boost the Tax Increment Financing (TIF) revenue.
 - *Attraction of New Investments*: market vacant properties to recruit new businesses to the area to stimulate the local economy and hire within the area.
 - *Business Development and Recruitment*: target new businesses that fill the needs of the local market by using incentives such as the Opportunity Zone program.
- Strategies for Code Compliance
 - This CRA is not considered to have a shortage of housing and the redevelopment activities proposed for the CRA are not expected to displace any residents temporarily or permanently. Therefore, the focus will be on addressing the high incidence of code violations on existing housing through educational programming.
- Infrastructure and Neighborhood Improvement Projects
 - The Agency intends to make improvements to drainage in neighborhoods, pedestrian and bicycle mobility projects, and neighborhood enhancement projects, with initial focus on the following projects/areas:
 - The Vista Verde community, an area in the northwest quadrant of the CRA that may benefit from stormwater/drainage improvements.
 - The City's Pedestrian and Bicycle Mobility Plan identifies bicycle and pedestrian facilities in need of attention as well as locations where the residents can benefit from new facilities.
 - Properties adjacent to the Hard Rock Stadium are currently separated from the stadium grounds by a fence which is disrepair. To allow for more privacy, the fence will be replaced with a decorative wall—payment for which will be considered by the Agency.
- Community Policing
 - Use of non-traditional policing strategies such as bicycle and foot patrols that involve the local business community with the goal of reducing crime.

Tax Increment Financing (TIF)—incremental growth of ad valorem revenues beyond an established based year—is a community redevelopment agency's primary revenue source. Countywide and municipal revenues from within the Area will be deposited into the Trust Fund and be used to fund the Plan's projects. The County will contribute countywide TIF revenues throughout the life of the Agency (30 years unless extended) even though the Area lies within the City. Based on conservative estimates and a contribution of an agreed upon 75 percent of the increment from each entity, it is projected that the 30 years of TIF revenues will total \$115,307,682 (\$46,377,674 from the County and \$68,930,008 from the City), based on annual growth rate in taxable values of four percent.

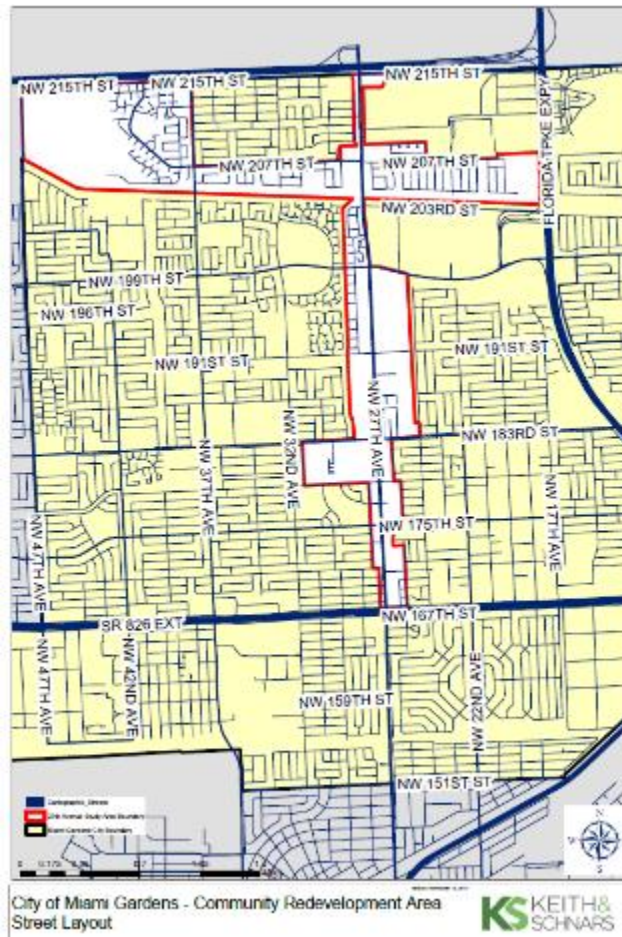
Of the 2,399 folios included in the Redevelopment Area, 1,133 folios are within the Strategic Miami Area Rapid Transit Transportation Infrastructure Improvement District (SMART TIID). The Board's approval of the Trust Fund will result in the folios becoming part of the Agency and no longer contributing to the SMART TIID. The Interlocal Agreement requires that 25 percent of the County's increment, approximately \$46.4 million over 30 years, will be returned to the County for the North Corridor.

**HSSSED Meeting: June 10, 2018
Research Notes**

**Item No. 3E
File No. 191406**

Researcher: JFP Reviewer: TD

Below is the street layout of the Miami Gardens Community Redevelopment Area, which is described as a portion of Miami-Dade County generally bounded on the north by NW 215 Street, on the West by NW 47 Avenue, on the south by NW 167 Street, and on the east by NW 17 Avenue.



ADDITIONAL INFORMATION

Miami-Dade County Proposed Community Redevelopment Agencies

<https://www8.miamidade.gov/global/management/proposed-community-redevelopment-agencies.page>

APPLICABLE LEGISLATION/POLICY

Chapter 163, Part III, Florida Statutes (The Community Redevelopment Act) governs community redevelopment programs. The Act authorizes counties and municipalities in the State of Florida to create community redevelopment agencies, to prepare redevelopment plans for certain defined areas within their boundaries designated as community redevelopment areas, within which community redevelopment projects and activities may be undertaken to eliminate and prevent the development and spread of slum and blighted areas through the use of creative financing mechanisms.

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/0163PARTIIIContentsIndex.html

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Resolution No. R-210-17, adopted March 7, 2017, approved the Finding of Necessity for the Miami Gardens Community Redevelopment Area (declaring the area to be slum or blighted), and delegated certain redevelopment powers to the City of Miami Gardens to create the Community Redevelopment Agency and prepare the Community Redevelopment Plan and the Interlocal Agreement.

<http://intra/gia/matter.asp?matter=170351&file=true&yearFolder=Y2017>

Resolution No. R-356-18, adopted April 10, 2018, extended the deadline for the City of Miami Gardens to submit the Community Redevelopment Plan and the Interlocal Agreement to the County until November 30, 2018

<http://intra/gia/matter.asp?matter=180405&file=true&yearFolder=Y2018>

Resolution No. R-1202-18, adopted November 8, 2018, provided a second extension of the deadline for the City of Miami Gardens to submit the Community Redevelopment Plan and the Interlocal Agreement to the County until May 31, 2019.

<http://intra/gia/matter.asp?matter=182647&file=true&yearFolder=Y2018>