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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: October 7, 2008

Agenda Item No. 8(G)(1)(A)

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Resolution Authorizing the Submission of Disposition Application for Victory Homes, a Public Housing Development

Resolution R-1016-08

This Resolution to submit an application for the disposition of a 1.8 acres of property currently part of the public housing development known as Victory Homes (USHUD ID# FL. 5-007) to the US Department of Housing and Urban Development (US HUD), as required by 24 CFR part 970, is presented by the US HUD Oversight Administrator in charge of the Miami-Dade Housing Agency (MDHA). With the BCC's approval, the US HUD Oversight Administrator will complete the application to US HUD.

SCOPE

The Victory Homes public housing development was built in 1941 and this development includes 142 public housing units (which will remain) on 2.67 acres. There is a portion (1.8 acres) of the site that is undeveloped and can accommodate needed additional affordable housing units without the demolition of existing structures. The site is located in Commission District 3.

FISCAL IMPACT/FUNDING SOURCE

Currently, there is $32 million set-aside in GOB funds for use at the public housing sites, which will be recommended for use at three sites (Elizabeth Virrick II, Lincoln Gardens, and Victory Homes) for redevelopment. This site is one of those three recommended for GOB funding. GOB funds for the development of the 1.8 acres will be leveraged to obtain additional funding to include Low Income Housing Tax Credits (LIHTCs).

However, the use of GOB funds for this project is subject to the process in place to allocate GOB funds and further BCC approval. This item simply requests authorization to submit a complete disposition application. If US HUD approves the application, the development of the 1.8 acres will not occur until the BCC has approved the use of GOB funds.

TRACK RECORD/MONITOR

This project will be contracted and monitored by the Office of Community and Economic Development (OCED) in partnership with MDHA.

BACKGROUND

The MDHA proposes a disposition of the vacant 1.8 acre parcel to extricate it from the Victory Homes deed, establish a separate folio for the new site, and develop additional affordable housing by utilizing leveraged GOB Funds. The development will provide much needed new housing stock for the area.

Through this disposition the 1.8 acre parcel will be leased to a developer (subject to further BCC approval) for the purpose developing new mixed-income affordable housing consisting of a maximum number of dwelling structures (consistent with available financing and zoning regulations) containing a mixture of unit sizes eligible for families of varied incomes. It is anticipated that as many as 100 new units will be able to be developed on the site.

It is hoped that this revitalization effort will positively affect the surrounding community by increasing the availability of quality of affordable dwellings in the neighborhood, and maintaining a density compatible with the area; thereby providing improved housing opportunities.

Cynthia W. Curry
Senior Advisor to the County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: October 7, 2008

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 8(G)(1)(A)

R-1016-08

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(1)(A)
10-7-08

RESOLUTION NO. R-1016-08

RESOLUTION AUTHORIZING THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (US HUD) OVERSIGHT ADMINISTRATOR IN CHARGE OF MIAMI-DADE HOUSING AGENCY (MDHA) TO SUBMIT A DISPOSITION APPLICATION TO US HUD ON BEHALF OF MIAMI-DADE COUNTY THROUGH MDHA, FOR THE DISPOSITION OF 1.8 ACRES OF UNDEVELOPED LAND LOCATED WITHIN THE PUBLIC HOUSING DEVELOPMENT KNOWN AS VICTORY HOMES

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the US HUD has taken temporary possession of MDHA pursuant to the Agreement executed between US HUD and the County October 26, 2007; and

WHEREAS, but for US HUD taking temporary possession of MDHA, this Board authorize the Mayor or his designee to submit the disposition application to US HUD for approval; and

WHEREAS, pursuant to the Agreement, the HUD Oversight Administrator is authorized to submit the disposition application to US HUD on the County's behalf,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board authorizes the US Department of Housing and Urban Development (US HUD) Oversight Administrator in charge of Miami-Dade Housing Agency (MDHA) to submit the required disposition application to US HUD on behalf of Miami-Dade County, through MDHA, to dispose of 1.8 acres of undeveloped land located within the Victory Homes public housing development; and allow Office of Community and Economic Development (OCED), in partnership with MDHA, to enter into contract or agreement pursuant to the above, and to prepare and execute the necessary documents to accomplish same.

The foregoing resolution was offered by Commissioner Rebeca Sosa, who moved its adoption. The motion was seconded by Commissioner Jose "Pepe" Diaz and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman aye
Barbara J. Jordan, Vice-Chairwoman aye

Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of October, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: Kay Sullivan
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Shannon D. Summerset