

MEMORANDUM

Agenda Item No. 14(A)(3)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

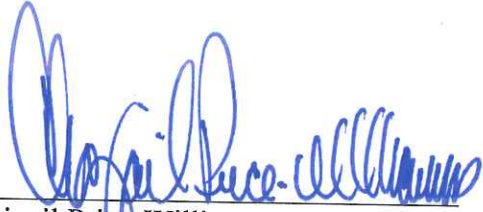
DATE: January 22, 2020

FROM: Abigail Price Williams
County Attorney

SUBJECT: Resolution authorizing
the County Mayor to award
up to \$23,259,999.00 in
Documentary Stamp Surtax
and State Housing Initiatives
Partnership funds for
purposes of developing
affordable multi-family
rental housing and providing
homebuyer education and
counseling services

Resolution No. R-73-20

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Housing, Social Services and Economic Development Committee.


Abigail Price-Williams
County Attorney

APW/lmp

Memorandum



Date: January 22, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over a horizontal line.

Subject: FY2019 Documentary Stamp Surtax and State Housing Initiatives Partnership Award Recommendations for Multi-Family Rental Housing Developments and Homebuyer Education and Counseling Services

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the proposed funding recommendations in an amount up to \$23,259,999.00 for the FY 2019 Request for Applications (RFA) for the Documentary Stamp Surtax (Surtax) Program and State Housing Initiatives Partnership (SHIP) Program identified in Exhibit 1. Activities recommended for funding include multi-family rental countywide developments, workforce developments, elderly developments, small developments, innovations and homebuyer education and counseling services. It is recommended that the Board authorize the County Mayor or County Mayor's Designee to award funds to the applicants identified in Exhibits 1 and 3 and to execute all letters of commitment, contracts, agreements, and amendments pursuant to the proposed Surtax and SHIP funding recommendations. Finally, it is recommended that the Board authorize the County Mayor or County Mayor's Designee, upon a determination that such actions are in the best interest of the County, to subordinate and/or modify the terms of contracts, agreements, amendments and loan documents so long as such modifications are approved by the County Attorney's Office and are not substantially inconsistent with this resolution and to exercise the termination, waiver, acceleration, or other provisions set forth therein.

Scope

This item recommends funding for new construction of multi-family rental affordable housing in multiple locations countywide, and recommends funding for homebuyer education and counseling services. The item has a countywide impact to residents of all 13 Commission districts. Exhibits 1 and 3 contain the scores for each application and proposed funding recommendations.

Fiscal Impact/Funding Source

The award of Surtax and SHIP funds will not have a negative fiscal impact on the County's General Fund. Table 1 summarizes the proposed use of FY 2019 Surtax and SHIP funding for those applications that met minimum threshold and were forwarded for scoring by the Evaluation/Selection Committee.

Table 1: FY 2019 PROPOSED SURTAX/SHIP FUNDING ALLOCATIONS			
Categories	Amount Requested	Amount Available	Amount Recommended
Multi-Family Rental Countywide Developments; Multi-Family Workforce Housing Developments; Multi-Family Elderly Housing Developments; Small Developments; Public Housing Developments; Innovations	\$40,834,999.00	\$22,500,000.00	\$22,059,999.00
Homebuyer Education and Counseling Services	\$1,200,000.00	\$1,200,000.00	\$1,200,000.00
Total			\$23,259,999.00

Track Record/Monitor

Michael Liu, Director, of the Public Housing and Community Development Department (Department), will monitor all Surtax and SHIP activities. The Department will continue to monitor the projects to ensure compliance with State and County guidelines and policies.

Background

The FY 2019 RFA was made available on July 22, 2019, and applications were due by August 22, 2019. The public was advised of the application process through notice postings via the Department's website and through the Department's Developer's email distribution list. Prior to the issuance of the RFA, the Department solicited comments on the document from the public via two Developer's Roundtable meetings held on March 26, 2019 and July 17, 2019. Proposals that met threshold items were reviewed and scored by an Evaluation/Selection Committee appointed by the Mayor. Additionally, technical assistance was provided to the Committee by both the Department and AmeriNat, one of the County's credit underwriting consultants. AmeriNat was procured through a Request for Price Quotes.

The FY 2019 Surtax and SHIP RFA was issued with a total of \$23,700,000.00 in available funding. This amount is inclusive of the funding total for all housing development categories of \$22,500,000.00 and the total for homebuyer education and counseling services of \$1,200,000.00.

Surtax and SHIP funds in the FY2019 RFA are targeted for those projects requiring "gap" financing for developments. The eligible funding categories in the RFA included multi-family rental countywide, multi-family workforce housing developments, small developments, elderly housing developments, public housing developments, innovations, and homebuyer education and counseling services. Innovations is a new set-aside category in the RFA that incentivized applicants to provide a broad range of solutions to provide more housing stock. Innovations are novel ideas for developing affordable housing, which may include, among

other things, the utilization of non-traditional development spaces or new technologies. The total amount requested by all 24 RFA applications for Surtax and SHIP funds is \$42,034,999.

A total of 18 housing development applications were received. However, only 11 of the 18 applications met the established threshold requirements as detailed in the RFA and at the Developer's Roundtable meetings. The 11 applications that met the threshold requirements were forwarded to the Evaluation/Selection Committee for scoring, as detailed in Exhibit 1.

Miami-Dade County continues to enhance affordable housing opportunities for seniors and for families. The Department is recommending that two applications, which propose to provide new elderly housing units, receive up to \$5,285,000.00 in funding. Las Brisas Trace Developer, LLC, and Las Brisas Trace, L.P. propose to build 119 units at 5500 NW 27th Avenue and at 2478 NW 55th Street, Miami, Florida 33142. Pinnacle Communities, LLC and Cannery Row at Redlands Crossings, LLP, propose to build 112 units on the north side of SW 264 Street, west of Old Dixie Highway in Miami, Florida 33032.

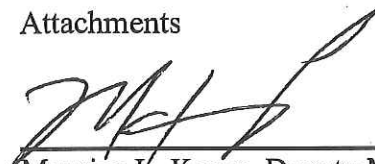
Exhibit 2 lists the seven housing development applications that did not meet the threshold requirements set forth in the RFA, and, therefore, were not forwarded to the Evaluation/Selection Committee for scoring. All applicants were given the opportunity to review their applications and discuss the evaluation results with Department staff from November 1 through November 5, 2019.

Funding recommendations for affordable housing developments are subject to a full credit underwriting analysis, which shall be completed with a favorable recommendation, prior to contract negotiations and execution. The Department is developing an application process for homeownership developments on county-owned land and for acquisition and rehabilitation of naturally-occurring affordable housing, and will submit additional items to the Board to consider funding for homeownership projects.

A total of six Homebuyer Education and Counseling applications were received. All 6 applications met the thresholds specified in the RFA, and were scored by the Evaluation/Selection Committee. The scores for each application, and the service area covered by the activity location for each application are detailed in Exhibit 3. The following applicants are each recommended for up to \$200,000.00 in SHIP funding: NID-HCA, Trinity Empowerment Consortium, Inc., Centro Campesino Farmworker Center, Neighborhood Housing Services of South Florida, Cuban American National Council, Inc. and Housing Foundation of America.

A Due Diligence review is required pursuant to Resolution No. R-630-13 to make efficient and transparent use of funds for much needed services to the County's residents. The required review was conducted, and there are no findings to report for the entities that are recommended for funding.

Attachments


Maurice L. Kemp, Deputy Mayor

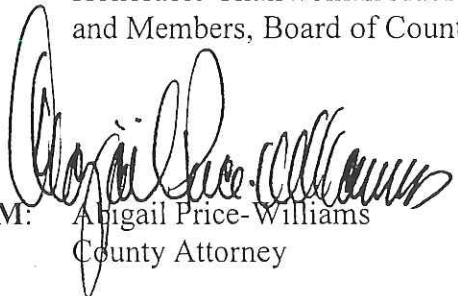


MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: January 22, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 14(A)(3)

Please note any items checked.

- ☐ "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
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(3)
1-22-20

RESOLUTION NO. R-73-20

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO AWARD UP TO \$23,259,999.00 IN DOCUMENTARY STAMP SURTAX AND STATE HOUSING INITIATIVES PARTNERSHIP FUNDS FOR PURPOSES OF DEVELOPING AFFORDABLE MULTI-FAMILY RENTAL HOUSING AND PROVIDING HOMEBUYER EDUCATION AND COUNSELING SERVICES; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENTS, SHELL CONTRACTS, LOAN DOCUMENTS AND OTHER TRANSACTIONAL DOCUMENTS NECESSARY TO ACCOMPLISH THE PURPOSES SET FORTH HEREIN, TO SUBORDINATE AND/OR MODIFY THE TERMS OF CONTRACTS, AGREEMENTS, AMENDMENTS AND LOAN DOCUMENTS, AND TO EXERCISE TERMINATION, WAIVER, ACCELERATION AND OTHER PROVISIONS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board ratifies and adopts the matters set forth in the accompanying justification memorandum as if fully set forth herein.

Section 2. This Board authorizes the County Mayor or the County Mayor's designee to award up to \$23,259,999.00 in Documentary Stamp Surtax funds and State Housing Initiatives Partnership funds, as set forth in Exhibit 1, attached hereto.

Section 3. The County Mayor or County Mayor's designee is authorized to execute all standard shell contracts, amendments, standard shell documents and other agreements necessary to accomplish the purposes of this resolution and to exercise the cancellation and other

provisions contained therein. This Board further authorizes the County Mayor or County Mayor's designee, upon a determination that such actions are in the best interest of the County, to subordinate and/or modify the terms of contracts, agreements, amendments and documents so long as such modifications are approved by the County Attorney's Office and are not substantially inconsistent with this resolution and to exercise the termination, waiver, acceleration, or other provisions set forth therein.

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

Audrey M. Edmonson, Chairwoman	aye		
Rebeca Sosa, Vice Chairwoman	aye		
Esteban L. Bovo, Jr.,	aye	Daniella Levine Cava	aye
Jose Pepe Diaz	aye	Sally A. Heyman	absent
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	aye	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

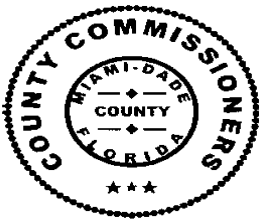
The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of January, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

Linda L. Cave

By: _____
Deputy Clerk



Approved by County Attorney as
to form and legal sufficiency.

NDW for

Shannon D. Summerset-Williams

2019 Surtax/SHIP Request for Applications
Exhibit 1

Binder #	Agency/Entity/ Organization Name	Legal Name	Activity Title/ Development Name	Activity Location	# of Units	Commission District	Funding Recommended	Score
19-105	Cornerstone Group Partners, LLC.	Solimar Associates, Ltd	Solimar	NW 5th Ave Southeast of the intersection of NW 5th Ave and NW 12th St. Florida City, FL 33034	180	9	\$4,500,000	125.6
19-106	Cornerstone Group Partners, LLC.	Sunset Pointe II Associates, Ltd	Sunset Pointe II Apartments	1177 NW 76th St. Miami, FL 33150	96	3	\$1,400,000	121.6
19-100	Haitian American Community Development Corporation DBS Haitian American CDC	Little Haiti Housing Association	Citadelle Village	181 NE 82nd St. Miami, FL 33138; 3755	96	3	\$2,400,000	101.2
19-95	The Richman Group of Florida, Inc.	Lucida Apartments, Ltd	Lucida	15800 NW 77th Court, Miami Lakes, FL, 33016	108	13	\$575,000	80.8
Total Multi-Family Countywide Requested: \$8,875,000								
MULTI-FAMILY RENTAL - WORKFORCE DEVELOPMENTS								
19-101	Tacoloy Economic Development Corporation	Tacoloy Edison Gardens, LLC	Edison Place	5900 NW 6th Ave; 651 NW 58th St. 670 NW 58th St.; 610 NW 60th St.; Miami, FL 33127	200	3	\$2,000,000	113
19-96	Brisas del Este Phase Two Developer, LLC.	Brisas del Este Phase Two, LLC	Brisas del Este Phase Two	NW 18th Ave, Intersection of NW 29th St. and NW 18th Ave, Miami, 33142	120	3	\$1,600,000	110.2
Total Multi-Family Workforce Developments Requested: \$3,600,000								
SMALL DEVELOPMENTS								
19-104	Casa Familia Developer, LLC/Atlantic Pacific Communities, LLC.	The Village of Casa Familia, Ltd	The Village of Casa Familia	On SW 84th Street, north of the intersection of SW 84th St. and SW 109th Ave, Miami, FL 33173	50	10	\$2,000,000	115.6
19-98	Renegade Investments, Inc.	Veranda Holdings, LLC	Veranda	23950,23960,23970,23980,23990 SW 110th Ct. Miami, FL 33032 Intersection of SW 240th St. and SW 110th Ct.	5	8	\$299,999	74.8
Total Small Developments Requested: \$2,299,999								

2019 Surtax/SHIP Request for Applications
Exhibit 1

MULTI-FAMILY RENTAL - ELDERLY HOUSING							
19-107	Las Brisas Trace Developer, LLC.	Las Brisas Trace, LP.	Las Brisas Trace	5500 NW 27th Ave & 2478 NW 55th St. Miami, FL 33142	119	3	\$1,785,000
19-102	Pinnacle Communities, LLC, and Rural Neighborhoods, Inc.	Cannery Row At Redlands Crossing, LLP	Cannery Row At Redlands Crossing	North side of SW 264th St. approximately 200 feet west of the intersection of SW 264th St. and Old Dixie Hwy Miami, FL 33032	112	9	\$3,500,000
				Total Multi-Family - Elderly Housing Requested: \$5,285,000			
INNOVATIONS							
19-103	MV Real Estate Holdings, LLC.	Ludlam Trail Towers, LLC	Ludlam Trail Towers	Vacant Land awaiting designation for address Miami, FL 33155 Folio 30-4011-000-0050 and 30-4014-000-0070	64	6	\$2,000,000
				Total Innovations Requested: \$2,000,000			
				Total Recommended Funding: \$22,059,999			

2019 Surtax/SHIP Request for Applications
Exhibit 2

Binder #	Agency/Entity/ Organization Name	Legal Name	Developer Name/Address	Category	Activity Title/ Development Name	Activity Location	Commission District	Funding Requested	Threshold Analysis	Notes
19-97	Joe Moretti Phase 2B Developer, LLC.	Joe Moretti Phase 2B, LLC	Joe Moretti Phase 2B Developer, LLC 444 Brickell Ave, Suite 301, Miami, FL 33131	Public Housing-Rehabilitation	Joe Moretti Phase 2B	400 SW 5th St, Miami, FL 33130; 801 SW 6th St, Miami, FL 33130; 600 SW 8th Ave, Miami, FL 33130; 600 SW 4th St, Miami, FL 33130	5	\$2,400,000	Did not meet threshold	Entity did not provide sufficient documented proof of firm financial commitment of bond inducements.
19-99	HTG Paradise Developer, LLC	HTG Paradise, LLC	HTG Paradise Developer, LLC. 3225 Aviation Ave 6th Floor, Coconut Grove, FL 33133	Multi-Family Rental Countywide	Paradise Lakes Apartments	SW 88th Street and SW 169th Ct. Unincorporated Miami-Dade, FL, 33196	11	\$1,500,000	Did not meet threshold	Entity was previously awarded FY 2018 Surtax funding. (R-345-15)
19-108	SMA II Developers LLC.	Superior Manor Phase II, LLC	SMA II Developers LLC 8500 NW 25th Ave Miami, FL 33137	Multi-Family Rental Countywide	Superior Manor Phase II	2349 NW 51st St. Miami, FL 33142	3	\$3,800,000	Did not meet threshold	Entity did not provide sufficient documented proof of firm financial commitment of bond inducements.
19-109	Serenity Grove Developers LLC.	Serenity Grove, LLC	Serenity Grove Developers LLC 8500 NW 2nd Ave Miami, FL 33147	Elderly Housing Developments	Serenity Grove	18330 Northwest 12th Ave Miami, FL 33169	1	\$3,000,000	Did not meet threshold	Entity did not provide sufficient documented proof of firm financial commitment of bond inducements.
19-110	Villages II Developers LLC.	The Village Miami Phase II, LLC	Villages II Developers LLC 8500 NW 25th Ave Miami, FL 33147	Multi-Family Rental Countywide	The Village Miami Phase II	755 NW 67th St. Miami, FL 33150	3	\$6,000,000	Did not meet threshold	Entity did not provide sufficient documented proof of firm financial commitment of bond inducements.
19-111	New Urban Development, LLC.	Gutsnud, LLC	New Urban Development, LLC 8500 NW 25th Ave Miami, FL 33147	Workforce Developments	Gutsnud	3685 Grand Ave Miami, FL 33133	7	\$1,875,000	Did not meet threshold	Entity did not provide sufficient documented proof of firm financial commitment of bond inducements.
19-112	Camillus House, Inc.	Camillus House, Inc.	Camillus House, Inc. 1603 NW 7th Ave, Miami, FL 33136	Multi-Family Rental Countywide	Somerville Residences Rehabilitation	400 NW 3rd Ct. Miami, FL 33128	3	\$200,000	Did not meet threshold	Entity did not provide sufficient documented proof of firm financial commitments nor green certification.
Total Funding Requested:								\$18,775,000		

2019 Surtax/SHIP Request for Applications
Exhibit 3

Binder #	Agency Name	Category	Activity Location	Commission District Located	Commission District Serving	NRSA Located	NRSA Serving	Funding Amount Requested	Score
19-117	NID-HCA	Homebuyer Education and Counseling 2019	610 NW 183rd Street, Miami Gardens, FL 33189, Ste. 202	1	Countywide	Yes	West Little River	\$200,000	101
19-118	Trinity Empowerment Consortium, Inc.	Homebuyer Education and Counseling 2019	11885 SW 216th Street, Goulds, FL 33170 Ste. Front A	9	Countywide	Yes	Goulds	\$200,000	101
19-113	Centro Campesino Farmworker Center	Homebuyer Education and Counseling 2019	35801 SW 186th Avenue, Florida City, FL 33034	9	7,8,9	Yes	All	\$200,000	100
19-116	Neighborhood Housing Services of South Florida	Homebuyer Education and Counseling 2019	300 NW 12th Avenue, Miami, FL 33128	5	Countywide	Yes	Model City, West Little River	\$200,000	77.6
19-114	Cuban American National Council, Inc.	Homebuyer Education and Counseling 2019	1223 SW 4th Street, Miami, FL 33135	5	Countywide	Yes	All	\$200,000	77
19-115	Housing Foundation of America, Inc.	Homebuyer Education and Counseling 2019	16201 SW 95th Avenue, Miami, FL 33157, Ste. 214	8	Countywide	Yes	Perrine	\$200,000	75.6
Total Homebuyer Education and Counseling Requested:									
Total Homebuyer Education and Counseling Available:									
									\$1,200,000
									\$1,200,000