

MEMORANDUM

Special Item No. 1

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

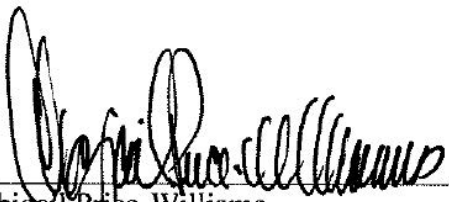
DATE: November 13, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving, after a public hearing, significant modification of Building Better Communities General Obligation Bond Program Project No. 352 – "New Family Units at Liberty Square and Lincoln Gardens" to reduce its original allocation of \$32,300,000.00 by \$3,189,856.79; and addition of new bond Program Project No. 386 – "Redevelopment of Culmer Place and Culmer Gardens" to be funded with \$3,189,856.79 of surplus funds from Project No. 352, all as identified in Appendix A to Resolution No. R-918-04

Resolution No. R-1148-20

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairwoman Audrey M. Edmonson.



Abigail Price-Williams
County Attorney

APW/smm



MEMORANDUM

(Revised)

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and Members, Board of County Commissioners

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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 _____

Special Item No. 1
11-13-20

RESOLUTION NO. R-1148-20

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, SIGNIFICANT MODIFICATION OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 352 – "NEW FAMILY UNITS AT LIBERTY SQUARE AND LINCOLN GARDENS" TO REDUCE ITS ORIGINAL ALLOCATION OF \$32,300,000.00 BY \$3,189,856.79; AND ADDITION OF NEW BOND PROGRAM PROJECT NO. 386 – "REDEVELOPMENT OF CULMER PLACE AND CULMER GARDENS" TO BE FUNDED WITH \$3,189,856.79 OF SURPLUS FUNDS FROM PROJECT NO. 352, ALL AS IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-918-04

WHEREAS, pursuant to Resolution No. R-918-04 (the "Affordable Housing Resolution"), the voters approved the issuance of general obligation bonds in a principal amount not to exceed \$194,997,000.00 to construct and improve affordable housing for the elderly and families; and

WHEREAS, Appendix A to the Affordable Housing Resolution lists projects eligible for funding from the Building Better Communities General Obligation Bond Program ("Bond Program") by project number, municipal project location, Commission district, project name, project description, street address and allocation; and

WHEREAS, one of the projects listed in Appendix A to the Affordable Housing Resolution and approved by the voters for funding is Bond Program Project No. 352 – "New Family Units at Liberty Square and Lincoln Gardens" ("Project 352") with a project description that provides for the "demolition and new construction of public housing and affordable units at Liberty Square and Lincoln Gardens," with an allocation of \$32,300,000.00 and with street addresses of 1415 NW 63 Street and 1200 NW 62 Lane; and

WHEREAS, pursuant to Resolution No. R-1048-17, adopted on November 7, 2017, this Board approved a grant of Project 352 funds to fund the development of phase one of the Liberty Square redevelopment project in the amount of \$15,000,000.00; and

WHEREAS, pursuant to Resolution No. R-200-19, adopted on February 20, 2019, this Board approved a grant of Project 352 funds to fund the development for phase two of the Liberty Square redevelopment project in the amount of \$11,319,717.21; and

WHEREAS, a separate item has been or will be brought before this Board to consider the award of Project 352 funds in the amount of \$2,790,426.00 to fund the development of phase one of the Lincoln Gardens redevelopment project; and

WHEREAS, the Liberty Square and Lincoln Gardens projects are fully funded from Bond Program funds along with other funding sources and it therefore is contemplated that a total of \$3,189,856.79 of surplus funds will be available from Project 352; and

WHEREAS, this Board desires to approve a significant modification of Project No. 352 to reduce its original allocation from \$32,300,000.00 to \$29,110,143.21; and

WHEREAS, this Board further desires to approve the addition of a new Project No. 386 – "Redevelopment of Culmer Place and Culmer Gardens" to be funded with surplus funds in the amount of \$3,189,856.79, located in the City of Miami, within County Commission District 3, at Culmer Place, which contains approximately 13.6 acres and is bounded by NW 10th Street, NW 8th Street, NW 7th Avenue, and NW 5th Avenue, and Culmer Gardens, which contains approximately 6.6 acres and is bounded by NW 6th Street, NW 5th Street, NW 6th Avenue and NW 4th Avenue, and a project description as follows: the redevelopment of Culmer Place and Culmer Gardens public housing units in several phases on County-owned property into a mixed-income mixed-use development that will include the one-for-one replacement of the 239 existing public housing units and the creation of additional affordable and workforce housing units; and

WHEREAS, this item was presented to the Bond Program Citizens' Advisory Committee at its meeting on October 15, 2020 and received a favorable recommendation; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is attached hereto as Attachment 1 and incorporated herein by reference,

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

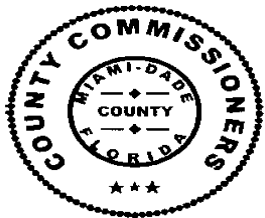
Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board, following a public hearing, approves the significant modification of Project No. 352 to reduce its allocation of \$32,300,000.00 by \$3,189,856.79 for a revised allocation of \$29,110,143.21, and the addition of Project No. 386 – "Redevelopment of Culmer Place and Culmer Gardens", with a municipal project location in the City of Miami, in County Commission District 3, with a project description that provides for the redevelopment of Culmer Place and Culmer Gardens public housing units in several phases on County-owned property into a mixed-income mixed-use development that will include the one-for-one replacement of the 226 existing public housing units and the creation of additional affordable and workforce housing units, located at Culmer Place, which is bounded by NW 10th Street, NW 8th Street, NW 7th Avenue, and NW 5th Avenue, and Culmer Gardens, which is bounded by NW 6th Street, NW 5th Street, NW 6th Avenue and NW 4th Avenue , and to be funded with \$3,189,856.79 of surplus funds from Project No. 352. The Board approves the use of surplus funds consistent with this resolution.

The Prime Sponsor of the foregoing resolution is Chairwoman Audrey M. Edmonson. It was offered by Commissioner **Audrey M. Edmonson** , who moved its adoption. The motion was seconded by Commissioner **Joe A. Martinez** 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.	absent	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Sally A. Heyman	aye
Eileen Higgins	absent	Barbara J. Jordan	aye
Joe A. Martinez	aye	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	absent
Xavier L. Suarez	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 13th day of November, 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

By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JRA

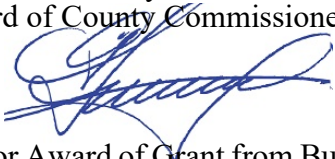
Juliette R. Antoine

Memorandum



Date: November 9, 2020

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

From: Carlos A. Gimenez 
Mayor

Subject: Recommendation for Award of Grant from Building Better Communities General Obligation Bond Program in the Amount of \$3,189,856.79 to Culmer Place and Culmer Gardens project

Recommendation

It is recommended that the Board of County Commissioners (Board) Amend the Building Better Communities General Obligation Bond Program allocation of \$32,300,000.00 to Project No. 352 - "New Family Units at Liberty Square and Lincoln Gardens" (GOB Project 352) through a reduction in the amount of \$3,189,856.79, and, at the request of District 3, add Project No. 386 - "Redevelopment of Culmer Place and Culmer Gardens" to be funded with \$3,189,856.79 of surplus funds from Project No. 352.

Scope

Culmer Place and Culmer Gardens are located within District 3, which is represented by Chairwoman Audrey M. Edmonson. However, low-income residents countywide may apply to become residents of the development for units not reserved for returning Culmer Place and Culmer Gardens residents, once completed.

Fiscal Impact/Funding Source

There is no additional fiscal impact. The total amount of GOB funds being provided by the County through this District 3 allocation remains at \$32,300,000, which was the total amount previously allocated by the Board pursuant to Resolution No. R-918-04.

Track Record/Monitor

The development of the Culmer Place – Phase One public housing site will be monitored by Michael Liu, Director of Miami-Dade Public Housing and Community Development Department (Department).

Background

The GOB funds that are proposed for reallocation through this resolution are part of the total \$32,300,000.00 that were allocated to the Liberty Square and Lincoln Gardens projects in 2015, and those funds are no longer needed by those projects because additional funds have been allocated to those projects from other sources. Thus, District 3 would like to ensure that these funds are reallocated to another affordable housing project located within District 3. The Culmer Place and Culmer Gardens redevelopment project is part of the County's effort to redevelop, modernize, and financially stabilize the majority of PHCD's public housing units through the US Department of Housing and Urban Development's (HUD) Rental Assistance

Demonstration program (RAD), and has been identified as the project to which District 3 would like to have these funds reallocated to.

- The RAD program is a federal program that allows public housing authorities to convert public housing, which has been facing significant federal funding decreases, to the more financially stable Section 8 project-based funding model. Through the RAD conversion process public housing is able to be modernized through redevelopment projects that are able to leverage additional financing from public and private sources, public housing units are replaced one for one, and current residents are provided with a guaranteed right to return along with other resident protection rights. In March 2019 Miami-Dade County and PHCD obtained a portfolio award from HUD which will allow it to redevelop 6,500 of its existing public housing units through the RAD conversion process.
- PHCD issued a RFP on March 15, 2019 (No. 01082) for the redevelopment of Culmer Place and Culmer Gardens through the RAD conversion process. Culmer Place and Culmer Gardens includes 226 units of public housing that exist on two different blocks within the City of Miami's Overtown neighborhood. Culmer Place contains approximately 13.6 acres (151 units) and is bounded by NW 10th St., NW 8th St., NW 7th Ave., and NW 5th Ave. Culmer Gardens contains approximately 6.6 acres (75 units) and is bounded by NW 6th St., NW 5th St., NW 6th Ave., and NW 4th Ave. The project will consist of the transformation of these two County sites into a mixed-income mixed-use development.
- In 2019 the County awarded Atlantic Pacific Communities, LLC the Master Development Rights for Culmer Place and Culmer Gardens through an 11-month ground lease agreement, which has since been renewed. (The short-term leases are to facilitate acquisition of financing. Subsequent to acquiring financing a 75 year lease with HUD approval will be executed.) Atlantic Pacific Communities, LLC will redevelop the sites through multiple phases and will create approximately 1400 units of housing, which includes 226 replacement public housing units, 728 new affordable units, 438 new workforce units, and 10 new homeownership units, along with parking garages and community facilities and amenities.
- Phase One of the redevelopment of Culmer Place is the first phase of development that will be executed and consists of the development of 239 units of housing, developing 119 RAD units as one for one replacements of 119 of the 226 public housing units, and is on track to potentially commence construction in 2022. This phase will include the construction of two new residential buildings, a parking garage, an amenities clubhouse, and the demolition of some buildings at Culmer Place and Culmer Gardens to prepare for future phases. The total development cost for Phase One of Culmer Place is \$88.5 million for which funding sources are currently being secured, and thus far includes a committed \$7 million competitive SAIL award from Florida Housing Finance Corporation, 4% Low Income Housing Tax Credits (LIHTC) and tax-exempt bonds, and will potentially include City of Miami GOB funds, a Miami-Dade Surtax award, and other subsidy sources, along with a deferred developer fee of \$4.472 million.

Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners
Page No. 3



Maurice L. Kemp
Deputy Mayor