

MEMORANDUM

Agenda Item No. 5(I)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: January 17, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving, after a public hearing: (1) significant modification to Building Better Communities General Obligation Bond Program Project No. 381 – “Miami-Dade County maintained housing facilities upgrades and improvements”, as identified in Appendix A to Resolution No. R-918-04 to reduce total allocation of \$6,000,000.00 to \$3,000,000.00; and (2) addition of new Project No. 385 – “Casa Familia Affordable Housing Project” to Appendix A to Resolution No. R-918-04 with an allocation of \$3,000,000.00 funded with surplus funds from Project No. 381; approving allocation of \$3,000,000.00 from new Project No. 385 to Casa Familia, Inc., or an affiliated entity, for development of 48 units of affordable housing for persons with disabilities to be developed on County-owned land located at 11025 S.W. 84th Street and leased to Casa Familia, Inc. in Commission District 10, subject to underwriting report and future Board approval of all necessary agreements; and directing the County Mayor to work with Casa Familia, Inc. to undergo credit underwriting review and negotiate the necessary agreements

Resolution No. R-19-23

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator René García.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: January 17, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(I)

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. 5(I)
1-17-23

RESOLUTION NO. _____ R-19-23

RESOLUTION APPROVING, AFTER A PUBLIC HEARING: (1) SIGNIFICANT MODIFICATION TO BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 381 – “MIAMI-DADE COUNTY MAINTAINED HOUSING FACILITIES UPGRADES AND IMPROVEMENTS”, AS IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-918-04 TO REDUCE TOTAL ALLOCATION OF \$6,000,000.00 TO \$3,000,000.00; AND (2) ADDITION OF NEW PROJECT NO. 385 – “CASA FAMILIA AFFORDABLE HOUSING PROJECT” TO APPENDIX A TO RESOLUTION NO. R-918-04 WITH AN ALLOCATION OF \$3,000,000.00 FUNDED WITH SURPLUS FUNDS FROM PROJECT NO. 381; APPROVING ALLOCATION OF \$3,000,000.00 FROM NEW PROJECT NO. 385 TO CASA FAMILIA, INC., OR AN AFFILIATED ENTITY, FOR DEVELOPMENT OF 48 UNITS OF AFFORDABLE HOUSING FOR PERSONS WITH DISABILITIES TO BE DEVELOPED ON COUNTY-OWNED LAND LOCATED AT 11025 S.W. 84TH STREET AND LEASED TO CASA FAMILIA, INC. IN COMMISSION DISTRICT 10, SUBJECT TO UNDERWRITING REPORT AND FUTURE BOARD APPROVAL OF ALL NECESSARY AGREEMENTS; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO WORK WITH CASA FAMILIA, INC. TO UNDERGO CREDIT UNDERWRITING REVIEW AND NEGOTIATE THE NECESSARY AGREEMENTS

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 (the “Bond Program”) by project number, municipal project location, County 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 is Project No. 381 – “Miami-Dade County Maintained Housing Facilities Upgrades and Improvements,” with an allocation of \$6,000,000.00, a municipal location of “countywide”, a project address that states “various”, and a project description that provides: “Miami-Dade County Maintained Housing Facilities Upgrades and Improvements” (“Project No. 381”); and

WHEREAS, there is a need for the development of affordable housing in Miami-Dade County; and

WHEREAS, on December 18, 2018, pursuant to Resolution No. R-1313-18, this Board approved a lease agreement (“lease agreement”) with Casa Familia, Inc. (“Casa Familia”), a Florida not-for-profit corporation, to lease County land, which a survey has now revealed consists of approximately 8.9 acres (“premises”), improved with five buildings, located at 11025 S.W. 84th Street for the development of affordable housing for persons with disabilities (the “housing project”); and

WHEREAS, the lease agreement provided for the construction of the housing project in phases, with phase one of the project to consist of 45-60 units of affordable housing along with support facilities for individuals with disabilities; and

WHEREAS, as part of the development of the housing project, Casa Familia intends to construct a community center to serve all residents of the disabled housing project as well as all other County residents with disabilities; and

WHEREAS, accordingly, on August 31, 2020, pursuant to Resolution No. R-841-20, this Board approved the creation of a new Bond Program Project No. 385 - “Casa Familia Community Center” in the amount of \$3,500,000.00 to fund the construction of an approximately 11,000 square foot community center for disabled individuals by Casa Familia at the premises; and

WHEREAS, on January 12, 2021, pursuant to Resolution No. R-40-21, this Board also approved an allocation of an additional \$1,655,028.25 of Bond Program funds from Project No. 249 to Casa Familia, or an affiliated entity, to fund the construction and development of the affordable housing component of phase one of the housing project; and

WHEREAS, notwithstanding Casa Familia's efforts over the last few years to secure all of the funding necessary for the development of its housing project and to address a myriad of issues pertaining to the development of its housing project, it was unable to do so prior to the expiration of its lease agreement with the County in December of 2021 and it still has a funding gap for the housing project of approximately \$3,000,000.00; and

WHEREAS, the funding gap for the housing project can be addressed with the significant modification of Bond Program Project No. 381 to reduce the total allocation from \$6,000,000.00 to \$3,000,000.00 and the creation of a new Bond Program Project No. 385 to be titled "Casa Familia Affordable Housing Project," using the \$3,000,000.00 of surplus funds from Bond Program Project No. 381, with a municipal project location of countywide, located in Commission District 10, a street address to be determined, and a project description that provides: "Development and construction of affordable housing units to serve persons with disabilities; ("Project No. 385")"; and

WHEREAS, the Board desires to allocate the \$3,000,000.00 from new Bond Program Project No. 385 to Casa Familia, or an affiliated entity, for the construction of phase one of the housing project subject to a favorable underwriting report and future Board approval of all of the necessary agreements; and

WHEREAS, phase one of the housing project will consist of no less than 48 one and two bedroom units of affordable housing for disabled individuals, with 40 units to be set aside for persons with incomes equal to or below 60 percent of adjusted median income, and eight units to

be set aside for persons with incomes equal to or below 120 percent of adjusted median income, along with an additional two units will be built to be set aside for full-time resident managers or building superintendents; and

WHEREAS, this Board, pursuant to Resolution No. R-138-14, established Board policy that all Bond Program projects being allocated funds for affordable housing projects must undergo credit underwriting review and the final underwriting report be presented to the Board along with legislation seeking approval of the grant agreements for the affordable housing projects; and

WHEREAS, this Board, pursuant to section 2-1803 of the County Code, set forth that one of the responsibilities and functions of the Building Better Communities General Obligation Bond Citizens' Advisory Committee ("Committee") is to advise the Board on the use of surplus bond funds and unspent allocations from Bond Program projects; and

WHEREAS, this item was presented to the Committee on October 28, 2022 and the Committee favorably recommended this item,

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

Section 1. Approves the foregoing recitals and incorporates them into this resolution.

Section 2. Following a public hearing, approves a significant modification to Bond Program Project No. 381 to reduce its allocation from \$6,000,000.00 to \$3,000,000.00.

Section 3. Following a public hearing, approves the creation of a new Bond Program Project No. 385 to be titled "Casa Familia Affordable Housing Project," using the \$3,000,000.00 of surplus funds from Bond Program Project No. 381, with a municipal project location of countywide, located in Commission District 10, a street address to be determined, and a project description that provides: "Development and construction of affordable housing units to serve persons with disabilities."

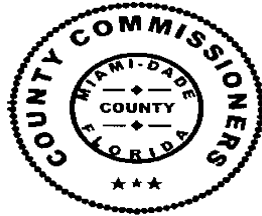
Section 4. Approves an allocation from Bond Program Project No. 385 in the amount of \$3,000,000.00 to Casa Familia, or an affiliated entity, for the construction of phase one of the housing project subject to a favorable underwriting report and future Board approval of all of the necessary agreements.

Section 5. Directs the County Mayor or County Mayor's designee to work with Casa Familia to undergo credit underwriting review for the housing project, to negotiate the grant agreement and the rental regulatory agreement for the housing project, and to present said underwriting report and agreements to this Board for final approval.

The Prime Sponsor of the foregoing resolution is Senator René García. It was offered by Commissioner **Anthony Rodriguez** , who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye
Anthony Rodríguez, Vice Chairman	aye
Marleine Bastien	aye
Kevin Marino Cabrera	aye
Roberto J. Gonzalez	aye
Danielle Cohen Higgins	aye
Kionne L. McGhee	aye
Micky Steinberg	aye
Juan Carlos Bermudez	aye
Sen. René García	aye
Keon Hardemon	absent
Eileen Higgins	aye
Raquel A. Regalado	aye

The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of January, 2023. 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

LUIS G. MONTALDO, CLERK AD INTERIM

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to read "MRP", is written over a horizontal line.

Monica Rizo Perez