

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO IDENTIFY A MULTIFAMILY PROPERTY WITHIN THE CITY OF MIAMI BEACH BOUNDARIES FOR USE AS AFFORDABLE HOUSING; AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AGREEMENT AND OTHER PURCHASE CONTRACT DOCUMENTS FOR THE PROPERTY, FOR A TOTAL SUM NOT TO EXCEED \$1,079,000 (INCLUSIVE OF CLOSING COSTS), TO BE FUNDED FROM COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND HOME INVESTMENT PARTNERSHIP (HOME) FUNDS, PROVIDED THAT SAID PURCHASE AGREEMENT IS CONTINGENT UPON APPROVAL BY THE CITY COMMISSION; AND FURTHER AUTHORIZING THE CITY MANAGER TO MAKE AN INITIAL REFUNDABLE DEPOSIT, IN THE AMOUNT OF \$1,000, TO SECURE THE PROPERTY PENDING APPROVAL BY THE CITY COMMISSION.

WHEREAS, ensuring the availability of affordable housing has been identified as a priority by the City; and

WHEREAS, while the City is moving forward on City-led projects that will create new workforce housing units, the City's efforts are insufficient to meet the demand; and

WHEREAS, on July 2, 2018, the City Commission adopted Resolution No. 2018-30374, approving, in part, the Third Amendment to the General Fund budget for fiscal year 2017-2018; and

WHEREAS, this amendment appropriated \$1,079,000 in the General Fund to be used for the repayment of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds, to comply with the completed Office of the Inspector General Audit as recommended by the Letter to Commission (580-2017) dated December 5, 2017; and

WHEREAS, in a letter dated August 6, 2018, the HUD Community Planning and Development Division (CPD) provided wiring instructions for the reimbursement of these federal funds; and

WHEREAS, the instructions explained that these federal funds will be returned to the City's Line of Credit Control System (LOCCS); and

WHEREAS, these federal funds must be expended in compliance with HUD regulations; and

WHEREAS, HUD requires its entitlement jurisdictions to ensure that funded activities are carried out in the defined project scope and within the timeframe allowed; and

WHEREAS, the federal funds that will be returned to the City's line of credit may be used to acquire, develop or rehabilitate affordable housing for households earning up to 80 percent of Area Median Income (AMI); and

WHEREAS, in an effort to increase the supply of affordable housing and ensure timely expenditure of these HUD funds, the Administration recommends that these federal funds be used to purchase a multifamily property; and

WHEREAS, as the first step in the purchase process, the Administration recommends authorizing the City Manager to identify and negotiate, and, if successful, execute a purchase agreement and other related purchase documents for the property, including payment of an initial deposit, in the amount of \$1,000, provided that the purchase agreement is contingent upon the approval, by the City Commission, of the transaction.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby authorize the City Manager to identify a multifamily property within the City of Miami Beach boundaries for use as affordable housing; and authorize the City Manager to negotiate and execute a purchase agreement and other purchase contract documents for the property, for a total sum not to exceed \$1,079,000 (inclusive of closing costs), to be funded from Community Development Block Grant (CDBG) funds and Home Investment Partnership (HOME) funds, provided that said purchase agreement is contingent upon approval by the City Commission; and further authorize the City Manager to make an initial refundable deposit, in the amount of \$1,000, to secure the property pending approval by the City Commission.

Passed and adopted this _____ day of _____, 2018.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

[Signature]
City Attorney *JEM*

10-1-18
Date