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Homeward Bound

City of Miami Department of Community Development Newsletter

CITY OF MIAMI

Department of
Community
Development



Interim Director:
Hector Mirabile

**Assistant
Directors:**
Alfredo Duran
George Mensah
Pedro Mirones
Roberto Tazoe

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Affordable Housing Goes Green



City of Miami Mayor Manny Diaz joined Patricia Braynon, Director of the Housing Finance Authority (HFA) of Miami-Dade County to celebrate the completion of the *first affordable, green home* in South Florida made possible with public subsidies. Officials cut the ceremonial ribbon at the Liberty City home located along NW 61st Street with new homeowners, Tangelia Sands and family. Built on a parcel conveyed by the City to the developer specifically for the creation of affordable housing, the home was priced at \$225,000. The Sands family qualified as moderate income (120% average median income (AMI) or below) and received financial assistance from the City, Miami-Dade County, and Florida Housing Finance Corporation towards the home's purchase.

The three-bedroom, two-bathroom home was developed by Ario Lundy of Palmetto Homes of Miami, Inc., adhering to strict benchmarks established by the nationally recognized Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ from the U.S. Green Building Council, a non-profit organization committed to expanding sustainable building practices. In order to be LEED-certified a home must meet minimum criteria under a points system, with credit given for specific energy-efficient features. The Sands' home is in the process of registering to become a LEED Silver home and will become certified within the next year. The home's green features include: solar light tubes installed in dark areas to allow for natural light, water-saving dual flush toilets, a rain water collection system to be used for irrigation, tankless water heater, and more. Under Mayor Manny Diaz's leadership, the City of Miami is actively promoting green buildings and the LEED certification process. If you're a developer/builder interested in building green, please contact the Housing Finance Authority at **305-594-2518 Ext. 246** or the Miami Office of Sustainable Initiatives (MSI) at **305-416-1539**. For additional information on the LEED Green Building Rating System, please visit www.usgbc.org.

See more photos on page 4



Commissioner Angel Gonzalez, District 1, and Alfredo Duran, Assistant Director, listen to a presentation from an organization at the public hearing held in his District along with members of the public.

Department Holds Seven Public Hearings

Community Development recently held seven public hearings regarding Fiscal Year 2008-2009 funding allocations for its programs at several locations throughout the City and Miami-Dade County. The Department of Community Development administers United States Department of Housing and Urban Development (U.S. HUD) funds for grant programs such as Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Home Investment Partnerships (HOME), and the Housing Opportunities for Persons with AIDS (HOPWA) program.

These public hearings are designed to inform the public, identify the needs of residents and discuss the distribution of federal funding for Fiscal Year 2008-2009 which starts October 1, 2008 through September 30, 2009. All remarks from members of the public are noted and recorded, and incorporated into the Action Plan for the corresponding Fiscal Year.

Requests for Proposals Due This March

The City of Miami Department of Community Development issued Requests For Proposals (RFPs) for applicants seeking Community Development Block Grant (CDBG) funds for Fiscal Year 2008-2009 (34th Year), in the categories of Public Service/Economic Development/Emergency Shelter Grant (ESG homeless) activities and Micro-Enterprise Assistance activities in Districts 2 and 5, as well as Housing Opportunities for Persons with AIDS (HOPWA) funds for the same Fiscal Year.

Proposals in the Public Service/Economic Development/ESG Activities and Micro-Enterprise categories are due on **Friday, March 14, 2008, 3 p.m.**, at the City Clerk's office at Miami City Hall, located at 3500 Pan American Drive, Miami, FL 33133. ***No applications will be accepted after 3 p.m. on that date.***

Proposals in the HOPWA categories are due on **Friday, March 28, 2008, 3 p.m.** at the City Clerk's office at Miami City Hall, located at 3500 Pan American Drive, Miami, FL 33133. ***No applications will be accepted after 3 p.m. on that date.*** For questions concerning Public Service/Economic Development/ESG and Micro-Enterprise RFPs, please e-mail Lillian Blondet at lblondet@miamigov.com. For questions concerning HOPWA RFPs, please contact Ray Louis at rlouis@miamigov.com. All RFPs are available for downloading on the web at www.miamigov.com/communitydevelopment/pages/rfq, or for pick up at the Department of Community Development, 444 SW 2nd Ave., 2nd Floor, Mon.-Fri., 8 a.m.-5 p.m. All eligible RFPs will be reviewed and rated, with recommendations presented to the City Commission for their final review and decision in June of this year.



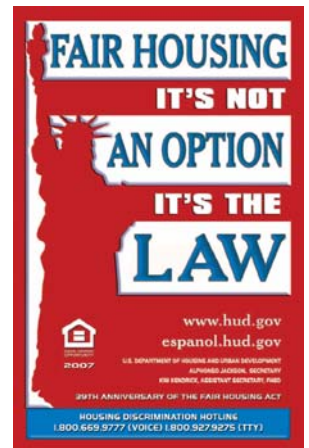
Celebrating National CDBG Week this March

The Department of Community Development joins other communities across the country in recognizing **National Community Development Block Grant Week (CDBG) 2008** from March 24th through March 30th. Begun in 1974 by President Richard Nixon, CDBG funds are vital to helping communities throughout the U.S. provide assistance to low- and moderate-income persons, including public services (such as childcare, afterschool care, meals for the elderly, etc.), economic development activities, affordable housing efforts and more. National CDBG Week provides the opportunity for localities, elected officials and the public to understand and recognize the benefits of the CDBG program as these funds continue to be cut by the federal government. The City of Miami's CDBG funds have been cut for the past seven years. This current Fiscal Year, the City received \$8,438,887 in CDBG funding and is set to receive \$8,169,996 in the upcoming Fiscal Year (2008-2009). Please join us in recognizing the importance of the CDBG program.



Celebrate Fair Housing Month This April

This April, Community Development will recognize Fair Housing Month, commemorated nationwide during the month of April. On April 11, 1968, President Lyndon Johnson signed the Civil Rights Act of 1968, which was meant as a follow-up to the Civil Rights Act of 1964. The 1968 act expanded on previous acts and prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status. Community Development remains committed to furthering and preserving Fair Housing within the City of Miami. Please visit www.hud.gov/fairhousing for details on Fair Housing. It's the law!



Hurricane Relief Funding Available for Eligible Multi-Family Buildings

A Request for Proposals (RFP) is presently available for disaster relief funding for eligible affordable multi-family rental developments **within City of Miami limits**, in need of repairs, rehabilitation and/or hurricane hardening due to damages from Hurricanes Katrina and/or Wilma. The properties' damages **cannot** have received assistance from the Federal Emergency Management Agency (FEMA). If the property received damage repair assistance from other funding sources such as insurance, it must be demonstrated that the amount was insufficient to address the needs of the property. In order to qualify for this RFP, at least 51% of the renters presently residing at the multi-family rental development must have incomes that are at or below the 80% Average Median Income (AMI), adjusted for household size (*see adjacent chart). This RFP is looking to fund at least one project per Commission District, and funding will be awarded on a first-come, first-serve basis. A copy of this RFP can be picked up at the offices of the Department of Community Development, 444 SW 2nd Ave., 2nd Floor, Miami, FL 33130, or downloaded at www.miamigov.com/communitydevelopment/pages/rfpq. **Proposals are being accepted on an ongoing basis** and must be submitted to the Department of Community Development office. For questions regarding the RFP, please e-mail Edward Barberio at ebarberio@miamigov.com. Please note that the City reserves the right to withdraw this RFP at any time without prior notice.



2008 Income Limits - 80% AMI	
Household Size	Maximum Household Income
1	\$ 33,800
2	\$ 38,600
3	\$ 43,450
4	\$ 48,250
5	\$ 52,100
6	\$ 55,950
7	\$ 59,850
8	\$ 63,700

**City of Miami
Department of
Community
Development**

444 SW 2nd Ave.
Second Floor
Miami, FL 33130

PHONE:
305-416-2080

FAX:
305-416-2090

WEB PAGE:
[http://www.miamigov.com/
communitydevelopment](http://www.miamigov.com/communitydevelopment)



**CITY OF MIAMI
DEPARTMENT OF
COMMUNITY
DEVELOPMENT**
444 SW 2nd Avenue
Second Floor
Miami, FL 33130

More of the Affordable, Green Home

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Above: A photo of the green home's façade.

Right: Landscaping helps conceal one of the home's two rainwater collection tanks. The home's gutters empty into the tanks and the water can later be used for gardening.



Odds and Ends

- Did you know that you can identify affordable housing developments that received City funding by looking for our City project signs. All properties that received funding from the Department of Community Development bear the City, Department, and U.S. Department of Housing and Urban Development (HUD) logos as well as the names of the City's elected officials and City manager. You can also find the amount of funding awarded to the project, along with its name.
- For up-to-date information on all Community Development programs, including whether funding is available and/or updated waitlist numbers, please feel free to call our information line at **305-416-1927**.

Are you interested in having information about your particular program highlighted in this newsletter? Please send any information and photos to Christine Bermudez Sola, Public Information Officer and Editor. Email: cbermudez@miamigov.com, Ph: 305-416-2096.