

**RESOLUTION NO. 2023-R-71**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING AN AMENDMENT TO THE HOUSING PROGRAM GUIDELINES TO PROVIDE FOR AN INCREASE IN THE MAXIMUM ALLOWED EXPENDITURE OF FUNDS TO BE USED TOWARD THE REHABILITATION OF QUALIFYING PROJECTS FROM FIFTY THOUSAND DOLLARS (\$50,000.00) TO SIXTY THOUSAND DOLLARS (\$60,000.00) FOR THE RESIDENTIAL REHABILITATION PROGRAM AND FROM TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) TO FIFTY THOUSAND DOLLARS (\$50,000.00) FOR THE CDBG, HOME, SHIP REHAB, AND FIRST-TIME HOMEBUYER PROGRAMS; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, the City of North Miami (“City”), as required by program regulations, passed, and adopted the Housing Program Guidelines (“Guidelines”) by Resolution 2006-55 on April 25, 2006, to establish a detailed policy and procedure for all federally and state-funded programs administered by the City; and

**WHEREAS**, the Guidelines were amended by Resolution 2010-45 on May 11, 2010, to include the Neighborhood Stabilization Program (“NSP”); and

**WHEREAS**, the Guidelines were amended by Resolution 2014-54 on June 24, 2014, to establish an application time period and eliminate the existing waiting list; and

**WHEREAS**, the Guidelines were amended by Resolution 2018-122 on September 25, 2018, to establish: (1) a specific thirty-day (30) application time period running from October 1 to October 31 of each calendar year; and (2) a lottery process eliminating the first come, first served, first qualified criteria; and

**WHEREAS**, a subsequent amendment to the Guidelines occurred on November 24, 2020, when the Mayor and City Council adopted Resolution No. 2020-R-127 to reflect the Housing and Social Services Department as the department overseeing the housing programs; and

**WHEREAS**, the last amendment to the Guidelines occurred on October 11, 2022, when the Mayor and City Council adopted Resolution No. 2022-R-168 to establish an approved

expenditure threshold amount to be utilized toward the rehabilitation of qualifying NSP properties; and

**WHEREAS**, the pricing in the construction industry has significantly increased as the cost of labor and materials have skyrocketed in recent years due to the economic impact of inflation as well as the COVID-19 pandemic recovery; and

**WHEREAS**, the current amounts set forth in the Guidelines for the maximum expenditures allowed toward the rehabilitation of properties are not consistent with the current construction industry pricing and will not cover the standard repairs approved through the various rehabilitation programs; and

**WHEREAS**, to ensure the Housing & Social Services Department's ability to make an impact in the community by continuing to provide relief in the form of residential rehabilitation projects, the Local Housing Assistance Plan ("LHAP") was amended to include the increased project limit amounts; and

**WHEREAS**, City staff recommends that the Mayor and City Council approve an amendment to the Housing Guidelines to implement the increased project limit amounts set forth in the LHAP; and

**WHEREAS**, the proposed amended Guidelines, attached hereto as Exhibit "A", provide for an increase in the maximum allowed expenditure of funds for rehabilitated properties from Fifty Thousand Dollars (\$50,000.00) to Sixty Thousand Dollars (\$60,000.00), retaining the additional twenty percent (20%) per project for unforeseen circumstances that can be administratively approved by the Director of Housing & Social Services, and for an increase from Twenty-Five Thousand Dollars (\$25,000.00) to Fifty Thousand Dollars (\$50,000.00) for the CDBG, HOME, SHIP, Rehab and First-Time Homebuyer Programs; and

**WHEREAS**, as a result of the increase in the maximum allowed expenditures for rehabilitation and first-time homebuyer projects, the Guidelines have also been amended to reflect an increase to the total amount of assistance from all sources for a total assistance amount of Sixty Thousand Dollars (\$60,000.00) per applicant; and


WHEREAS, the Mayor and City Council desire to amend the Housing Program Guidelines to implement the approved LHAP project limit amounts and to ensure the timely restoration of affordable housing for those residents in need.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

**Section 1. Amendment to the Housing Program Guidelines.** The Mayor and City Council of the City of North Miami hereby approve an amendment to the Housing Program Guidelines, attached hereto as Exhibit "A", to provide for an increase in the maximum allowed expenditure of funds for rehabilitated properties from Fifty Thousand Dollars (\$50,000.00) to Sixty Thousand Dollars (\$60,000.00), retaining the additional twenty percent (20%) per project for unforeseen circumstances that can be administratively approved by the Director of Housing & Social Services, and for an increase from Twenty-Five Thousand Dollars (\$25,000.00) to Fifty Thousand Dollars (\$50,000.00) for the CDBG, HOME, SHIP, Rehab and First Time Homebuyer Programs.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.

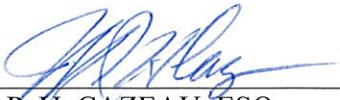
PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 25th day of April, 2023.

  
ALIX DESULME, Ed.D.  
MAYOR

ATTEST:

  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Galvin

Seconded by: Timothe

**Vote:**

Mayor Alix Desulme, Ed.D.

X (Yes) \_\_\_\_\_ (No)

Vice-Mayor Mary Estimé-Irvin

X (Yes) \_\_\_\_\_ (No)

Councilman Scott Galvin

X (Yes) \_\_\_\_\_ (No)

Councilwoman Kassandra Timothe, MPA

X (Yes) \_\_\_\_\_ (No)

Councilman Pierre Frantz Charles

X (Yes) \_\_\_\_\_ (No)