

Memorandum



Date: January 10, 2008

Supplement to
Agenda Item No. 12(B)4

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Buzeta
County Manager

Subject: Supplemental Report on Implementation of a Multi-Family Housing Development Program

The following is a supplemental report on the comprehensive plan for the Implementation of a Multi-Family Housing Development Program utilizing Building Better Communities General Obligation Bond affordable housing funds (Implementation Plan).

Background

The Implementation Plan was originally placed on the October 10, 2007 meeting of the Economic Development and Human Services (EDHS) Committee for discussion. The report was deferred until the December 12, 2007 meeting of the EDHS Committee, where there was a thorough discussion of the plan, particularly with respect to the sites included for the development of affordable housing and the Request for Proposal (RFP) process. Since the preparation of the initial report on the Implementation Plan, staff has revised the list of County-owned sites for fast-track development, eliminated several sites from the overall list of developable sites, as well as placed additional sites on the list. Those changes were discussed and read into the record at the EDHS Committee meeting; however, they are not reflected in the current plan. The changes read into the record are summarized in this supplemental report.

Upon final discussion of the Implementation Plan and its acceptance by the full Board on January 10, 2008, staff will incorporate all recommendations, changes, and input into the final version. A copy of the final Implementation Plan will be shared with the Board.

Revised List of Sites

The original Implementation Plan includes a total of 22 sites, of which: A) six are considered fast-track sites due to their meeting the minimum regulatory requirements to develop housing in feasible quantities and within a reasonable time (Category 1); B) six are considered potential sites that require additional discussions with the County, the municipality that the property lies within, and other entities in order to determine the development readiness and/or feasibility (Category 2); and C) 10 are parcels located throughout unincorporated Miami-Dade County that require a Comprehensive Development Master Plan (CDMP) amendment (requiring State approval) to establish an Affordable Housing District which will allow for the optimal density thresholds designated by the Miami-Dade County Land Use Plan map to develop affordable housing. Since the Implementation Plan was issued, staff has revised the list of sites (see following page).

The revised list in this supplemental report includes 28 sites. Three of the original 22 sites, Interama, Former Skate Park, and the Overtown site (i.e. formerly known as Crosswinds) have been removed; however, nine new sites have been included:

- The Opa-Locka site on 16345 NW 25 Avenue;
- The Transit Hub site on NW 62 Street and 7 Avenue;
- The Palmetto Metrorail Station site at 7701 NW 79 Avenue; and

- Six different public housing sites administered by the Miami-Dade Housing Agency (MDHA). Under the GOB housing program, a total amount of \$32.3 million for six properties: 1) Lincoln Gardens, 2) Elizabeth Verrick Village 1, 3) Three Round Towers, 4) Joe Moretti, 5) Dante Fascell and 6) Annie Coleman have been identified for the construction of new elderly housing units, the preservation of affordable housing units, and expansion of homeownership. OCED, in coordination with MDHA, has engaged in discussions with the U.S. Department of Housing and Urban Development (US HUD) on all of the sites.

Site	Address	Commission District	Original Category	Revised Category
1 Okeechobee	2005 W. Okeechobee Rd.	13	1	1
2 Northside	3150 NW 79 St.	2	1	1
3 International Mall	near NW 13 St. and 105 Ave.	12	1	2
4 South Dade Gov't Center	10750 SW 211 St.	8	1	4
5 Caribbean Boulevard	200 St. and US 1	9	1	1
6 Hialeah	501 Palm Ave.	6	1	1
7 CAA Headquarters	395 NW 1 St.	5	2	1
8 Parkway	2929 NW 17 St.	5	2	1
9 Frankie Rolle Center	3750 S. Dixie Hwy.	7	2	2
10 Miami Gardens	3600 NW 163 St.	1	2	2
11 Royal Colonial	SW 280 St. and 152 Ave.	9	3	3
12 West Dade Library	9445 Coral Way	10	3	3
13 Gran Via	SW 127 Ave. and 8 St.	11	3	3
14 Public Health Site	21910 SW 102 Ave.	8	3	3
15 Senator Villas	SW 89 Ct. and 40 St.	10	3	3
16 Phil Smith	29600-50 S. Dixie Hwy.	9	3	3
17 Landmark	20600 SW 47 Ave.	1	3	4
18 Family Resource Center	2320 SW 62 St.	3	3	3
19 82 Street Site	8240 NW 7 Ave.	2	3	3
20 Opa-Locka	16345 NW 25th Ave.	1	not in report	pending category
21 Transit Hub	62 St. and NW 7 Ave.	2 / 3	not in report	pending category
22 Palmetto Transit Station	7701 NW 79 Ave.	12	not in report	pending category
23 Lincoln Gardens	4771 NW 24 Ct.	3	not in report	pending category
24 Elizabeth Verrick	1613 SW 25 Ave.	5	not in report	pending category
25 Three Round Towers	2920 NW 18 Ave.	3	not in report	pending category
26 Joe Moretti	535 SW 6 Ave.	5	not in report	pending category
27 Dante Fascell	2936 NW 17 Ave.	3	not in report	pending category
28 Annie Coleman	2501 NW 58 St.	3	not in report	pending category

*Sites that are highlighted, italicized, and in bold reflect changes from the Implementation Plan

Under the revised list, certain projects changed category status. The Parkway and CAA Headquarters sites were changed to fast-track (Category 1), where as International Mall, South Dade Government Center, and Landmark are no longer considered fast-track developable sites. A fourth category was established to capture Landmark and South Dade Government Center, both of which sites require a comprehensive development plan for the area, and not simply a site analysis. The eight new sites have not been categorized to date and are pending review by the Development Team.

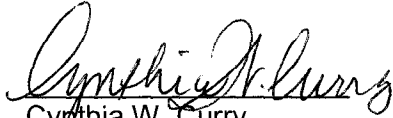
Update on the Process to Develop Sites

The Implementation Plan states that a public hearing is necessary to amend the language governing the use of Building Better Communities general obligation bond funds dedicated for the creation of affordable housing units, particularly with respect to the provision of first and second mortgages to low- and moderate-income families. More specifically, it was stated that the amendment was needed to delete the use of funds for first and second mortgages. After discussions with the County Attorney's Office, staff

has been advised that there is no legal requirement for such an amendment and by taking no action, the County preserves its option to provide first and second mortgages in the future if the law is changed.

In addition, Bond Counsel has approved the tax credit model described in the Implementation Plan for the utilization of GOB funds in the development of multi-family rental units.

Lastly, as stated in the Implementation Plan, the Board would approve the selection of any developer. However, the Request for Proposal (RFP) issued to solicit proposals for the development of the sites does not require prior Board approval. At the request and direction of the EDHS Committee, a draft RFP on the sites to be developed would be given to each Commissioner prior to the issuance of the RFP. The fast track parcels to be included in the first RFP are Northside and Caribbean Boulevard transit sites. The Okeechobee site will be transferred to the City of Hialeah for development under a long-term lease. The City of Hialeah will also develop the Hialeah site on Palm Avenue, which it owns. Final discussion with the City of Miami on the development of the CAA Headquarters and Parkway sites will convene immediately. Three public housing sites (i.e. Lincoln Gardens, Elizabeth Verrick Village 1, and Annie Coleman) appear to have the best chance of expedited processing, but will not be included in the first RFP because of ongoing discussions with US HUD.



Cynthia W. Curry
Senior Advisor to the County Manager