

Memorandum



Date: July 6, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "G. Burgess", written over the printed name of the County Manager.

Supplement No. 2 to
Agenda Item No. 8 (M) 1d

Subject: Additional information regarding Metrozoo Development Plan and Coast
Guard Property

On April 27th, 2006 the Board of County Commissioners adopted Resolution No. 484-06 authorizing the County Manager to execute an offer to purchase the United States Coast Guard site located on SW 152 Street adjacent to the Miami Metrozoo. As part of this authorization, I committed to provide the Board a report on the funding source and subsequent proposed uses for the Coast Guard property prior to its use as contemplated in the Metrozoo Master Plan and Further Development Plan.

The Miami Metrozoo Master Plan and Further Development involve uses both within and adjacent to the animal attraction. The Miami Metrozoo Master Plan was approved on July 11, 2002 (R 745-02) and addresses only the animal attraction portion of the property. It proposed substantial improvements to exhibits, visitor areas, visitor circulation and amenities. The completed Wings of Asia Aviary and Phase 1 of Tropical America Village and exhibits now under development are two of the elements of that plan.

Various approvals for the remaining portions of the plan, including the Gold Coast Railroad and Transportation Museum, a water theme park, lodging and family entertainment, are underway. These elements are proposed to be developed on County owned-land. Additional development in the form of a resort hotel and theme park are proposed to be on what is now Coast Guard property. The resort hotel relies on the acquisition of the Coast Guard housing property. The theme park relies on acquisition of the remaining portion of the Coast Guard facility.

During the three year period in which the County expects to hold the property, the Coast Guard Housing property provides the County a unique opportunity to immediately address a vital need in our community. The County can achieve multiple goals by acquiring the Coast Guard property as envisioned in the Metrozoo Master Plan and providing low cost housing for the integral workforce population. The Coast Guard site contains 99 housing units that, with some routine maintenance and minor repairs, are immediately ready for occupation. These housing units can be used to address critical workforce housing need through a unique program called "No Place Like Home" developed by various County agencies working together. Following is a synopsis of the program:

Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners
Page 2

The Miami-Dade County No Place Like Home program is geared toward low and middle income families and will provide the opportunity for eligible residents to reside in temporary County owned affordable/workforce housing, while saving to purchase their own home or condominium.

Miami-Dade County, either directly or through a third party, will provide property management and maintenance, and water and sewer service to all units. The Department of Human Services will make certain that participants have successfully exited the program within fifteen (15) months, thus allowing two (2) program cycles. Cessation of the program will occur at such time as a developer is identified for the resort hotel but in no less than 36 months.

Program implementation is contingent upon the time required to complete the necessary repairs and prepare the units for occupancy. To facilitate this process, acquisition of a property management service is recommended. Once selected through the procurement process, the selected firm will be required to assess the operational status and complete the necessary repairs. As buildings are readied for occupancy, eligible participants can begin the application process.

The Miami-Dade Housing Agency (MDHA) recently initiated a new bid process for the solicitation of property management firms for their facilities and it is anticipated that the Request for Proposals (RFP) will be released in early July. The Department of Procurement Management (DPM) estimates having the process completed and a contract in place by September 2006 and the RFP has the capability to add properties. Contingent upon Board approval of the project, the property can either be included in the RFP solicitation or added to the contract after it has been awarded.

The federal General Services Administration has agreed to a purchase price of \$16.2 million and County staff has determined that incidental expenses necessary for occupancy are between \$600,000 and \$700,000. Funding for this purchase is available from the Building Better Communities Bond Program, Preservation of Affordable Housing Units and Expansion of Home Ownership (Bond Program). Although rental projects are generally not eligible for funding from the Bond Program, this unique project qualifies because a portion of the rental payments will be set aside and used by the County to provide eligible tenants with a mortgage subsidy for the purchase of a single family residence which is an eligible program pursuant to the Bond Program. The details of the "No Place Like Home Program" are attached as Exhibit A. The first bond sale included \$12.9 million for such projects and is available for immediate use. The remainder for this purchase is available in the next bond sale. Staff will approach the Citizens Advisory Committee and all appropriate Commission Committees to approve this funding. When and if the property is sold in the future, all proceeds from the sale will be made available for housing capital projects, provided, the amount of the original purchase price is used for programs that provide for homeownership and qualify under the Bond Program. Since the purchase price is significantly below current market value, this will result in considerable additional funding for future housing projects.

Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners
Page 3

The Series A funds are available now for immediate use. The next bond sale is expected to include no less than \$15.5 million for affordable housing. With respect to the BBC Citizens' Advisory Committee (CAC), a copy of this report has been provided CAC for their review and information.

Although the property has been operated by the federal government as military housing, the property is zoned AU (Agriculture) and therefore, will require a governmental facility hearing to allow the County to continue utilizing the property for housing. Staff is expediting the governmental facility hearing application and anticipates that it will be ready to present to the Board of County Commissioners in October for final approval.

It should be noted that should the development of a resort hotel prove not to be feasible, the County would nonetheless be able to retain the property or sell the property after three years, keeping the amount received from the sale after deducting expenses and profit for housing capital projects and programs that provide for homeownership and qualify under the Bond Program and any profit for other County uses.

Attachment



Assistant County Manager

MIAMI-DADE COUNTY'S NO PLACE LIKE HOME PROGRAM

Minimum eligibility requirements for families (Eligible Families) are:

- Currently employed full-time, year round with stable employment history.
- Income criteria will be based on the Area Median Income (AMI) of \$55,900 with an average range between \$44,720 (80% of AMI) and \$78,260 (140% of AMI). This will provide participants the opportunity to secure financing via the Housing Finance Authority (HFA) bond program, as well as, mitigate against setting people up for failure whose income is too low to qualify for a mortgage upon completion of the program.
- Have a minimum of one (1) adult family member and two (2) legally dependent children.
- Good or repairable credit history that would allow qualification for a mortgage.
- Ability for all adult family members to pass criminal background check, including but not limited to, sexual predator screening.
- Provide evidence that the family intends to purchase a single family residence at the end of the 15 month program.

Potential applicants will be invited to an on-site open house at the project site. Applications will be made in person at the program site. Selection of participants will be done by a lottery system and vacancies filled based on lottery number position. Those families chosen via the lottery will participate in screening related to income verification, criminal background check (including sexual predator screening), and credit history.

In lieu of regular rental payments, program fees will be collected from families and utilized for facility operating expenses. Fees in excess of operating expenses will be placed into an interest bearing escrow account to be returned to families at the completion of the program. A projected minimum of 30-40% of the monthly program fee payments made by residents will be set aside and used to provide a first or second mortgages enabling Eligible Families to purchase a home at the end of a 15 month program. Actual terms will be developed by the County and presented to the Commission at a future date. It is estimated that 200 families will be served over a 30 month period, based on two (2) fifteen (15) month cycles.

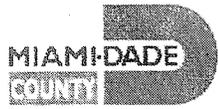
Program fees are as follows:

- \$1,000 per month for three bedroom units, Current Fair Market Rate (FMR) is \$1205
- \$1,100 per month for four bedroom units; Current FMR is \$1377
- \$1150 per month for four bedroom units in duplexes (only 10 available)
- \$1,200 per month for four bedroom single family units (only 5 available)

All participants must agree to actively participate in the HFA's Homebuyer Counseling program. As appropriate, HFA will provide affordable mortgage loans via their bond program, as well as housing counseling and first time homeowners counseling.

Program information will be broadly disseminated to the media via press releases and print publications in major newspapers, as well as, be made available at County Commission District Offices, Government Center, Team Metro Offices, Department of Human Services' (DHS) locations, Community Action Agency (CAA) program sites, Homeless Trust, public libraries, and other County offices as appropriate.

The Department of Human Services will operate the program and process all applications. DHS will establish appropriate program staff positions to perform participant screening, selection of participants, and case management services.



MIAMI-DADE COUNTY
PARK AND RECREATION DEPARTMENT
METROZOO AND U.S. COAST GUARD PROPERTY

