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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: May 6, 2008

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

From: George M. Burgess
County Manager

Agenda Item No. 10(C)(1)(A)

Resolution No. R-525-08

Subject: Request to issue an RFA for a development partner of the former Homestead Airbase

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Recommendation

It is recommended that the Board of County Commissioners (BCC) authorize the County, via the Miami-Dade County Homeless Trust, to issue a Request for Applications (RFA) to enter into a contract with a development partner to develop approximately 52 acres of undeveloped land at the former Homestead Airbase.

Scope

It is anticipated that this property will be developed as 145 units of permanent supportive housing. The balance of the undeveloped property will be utilized for a landscape nursery and fresh market. The latter will serve as a Micro-enterprise for the homeless/formerly homeless residents. This site is located in Commission District 9.

Fiscal Impact

The issuance of this RFA will not create a fiscal impact to the County. With respect to capital funds for development costs on this site, the Homeless Trust currently has $7.6 million in Building Better Communities General Obligation Bond (GOB) funds and $1.1 million in capital funds. It is anticipated that additional funds will be leveraged by the entity selected to develop this site.

Background

In 1996, the Miami-Dade County Homeless Trust acquired 84.16 acres of surplus property on the Homestead Air Base Military Reservation. Currently, 12 acres are fully developed and under lease to Community Partnership for Homeless, Inc., which houses the 300-bed, full service Homeless Assistance Center. Another 20 acres are leased to Camillus House, where 55 units of transitional housing have been developed. On any given day or night, over 500 homeless individuals and families are housed at this site. The remainder of the property, approximately 52 acres, is currently undeveloped.

Development on the 52 acre portion of the former Homestead Airbase was delayed due to funding from the US Department of Housing and Urban Development (US HUD) being directed toward permanent supportive housing, and local geographic funding restrictions that had been imposed on the use of Low Income Housing Tax Credits.

In a letter dated January 18, 2005 to the US Department of Health and Human Services (US HHS) the Homeless Trust requested permission to amend its previously submitted program plan, which originally focused on transitional housing, in order to develop the remainder of this property as permanent supportive housing. In response to the letter to US HHS, the County was advised that US HHS' policy was that permanent housing was not a permissible use under the provisions of the McKinney Act and declared the County in breach of its deed. The Homeless Trust contacted US HHS and requested a copy of the above referenced policy; however, it was stated that such a policy did not exist and that the determination was based on guidance from US HHS' in-house counsel. The Homeless Trust agreed to develop a Plan to place the property into temporary use while HHS reviewed its policy.

On June 30, 2005 the Homeless Trust submitted a Plan to US HHS that focused on the temporary use of this property as a community garden/horticultural training program for homeless people, while crafting a development plan for permanent housing, pending future change once US HHS determined the status of its policies. The Plan also provided the option of buying out the deed restrictions and allowing the development of workforce/mixed use affordable housing.

In October 2005 the Homeless Trust learned that US HHS was proposing to change its policy to permit permanent supportive housing on its surplus property. The Homeless Trust once again contacted US HHS to discuss this shift in policy and to determine whether the County could revisit the issue.

In December 2007, following years of policy work and support by the County's Office of Intergovernmental Affairs and our US Congressional Delegation, led by US Representative Ileana Ros-Lehtinen, the Homeless Trust obtained permission from US HHS to utilize the undeveloped sections of this property for permanent supportive housing. The permission was contingent upon an environmental study of the property being procured and submitted to US HHS.

In March 2008, the Homeless Trust received the completed environmental reports on the property and the reports are favorable for the development of this site. These environmental reports have been submitted to US HHS and the County is awaiting a response.

Once HHS approves the environmental reports, the County should be granted permission to proceed with development. At that point, the County will have 36 months to complete development on this site. As such, it is recommended to proceed with a competitive procurement document to seek a development partner for this site.

The County is seeking one partner to be responsible for all aspects of the development and operation of this site. If a lead agency design is utilized, it would be the responsibility of the lead entity to provide or partner with entities to provide the services of housing developers, housing operator, nursery operator, etc. Given that this process will result in a lease for the undeveloped acreage, the Board of County Commissioners will also have to approve the results of this process to authorize staff to execute a lease with the entity selected to develop the site.

The County Manager's Office and the Homeless Trust are very interested in pursuing the use of pre-manufactured housing which could be developed very quickly and more cost efficiently than standard construction for either part or all of the development of this site. This would be taken into consideration in the procurement process.

Track Record/Monitoring

The project shall be monitored closely by the Homeless Trust and its development consultant, Apple Tree Perspectives. Additionally, bi-annual reports are due to the US HHS to ensure compliance with the timelines.

Cynthia W. Curry
Senior Advisor to the County Manager

MEMORANDUM

(Revised)

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

DATE: May 6, 2008

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 10(C)(1)(A)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 10(C)(1)(A)
5-6-08

RESOLUTION NO: **R-525-08**

RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE, THROUGH THE MIAMI-DADE COUNTY HOMELESS TRUST, TO ISSUE A REQUEST FOR APPLICATIONS AND ENTER INTO A CONTRACT FOR A DEVELOPMENT PARTNER TO DEVELOP 52 ACRES OF PROPERTY AS HOUSING FOR HOMELESS/FORMERLY HOMELESS FAMILIES, A PRODUCE/LANDSCAPE NURSERY, AND FARMER'S MARKET

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board authorizes the Mayor or his designee to issue a Request For Applications to seek a development partner to develop approximately 52 acres of undeveloped property on the former grounds of the Homestead Airbase for the purposes of providing housing and services to eligible homeless/formerly homeless persons through the Miami-Dade County Homeless Trust; to execute such contracts and agreements with a development partner (a not-for-profit homeless housing and service provider or a for-profit affordable housing developer), as are required, following approval by the County Attorney's Office; to expend any and all monies for the purpose described in the Request for Applications; to expend additional funds should they become available; and to file and execute any necessary amendments to the contract, modifications, renewals, cancellations, and termination clauses of any contracts or agreements, for and on behalf of Miami-Dade County, Florida.

The foregoing resolution was offered by Commissioner Joe A. Martinez, who moved its adoption. The motion was seconded by Commissioner Jose "Pepe" Diaz and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman aye
Barbara J. Jordan, Vice-Chairwoman aye

Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: Kay Sullivan
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. MD

Mandana Dashtaki

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