

**EASTSIDE RIDGE SPECIAL AREA PLAN
COMMUNITY BENEFITS SUMMARY**

BENEFIT	SUMMARY DESCRIPTION*	ESTIMATED VALUE/COST
Community Foundation & Affordable Housing	Over the course of the project's construction, the Owner will provide \$10 million in seed funding to a 501(c)(3) or similar established fund or nonprofit foundation dedicated to serving Miami. \$7 million of the \$10 million will be a revolving fund for affordable housing.	\$10,000,000
Trolley Infrastructure	Owner will provide land and construct two trolley stops on site.	\$900,000
Right of Way Improvements Abutting the Project	Owner will contribute funds for improvements along all rights-of-way abutting the property.	\$2,500,000
Park Dedication & Improvement	Owner will convey to the City of Miami 2.7 acres of improved park land.	\$23,000,000
Community Space	Owner will make available up to 2,000 square feet of office and community gathering space for community use.	\$120,000
MPD Substation	Owner will lease for \$1.00 to the City of Miami up to 2,000 square feet of space for a police substation.	\$40,000
	TOTAL	\$36,560,000.00
Train Station	Owner will use best commercial efforts for the location and approval of a station on site.	
Workforce Housing	Ten percent of all units built on the property (up to 315 units) will be managed and operated as Workforce Housing.	
Relocation Assistance for Design Place Residents	Assistance to Design Place Residents displaced by the new construction will be provided.	
Job Fairs & Training	Job opportunities will be provided.	
Local Hiring Commitment for Construction Jobs	Up to 25% of all construction jobs will be set aside for residents of the City of Miami with first priority to residents of Little Haiti. Up to 40% of all construction jobs will be set aside for Miami-Dade County residents.	
Local Hiring Commitment for Permanent Jobs	Up to 10% of the permanent jobs with the Owner will be set aside for residents of Little Haiti. Commercial tenants will be encouraged to hire up to 10% of their labor from within Little Haiti.	
Civic Space	Owner will provide approximately 22.6% of the lot area as open plazas accessible to the public.	

* Benefits are subject to terms of the final Development Agreement approved by the City Commission.

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ADDITIONAL BENEFITS SUMMARY**

SUMMARY DESCRIPTION*	
Projected Increase in Property Tax Revenue	\$14,050,448
Non-Recurring Labor Income Generated	\$480,375,000
Recurring Labor Income Generated	\$106,657,300
Building Permit Fees	\$3,007,500
City Impact Fees	\$10,125,407
School Board Impact Fees	\$3,986,048
SUB TOTAL	\$637,158,036
	GRAND TOTAL \$670,243,056

*Amounts are approximate and subject to configuration of final approved SAP.