

# Memorandum



**Date:** July 17, 2018  
**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners  
**From:** Carlos A. Gimenez  
Mayor  
**Subject:** Public Housing and Community Development's Public Housing Report for July 2018

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The following report is in response to a request by Chairwoman Audrey M. Edmonson to have a monthly report on public housing properties for the Housing and Social Services Committee meeting.

Attached is Public Housing and Community Development's report for the following developments:

- Joe Moretti 1 – District 5
- Stirrup Plaza Preservation – District 7
- Southridge I & II – District 9

If you have any questions, please contact Michael Liu, Director, Public Housing and Community Development Department, at 786-469-4106.

## Attachment

c: Abigail Price-Williams, County Attorney  
Geri Bonzon-Keenan, First Assistant County Attorney  
Maurice L. Kemp, Deputy Mayor, Office of the Mayor  
Michael Liu, Director, Public Housing and Community Development Department  
Mary T. Cagle, Inspector General  
Cathy Jackson, Interim Commission Auditor



# **Public Housing and Community Development Department**

## **Public Housing Report**

**Joe Moretti 1 (District 5)  
Stirrup Plaza Preservation (District 7)  
Southridge I & II (District 9)**

**Housing and Social Services Committee  
July 17, 2018**

**Housing and Social Services Committee - Report for July 2018**  
**Public Housing and Community Development Department**

**JOE MORETTI 1**

Joe Moretti 1 (Development 012/AMP 848) is a new building composed of 116 units for senior/disabled residents is located at 240 SW 9th Street, in the Brickell neighborhood in the city of Miami, within Miami-Dade County Commission District 5. There are 24 units that are compliant with the Uniform Federal Accessibility Standards (UFAS) with the remaining 92 units as adaptable units. The previous building was built in 1961. The new building is comprised of a residential building 13 stories high on approximately 1.68 acres with parking, in a gated community. Construction of the building started in December 2012 and was completed in April 2014.

- Unit features and amenities include porcelain tile floors, wood kitchen cabinets with granite counter tops, garbage disposals, marble window sills, cable/TV hook-up and emergency call service. Green/energy saving features include Seasonal Energy Efficiency Ratio (SEER) split system air conditioning, Energy Star kitchen appliances, low-flow/water sense certified shower heads, faucets, aerators and toilets.
- Creative art elements where incorporated in the facility's common areas. Amenities include a community center, laundry facility, library with a computer lab, impact resistant windows, landscaping and parking lot.





**HOUSING AND SOCIAL SERVICES COMMITTEE – REPORT FOR JULY 2018**  
**Public Housing and Community Development Department's Public Housing Monthly Report**

**JOE MORETTI 1 (Continued)**

**Units by Bedroom Size**

- 116 One bedroom units (586 sf)

**Physical Inspection for AMP 848**

2014 Real Estate Assessment Center (REAC) Inspection Score of 99 (out of 100)

**Capital Improvements**

<b>Description</b>	<b>Date</b>	<b>Amount</b>
Rehabilitation of the property	April 2014	\$24,663,913.00

**Resident Characteristics**

*(Source: PHCD's Elite database as of July 2018)*

Total number of residents	139
Total number of households	94
Number of residents (HOH) with average annual income below 30% AMI	89
Average annual income amount	94.68
Distribution of source of income	
• Wages	11.3%
• Welfare	9.0%
• SSI/SSI/Pension	78.0%
• Other Income	1.7%
Average tenant rent payment	\$188.45
Average household size	1.48

**Capital Improvements**

<b>Description</b>	<b>Date</b>	<b>Amount</b>
Air Condition Unit Replacement	2015	\$3,500.00
Vacancy Preparation	2015	\$29,204.00
Vacancy Preparation	2016	\$33,715.00
Kitchen Replacement	2016	\$26,577.42
Doors and Windows	2016	\$10,453.00
Site Improvement	2017	\$21,355.00
Kitchen Replacement	2017	\$30,667.00
Myer's Community Center Repairs	2018	\$11,600.00
Air Condition Unit Replacement	2018	\$3,851.00
<b>Total</b>		<b>\$170,922.42</b>

**Housing and Social Services Committee - Report for July 2018**  
**Public Housing and Community Development Department**

**STIRRUP PLAZA PRESERVATION**

Stirrup Plaza (Development 058T/AMP 850) is located at 3150 Mundy Street and was built in 1977. It is located on approximately 1.5 acres in the Coconut Grove neighborhood in Miami, represented by Miami-Dade Commission district 7. This gated community consists of a six-story building with 100 units primarily for the elderly. Rehabilitation of the property started in January 2013 and was completed in February 2014. A new one-story 5,000 square foot wellness center was built on the east section of the site and was completed in December 2014.

- The rehabilitation of the property was a public/private partnership between a private sector developer and Miami-Dade Public Housing and Community Development Department.
- The project scope was a major rehabilitation/upgrade of 100 existing units with new contemporary design for senior/disabled residents. Rehabilitation included the community center, common areas, laundry facility, library with a computer lab, impact resistant windows, new doors, landscaping, parking lot resurfacing and a new reflective/green roof.
- Unit features and amenities include porcelain tile floors, new wood kitchen cabinets with granite counter tops, garbage disposals, marble window sills, cable/TV hook-up and emergency call service. 40 units were provided to meet Uniform Federal Accessibility Standards (UFAS) compliance for residents with mobility, hearing and/or vision impairments. Green/energy saving features provided sustainable design solutions such as: Seasonal Energy Efficiency Ratio (SEER) air conditioning wall units, Energy Star kitchen appliances, low-flow/water sense certified shower heads, faucets, aerators and toilets.
- The units were renovated in phases. Residents were temporally relocated during construction and returned to their units upon completion of unit renovation.



**Housing and Social Services Committee - Report for July 2018**  
**Public Housing and Community Development Department**

**STIRRUP PLAZA PRESERVATION (Continued)**

**Units by Bedroom Sizes**

- 60 Efficiency units (420 sf)
- 40 One-bedroom units (540 sf)

**Physical Inspection (AMP 850)**

2014 Real Estate Assessment Center (REAC) Inspection Score of 99 (out of 100)

**Capital Improvements**

Description	Date	Amount
Rehabilitation of the property and new wellness center	Feb 2014	\$13,630,588.00

**Resident Characteristics for Development 058T**

(Source: PHCD's Elite database as of July 2018)

Total number of residents	117
Total number of households	99
Number of residents (HOH) with average annual income below 30% AMI	98
Average annual income amount	\$11,663.18
Distribution of source of income	<ul style="list-style-type: none"><li>• Wages 4.9.0%</li><li>• Welfare 7.3%</li><li>• SSI/SI/Pension 86.2%</li><li>• Other Income 1.6%</li></ul>
Average tenant rent payment	\$254.99
Average household size	1.18



**Housing and Social Services Committee - Report for July 2018**  
**Public Housing and Community Development Department**

**SOUTHRIDGE I & II**

Southridge I & II (Developments 071 and 087) is a 106-unit scattered duplex-style family development located at SW 112 Avenue and 192 Street, Miami, FL 33157. This development is considered part of the South Miami Heights community, in County Commission District 9. The Southridge Resident Council provides resident enrichment services at the onsite Southridge Community Center and the Richmond Perrine Optimist provides parenting and tutoring services. Additionally, there's an onsite tot lot and Southridge Park is across the street.



**Units by Bedroom Sizes**

- 74 Two-bedroom units (875 sf)
- 24 Three-bedroom units (1,025 sf)
- 8 Four-bedroom units (1,375 sf)

**REAC Physical Inspection  
for AMP 847**

2014 Real Estate Assessment Center  
Inspection Score of 90 (out of 100)

**Capital Improvements**

Description	Date	Amount
Vacancy Preparation	2015	\$40,483.00
Doors and Windows	2015	\$10,240.00
Air Condition Replacement	2016	\$62,859.00
Exterior Painting	2016	\$169,566.00
Air Condition Replacement	2017	\$4,015.00
Exterior Painting	2017	\$99,420.00
Dwelling Structure	2018	\$12,341.00
<b>Total</b>		<b>\$283,148.00</b>

**Housing and Social Services Committee - Report for July 2018**  
**Public Housing and Community Development Department**

**SOUTHRIDGE I & II (Continued)**

**Resident Characteristics**

(Source: PHCD's Elite database as of July 2018)

**Southridge I**

Total number of residents	157
Total number of households	71
Number of residents (HOH) with average annual income below 30% AMI	52
Percentage of extremely low-income	73.24%
Average annual income	\$16,771.18
Distribution by source of income	
• Wages	48.6%
• Welfare	9.7%
• SSI/SI/Pension	23.4%
• Other income	18.4%
Average tenant rent payment	\$230.45
Average household size	2.21

**Southridge II**

Total number of residents	83
Total number of households	26
Number of residents (HOH) with average annual income below 30% AMI	22
Percentage of extremely low-income	84.62%
Average annual income	\$15,596.54
Distribution by source of income	
• Wages	26.8%
• Welfare	14.5%
• SSI/SI/Pension	36.5%
• Other income	22.3%
Average tenant rent payment	\$138.77
Average household size	3.19