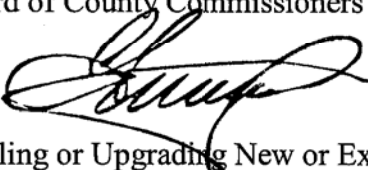


# Memorandum



**Date:** July 13, 2018

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Feasibility of Installing or Upgrading New or Existing Generators in All County-owned or Operated Public Housing Sites - Directive 180262

Agenda Item No. 2B6  
July 24, 2018

This report has been prepared in response to Resolution No. R-244-18 adopted by the Miami-Dade Board of County Commissioners (Board) on March 6, 2018, directing the County Mayor to prepare a report regarding the feasibility of installing or upgrading new or existing generators that are capable of providing air conditioning, electricity, and elevator service, if applicable, to all public housing asset management projects.

## Public Housing Developments

The Public Housing and Community Development Department (PHCD) has over 9,000 public housing units that serve over 22,000 low-income residents, residing in more than 100 housing developments, including many multifamily properties and scattered sites, as well as a range of structures such as single family homes, duplexes, garden-style and high-rise buildings. Details requested by the Board are provided in Exhibit 1 and includes the following information: 1) all public housing projects, including all housing sites that are included in each public housing asset management project; 2) the location of such public housing projects, including the County Commission District in which they are located; 3) whether the housing sites are designated by HUD as elderly or any other designation; 4) whether a housing site currently has a generator; and 5) whether such generators are operational.

PHCD developments that are four stories or higher are mandated by the Florida Building Code to have emergency back-up generators that can maintain the emergency systems in a building when the power goes out, including emergency lighting in hallways and exits, domestic water pumps, at least one operational elevator, and all fire suppression systems. All PHCD buildings in this category meet Florida Building Code Standards.

## Cost to Install or Upgrade New or Existing Generators

PHCD has identified 21 developments (HUD elderly-designated or predominantly elderly) for installation of full capacity emergency generators at an estimated cost of \$33,066,000 and an annual cost of \$495,990 to maintain and operate (noted in Exhibit 1). The cost to provide full capacity standby generators for all public housing properties would exceed \$150 million. Given PHCD's reliance on a limited funding source for its operational and capital needs, priorities need to be made. HUD funds are the only available funds to make any and all improvements in public housing projects since PHCD is not funded by the County General Fund. However, PHCD is currently working with the Miami-Dade County Office of Management and Budget regarding an application to fund three elderly developments (Biscayne Plaza, Edison Plaza, and Palm Court, selected based on estimated cost and PHCD's ability to provide the 25% share of the cost as required under the grant program in the near term ) through the Miami-Dade Local Mitigation Strategy – Hurricane Irma Hazard Mitigation Grant Program (HMGP) for hardening activities that include full capacity generators as well as replacement of all existing windows with new impact resistant windows at

a total cost of \$3,636,989.04, with an estimated federal share of \$2,727,741.78. These three aforementioned sites are also identified with other elderly sites on Exhibit 1. The Florida Division of Emergency Management announced the HMGP funding opportunity on February 5, 2018 and the deadline for applications is August 6, 2018.

Other funding for generators will have to be allocated over a period of time based on federal appropriation levels. In order to prioritize phasing of installation of emergency backup generators, we are currently working on developing full assessments of backup generator needs for high rise senior developments through a solicitation of design professionals that will be followed with procurement of general contractor services for installation. Backup generator capacity will also be incorporated in request for proposals for redevelopment of our public housing properties allowing for some of the cost to be shared with private sector developers selected for those projects (e.g., Culmer Place and Culmer Gardens, Elizabeth Virrick 1, Rainbow Village and Gwen Cherry 23).

Pursuant to Ordinance 14-65, this memorandum will be placed on the next available Board agenda.

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  
Cathy Jackson, Interim Commission Auditor  
Christopher Agrippa, Clerk of the Board  
Eugene Love, Agenda Coordinator

PHCD PUBLIC HOUSING DEVELOPMENTS - INCLUDING EMERGENCY GENERATORS

Exhibit 1

Development Name	Development Address	MDC Comm. District	No. of Struct	Number of Units	Elderly Designated Units by HUD	Predominantly Elderly & Disabled Units	Projects with Operating Emergency Generators	Estimated Cost for Full Capacity Emergency Generator	Estimated Annual Cost to Operate
Gwen Cherry 22	7101 NE Miami Ct.	3	10	20	0	20	Not required (under 4 stories)		
Gwen Cherry 07	NE 2 Ave. & 67 St.	3	17	32	0	0	Not required (under 4 stories)		
Gwen Cherry 06	NW 1 Ct. & 71 St.	3	6	8	0	0	Not required (under 4 stories)		
Gwen Cherry 20	NW 76 & 77 St.	3	17	23	0	23	Not required (under 4 stories)		
New Haven Gardens	NE 2 Ave. & 71 St.	3	41	82	0	0	Not required (under 4 stories)		
Newberg	7101 NE Miami Court	3	4	50	0	60	Not required (under 4 stories)		
Lemon City	150 NE 69 St.	3	1	100	100	0	Emergency Generator	1,100,000.00	16,500.00
Emmer Turnkey	7820 N. Miami Ave.	3	1	42	0	42	Emergency Generator		
Kline Nunn	8300 N. Miami Ave.	2	1	38	0	38	Not required (under 4 stories)		
Little River Plaza	8255 NW Miami Ct.	2	1	86	0	86	Emergency Generator	946,000.00	14,190.00
Little River Terrace	8351 NW 5 Pl. - Scattered Site	2	55	108	0	0	Not required (under 4 stories)		
Peters Plaza	191 NE 75 St.	3	1	102	102	0	Emergency Generator	1,122,000.00	16,830.00
Ward Towers I	2200 NW 54 St.	3	1	200	200	0	Emergency Generator	2,200,000.00	33,000.00
Scattered Sites - A	Scattered Site	3	24	24	0	0	Not required (under 4 stories)		
Manor Park	Scattered Site	3	32	32	0	0	Not required (under 4 stories)		
Orchard Villa Homes	Scattered Site	3	12	12	0	0	Not required (under 4 stories)		
Ward Towers II	5301 NW 23 Avenue	3	1	100	100	0	Emergency Generator	1,100,000.00	16,500.00
Annie Coleman	5125 NW 22 Ave. - Scattered Site	3	47	245	0	0	Not required (under 4 stories)		
Annie Coleman	2200 NW 57 St. - Scattered Site	3	20	144	0	0	Not required (under 4 stories)		
Annie Coleman	Scattered Site	2	49	210	0	0	Not required (under 4 stories)		
Twin Lakes	1205 NW 95 Street	2	3	76	0	76	Not required (under 4 stories)		
Palm Towers	950 NW 95 Street	2	1	103	103	0	Emergency Generator	1,133,000.00	\$ 16,995.00
Palm Court *	930 NW 95 Street	2	1	88	88	0	Emergency Generator	968,000.00	14,520.00
Palmetto Gardens	16850 NW 55 Ave. Carol City	1	1	40	40	0	Emergency Generator	440,000.00	6,600.00
FHA Homes Dade Co. - C	Scattered Site *	1	5	5	0	0	Not required (under 4 stories)		
Venetian Gardens	16100 NW 37 Ave. - Scattered Site	1	42	52	0	0	Not required (under 4 stories)		
Opa Locka Elderly	2329 NW 136 St. Opa Locka	1	25	50	0	50	Not required (under 4 stories)		
Vista Verde	FHA Scattered Homes *	1	26	26	0	0	Not required (under 4 stories)		
Jolivetle	2400 NW 63 St. - Scattered Site	2	15	66	0	66	Not required (under 4 stories)		
Model Cities - C	Scattered Site	2	8	38	0	0	Not required (under 4 stories)		
Victory Homes	520 NW 75 St. Scattered Site	3	81	144	0	0	Not required (under 4 stories)		
Liberty Square	Scattered Site	3	45	252	0	0	Not required (under 4 stories)		

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Liberty Square	Scattered Site	3	48	280	0	0	Not required (under 4 stories)		
Liberty Square	Scattered Sites	3	37	177	0	0	Not required (under 4 stories)		
Liberty Homes	Scattered Site	3	44	44	0	0	Not required (under 4 stories)		
Edison Courts	325 NW 62 St.	3	105	345	0	0	Not required (under 4 stories)		
Edison Plaza -Elderly *	200 NW 55 St.	3	1	80	80	0	Emergency Generator	880,000.00	13,200.00
Edison Park - Family	Scattered Site	3	16	32	0	0	Not required (under 4 stories)		
In Cities - Wynwood	Scattered Site	3	45	45	0	0	Not required (under 4 stories)		
Buena Vista Homes	Allapattah Scattered	3	24	24	0	0	Not required (under 4 stories)		
Wynwood Elderly	3000 NW 3 Ave.	3	1	72	72	0	Emergency Generator	792,000.00	11,880.00
Wynwood Homes - C	Scattered Site	3	39	39	0	0	Not required (under 4 stories)		
Gwen Cherry 23 - C	Scattered Site	3	36	36	0	0	Not required (under 4 stories)		
Rainbow Village	NW 20 St. & 3 Ave.	3	50	100	0	0	Not required (under 4 stories)		
Town Park	NW 5 Ave. & 19 St.	3	19	38	0	38	Not required (under 4 stories)		
Helen Sawyer Plaza ALF	1150 NW 11th St. Road	3	1	104	104	0	Emergency Generator	1,144,000.00	17,160.00
Donn Gardens	1871 NW 28 St.	3	10	64	0	64	Not required (under 4 stories)		
Abe Arronovitz	2701 NW 18 Ave.	3	9	55	0	55	Not required (under 4 stories)		
Scattered Site 9 - D	NW 21 Ave. & 32 St.	3	16	16	0	16	Not required (under 4 stories)		
Scattered Site 11 - D	1919 NW 29 St.	3	40	40	0	40	Not required (under 4 stories)		
Three Round Towers - B & C	2920 NW 18 Ave.	3	2	391	391	0	Emergency Generator	4,301,000.00	64,515.00
Gwen Cherry 08	NW 11 Ave. & 33 St.	3	11	21	0	0	Not required (under 4 stories)		
Gwen Cherry 12	NW 10 Ave. & 29 St.	3	3	6	0	0	Not required (under 4 stories)		
Gwen Cherry 13	NW 12 Ave. & 24 St.	3	16	31	0	0	Not required (under 4 stories)		
Gwen Cherry 14	2099 NW 23 St.	3	36	78	0	0	Not required (under 4 stories)		
Gwen Cherry 15	NW 23 Ave. & 23 St.	3	14	28	0	0	Not required (under 4 stories)		
Gwen Cherry 16	NW 20 Ave. & 18 Terr.	3	35	70	0	0	Not required (under 4 stories)		
Allapattah Homes	Scattered Site	3	25	50	0	0	Not required (under 4 stories)		
Santa Clara Homes	Scattered Site	3	7	13	0	0	Not required (under 4 stories)		
Culmer Place	610 NW 10 St.	3	22	151	0	0	Not required (under 4 stories)		
Culmer Gardens	NW 5 St. & 5 Ave.	5	15	75	0	0	Not required (under 4 stories)		
Parkside I & II	333 NW 4 Ave. / 357 NW 3 ST	5	1	56	0	56	Emergency Generator	1,188,000.00	17820
Phyllis Wheatley	1701 NW 2 Ct.	3	1	40	0	40	Emergency Generator	440,000.00	6,600.00
Claude Pepper	750 NW 18 Terrace	3	1	166	0	166	Emergency Generator	1,760,000.00	26,400.00

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Joe Moretti	Scattered	5	36	96	0	96	Emergency Generator		
Harry Cain	490 NE 2 Ave.	5	1	154	0	154	Emergency Generator	1,694,000.00	25,410.00
Haley Sofge Towers	800/750 NW 13 Ave.	5	2	475	475	0	Emergency Generator	5,225,000.00	76,375.00
Martin Fine Villas	1301 NW 7 St.	5	1	54	0	54	Emergency Generator		
Robert King High Tower	1403/05 NW 7 St.	5	1	315	315	0	Emergency Generator	3,465,000.00	51,975.00
Smathers Plaza	935 SW 30 Ave.	7	2	182	182	0	Emergency Generator	2,002,000.00	30,030.00
Falk Turnkey	445-465 SW 16 Ave.	5	12	48	0	48	Not required (under 4 stories)		
Jose Marri Plaza	154 SW 17 Ave.	5	1	55	0	55	Not required (under 4 stories)	605,000.00	9,075.00
Little Havana Homes	Scattered & 1255 SW 1 St.	5	1	28	0	0	Not required (under 4 stories)		
Stirrup Plaza Family	3801 Percival Ave.	7	1	24	0	0	Not required (under 4 stories)		
Grove Homes	Scattered Sites	7	24	24	0	0	Not required (under 4 stories)		
South Miami Gardens	SW 68 St. & 59 Pl.	7	18	58	0	0	Not required (under 4 stories)		
Perrine Gardens *	10161 Circle Plaza	9	54	158	0	22	Not required (under 4 stories)		
Richmond Homes	168 St. & SW 104 Ave.	9	32	32	0	0	Not required (under 4 stories)		
Perrine Villas	10000 W Jessamine St.	9	10	20	0	0	Not required (under 4 stories)		
FHA Scattered Homes	Scattered Site	9	2	2	0	0	Not required (under 4 stories)		
Homeownership	Scattered Site	8	2	2	0	0	Not required (under 4 stories)		
Biscayne Plaza *	SW 288 St. & 152 Ave., Leisure City	8	4	52	52	0	Not required (under 4 stories)	561,000.00	8,415.00
Heritage Village I	SW 268 St. & 142 Ave., Naranja	9	31	30	0	0	Not required (under 4 stories)		
Heritage Village II	SW 142 Ave. & 270 St., Naranja	9	17	26	0	0	Not required (under 4 stories)		
Wayside	Old Dixie Hwy & 290 St. Leisure City	8	15	30	0	0	Not required (under 4 stories)		
Homestead Gardens	1542 SW 4 St., Homestead	9	16	150	0	0	Not required (under 4 stories)		
Florida City Family	NW 6 Ave. & 6 Terr., Fla. City	9	26	26	0	0	Not required (under 4 stories)		
Florida City Gardens	900 NW 6 Ave., Fla. City	9	25	50	50	0	Not required (under 4 stories)		
W. Homestead Gardens	SW 4 Ct. & 4 St., Homestead	9	6	12	0	12	Not required (under 4 stories)		
Homestead Village	SW 5 St. & 5 Ave., Homestead	9	6	11	0	0	Not required (under 4 stories)		
Homestead East	1350 NE 13 St., Homestead	8	5	30	0	30	Not required (under 4 stories)		
Naranja	26201 SW 139 Ct.	9	29	116	0	0	Not required (under 4 stories)		
Moody Village	SW 135 Ave. & 268 St.	9	64	64	0	0	Not required (under 4 stories)		
Pine Island I	SW 126 Ave./127 Ave & 272 St.	9	16	80	0	0	Not required (under 4 stories)		
Pine Island II	Moody Dr. & SW 127 Ave./128 Ave.	9	25	50	0	0	Not required (under 4 stories)		
Moody Gardens	SW 135 Ave. & 268 St.	9	17	34	0	34	Not required (under 4 stories)		

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Arthur Mays Village	11341 SW 216 St.	9	45	173	0	0	Not required (under 4 stories)		
Goulds Plaza	U.S. 1 & SW 213 St. Goulds	9	25	50	50	0	Not required (under 4 stories)		
Southridge I	SW 112 Ave. & 192 St. S., Miami Hts	9	38	76	0	0	Not required (under 4 stories)		
Southridge II	SW 113 Ave. & 192 St., S. Miami Hts	9	15	30	0	0	Not required (under 4 stories)		
			<b>1949</b>	<b>8192</b>	<b>2504</b>	<b>1441</b>		<b>\$33,066,000.00</b>	<b>\$495,990.00</b>

North Park-Scott Carver - Phase 2A & B (TC)	Scattered	2	Not Avail	110	0	0	Not required (under 4 stories)		
North Park-Scott Carver - Phase 2C (TC)	Scattered	2	Not Avail	67	0	0	Not required (under 4 stories)		
Joe Moretti 1 (TC)	241 SW 9th Street	5	1	116	0	0	Not required (under 4 stories)		
Joe Moretti 2A (TC)	241 SW 9th Street	3	1	96	96	0	Not required (under 4 stories)		
Dante Faccell Preservation (TC)	2930 NW 18th Avenue	3	4	151	0	151	Emergency Generator		
Stirrup Plaza Preservation (TC)	3150 Mundy Street	7	1	100	0	100	Emergency Generator		
Stirrup Plaza 2 (TC)	3170 Mundy Street	3	1	7	0	7	Not required (under 4 stories)		
South Miami Plaza Preservation (TC)	6701 SW 62nd Avenue	7	1	97	97	0	Emergency Generator		
Jack Orr Plaza Preservation - Phase 1 (TC)	551 NW 5th Street	5	1	200	0	200	Emergency Generator		
Green Turnkey Rehab (TC)	1501 NW 7th Street	3	Not Avail	22	0	0	Not required (under 4 stories)		
Collins Park (TC)	3625 NW 20th Avenue	3	1	124	0	124	Emergency Generator		
Smathers Plaza Phase 2 (TC)	1025 SW 38th Avenue	3	1	82	82	0	Emergency Generator		
Three Round Tower A (TC)	2920 NW 18th Avenue	3	1	0	0	0	Emergency Generator	See Above	See Above
				<b>1172</b>	<b>275</b>	<b>582</b>			

HUD Designated Elderly sites = 20  
 Elderly Desg & Predominantly Eld = 48  
 Elderly Sites w/Gen = 29  
 Public Housing Sites = 103  
 Tax Credit sites = 12  
 Total PH + Tax Credits = 105

<b>9364</b>	<b>2779</b>	<b>2023</b>
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\* Seeking assistance through FEMA grant program managed by the Florida Division of Emergency Management