

# Memorandum



**Date:** March 10, 2020

Agenda Item No. 2(B)(8)  
May 5, 2020

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over a white background.

**Subject:** Report Regarding the Educational Program for the Rental Assistance  
Demonstration (RAD) Program – Directive 192596

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This report is being transmitted in response to Resolution No. R-1176-19, adopted at the Board of County Commissioners meeting on October 29, 2019, that directed the County Mayor to collaborate with certain advocacy groups to design and create a Rental Assistance Demonstration (RAD) Educational Program for Public Housing residents, resident councils, the Overall Tenant Advisory Council, advocates, and the community at large, to identify a funding source which independently or combined may be utilized to fund the RAD Education Program proposed by this resolution; provided that the expenditure of any funds for the RAD Educational Program will be subject to subsequent approvals by this Board.

## Overview

The United States Department of Housing and Urban Development (HUD) has developed a Rental Assistance Demonstration (RAD) program which provides for a process that will allow Public Housing subsidies, referred to as the Annual Contributions Contract (ACC), to be converted to a different subsidy platform, similar to Project Based Vouchers (PBV) or Project Based Rental Assistance (PBRA). In both cases, this action frees up Housing Agencies to seek capital and other funding in the private market place as well as Low Income Housing Tax Credits (LIHTC), and use these resources to either renovate or fully replace all approved RAD units, on a one-for-one replacement basis. The subsidy platforms will be secured by long term Housing Assistance contracts and will receive annual cost of living adjustments.

The RAD program was developed by HUD under President Obama with considerable participation and input from resident leaders and resident advocates and has a great many resident protections based on lessons learned in earlier programs, such as HOPE VI and HUD Mixed Finance. One aspect of these protections is a strong communications and educational program for residents. These protections have been further strengthened in the recently issued HUD Notice Revision 4, where required resident RAD informational meetings have been doubled from two to a minimum of four, and possibly more, if the project goes beyond anticipated RAD time frames.

On August 30, 2018, the County transmitted to HUD a letter of interest to reserve 6,426 units for the Public Housing and Community Development Department (PHCD) for redevelopment (Attachment "A"). On December 4, 2018, the Board of County Commissioners adopted Resolution No. R-1240-18 for submission of RAD applications to HUD to undertake a RAD portfolio conversion (refer to Attachment "B"). Subsequently, on December 13, 2018, PHCD



submitted its RAD Application to HUD to undertake a RAD portfolio conversion. On March 22, 2019, HUD awarded PHCD a RAD portfolio application approval of all 6,426 units requested (letter is attached to this report as Attachment "C").

As per Section 2 of Resolution No. R-1176-19, this report provides the following information:

- a) Community Informational Meetings
- b) RAD Training
- c) Printed Materials
- d) RAD Tours
- e) Construction of Model Units
- f) Future Engagement

### **Community Meetings**

As of December 5, 2019, PHCD has held 51 resident RAD meetings with signed attendance sheets indicating 1,750 attendees. Other informational meetings describing all RAD projects have been held for the Resident Advisory Board and the Overall Tenant Advisory Council (OTAC).

In addition, and as part of the Annual Plan process starting in the 2014 Plan submission, public meetings for the community, residents and stakeholders have been held for the Annual 5-Year Plan and the more recent Annual Plan Amendment. All of these plans include references to potential use of the RAD program.

Further, for selected projects that are closer to RAD conversion (Jack Orr, Stirrup Plaza, South Miami Plaza, Dante Fascell, Collins Park, Joe Moretti Phase I, Three Round Towers A, and Joe Moretti Phase 2A), Resident Information Notices (RIN) and General Information Notices (GIN) have been delivered to the residents of those developments as required under RAD.

On November 21 and 22 of 2019, PHCD hosted separate community outreach educational meetings which described the RAD program and on-going PHCD activities, as well as an opportunity for questions and answers from residents and the greater community.

On December 12, 2019, Legal Services of Greater Miami, Inc. held a meeting on RAD and much of its presentation was similar to PHCD's. PHCD assisted by serving on the panel and provided answers to questions, as needed.

### **RAD Training**

PHCD developed presentation materials and assembled staff and subject matter experts to provide RAD informational meetings for the benefit of residents, advocates, community stakeholders and any interested attendees. As noted in Attachment B, these meetings are in addition to any HUD requirements and are to provide an opportunity for anyone interested in

PHCD's RAD program or RAD itself to attend and ask questions and receive information, as needed.

Meetings were advertised and held on November 21 and November 22, 2019 in separate locations. Attendees consisted of nearly 25 advocacy representatives that included, among others, Legal Services of Greater Miami, Circle of Brotherhood, and Miami Homes for All.

The presentations were available as handouts and attendees were provided opportunities to meet with PHCD staff after the presentations or to submit questions at a later time.

### **Printed Materials**

Topics discussed in the presentation included:

- State of PHCD funding and housing stock
- National funding decreases for subsidies and capital repairs
- RAD program information including benefits and pitfalls
- Resident Rights and Protections
- Relocation Agreement
- PHCD's occupancy disruption mitigation plans
- Resident RAD engagement activities
- PHCD's RAD conversions process to date
- Financial benefits of RAD subsidies for PHCD
- Density opportunities to dramatically increase workforce and other housing
- HUD's recent third-party analysis of the RAD program and successes
- List of other large agencies implementing RAD
- Map illustrating the County-wide RAD project distribution
- Questions and answers from the participants

Written materials are available in English, Spanish, and Creole and are posted at impacted PHCD developments and provided to resident councils, and the Overall Tenant Advisory Council (OTAC), and posted on PHCD's website.

### **RAD Tours**

PHCD has examined completed RAD projects that are similar to PHCD's proposed projects and which have completed units of a type similar to what PHCD plans to build. PHCD believes Sarasota Housing Authority has such units and Sarasota is willing to provide access to view completed units to PHCD, interested residents, representatives of resident councils, OTAC, and community leaders.



### **Construction of Model Units**

In support of R-1176-19, related to community education, as well as setting a preliminary design standard for future RAD projects, PHCD included a requirement in Addendum 5 of RFP-01296 for Developer Selection for Rainbow Village and Gwen Cherry 23, that calls for the selected developer to construct a model unit within 90 days of a Notice to Proceed, with the design to be based on resident input, which was incorporated in the RFP.

Atlantic Pacific Communities, the selected developer, has identified a location and a building type suitable for this purpose and has committed to the construction of a sample unit within the proposed time frame. The proposed location is Island Living Apartments located at 1201 NW 3<sup>rd</sup> Avenue, Miami, Florida, 33136. The plan is to construct a one-bedroom model unit which will be representative of the fixtures and finishes of the Culmer development.

### **Future Engagement**

RAD requires certain timelines be met to avoid the risk of losing the Commitment to enter into a Housing Assistance Payment (CHAP) award if not met. Therefore, projects are timed so that there is significant planning prior to the request for a CHAP. The project can then proceed based on a developed plan and project resources. Because of this, RAD meetings do not occur until initial planning is completed and there is a sense that by requesting the CHAP, that RAD timelines will be met. As each project is developed, those residents will receive notices of the planned project and resident RAD rights. Prior to that, general RAD information is available to everyone through PHCD outreach and RAD educational programs as well as information provided as part of the Annual Plan process.

PHCD is committed to engaging with the community on RAD. RAD engagement with residents in all RAD development is triggered by PHCD issuing a resident Information Notice (RIN) and then conducting development specific resident meetings, which include information on the RAD program, and what RAD will provide the residents in the way of improved long-term housing. The RAD meetings provide extensive information on RAD required resident rights which extend through the development period and into post occupancy of the new unit. Also included are preliminary plans related to schedules, phasing, and any relocation information. HUD will not allow a RAD project to proceed without PHCD documentation that these meetings have occurred.

There are two RAD mandated resident meetings required before PHCD submits a RAD application which will receive a CHAP, or in the case of developments that have been approved for RAD (PHCD Portfolio award), a request to HUD for an award of a CHAP for a specific development, which is HUD authorization to commence on a RAD project. The award of a CHAP initiates General Information Notices (GIN) to the residents.

Later in the process as the development funding is worked out, PHCD is required to have a resident meeting describing the project planning status prior to HUD preliminary financing call.

After the Financing Plan has been submitted to HUD there is a required post financing plan resident meeting to apprise residents of HUD comments and any issues related to the on-going project.

Resident engagement continues after selection of developer partner. For PHCD's first RAD redevelopment projects, Culmer Place and Culmer Gardens, a meeting with residents, Atlantic Pacific Communities (APC), the developer, and PHCD was held on February 24, 2020. Prior to the award to APC, there were 10 meetings with residents.

If additional information is required, please contact Michael Liu, Director, Public Housing and Community Development, at 786-469-4106.

Per Ordinance No. 14-65, this report shall be placed on the next available Board meeting agenda.

Attachments:

- A. Letter of Interest to HUD Secretary Ben Carson to reserve RAD unit set aside for portfolio-wide designation converting 6,426 public housing units for PHCD dated 8/30/2018
- B. Resolution No. R-1240-18 authorizing the County Mayor to submit the RAD Application, adopted by the Board on 12/4/2018
- C. Portfolio award under the RAD program dated 3/22/2019
- D. PHCD RAD Program Community Meeting Presentation dated 11/21/2019
- E. PHCD RAD Chronology dated 12/9/2019
- F. RAD meetings as of 12/5/2019
- G. RAD Frequently Asked Questions for Public Housing residents (English, Spanish, and Creole) dated 8/12/2019

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  
Adeyinka Majekodunmi, Commission Auditor  
Linda Cave, Clerk of the Board  
Eugene Love, Agenda Coordinator





**Public Housing and Community Development**

701 NW 1st Court, 16th Floor  
Miami, FL 33136-3914  
T 786-469-4100 • F 786-469-4199

[miamidade.gov](http://miamidade.gov)

August 30, 2018

Honorable Ben Carson, Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, SW  
Washington, DC 20410

RE: Letter of Interest to Reserve RAD Unit Set Aside for a Portfolio Wide Designation Covering 6,426 Public Housing Units for the Miami-Dade Public Housing and Community Development Department (PHCD)

Dear Dr. Carson:

We are writing to request the set aside of 6,426 public housing units as a part of a portfolio-wide reservation under the Rental Assistance Demonstration (RAD) for the Miami-Dade County PHCD. We consider this essential to ensure that Miami-Dade County has sufficient assurance to embark upon an ambitious transformation of a substantial portion of its public housing portfolio in desperate need of rehabilitation and replacement. As you may be aware from your visit on April 12, 2017, the average age of public housing in Miami-Dade with little to no capital investment is over forty (40) years old and we have some sites now entering their sixth, seventh and even eighth decade of development life, which otherwise have had no real source of capital improvement funding. The Liberty Square site you toured during your visit is in fact over 80 years old and is one of the oldest public housing developments in the nation.

In general, the sites covered by this requested portfolio-wide set-aside have deficiencies which are inherent with an aged and undeveloped housing stock, including deteriorated elevators, mechanical systems, electrical and plumbing systems, windows, doors, roofs, along with building envelopes in need of repair and which do not meet current hurricane standards, inadequate fire safety, poor infrastructure, as well as a lack of security systems equipment. For many of these sites, physical as well as functional obsolescence make the properties difficult to sustain as well as to provide critical operating services, even with good management systems, such that residents lack the quality of housing and maintenance they deserve and should expect.

Despite the conditions and concerns described above, Miami-Dade PHCD has aggressively and effectively over the past few years transformed over 2,400 units of affordable housing using limited available public funds and innovative approaches to leveraging private debt, equity, and other market investment. We have in many respects pursued the principles which embody the RAD Program and are now ready to use the RAD tool to proceed with a full and comprehensive transformation of the remainder of our affordable (public) housing stock. We have assessed the use of RAD for the properties covered in this portfolio set-aside request and determined that the total capital needs are over \$2 billion, which with the effective use of RAD can generate about 60% of the total funding need (refer to attached appendix table 1 and 2). Just over \$800 million in gap funding will need to come from non-traditional and other public and private sources. We have found that by taking a comprehensive redevelopment approach, we improve our ability to leverage amounts equivalent to that which we find constitute our current funding gap.

Without a RAD set-aside however, the ability to address a total need of \$2 billion is in many respects not only daunting but, we believe, unrealistic to overcome; thus, placing the future of thousands of affordable public housing units in jeopardy at a time when housing affordability to many in the Miami-Dade area is becoming increasingly difficult due to the growing preponderance of higher end market housing out of the reach of low and moderate-income households. This will significantly impact the healthy and diverse

demographic that characterizes the best of Miami-Dade and diminishes the opportunities such a thriving economy provides for those with the greatest need for access to employment and other support services; thereby, further aggravating the persistent socio-economic problems brought about by income inequality.

Without this portfolio reservation, PHCD will be compelled to rely primarily on the approximately \$12 million per year it receives in Capital Fund Program (CFP) money, which would take over 150 years to cover the capital financing need of the public housing developments included in this designation request. As we know, without addressing capital needs fully, what results is accelerated deterioration of the housing stock, eventually rendering it fully obsolete and then uninhabitable. Accelerated deterioration also distorts the level trend of operating expenses resulting in operating costs well above that provided under the public housing operating fund. This depletes needed funds for maintenance in future years, which further limit the amounts available for even the most basic of services for our residents. Therefore, it is urgent that we take immediate steps to address the needs of the housing developments in this portfolio-wide designation request. The RAD program is virtually the only path available to unleash the private capital and market investment needed to assure the physical upgrade, and in many cases, the transformation required to assure these housing communities remain a viable resource for low-income households in the future.

The RAD portfolio designation and approach to revitalizing public housing currently has wide spread support among a broad base of stakeholders. This includes public housing communities, Congressman Mario Diaz-Balart (Chairman of the House Appropriations subcommittee for Transportation, HUD and Related Agencies), Miami-Dade County and City of Miami elected leadership, and many others such as State Attorney Katherine Fernandez-Rundle, and Miami-Dade County and City of Miami Police Departments. State Attorney Fernandez-Rundle has provided written support for PHCD's redevelopment plan based on RAD. This letter will be forwarded via separate correspondence. In addition, on August 3, 2018, PHCD met with the Overall Tenant Advisory Committee (OTAC) to discuss the RAD program. OTAC representatives expressed enthusiastic support for this initiative. We believe our request warrants immediate action to move ahead with a portfolio designation to assure the collaborative support at the local level continues and stakeholders have confidence that the conditions at these housing developments will be addressed comprehensively and effectively.

While we understand that the current notice does not provide for a specific portfolio wide designation unless up to 50% of the developments are included in the initial RAD application submitted under a portfolio designation, we find no prohibition that would limit HUD in granting this approval for Miami-Dade PHCD. The RAD Notice recognizes that milestones applicable to the implementation of a portfolio RAD application may be modified for housing authorities like PHCD seeking to convert 3,000 or more public housing units. In fact, had the Miami Dade Public Housing Program received official notice of achieving standard performer status before 2016-17, we would have pursued the submission of a letter of interest prior to the recent increase in the RAD cap. We intend to follow beginning on or about this October with the submission of our first RAD property specific applications for at least four (4) housing developments. Accordingly, we intend to proceed with a phased and thorough approach to the provision of property specific applications covered in the request for a portfolio wide designation.

The process prescribed by HUD is administrative and therefore within HUD's discretion to modify based on circumstances such as those presented above (please see attached memorandum on HUD's ability to use such discretion to grant this request from PHCD's counsel, Amy McClain of Ballard Spahr). It is critical that we obtain a portfolio-wide designation such that there can be confidence that this change in subsidy platform and ability to attract private equity and capital is available during the planning process that will now occur at the public housing development level. While we do expect several specific applications to be submitted in the near future as part of the overall portfolio RAD conversion and revitalization effort, we need further engagement with the residents, community, and others to assure a sound and viable approach at other housing developments. The portfolio-wide designation will provide the confidence and certainty others need (including the investment community) that their efforts in formulating revitalization strategies will yield needed results. We are not requesting any new or additional federal funds, only the approval to have units within the current RAD "cap" held for the PHCD properties.



HUD has been a valuable and essential partner in our efforts to transform public housing, and we hope that you can continue with your approval of our request for a portfolio-wide designation. Should you have any questions or would like to discuss this matter further, please do not hesitate to contact Michael Liu, PHCD Director, or my office.

Sincerely,



Carlos A. Gimenez  
Miami-Dade County Mayor



Michael Liu,  
Director, Miami-Dade PHCD

CC: Pamela Hughes Patenaude, Deputy Secretary, HUD  
Brian Montgomery, Assistant Secretary for Housing/Federal Housing Commissioner, HUD  
C. Lamar Seats, Deputy Assistant Secretary for Multifamily Housing, HUD  
Thomas Davis, Director, Office of Recapitalization, HUD  
Denise Cleveland-Leggett, Regional Administrator, HUD Region IV  
Dominique Blom, General Deputy Assistant Secretary for Public and Indian Housing, HUD  
Uche A. Oluku, Director, OPH, Miami Field Office, HUD  
Victoria Barton, Deputy Chief of Staff, Office of the Deputy Secretary, HUD  
Trent M. Morse, Senior Policy Advisor, Office of the Deputy Secretary, HUD  
Chris Sweet, Legislative Director, Office of US Representative Mario Diaz-Balart  
Christopher D. Taylor, Deputy Regional Administrator, HUD Region IV

Appendix Table 1: Planned Project Gap Analysis (by Priority)

Priority	Project Name	Existing PH Units	Additional Units	Total Proposed Units	Unit Type	New Construction/ Rehab	Estimated TOD	Estimated GAP	Acres	Current Density (Units/Acre)	Maximum Allowable Density (Units/Acre)	Gap per Unit	Gap as % of TOD	QCT	TOD
1	Chuter Place	151	731	884	Family	New Construction	\$228,735,000	\$0	2.8	63	65	\$0	0%	Yes	Yes
1	Green Cherry 23	36	0	36	Family	TBD	\$5,940,000	-\$7,031,250	1.0	12	36	-\$6,952	29%	Yes	Yes
1	Chuter Gardens	75	416	491	Family	New Construction	\$407,640,000	-\$4,531,578	13.7	36	65	-\$9,229	4%	Yes	Yes
1	Amye Coleman #14	93	131	224	Family	New Construction	\$57,960,000	-\$4,861,197	5.27	43	unknown	-\$12,149	9%	Yes	NO
1	Reidson Village	100	0	100	Family	TBD	\$18,500,000	-\$6,851,602	6.09	18	36	-\$68,516	42%	Yes	NO
1	Arthur May's Village	173	0	173	Family	Rehab	\$37,185,000	-\$13,041,941	13.55	13	unknown	-\$75,387	35%	Yes	NO
1	Amye Coleman #14 (1)	152	18	170	Family	New Construction	\$13,987,500	-\$16,097,113	5.27	32	unknown	-\$94,639	37%	Yes	NO
1	Robert Doug High - Affordable	315	0	315	Elderly	Rehab	\$41,000,000	-\$20,493,547	9.86	32	150	-\$63,059	48%	Yes	Yes
1	Haley Solger Phase 1 & 2	475	0	475	Elderly	Rehab	\$92,100,000	-\$77,320,905	11.67	41	150	-\$57,518	44%	Yes	NO
2	Niranjo	116	64	180	Elderly	New Construction/ Rehab	\$38,700,000	-\$5,378,421	10	18	unknown	-\$79,800.13	14%	Yes	NO
2	Amye Coleman #13	144	27	171	Family	New Construction	\$44,346,250	-\$17,215,488	3.42	50	unknown	-\$100,078	20%	Yes	Yes
2	Henry Cohn	154	0	154	Elderly	New Construction	\$43,120,000	-\$15,090,422	4.86	32	unknown	-\$162,925	28%	Yes	Yes
2	Amye Coleman #16	210	58	268	Family	New Construction	\$69,345,000	-\$42,999,722	5.37	50	unknown	-\$180,847	87%	Yes	Yes
3	Little Herons Homes	28	0	28	Family	New Construction/ Rehab	\$7,245,000	-\$2,987,822	0.7	40	150	-\$100,301	43%	Yes	NO
3	Town Park	38	0	38	Family	New Construction	\$9,882,500	-\$4,859,718	0	NA	65	-\$127,187	49%	Yes	NO
3	Phyllis Wheatley	40	0	40	Elderly	New Construction	\$11,200,000	-\$8,282,517	0.9	44	18	-\$157,083	66%	Yes	NO
3	Joe Herrell Phase 2B	96	0	96	Elderly Designated	Rehab	\$12,200,000	-\$6,441,227	1.66	57	150	-\$67,296	53%	Yes	Yes
3	Goulds Plaza	50	0	50	Elderly Designated	New Construction	\$14,000,000	-\$9,108,141	1.52	33	unknown	-\$182,085	65%	Yes	NO
3	Water Towers (Hope VJ)	100	0	100	Elderly Designated	New Construction	\$18,000,000	-\$15,298,211	2	50	unknown	-\$152,861	55%	Yes	Yes
3	Claude Pepper	166	0	166	Elderly	New Construction	\$46,480,000	-\$15,731,677	4.29	39	150	-\$155,010	55%	Yes	NO
3	Ward Towers	200	0	200	Elderly Designated	New Construction	\$56,000,000	-\$35,206,033	1.33	150	unknown	-\$176,030	63%	Yes	Yes
4	Joe Merritt Plaza	55	14	69	Elderly	New Construction/ Rehab	\$11,385,000	-\$7,350,239	1.07	64	65	-\$106,526	63%	Yes	NO
4	Jalshetta	66	0	66	Elderly	New Construction & Rehab	\$18,480,000	-\$11,831,028	1.08	61	unknown	-\$176,228	63%	Yes	Yes
4	Edison Plaza (Elderly)	80	0	80	Elderly Designated	New Construction	\$22,400,000	-\$13,658,543	2.2	36	65	-\$170,842	61%	Yes	NO
4	Palm Court	88	0	88	Elderly Designated	New Construction	\$24,640,000	-\$14,250,941	1.39	63	unknown	-\$161,949	28%	Yes	NO
4	Palm Tower	103	0	103	Elderly Designated	New Construction	\$28,860,000	-\$15,950,647	2.26	46	150	-\$149,424	59%	Yes	NO
4	Victory Homes (Scattered Sites)	144	0	144	Family	New Construction	\$37,260,000	-\$17,785,805	23.27	6	150	-\$123,513	48%	Yes	NO
5	Project Name	Existing PH Units	Additional Units	Total Proposed Units	Unit Type	New Construction/ Rehab	Estimated TOD	Estimated GAP	Acres	Density (Units/Acre)	Maximum Allowable Density (Units/Acre)	Gap per Unit	Gap as % of TOD	QCT	TOD
5	Helen Sawyer Plaza A/F	104	0	104	Elderly	New Construction	\$29,110,000	-\$16,021,810	2.38	44	150	-\$154,266	55%	Yes	Yes



Appendix Table 2: Future Project Gap Analysis

Name	Elderly/Family occupied	Total # of Previously		Calculated Density (units/acre)	Zoning Density Allowance (units/acre)	Acres	TDC	Gap	Gap per unit	TDC	Gap as % of
		Existing Units	Units								
Gwen Cherry 12	Family	6	14	14	36	0.43	\$1,552,500	-\$647,267	-\$107,878	42%	42%
Homestead Village	Family	11	13	6	5	0.87	\$2,846,250	-\$1,199,655	-\$109,060	43%	43%
Gwen Cherry 06	Family	8	6	6	6	1.29	\$2,070,000	-\$1,352,947	-\$169,118	65%	65%
Gwen Cherry 08	Family	21	27	18	20	0.77	\$5,433,750	-\$2,145,877	-\$212,161	39%	39%
W. Homestead Gardens	Family	12	7	20	unknown	unknown	\$3,360,000	-\$2,464,683	-\$205,390	73%	73%
Florida City Family	Family	26	5	5	3.8	\$6,727,500	-\$2,813,216	-\$108,201	42%	42%	
Sitrip Plaza Family	Family	24	8	18	2.91	\$6,210,000	-\$2,868,350	-\$119,515	46%	46%	
Gwen Cherry 07	Family	32	20	20	1.62	\$8,280,000	-\$3,503,359	-\$109,250	40%	40%	
Gwen Cherry 15	Family	28	14	14	3.6	\$7,245,000	-\$3,570,405	-\$127,514	49%	49%	
Perrine Villas	Family	20	30	30	1.96	\$5,175,000	-\$3,382,368	-\$169,118	65%	65%	
Model Cities	Family	38	10	10	3.9	\$9,832,500	-\$3,714,107	-\$116,066	37%	37%	
Richmond Homes	Family	32	11	11	3	\$8,280,000	-\$3,714,107	-\$116,066	45%	45%	
Gwen Cherry 22	Elderly	20	23	23	3.6	\$5,600,000	-\$3,601,835	-\$180,092	64%	64%	
Southside II	Family	30	2	2	13.3	\$7,762,500	-\$3,991,042	-\$133,095	51%	51%	
Gwen Cherry 13	Family	31	18	150	1.75	\$8,021,250	-\$4,594,203	-\$148,200	57%	57%	
Heritage Village II (Single-family homes)	Family	26	15	15	1.78	\$6,727,500	-\$4,397,078	-\$169,118	65%	65%	
Gwen Cherry 20	Elderly	23	22	22	1.03	\$6,440,000	-\$4,656,318	-\$202,475	72%	72%	
Heritage Village I (101) (Single-family homes)	Family	30	17	17	1.78	\$7,762,500	-\$5,073,552	-\$169,118	65%	65%	
Wayside	Family	30	8	8	3.82	\$7,762,500	-\$5,073,552	-\$169,118	65%	65%	
Homestead East	Elderly	30	14	14	2.11	\$8,400,000	-\$5,490,220	-\$169,118	65%	65%	
Pine Island II	Family	50	5	5	9.64	\$12,937,500	-\$6,133,065	-\$122,661	47%	47%	
Moody Gardens	Elderly	34	8	8	4.08	\$9,520,000	-\$6,222,250	-\$133,007	63%	63%	
Kline Nunn	Elderly	38	33	33	1.15	\$10,640,000	-\$6,262,546	-\$164,804	59%	59%	
Emmer Turnkey	Elderly	42	12	12	3.58	\$11,760,000	-\$6,990,897	-\$166,450	59%	59%	
Venetian Gardens	Family	52	5	5	10.54	\$13,455,000	-\$7,319,491	-\$140,759	54%	54%	
Palmetto Gardens	Elderly Designated	40	20	20	2.02	\$11,200,000	-\$7,320,294	-\$138,007	65%	65%	
Moody Village (Single-family homes)	Family	64	5	5	13.1	\$16,560,000	-\$8,009,462	-\$125,148	48%	48%	
New Haven Gardens/Site 5	Family	82	9	9	9.18	\$21,217,500	-\$8,208,748	-\$100,107	39%	39%	
South Miami Gardens	Family	58	20	20	2.84	\$15,007,500	-\$8,180,062	-\$141,036	53%	53%	
Gwen Cherry 16	Family	70	16	16	4.33	\$18,112,500	-\$8,515,486	-\$121,650	47%	47%	
Falk Turnkey	Elderly	48	47	36	1.03	\$13,440,000	-\$8,191,197	-\$170,650	61%	61%	
Parkside I & II	Family	56	84	150	0.67	\$15,680,000	-\$8,455,311	-\$150,988	54%	54%	
Little River Terrace	Family	108	9	9	12.3	\$27,945,000	-\$9,382,617	-\$86,876	34%	34%	
Alta Aironovitz	Elderly	55	26	26	2.14	\$15,400,000	-\$9,041,466	-\$164,390	59%	59%	
Florida City Gardens	Elderly Designated	52	33	33	1.52	\$14,000,000	-\$9,150,367	-\$133,007	65%	65%	
Biscayne Plaza	Elderly Designated	52	26	26	2.02	\$14,560,000	-\$9,516,982	-\$133,007	65%	65%	
Newberg	Elderly	60	19	19	3.22	\$16,800,000	-\$9,709,333	-\$161,822	58%	58%	
Donn Gardens	Elderly	64	14	14	4.58	\$17,920,000	-\$10,098,546	-\$157,760	56%	56%	
Southridge I	Family	76	6	6	13.3	\$19,665,000	-\$10,827,277	-\$142,464	55%	55%	
Opal Locka Elderly	Elderly	50	9	9	5.58	\$14,000,000	-\$10,269,513	-\$205,390	73%	73%	
Gwen Cherry 14	Family	78	11	11	6.98	\$20,182,500	-\$10,920,130	-\$140,002	54%	54%	
Pine Island I	Family	80	8	8	9.64	\$20,700,000	-\$12,108,914	-\$151,361	58%	58%	
Twin Lakes	Elderly	76	21	21	3.56	\$21,280,000	-\$12,272,082	-\$161,475	59%	59%	
Wynwood Elderly	Elderly Designated	72	7	7	9.92	\$20,160,000	-\$12,938,973	-\$179,708	64%	64%	
Little River Plaza	Elderly	86	49	49	1.77	\$24,080,000	-\$14,469,710	-\$188,252	60%	60%	
Lemon City	Elderly Designated	100	65	65	1.54	\$28,000,000	-\$17,314,934	-\$173,149	62%	62%	
Peter's Plaza	Elderly Designated	102	53	53	1.91	\$28,560,000	-\$17,650,595	-\$172,849	62%	62%	
Homestead Gardens	Family	150	30	30	5.02	\$38,812,500	-\$19,926,470	-\$132,833	51%	51%	
Perrine Gardens	Elderly (22) Family (136)	158	12	12	13.52	\$44,240,000	-\$19,833,730	-\$125,530	45%	45%	
Edison Courts	Family	345	15	15	22.82	\$89,268,750	-\$48,597,780	-\$140,863	54%	54%	



## STATE ATTORNEY

ELEVENTH JUDICIAL CIRCUIT OF FLORIDA  
E. R. GRAHAM BUILDING  
1350 N.W. 12TH AVENUE  
MIAMI, FLORIDA 33136-2111

**RECEIVED**  
SEP 06 2018

Miami-Dade Public Housing  
and Community Development

**KATHERINE FERNANDEZ RUNDLE**  
STATE ATTORNEY  
KatherineFernandezRundle@MiamiSAO.com

TELEPHONE (305) 547-0100  
www.miamiSAO.com

August 28, 2018

Honorable Ben Carson, Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street S.W.  
Washington, DC 20410

Re: Miami-Dade Public Housing and Community  
Development Redevelopment Plan based on  
Rental Assistance Demonstration

Dear Dr. Carson:

In my capacity as the State Attorney for Miami-Dade County, I have had many sad occasions meeting the parents of victims of gun violence who have suffered simply because they reside in HUD funded housing. Surviving on the front lines of communities terrorized by gun violence fueled by the drug trade is an everyday reality for many families living in public housing. I deeply believe that having a low income does not have to mean one is a prisoner of local criminal activity. Having worked over the years to improve our public housing, I am pleased to advise you of my support for the Miami-Dade Public Housing and Community Development (PHCD) Redevelopment Plan based on Rental Assistance Demonstration (RAD). I believe this approach will impact local crime while improving individual lives.

I and my staff have met with PHCD several times over the past few months and have made them aware of our concerns about gun violence around several of their public housing properties, particularly in zip codes 33147, 33150 and 33142 in Miami, Florida (which mostly encompass Liberty Square site #170 and Annie Coleman Site #14, #15 and #16). The City of Miami Police Department's Shot-Spotter gunfire detection system detected some 240 gunfire incidents in the Model City (Liberty Square) area of Miami in the first 7 months of 2018 alone. At Annie Coleman Site #14 between January 1 and April 8, 2018, there were 90 shooting incidents resulting in 2 murders and 36 individuals being struck by gunfire.

PHCD shared with us their short-term plans to assist our office, police and the residents of these communities in providing safer developments. These efforts include:

- Security System/camera upgrades (e.g. Liberty Square, Annie Coleman)
- Armed security guard patrols at 18 public housing sites including Liberty Square and Annie Coleman



Honorable Ben Carson, Secretary  
August 28, 2018  
Page 2


I fully appreciate PHCD's allocation of limited resources to support criminal activity deterrence, but clearly what is needed is the redevelopment of these properties that will transform these communities. This is why I am excited about PHCD's RAD Redevelopment plan for over 6,000 units agency-wide.

Director Michael Liu from PHCD and Jeff Lines from TAG Associates, provided some historical perspective on public housing, which helped explain where we are today. They also shared the challenges that they face, particularly with a very old housing stock and inadequate funding for over \$2 billion in capital needs required for redevelopment. They further shared with us how HUD has provided a tool, RAD, which could assist in accelerating their redevelopment plan and sustainability of their public housing.

Today, I believe we have an opportunity to positively impact public housing families for generations to come. A major redevelopment of public housing properties in Miami-Dade County will go a long way toward breaking a cycle of violence which is so prevalent in these areas. Let's ensure that our actions are guided by what we know is right and sorely needed for these communities.

I strongly endorse PHCD's redevelopment plan based on HUD's RAD program and look forward to its implementation. We would greatly appreciate anything you can do to assist us in these efforts.

Sincerely,



KATHERINE FERNANDEZ RUNDLE  
State Attorney

KFR:apm

xc: The Honorable Mario Diaz-Balart, Congressman, 25th District of Florida  
The Honorable Carlos Gimenez, Miami-Dade County Mayor  
Maurice Kemp, Miami-Dade County Deputy Mayor  
Denise Cleveland-Legget, HUD's Region IV Regional Administrator  
Dr. Uche Oluku, Public Housing Director, HUD Miami Office  
Michael Liu, PHCD Director ✓



## MEMORANDUM

Agenda Item No. 8(K)(2)

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


**DATE:** December 4, 2018

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution authorizing the County Mayor to submit rental assistance demonstration applications and any other necessary documents to the United States Department of Housing and Urban Development for the conversion of certain public housing projects to Section 8 Project-Based Housing through the Rental Assistance Demonstration Program

Resolution No. R-1240-18

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Housing and Social Services Committee.



Abigail Price-Williams  
County Attorney

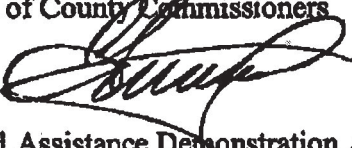
APW/uw

# Memorandum



**Date:** December 4, 2018

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

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Submission of Rental Assistance Demonstration Applications and Any Other Necessary Documents to the United States Department Of Housing and Urban Development for the Conversion of Certain Public Housing Projects to Section 8 Project-Based Housing Through the Rental Assistance Demonstration Program

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## Recommendation

It is recommended that the Board authorize the County Mayor or the County Mayor's designee to submit Rental Assistance Demonstration Applications (RAD Applications) and any other necessary documents to the United States Department of Housing and Urban Development (HUD) for the conversion of certain public housing projects to Section 8 Project-Based Housing through HUD's Rental Assistance Demonstration Program (RAD Program or RAD).

## Scope

This item has a countywide impact.

## Fiscal Impact/Funding Source

There is no fiscal impact to the County for submitting the RAD Applications.

## Track Record/Monitor

Michael Liu, Director, Public Housing and Community Development Department (PHCD) will monitor this project.

## Background

PHCD, on behalf of the County, currently oversees approximately 9,000 public housing units in Miami-Dade County. Of those units, 2,400 have been redeveloped or are in the process of being redeveloped through the HUD approved mixed-finance concept in which the County partners with private-sector developers to redevelop the County's public housing sites. The average age of the County's public housing sites is over 40 years. Generally, these public housing sites are old and have deficiencies inherent with an old housing stock, including but not limited to requiring major upgrading to elevators, security systems, mechanical, electrical and plumbing systems, fire safety, windows, doors and building envelope (hurricane resistant), and infrastructure.

Notwithstanding the County's efforts to redevelop its public housing, the most effective way to deal with these mounting issues is through an expeditious redevelopment program that is not dependent on HUD's Capital Funding Program, which only provides approximately \$14 million per year to the County. This amount of capital funding is woefully inadequate for the County's redevelopment needs that are roughly estimated at approximately \$1.9 billion agency-wide. Further, PHCD should not have to continue to try to meet operating expenses without adequate operating cost funding from HUD.

On July 10, 2018, the Board adopted Resolution No. R-710-18, which approved the FY 2018-2019 Public Housing Agency Plan (PHA Plan) for submission to HUD. The PHA Plan included plans to convert existing public housing developments through the RAD Program. The RAD Program is a HUD program authorized in the FY 2012 Congressional Appropriations Bill. The RAD Program is the voluntary, permanent conversion of public housing to the Section 8 project-based housing program. Unlike the public housing program, the Section 8 project-based housing program allows for more funding flexibility, including the use of other funding sources, such as tax credits, private debt and equity, and other public funds to maintain and improve existing public housing buildings. The RAD Program also guarantees strong tenant protections that tenants currently have under the public housing program. The nation's 1.2 million units in the Public Housing program have a documented repair backlog of nearly \$26 billion. As a result, the public housing inventory has been losing an average of 10,000 units annually through demolitions and dispositions. The current conditions of many of these properties prevent reinvestment and recapitalization efforts in the communities with the most need without a funding stream based on Section 8 project-based contracts.

The following are the advantages of participating in the RAD program:

- The RAD Program will allow PHCD to address more redevelopment projects within a shorter time than it can under present funding options;
- The RAD Program can be a source of funds for modernization of the developments through private construction lenders, who understand RAD and are willing to provide construction and permanent financing;
- The RAD Program can access equity through low income housing tax credits;
- The RAD Program provides for a 20-year funding contract with annual cost of living adjustments;
- Modernization could be targeted at repairs and replacement of selected components and energy efficiency upgrades; and
- There are significant safeguards under the RAD Program for residents of public housing such as one-for-one replacement of public housing units and a guaranteed right of return for affected residents.

As mentioned above, to date, redevelopment of the County's existing public housing stock includes a total of 2,400 units that have been completed, are under construction or near to financial closing to allow for these units to be redeveloped. However, it is anticipated that approximately 6,426 additional public housing units will benefit from redevelopment if the County participates in the RAD Program.

Initially, when Congress approved the RAD Program in 2012, 60,000 public housing units were converted to RAD nationwide. Since then, the number of units converted has increased. As of July 16, 2018, HUD estimates that there are 95,000 un-awarded RAD units. The County is aware that many housing authorities are known to be presently applying for RAD units. In fact, on a recent HUD-sponsored "listening session" with industry partners held on August 8, 2018, HUD advised that "it expects a major increase in volume of units for RAD conversion." There is every reason to believe that the 95,000 remaining units will be



used up quickly, and after these units have been approved for RAD conversion, unless Congress authorizes more capacity, the only opportunities for gaining RAD approval will be from housing authorities who cannot make their projects work financially.

Pursuant to Miami-Dade County Request for Qualification No. 00313 Management Consulting Services Pool and Work Order Proposal Request (WOPR) No. EPPRFP-WOPR00313-04, the County sought proposals from vendors in the pool to assist PHCD with RAD analysis and the implementation of the County's proposed RAD program. One of the vendors that submitted a proposal was TAG Associates of Florida, LLC. (TAG Associates), which is a nationally known firm with over 25 years of experience in assisting public and subsidized housing providers, including public housing authorities, throughout the country to develop innovative strategies and programs to assist in the creation and maintenance of high quality affordable housing, including but not limited to through the RAD Program. On April 2, 2017, a contract in the amount of \$400,000.00 was executed between the County and TAG Associates to provide consulting services. In accordance with Implementing Order No. 3-38, the County Mayor submitted a bi-annual report to the Board with a list of the contracts for goods and services that have been awarded in excess of \$250,000.00. On May 1, 2018, the Board adopted Resolution No. R-394-18, which ratified the action by the County Mayor or County Mayor's designee with respect to adding vendors, including but not limited to TAG Associates, to open pool contracts during the period of July 1, 2017 through December 31, 2017. TAG Associates will assist PHCD to analyze its public housing portfolio and develop a plan for redeveloping its public housing using the RAD program, assist PHCD in preparing and submitting the RAD Applications and other related documentation, to obtain HUD approvals, and implement a redevelopment plan using the RAD program. The approval of the redevelopment plan will be subject to the Board's approval.

Due to the high demand to participate in RAD, the County alerted HUD to the County's need to "reserve" 6,426 units under the RAD Program at the earliest possible opportunity. Accordingly, on August 30, 2018, the County transmitted to HUD a letter of interest, which is attached to this memorandum as Attachment "A". The County is also working with HUD to obtain a reservation of the 6,426 units through the RAD Program. State Attorney Katherine Fernandez Rundle also sent a letter to HUD, indicating her support for the County's redevelopment plan based on RAD, which is attached to this memorandum as Attachment "B". The County's letter of interest to HUD does not obligate the County to convert its units to RAD. Additional steps will have to be taken to implement rehabilitation and redevelopment under RAD, which will require further Board approval. However, the first step in the process is the submission of RAD Applications and any other necessary documents. Accordingly, it is recommended that the Board approve the attached resolution which authorizes the County Mayor or the County Mayor's designee to submit the RAD Applications and any other necessary documents on the County's behalf.

Attachments

  
\_\_\_\_\_  
Maurice L. Kemp  
Deputy Mayor



Public Housing and Community Development  
701 NW 1st Court, 16th Floor  
Miami, FL 33136-3914  
T 786-469-4100 • F 786-469-4199

miamidade.gov

August 30, 2018

Honorable Ben Carson, Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, SW  
Washington, DC 20410

**RE: Letter of Interest to Reserve RAD Unit Set Aside for a Portfolio Wide Designation Covering 6,426 Public Housing Units for the Miami-Dade Public Housing and Community Development Department (PHCD)**

Dear Dr. Carson:

We are writing to request the set aside of 6,426 public housing units as a part of a portfolio-wide reservation under the Rental Assistance Demonstration (RAD) for the Miami-Dade County PHCD. We consider this essential to ensure that Miami-Dade County has sufficient assurance to embark upon an ambitious transformation of a substantial portion of its public housing portfolio in desperate need of rehabilitation and replacement. As you may be aware from your visit on April 12, 2017, the average age of public housing in Miami-Dade with little to no capital investment is over forty (40) years old and we have some sites now entering their sixth, seventh and even eighth decade of development life, which otherwise have had no real source of capital improvement funding. The Liberty Square site you toured during your visit is in fact over 80 years old and is one of the oldest public housing developments in the nation.

In general, the sites covered by this requested portfolio-wide set-aside have deficiencies which are inherent with an aged and undeveloped housing stock, including deteriorated elevators, mechanical systems, electrical and plumbing systems, windows, doors, roofs, along with building envelopes in need of repair and which do not meet current hurricane standards, inadequate fire safety, poor infrastructure, as well as a lack of security systems equipment. For many of these sites, physical as well as functional obsolescence make the properties difficult to sustain as well as to provide critical operating services, even with good management systems, such that residents lack the quality of housing and maintenance they deserve and should expect.

Despite the conditions and concerns described above, Miami-Dade PHCD has aggressively and effectively over the past few years transformed over 2,400 units of affordable housing using limited available public funds and innovative approaches to leveraging private debt, equity, and other market investment. We have in many respects pursued the principles which embody the RAD Program and are now ready to use the RAD tool to proceed with a full and comprehensive transformation of the remainder of our affordable (public) housing stock. We have assessed the use of RAD for the properties covered in this portfolio set-aside request and determined that the total capital needs are over \$2 billion, which with the effective use of RAD can generate about 60% of the total funding need (refer to attached appendix table 1 and 2). Just over \$800 million in gap funding will need to come from non-traditional and other public and private sources. We have found that by taking a comprehensive redevelopment approach, we improve our ability to leverage amounts equivalent to that which we find constitute our current funding gap.

Without a RAD set-aside however, the ability to address a total need of \$2 billion is in many respects not only daunting but, we believe, unrealistic to overcome; thus, placing the future of thousands of affordable public housing units in jeopardy at a time when housing affordability to many in the Miami-Dade area is becoming increasingly difficult due to the growing preponderance of higher end market housing out of the reach of low and moderate-income households. This will significantly impact the healthy and diverse



demographic that characterizes the best of Miami-Dade and diminishes the opportunities such a thriving economy provides for those with the greatest need for access to employment and other support services; thereby, further aggravating the persistent socio-economic problems brought about by income inequality.

Without this portfolio reservation, PHCD will be compelled to rely primarily on the approximately \$12 million per year it receives in Capital Fund Program (CFP) money, which would take over 150 years to cover the capital financing need of the public housing developments included in this designation request. As we know, without addressing capital needs fully, what results is accelerated deterioration of the housing stock, eventually rendering it fully obsolete and then uninhabitable. Accelerated deterioration also distorts the level trend of operating expenses resulting in operating costs well above that provided under the public housing operating fund. This depletes needed funds for maintenance in future years, which further limit the amounts available for even the most basic of services for our residents. Therefore, it is urgent that we take immediate steps to address the needs of the housing developments in this portfolio-wide designation request. The RAD program is virtually the only path available to unleash the private capital and market investment needed to assure the physical upgrade, and in many cases, the transformation required to assure these housing communities remain a viable resource for low-income households in the future.

The RAD portfolio designation and approach to revitalizing public housing currently has wide spread support among a broad base of stakeholders. This includes public housing communities, Congressman Mario Diaz-Balart (Chairman of the House Appropriations subcommittee for Transportation, HUD and Related Agencies), Miami-Dade County and City of Miami elected leadership, and many others such as State Attorney Katherine Fernandez-Rundle, and Miami-Dade County and City of Miami Police Departments. State Attorney Fernandez-Rundle has provided written support for PHCD's redevelopment plan based on RAD. This letter will be forwarded via separate correspondence. In addition, on August 3, 2018, PHCD met with the Overall Tenant Advisory Committee (OTAC) to discuss the RAD program. OTAC representatives expressed enthusiastic support for this initiative. We believe our request warrants immediate action to move ahead with a portfolio designation to assure the collaborative support at the local level continues and stakeholders have confidence that the conditions at these housing developments will be addressed comprehensively and effectively.

While we understand that the current notice does not provide for a specific portfolio wide designation unless up to 50% of the developments are included in the initial RAD application submitted under a portfolio designation, we find no prohibition that would limit HUD in granting this approval for Miami-Dade PHCD. The RAD Notice recognizes that milestones applicable to the implementation of a portfolio RAD application may be modified for housing authorities like PHCD seeking to convert 3,000 or more public housing units. In fact, had the Miami Dade Public Housing Program received official notice of achieving standard performer status before 2016-17, we would have pursued the submission of a letter of interest prior to the recent increase in the RAD cap. We intend to follow beginning on or about this October with the submission of our first RAD property specific applications for at least four (4) housing developments. Accordingly, we intend to proceed with a phased and thorough approach to the provision of property specific applications covered in the request for a portfolio wide designation.

The process prescribed by HUD is administrative and therefore within HUD's discretion to modify based on circumstances such as those presented above (please see attached memorandum on HUD's ability to use such discretion to grant this request from PHCD's counsel, Amy McClain of Ballard Spahr). It is critical that we obtain a portfolio-wide designation such that there can be confidence that this change in subsidy platform and ability to attract private equity and capital is available during the planning process that will now occur at the public housing development level. While we do expect several specific applications to be submitted in the near future as part of the overall portfolio RAD conversion and revitalization effort, we need further engagement with the residents, community, and others to assure a sound and viable approach at other housing developments. The portfolio-wide designation will provide the confidence and certainty others need (including the investment community) that their efforts in formulating revitalization strategies will yield needed results. We are not requesting any new or additional federal funds, only the approval to have units within the current RAD "cap" held for the PHCD properties.



HUD has been a valuable and essential partner in our efforts to transform public housing, and we hope that you can continue with your approval of our request for a portfolio-wide designation. Should you have any questions or would like to discuss this matter further, please do not hesitate to contact Michael Liu, PHCD Director, or my office.

Sincerely,



Carlos A. Gimenez  
Miami-Dade County Mayor



Michael Liu,  
Director, Miami-Dade PHCD

CC: Pamela Hughes Patenaude, Deputy Secretary, HUD  
Brian Montgomery, Assistant Secretary for Housing/Federal Housing Commissioner, HUD  
C. Lamar Seats, Deputy Assistant Secretary for Multifamily Housing, HUD  
Thomas Davis, Director, Office of Recaptialization, HUD  
Denise Cleveland-Leggett, Regional Administrator, HUD Region IV  
Dominique Blom, General Deputy Assistant Secretary for Public and Indian Housing, HUD  
Uche A. Okuku, Director, OPH, Miami Field Office, HUD  
Victoria Barton, Deputy Chief of Staff, Office of the Deputy Secretary, HUD  
Trent M. Morse, Senior Policy Advisor, Office of the Deputy Secretary, HUD  
Chris Sweet, Legislative Director, Office of US Representative Mario Diaz-Balart  
Christopher D. Taylor, Deputy Regional Administrator, HUD Region IV





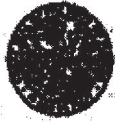
Appendix Table 2: Future Projected Gap Analysis

Project Name	Year	6	14	36	0.83	51,552,500	-4,807,287	-9,107,878	4.3%
Green Cherry 12	Family	6	14	36	0.83	51,552,500	-4,807,287	-9,107,878	4.3%
Homestead Village	Family	11	13	6	0.87	\$2,846,150	\$3,138,651	-\$109,060	4.2%
Green Cherry 06	Family	8	6	65	1.29	\$2,070,000	-\$1,852,967	-\$109,118	6.5%
Green Cherry 08	Family	21	27	18	0.77	\$5,433,750	-\$2,145,377	-\$102,161	3.9%
W. Homestead Gardens	Elderly	12	7	20	unknown	\$3,500,000	-\$2,464,603	-\$205,390	7.0%
Florida City Family	Family	26	5	5	2.8	\$6,727,500	-\$2,813,316	-\$100,261	4.2%
Starrup Plaza Family	Family	24	8	18	2.81	\$6,210,000	-\$2,888,330	-\$119,515	4.6%
Green Cherry 07	Family	32	20	65	1.62	\$8,260,000	-\$3,368,339	-\$109,230	4.0%
Green Cherry 15	Family	28	14	36	1.95	\$7,243,000	-\$3,570,485	-\$127,514	4.0%
Perrine Villas	Family	20	10	30	1.96	\$5,175,000	-\$3,382,248	-\$169,116	6.5%
Model Cities	Family	38	10	30	1.9	\$9,832,500	-\$3,646,509	-\$55,962	3.7%
Richmond Homes	Family	32	31	3	3	\$8,200,000	-\$3,714,387	-\$111,066	6.9%
Green Cherry 22	Elderly	20	23	31	0.87	\$5,600,000	-\$3,481,685	-\$180,082	6.4%
Southside II	Family	30	2	150	1.13	\$7,762,500	-\$3,991,042	-\$133,035	5.1%
Green Cherry 13	Family	31	16	150	1.78	\$4,021,250	-\$4,594,308	-\$148,300	5.7%
Heritage Village II (Single-family homes)	Family	26	15	35	1.78	\$6,717,500	-\$4,377,878	-\$189,118	6.5%
Green Cherry 20	Elderly	23	22	22	1.03	\$6,440,000	-\$4,594,918	-\$202,475	7.2%
Heritage Village I (01/01) (Single-family homes)	Family	30	17	30	1.78	\$7,762,500	-\$5,071,554	-\$169,118	6.5%
Westside	Family	30	8	30	3.82	\$7,762,500	-\$6,973,582	-\$169,118	6.9%
Homestead East	Elderly	30	14	23	2.11	\$8,400,000	-\$6,430,228	-\$183,007	6.5%
Pine Island II	Family	50	5	8	9.64	\$12,857,500	-\$6,338,066	-\$122,611	4.7%
Moody Gardens	Elderly	34	8	33	4.06	\$9,350,000	-\$6,221,250	-\$183,007	6.5%
Wise, Mann	Elderly	38	33	65	1.15	\$10,640,000	-\$6,282,546	-\$164,004	5.8%
Ernie's Turnkey	Elderly	42	12	5	3.58	\$11,760,000	-\$4,998,897	-\$165,450	5.9%
Venetian Gardens	Elderly	52	5	5	10.54	\$12,455,000	-\$7,310,401	-\$140,759	5.4%
Palmetto Gardens	Elderly Designated	40	20	20	2.02	\$12,200,000	-\$7,328,204	-\$183,007	6.5%
Heritage Village (Single-family homes)	Family	64	5	36	13.1	\$16,560,000	-\$8,008,462	-\$125,148	4.8%
New Haven Gardens/2/8s	Family	83	9	36	9.18	\$21,217,500	-\$8,388,748	-\$100,107	9.9%
South Miami Gardens	Family	58	20	65	2.84	\$15,007,500	-\$8,180,032	-\$21,026	5.5%
Green Cherry 16	Family	70	16	36	4.33	\$18,112,500	-\$8,515,466	-\$131,650	4.7%
Park Turnkey	Elderly	48	47	36	1.03	\$13,440,000	-\$4,191,587	-\$170,650	6.1%
Parabola I & B	Elderly	56	84	150	0.67	\$15,680,000	-\$8,455,311	-\$150,988	5.4%
Little River Terrace	Family	104	9	9	12.3	\$22,945,000	-\$9,382,617	-\$26,878	3.4%
Alex Aronovitz	Family	55	26	26	2.14	\$15,400,000	-\$9,641,466	-\$164,300	9.9%
Rosalia City Gardens	Elderly Designated	50	33	30	1.52	\$14,000,000	-\$8,310,867	-\$183,007	6.9%
Beaumont Plaza	Elderly Designated	52	26	26	2.02	\$14,500,000	-\$8,516,382	-\$183,007	6.5%
Newberg	Elderly	60	19	36	3.22	\$14,800,000	-\$4,789,183	-\$183,007	5.8%
Donna Gardens	Elderly	64	14	36	4.58	\$17,250,000	-\$3,698,846	-\$137,750	5.6%
Southridge I	Family	76	6	9	13.3	\$19,655,000	-\$10,827,277	-\$142,464	5.9%
Opus Lucia Elderly	Elderly	50	9	36	5.98	\$14,000,000	-\$10,265,513	-\$160,002	5.4%
Green Cherry 14	Family	78	11	36	6.98	\$20,125,000	-\$3,930,130	-\$140,002	5.4%
Pine Island I	Family	80	8	8	9.64	\$20,700,000	-\$12,108,911	-\$151,361	5.8%
Twin Lakes	Elderly	76	21	36	3.56	\$21,280,000	-\$12,272,082	-\$383,475	5.0%
Wynwood Elderly	Elderly Designated	72	7	36	9.92	\$20,160,000	-\$12,538,973	-\$179,708	6.0%
Little River Plaza	Elderly	46	49	65	1.77	\$24,080,000	-\$16,498,738	-\$158,252	6.0%
Lanham City	Elderly Designated	300	65	65	1.54	\$28,000,000	-\$17,514,904	-\$173,149	6.2%
Poker's Plaza	Elderly Designated	202	53	65	1.91	\$28,500,000	-\$17,439,585	-\$172,849	6.2%
Homestead Gardens	Family	150	30	30	5.02	\$28,812,500	-\$19,936,470	-\$132,843	5.7%
Perrine Gardens	Elderly (121) Family (136)	258	12	65	13.51	\$44,340,000	-\$20,888,789	-\$125,530	4.9%
Edison Courts	Family	345	15	23	23.81	\$88,268,750	-\$48,197,780	-\$140,863	5.4%



Attachment B

**RECEIVED**  
SEP 06 2018  
Miami-Dade Public Housing  
and Community Development



**STATE ATTORNEY**  
ELEVENTH JUDICIAL CIRCUIT OF FLORIDA  
E. R. ORAHAM BUILDING  
1350 N.W. 12TH AVENUE  
MIAMI, FLORIDA 33136-3111

**KATHERINE FERNANDEZ RUNDLE**  
STATE ATTORNEY  
KatherineFernandezRundle@miamisao.com

TELEPHONE (305) 547-0100  
www.miamisao.com

August 28, 2018

Honorable Ben Carson, Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street S.W.  
Washington, DC 20410

Re: Miami-Dade Public Housing and Community  
Development Redevelopment Plan based on  
Rental Assistance Demonstration

Dear Dr. Carson:

In my capacity as the State Attorney for Miami-Dade County, I have had many sad occasions meeting the parents of victims of gun violence who have suffered simply because they reside in HUD funded housing. Surviving on the front lines of communities terrorized by gun violence fueled by the drug trade is an everyday reality for many families living in public housing. I deeply believe that having a low income does not have to mean one is a prisoner of local criminal activity. Having worked over the years to improve our public housing, I am pleased to advise you of my support for the Miami-Dade Public Housing and Community Development (PHCD) Redevelopment Plan based on Rental Assistance Demonstration (RAD). I believe this approach will impact local crime while improving individual lives.

I and my staff have met with PHCD several times over the past few months and have made them aware of our concerns about gun violence around several of their public housing properties, particularly in zip codes 33147, 33150 and 33142 in Miami, Florida (which mostly encompass Liberty Square site #170 and Annie Coleman Site #14, #15 and #16). The City of Miami Police Department's Shot-Spotter gunfire detection system detected some 240 gunfire incidents in the Model City (Liberty Square) area of Miami in the first 7 months of 2018 alone. At Annie Coleman Site #14 between January 1 and April 8, 2018, there were 90 shooting incidents resulting in 2 murders and 36 individuals being struck by gunfire.

PHCD shared with us their short-term plans to assist our office, police and the residents of these communities in providing safer developments. These efforts include:

- Security System/camera upgrades (e.g. Liberty Square, Annie Coleman)
- Armed security guard patrols at 18 public housing sites including Liberty Square and Annie Coleman

Honorable Ben Carson, Secretary  
August 28, 2018  
Page 2

I fully appreciate PHCD's allocation of limited resources to support criminal activity deterrence, but clearly what is needed is the redevelopment of these properties that will transform these communities. This is why I am excited about PHCD's RAD Redevelopment plan for over 6,000 units agency-wide.

Director Michael Liu from PHCD and Jeff Lines from TAG Associates, provided some historical perspective on public housing, which helped explain where we are today. They also shared the challenges that they face, particularly with a very old housing stock and inadequate funding for over \$2 billion in capital needs required for redevelopment. They further shared with us how HUD has provided a tool, RAD, which could assist in accelerating their redevelopment plan and sustainability of their public housing.

Today, I believe we have an opportunity to positively impact public housing families for generations to come. A major redevelopment of public housing properties in Miami-Dade County will go a long way toward breaking a cycle of violence which is so prevalent in these areas. Let's ensure that our actions are guided by what we know is right and sorely needed for these communities.

I strongly endorse PHCD's redevelopment plan based on HUD's RAD program and look forward to its implementation. We would greatly appreciate anything you can do to assist us in these efforts.

Sincerely,



KATHERINE FERNANDEZ RUNDLE  
State Attorney

KFR:apm

xc: The Honorable Mario Diaz-Balart, Congressman, 25th District of Florida  
The Honorable Carlos Gimenez, Miami-Dade County Mayor  
Maurice Kemp, Miami-Dade County Deputy Mayor  
Denise Cleveland-Logget, HUD's Region IV Regional Administrator  
Dr. Uche Oluku, Public Housing Director, HUD Miami Office  
Michael Liu, PHCD Director ✓





# MEMORANDUM

(Revised)

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

**DATE:** December 4, 2018

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 8(K)(2)

Please note any items checked.

- "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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_\_, 3/5's \_\_\_\_\_, unanimous \_\_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

12

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(K)(2)  
12-4-18

RESOLUTION NO. R-1240-18

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO SUBMIT RENTAL ASSISTANCE DEMONSTRATION APPLICATIONS AND ANY OTHER NECESSARY DOCUMENTS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE CONVERSION OF CERTAIN PUBLIC HOUSING PROJECTS TO SECTION 8 PROJECT-BASED HOUSING THROUGH THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM

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:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board authorizes the County Mayor or the County Mayor's designee to submit Rental Assistance Demonstration Applications and any other necessary documents to the United States Department of Housing and Urban Development for the conversion to Section 8 Project-Based Housing through the Rental Assistance Demonstration Program of certain public housing projects, which are more fully identified in Appendix Table 1 and Appendix Table 2 of the County's letter of interest that is attached as Attachment "A" to the County Mayor's memorandum and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Daniella Levine Cava**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:



Esteban L. Bovo, Jr., Chairman	aye		
Audrey M. Edmonson, Vice Chairwoman	aye		
Daniella Levine Cava	aye	Jose "Pepe" Diaz	aye
Sally A. Heyman	aye	Eileen Higgins	aye
Barbara J. Jordan	absent	Joe A. Martinez	aye
Jean Monestime	aye	Dennis C. Moss	aye
Rebeca Sosa	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 4<sup>th</sup> day of December, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

**Linda L. Cave**

By: \_\_\_\_\_  
Deputy Clerk



Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "TAS", is written over the approval text.

Terrence A. Smith



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

March 22, 2019

Michael Liu  
Executive Director  
Miami Dade Public Housing & Cmnty Dev  
701 NW First Court, 16<sup>th</sup> Floor  
Miami, FL 33136

Dear Mr. Liu:

We are pleased to approve your request for a Portfolio Award under the Rental Assistance Demonstration (RAD) covering the projects (the "portfolio") identified in the exhibit attached to this letter.

This Portfolio Award serves as the Department's commitment to reserve conversion authority for all the identified units in the portfolio, subject to the conditions below. The purpose of this award is to begin the process of effectuating the conversion of Public Housing to a form of project-based assistance under section 8 of the Housing Act of 1937 (the Act). This award cannot be transferred without the prior written consent of HUD. This award is issued pursuant to the Consolidated and Further Continuing Appropriations Act, 2012, Pub. L. No. 112-55, approved November 18, 2011 and the Consolidated and Further Continuing Appropriations Act of 2015 (P.L. 113-235), approved December 6, 2014; the 2017 Consolidated Appropriations Act (P.L. 115-31), approved May 5, 2017, and the Consolidated Appropriations Act of 2018 (P.L. 115-141), approved March 23, 2018; section 8 of the Act, 42 U.S.C. 1437 et seq.; and the Department of Housing and Urban Development Act, 42 U.S.C. 3531 et seq.

The PHA will have 365 days from the date of this Portfolio Award to submit acceptable RAD Applications for the projects listed above. The PHA must fulfill the requirements of Section 1.9 of PIH Notice 2012-32 Revision 3 ("Notice"), and all subsequent revisions, when submitting RAD Applications. HUD will rely solely on applications and documents the PHA submits through [RADApplications@hud.gov](mailto:RADApplications@hud.gov) to ensure compliance of Section 1.9 of the Notice. For each approved RAD Application, HUD will issue a Commitment to enter into a Housing Assistance Payment (CHAP) and the owner must comply with all "CHAP Milestones" identified in section 1.12 of the Notice as applicable. The CHAP will include a rent schedule based on the RAD initial rent setting rules in effect at the time of application.

As the Portfolio Award is a conditional commitment by HUD, HUD reserves the right to revoke or amend the Portfolio Award at any time prior to the closing of the last project included



in the Portfolio Award if HUD, in its sole judgment, determines that any of the following conditions are present:

- A. the PHA has failed to make sufficient progress towards submitting RAD Applications for the proposed portfolio,
- B. any of the contract units within the portfolio were not eligible for selection;
- C. the PHA fails to meet any applicable deadline;
- D. the PHA fails to cooperate;
- E. there is any violation of program rules, including fraud; or
- F. the terms of the conversion would be inconsistent with fair housing and civil rights laws or a fair housing or civil rights court order, settlement agreement, or voluntary compliance agreement.

If HUD, in its sole judgment, determines that the PHA fails to meet any of the requirements listed above or in Section 1.9 of the Notice, the Portfolio Award will be amended or revoked, unless the PHA submits and HUD approves a request for a deadline extension or modification to the Portfolio award. Approval of any request for an extension or modification is at HUD's sole discretion.

This Portfolio Award shall be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including amendments or changes in HUD requirements, the Notice, and all other applicable RAD guidance.

As you start the process of conversion, we urge you to continue to maintain an open dialogue with your residents and local officials. If you have any questions or concerns regarding the conversion process or fulfilling the requirements of Section 1.9 or the CHAP Milestones, please contact your RAD Transaction Manager.

Sincerely,



Susan A. Wilson  
Director  
Office of Public and Indian Housing

Enclosure

CC: Karen Arndt

**Portfolio Award Exhibit: List of Projects and Units Subject to Portfolio Award**

PIC Development #	Project Name	Number of Converting Units	CHAP Award Date
AMP 830	Gwen Cherry	36	3/22/2019
AMP 821	Gwen Cherry Multiphase	40	
AMP 841	Gwen Cherry Multiphase	234	
AMP 830	Rainbow Village	100	3/22/2019
AMP 830	Rainbow Village Multiphase	110	
AMP 831	Culmer Place	151	3/22/2019
AMP 831	Culmer Gardens	75	3/22/2019
AMP 832	Culmer Gardens Multiphase	56	
AMP 836	Robert King	315	3/22/2019
AMP 835	Robert King Multiphase	475	
AMP 842	South Miami	58	3/22/2019
AMP 842	South Miami Multiphase	24	
AMP 847	Arthur Mays Villas	173	3/22/2019
AMP 847	Arthur Mays Villas Multiphase	156	
AMP 840	Joe Moretti	96	3/22/2019
AMP 840	Harry Cain	154	3/22/2019
AMP 821	Little River/AMP 821	285	
AMP 839	Little Havana	131	
AMP 845	Perrine	210	
AMP 826	AMP 826	142	
AMP 834	Downtown Elderly	104	
AMP 833	Downtown Elderly	206	
AMP 837	Downtown Elderly	119	
AMP 824	Liberty City	599	
AMP 822	Liberty City	200	
AMP 817	Liberty City	100	
AMP 823	Little River/AMPs 823 & 825	376	
AMP 825	Little River/AMPs 823 & 825	267	
AMP 843	Naranja	138	
AMP 846	Naranja	344	
AMP 844	Naranja	279	
AMP 828	Edison	425	
AMP 829	Edison	248	
	TOTAL:	6,426	





**Public Housing and Community Development  
Rental Assistance Demonstration (RAD) Program**

**November 21, 2019**





# Rental Assistance Demonstration (RAD) Program



## PROGRAM TEAM

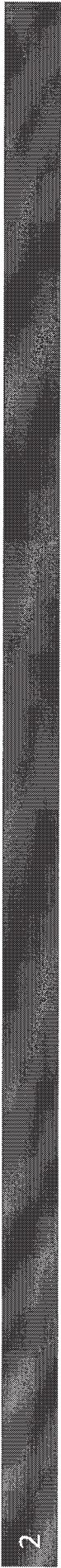
### Project Team

- Michael Liu, Director, PHCD
- Jorge Cibran, Director, Development Division, PHCD
- Joaquin Cintron Vega, Director, Public Housing Division, PHCD
- Ana Meza, RAD Program Manager, PHCD
- Taycha Santos, Tenant Relocation Manager, PHCD
- Lonnie Walcott, Assistant Tenant Relocation Manager, PHCD
- Crystal Coleman, Division Director, Section 8/HCV Programs, PHCD
- Steven Rosario, Director, HCV Program, Nan McKay & Associates
- Jeff Lines, TAG Associates
- Bill Grindl, TAG Associates

### Meeting Facilitators

- Charesse Chester, President, Creativision MEDIA
- Irby McKnight, Community Leader

Questions concerning RAD will be addressed after the presentation has been completed.







# Rental Assistance Demonstration (RAD) Program



## State of Public Housing

### PHCD:

Miami-Dade County Public Housing and Community Development (PHCD) oversees approximately **9,000 Public Housing units**.

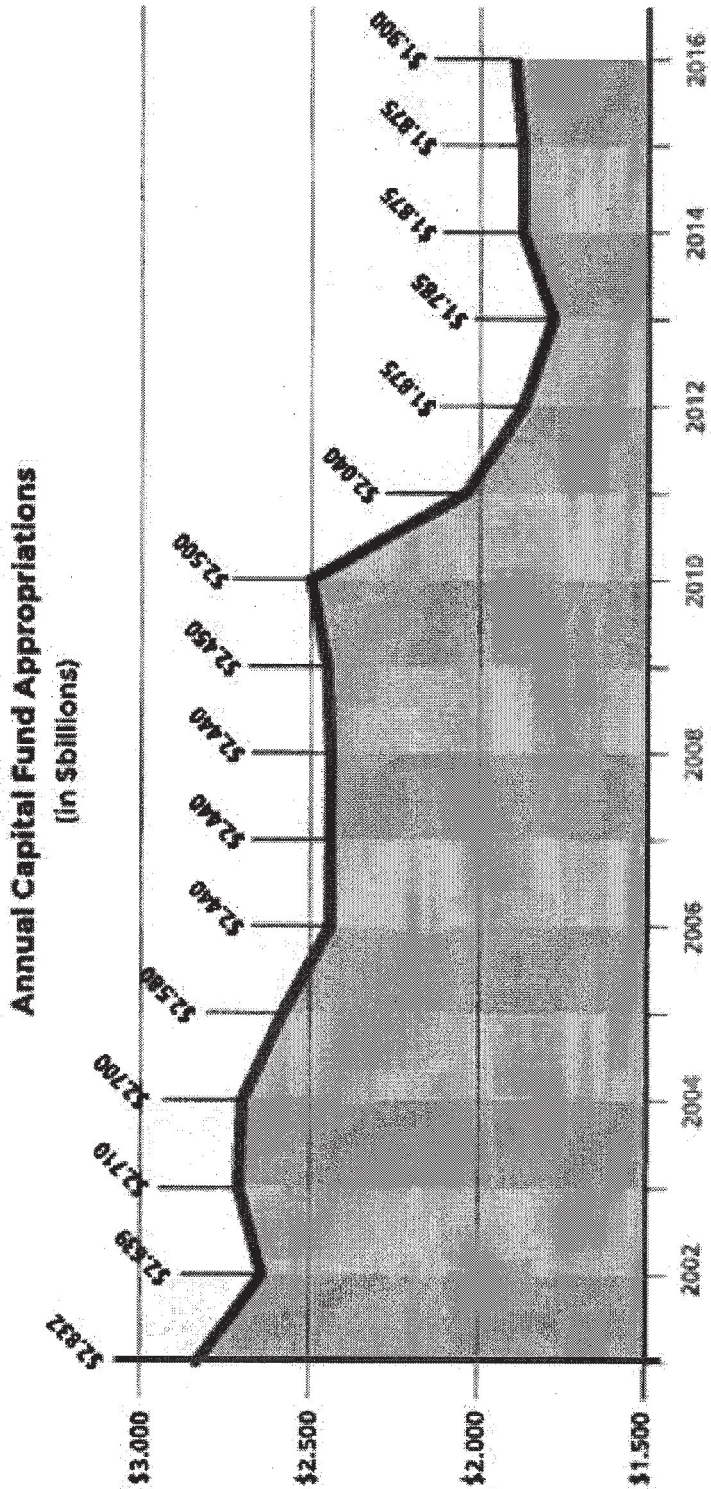
- Average Age: 40+ years
- Approximate Capital Needs to redevelop or rehab properties: \$2 Billion+
- Annual HUD Capital Funding: \$12 Million
- Years needed to redevelop or rehab properties: 167  
*(disregarding continuing deterioration of the properties)*

# Rental Assistance Demonstration (RAD) Program

## State of Public Housing

### Nation-Wide Lack of Adequate Funding for Public Housing:

- Public Housing has seen funding cutbacks over the years by Congress. HUD has indicated that **10,000 to 15,000 public housing units are lost every year.**
- High point in Capital Funds for Public Housing was reached in 2001 (\$2.832 billion).

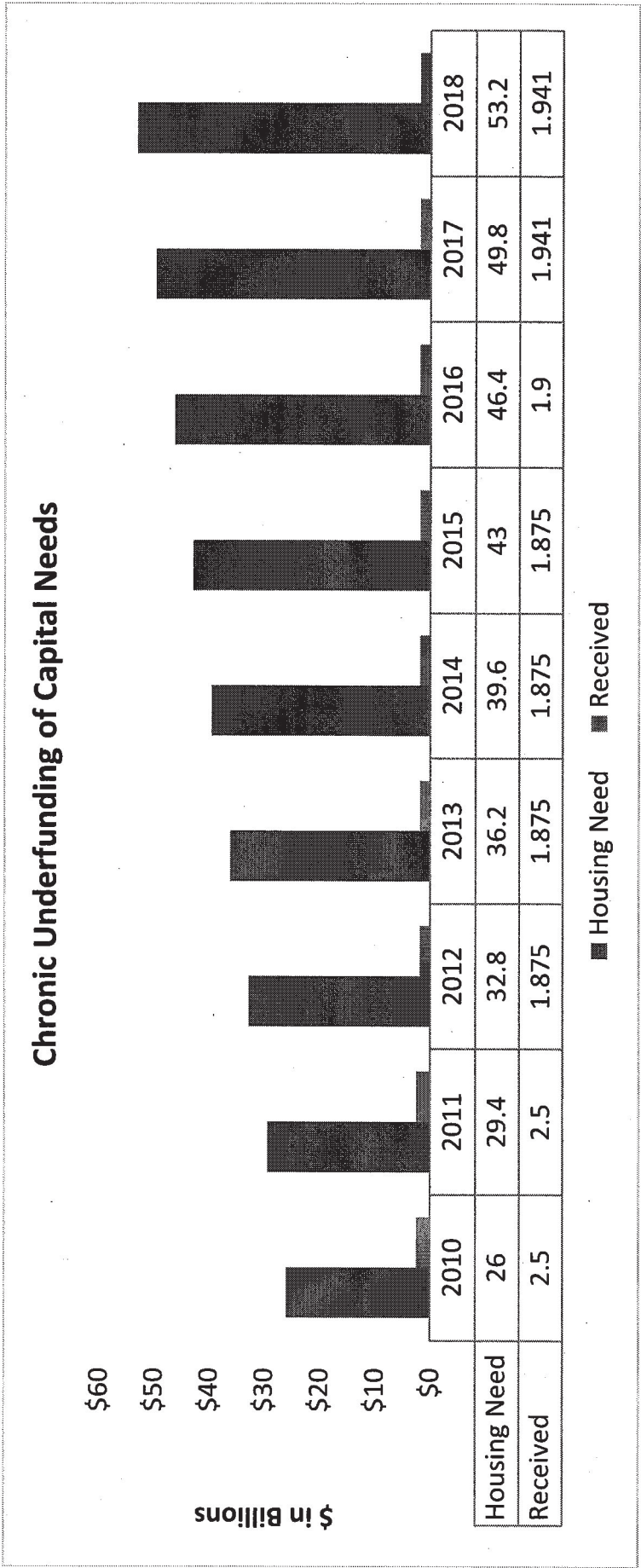




## State of Public Housing

### Historical Needs v. Funding of Capital Funds by HUD

- Backlog of repairs grows at a rate of \$3.4 billion each year since 2010
- \$26 billion in deferred need in 2010 grew to \$53.2 billion in deferred need in 2018
- In 2010, HUD funded about **10%** of the reported back log. **For 2018, only 4% of reported backlog was funded.**





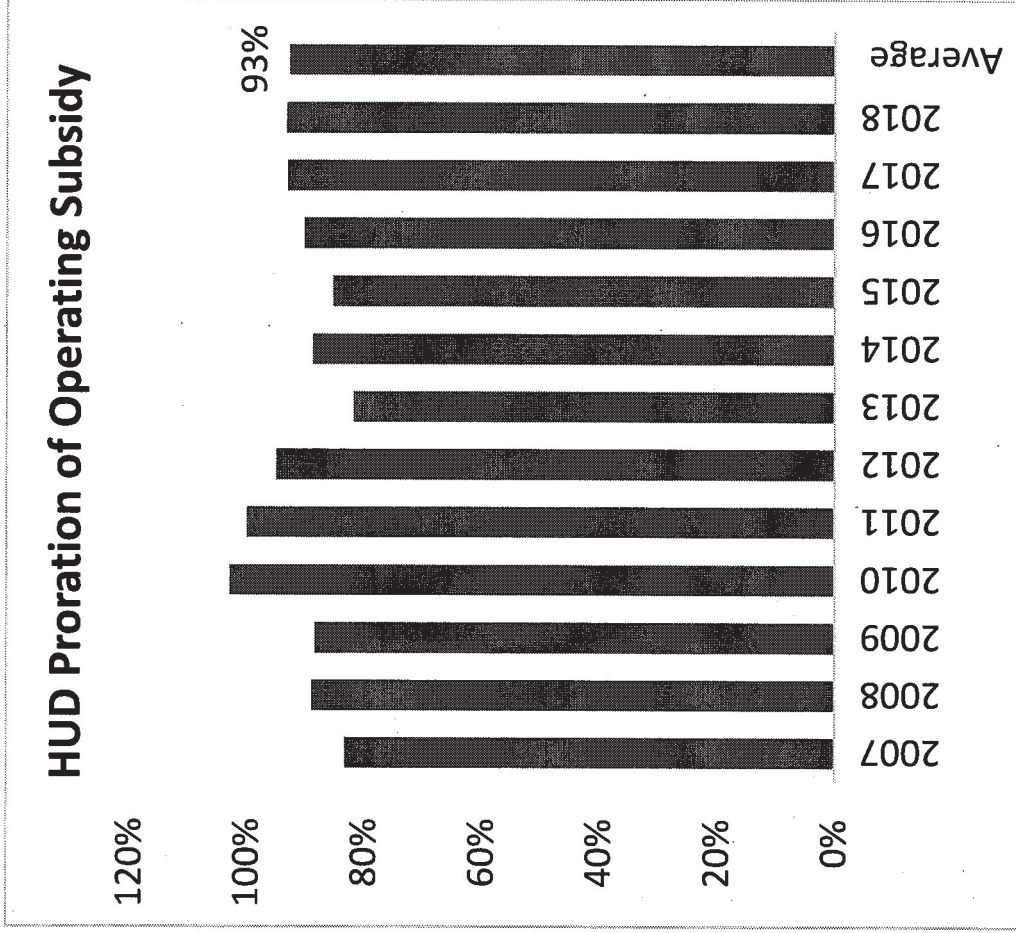
# Rental Assistance Demonstration (RAD) Program



## State of Public Housing

### Operating Funds

- Similar to the Capital Fund, Public Housing Operating Funds have been chronically underfunded over the past 30 years.
- Over the past decade, funding has been prorated by an **average of 93%** nationally.
- **It costs PHCD about \$72 million to operate public housing.** PHCD receives only **\$44 million** in operating funds from HUD; a **\$28 million annual deficit.** Some of this is made up by collecting rents from the poorest of the poor, which yields a net of a **\$10 million annual deficit....this is unsustainable.**







# Rental Assistance Demonstration (RAD) Program



## What is RAD?

- **Rental Assistance Demonstration (RAD)** was initiated in 2012 by HUD under the leadership of President Obama and HUD Secretary Shaun Donovan
- RAD is a conversion of a Public Housing Subsidy platform (year to year appropriation) to a Project Based Voucher Subsidy Platform (20-year renewable contract)
- Generates private debt and equity to **redevelop or rehabilitate Public Housing**
- Utilizes a more consistently funded, and growing government subsidy
- Extends long-term protections to Residents
- Fair housing and civil rights requirements and reasonable accommodation for residents with disabilities apply
- **Home ownership** is described in CFR 982.625 and is not part of RAD (PIH-2019-09/2019-23) Version 4, dated 9/5/19. RAD requires a one-for-one replacement of public housing units which does not allow for selling off some or all of the units. RAD is targeted at the preservation of rental housing.
- **Offer to Sell** is described in CFR 970.9 and is part of the Section 18 disposition program. RAD does not use the Section 18 program for disposition of units and has its own process and guidance which does not include an Offer of Sale.



# Rental Assistance Demonstration (RAD) Program



## Resident Rights and Protections

- Residents **will not lose housing assistance and will not be rescreened**
- For every Public Housing unit impacted, there will be a RAD unit of the right size for the family, in other words, **one-for-one replacement of all public housing units.**
- **Resident rent contribution will be the same as it is under the public housing program; no more than 30% of the household's adjusted gross income.**
- Residents are entitled to **relocation protections and have the right to return** to the development once improvements are completed.

### **Resident protections include:**

- resident councils will continue to be funded at \$25 annually per occupied unit; \$15 for resident council and \$10 for administration
- relocation information and financial assistance
- advance written notice of any new advisory services
- rental assistance





# Rental Assistance Demonstration (RAD) Program Resident Rights and Protections (Tenant Relocation Agreement)



Resolution pursuant to “**Tenant Relocation Agreement**” was approved at the Chairwoman’s Policy Council on November 15<sup>th</sup>, 2019 and was approved by the Board on November 19<sup>th</sup>, 2019. These relocation requirements are **more comprehensive** than HUD’s Uniform Relocation Act (URA). Below are excerpts from the Tenant Relocation Agreement:

- The County shall assist Tenant in finding suitable housing using a Section 8 Housing Choice Voucher.
- If Tenant requires an extension to locate private housing using the Section 8 Housing Choice Voucher and Tenant requests such extension from the County, the County shall grant such extension.
- If Tenant prefers to transfer to public housing, the County shall provide Tenant another comparable public housing unit to the extent that such public housing unit is available.
- The County will continue to recognize any resident council formed under 24 CFR part 964 and, if the public housing development does not have a resident council, the Tenants shall have the right to organize and form a resident council.



# **Rental Assistance Demonstration (RAD) Program Resident Rights and Protections (Tenant Relocation Agreement)**



- The County shall pay all reasonable moving fees and costs, including:
  - Paying movers to transport Tenant's furniture and belongings, rental or other application fees, utility hook-up costs, deposits and fees, first and last month's rent, and security deposits.
  - For each move, the County will pay application or rental fees for up to five properties.
  - The County will pay additional application or rental fees if Tenant's applications are denied or is unable to move into the units.
  - Tenant will not be required to pay the costs out-of-pocket and seek reimbursement.
  - For moving costs outside of Miami-Dade County, the County will pay moving costs in accordance with the Department of Transportation Fixed Residential Moving Cost Schedule, Federal Register Volume 80, No. 142, p. 44183-4.
- If Tenant's lease that is entered into with a private landlord under the Section 8 Housing Choice Voucher program following relocation is not renewed or is terminated for any reason, the County shall assist Tenant in finding another comparable housing unit until this Agreement is terminated pursuant to Section Four of this Agreement.
- Tenant shall have the right to return to the redeveloped or reopened project connected with their former public housing development.





# Rental Assistance Demonstration (RAD) Program

## Resident Rights and Protections (Tenant Relocation Agreement)



- Tenant and members of Tenant's household who are relocated shall not be rescreened, including for criminal history and credit history, if Tenant chooses to return to the redeveloped or reopened project connected with their former public housing site.
- The County shall pay tenants' relocation costs, including moving costs, to relocate back to the public housing project (*i.e. that has been converted to RAD*) should they choose to return upon completion of its redevelopment. Tenant will not be required to pay the costs out-of-pocket and seek reimbursement.
- Tenant shall be assigned a Tenant Relocation Officer, who shall:
  - regularly meet individually with Tenant, including after hours or on the weekend if that is helpful to the Tenant;
  - help Tenant identify suitable housing opportunities, including providing a list of available units and providing transportation for Tenant to view those units;
  - provide intensive counseling to assist Tenant through the moving process, including education on how to set up utilities, insurance, and other services and how to pay for them regularly;
  - arrange for transportation for Tenant to visit potential homes, attend required interviews, or deliver paperwork;
  - assist Tenant in completing rental and other applications;



# **Rental Assistance Demonstration (RAD) Program**

## **Resident Rights and Protections**

### **(Tenant Relocation Agreement)**



- interact with landlords in instances where criminal backgrounds could potentially hinder the Tenants' ability to secure the new home;
  - arrange for the transportation of Tenant and the moving of their belongings to their new homes; and
  - relocation services, Section 8 appointments, orientations, and briefings will also regularly be provided at the public housing site where Tenant currently resides.
- The County shall provide Tenant with a list of agencies that can offer assistance to Tenant, including, but not limited to, Legal Services of Greater Miami, Inc.
- In the event Tenant has already relocated from the public housing site in which they resided, the County shall afford the Tenant the same rights and protections listed above.
- The County shall maintain a list of all tenants who have or will be relocated and the County shall, upon receiving a release and authorization or similar instrument executed by Tenant, release the name of Tenant, their current address, and phone number. The release of information is to allow the resident council to communicate with and represent its membership.





# Rental Assistance Demonstration (RAD) Program



## Mitigation Strategies/Lessons Learned

- PHCD understands that RAD, and corresponding redevelopment, will significantly impact our residents lives, particularly as it relates to temporary relocation. PHCD tries to mitigate that impact in our redevelopment strategy and requires in our Request for Proposals (RFP's):
  - Projects be built in phases to reduce temporary relocation periods.
  - Whenever possible, build in vacant areas of the site first, so that temporary relocation is not required (move from existing unit to new unit)
  - On rehab projects, renovate in phases by floors or areas, so temporary relocation periods are only approximately 60 days.
  - All redevelopment projects will have issues that go wrong – PHCD wants to learn from others mistakes about what not to do. PHCD will research missteps by Public Housing Agencies (PHA's) and incorporate in our “lessons learned” (i.e. what not to do).
  - PHCD also invites you to provide us with any examples of RAD programs which you believe are not following RAD requirements or are headed in the wrong direction, so that we can avoid those pitfalls.

## Resident Engagement

- **Four resident meetings** are required by RAD requirements. Meetings are held to inform residents of proposed rehabilitation or redevelopment, the RAD program, and to obtain resident input and respond to resident inquiries.
- PHCD will hold more meetings than those required by RAD to address not only RAD but also other aspects of the redevelopment process including:
  - RFP process and award
  - Redevelopment concepts, funding sources and programs
  - Project schedule
  - Design (including unit interior, exterior, air conditioning and other building systems, materials, accessible units and common areas)
  - Project site and parking
  - Crime Prevention Through Environmental Design (CPTED)
  - Security systems/cameras
  - Landscaping
  - Amenities and features
  - Construction
  - Phasing
  - Resident transfer to temporary units, new units and expenses (to be paid by PHCD and awarded developer)



## Resident Engagement



- Tenant Relocation Agreement
- Property management
- Resident leases
- HUD's Section 3
- Job training and opportunities
- Services and programs
- And any other pertinent issues

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Meetings will be held prior to the selection of a developer, and after the selection of a developer to keep residents informed on project progress and continue to receive input and respond to inquiries. Written updates will also be hand-delivered to residents during the redevelopment process.

- Prior to meetings, **written notices** are hand-delivered to residents which address:
  - Existing Public Housing Developments
  - Funding Sources and Programs
  - Rental Assistance Demonstration (RAD) and redevelopment plans
  - Frequently Asked Questions and Answers, including ownership and management of properties **(i.e. the County will continue to own the properties under a long-term ground lease with awarded developer and co-manage the properties).**



## Rental Assistance Demonstration (RAD) Program



### PHCD's RAD Conversion

- PHCD is **expediting** the redevelopment of its Public Housing Portfolio by converting to RAD.
- **No longer 167 years to redevelop outdated public housing properties**

**December 4, 2018:** Board of County Commissioners approved submission of RAD applications to HUD to undertake a RAD portfolio conversion

**December 13, 2018:** PHCD submitted its RAD Application to HUD to undertake a RAD portfolio conversion

**March 22, 2019:** HUD awarded PHCD all **6,426 units** requested





# Rental Assistance Demonstration (RAD) Program



## PHCD's RAD Conversion

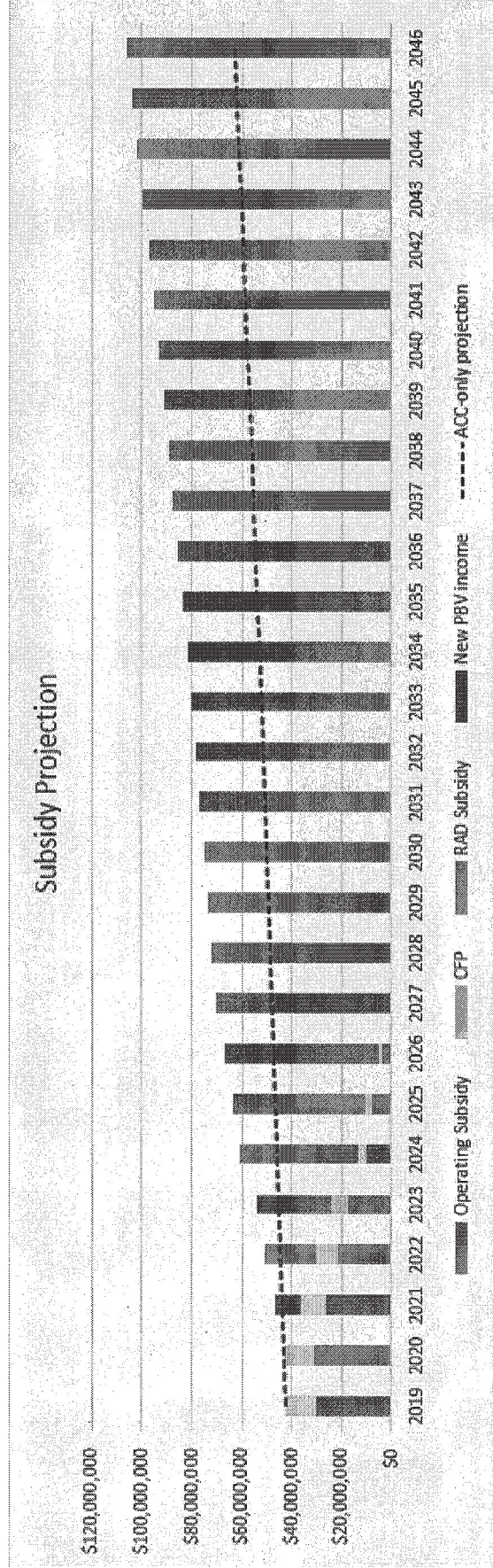
**RAD compared to the Public Housing funding model over 20 year period for 6,426 units**

RAD Portfolio 20-Year Projection:  
over **\$1.6 billion** in subsidy

*versus*

Public Housing 20-Year Projection:  
**\$1 billion** in subsidy

**\$620 million more by converting to RAD**





# Rental Assistance Demonstration (RAD) Program



## PHCD's RAD Conversion

### Increasing Affordable Housing in Miami-Dade County

- **Current Zoning allows for an additional 6,000 to 10,000 affordable and workforce units projected for construction on Public Housing Sites above the 6,426 existing public housing units in the RAD portfolio.**





# Rental Assistance Demonstration (RAD) Program



## Evaluation of RAD

### Evaluation of HUD’s Rental Assistance Demonstration (RAD)

*Report Published by HUD on June 2019*

#### **Findings:**

- As of October 2018 RAD projects raised **\$7.8 billion in funding** for 123,000 affordable housing units, through private debt and equity, and public/private sources
- RAD was shown to be able to **successfully finance long term construction and rehabilitation needs**
- Of the survey sample of **tenants** who lived in RAD Projects:
  - **92%** returned to their original property
  - **82%** stated that they were satisfied with their housing unit and management
  - **91%** indicated that their housing unit was either better or the same as before

## RAD Across the Country

- RAD has been adopted by many housing authorities throughout the country who have decided to convert their portfolios from the Public Housing platform to a RAD Project Based Voucher platform. Some of these include:
  - Tampa Housing Authority – 2,995 units
  - Housing Authority of the City of El Paso, TX - 5,530 units
  - Cambridge Housing Authority – 2,130 units
  - Chicago Housing Authority – 10,172 units
  - Housing Authority of Baltimore City – 4,145 units
  - Housing Authority of the City & County of San Francisco – 3,049 units
  - Housing Authority of the City of Charlotte – 3,315 units
  - Metropolitan Development & Housing Agency of Nashville – 4,364 units
  - Mobile Housing Board – 2,372 units
  - Housing Authority of the City of Greensboro – 2,198 units
  - Indianapolis Housing Agency – 1,890 units
  - Housing Authority of the City of Milwaukee – 1,869 units
  - Housing Authority of the Birmingham District – 1,822 units

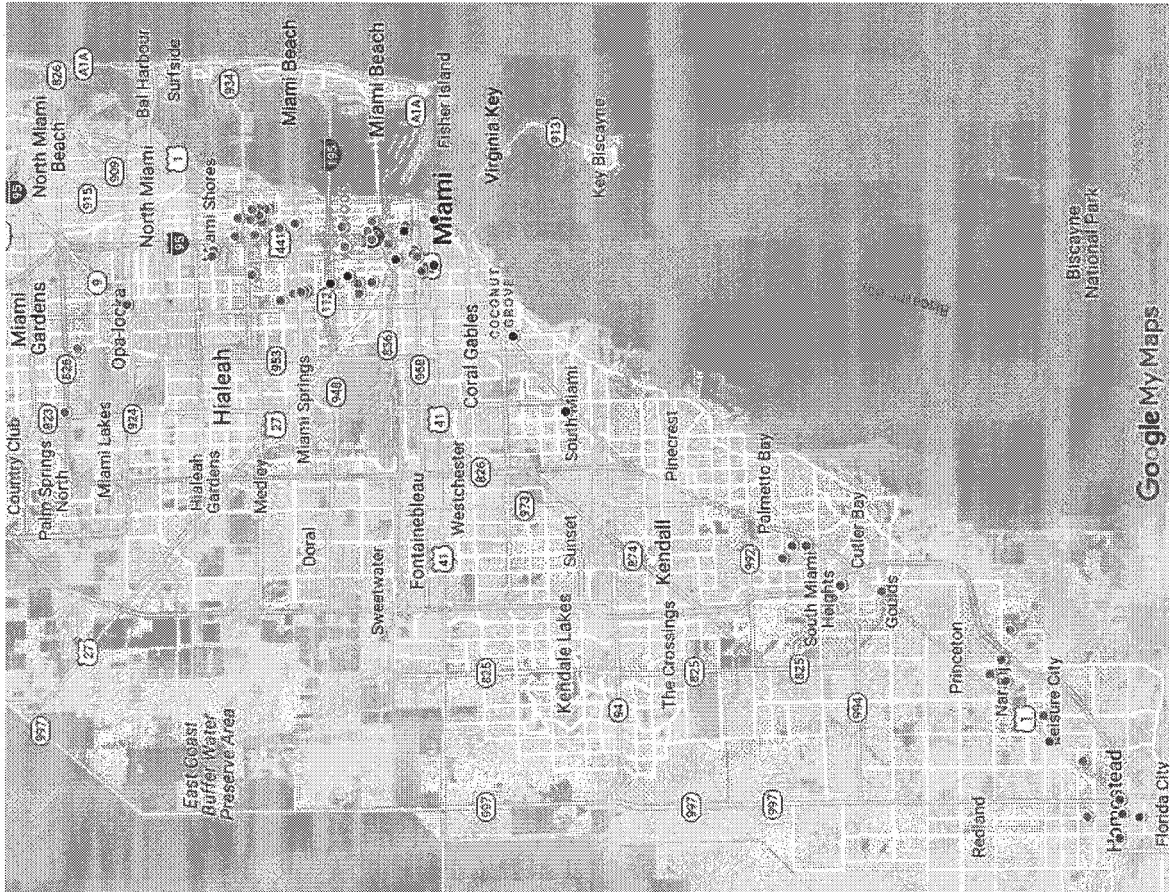


## Projects

**Legend:**

Planned RAD Project: ●

Previously Redeveloped Project: ●





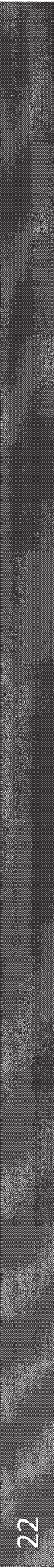


# Rental Assistance Demonstration (RAD) Program



## QUESTIONS AND ANSWERS - RAD

THANK YOU





December 9, 2019

<b>MIAMI-DADE PHCD RAD CHRONOLOGY</b>	
2014-2015 PHA Plan - Meeting with North Region 1/14/14 & South Region 1/16/14 - Transmitted to HUD on 6/25/14 - HUD approved August 8, 2014 - Initial reference of RAD	
2015-2016 PHA Plan - Meeting with Resident Advisory Board (RAB) 1/13/15 - Transmitted to HUD on 6/4/15 - HUD approved July 14, 2015	
2016-2017 PHA Plan - Meeting with Resident Advisory Board (RAB) 1/13/16 - Transmitted to HUD on 7/14/16 - HUD approved August 5, 2016	
2017-2018 PHA Plan - Meeting with Resident Advisory Board (RAB) 1/13/17 - Transmitted to HUD on 7/10/17 - HUD approved July 26, 2017	
2018-2019 PHA Plan - Meeting with Resident Advisory Board (RAB) 3/2/18 - Transmitted to HUD on 7/16/18 - HUD approved September 18, 2018	
2019-2020 PHA Plan - Meeting with Resident Advisory Board (RAB) 9/3/19 -	
4/2/2018	PHCD procured the services of TAG Associates, Inc. a consulting firm to assist with the RAD initiative
4/16/2018	Culmer Place & Culmer Gardens resident Kickoff Meeting (Lyric Theater)
4/30/2018	Culmer Place & Culmer Gardens resident meeting - Housing Types/Unit Amenities
5/7/2018	Culmer Place & Culmer Gardens resident meeting - Exterior Spaces
5/21/2018	Culmer Place & Culmer Gardens resident meeting - Public Safety
6/4/2018	Culmer Place & Culmer Gardens resident meeting - Community Services/Economic Development
6/6/2018	Culmer Place - Environmental Site Assessment Phase 1 (completed)
6/7/2018	Rainbow Village & Gwen Cherry 23 resident meeting - redevelopment kick off
6/16/2018	Culmer Place & Culmer Gardens resident meeting - Pen-to-Paper Session
6/18/2018	Rainbow Village & Gwen Cherry 23 resident meeting on housing types, community features, unit amenities, exterior spaces.
6/26/2018	Culmer Gardens - Environmental Site Assessment Phase 1 (completed)
6/26/2018	Culmer Place (Henry Reeves Park) - Environmental Site Assessment Phase 1 (completed)
7/17/2018	PHCD met with Deputy Mayor Kemp to brief on RAD
7/23/2018	Culmer Place & Culmer Gardens resident meeting - Initial Review of RFP Draft
7/26/2018	TAG submitted draft financial analysis to PHCD
7/30/2018	PHCD met with Mayor Gimenez to brief on RAD
7/30/2018	PHCD met with Commissioners to brief on RAD
8/6/2018	Culmer Place & Culmer Gardens resident meeting - Final Review of RFP Draft
8/15/2018	PHCD met with State Attorney Katherine Fernandez Rundle and other government stakeholders to brief on RAD
8/28/2018	Letter of support from State Attorney Katherine Fernandez Rundle sent to HUD Secretary Carson
8/30/2018	Letter of interest submitted to HUD Secretary Carson by Mayor Gimenez and Director Liu to reserve 6426 units of RAD conversion authority
9/10/2018	Rainbow Village & Gwen Cherry 23 resident meeting on public safety, community services, economic development.
9/11/2018	Resident Information Notice (RIN) distributed to Culmer Place, Culmer Gardens residents and OTAC members
9/15/2018	Rainbow Village & Gwen Cherry 23 resident meeting - pen-to-paper session.
9/17/2018	Culmer Place & Culmer Gardens resident meeting - financing strategies and RAD
9/24/2018	Culmer Place & Culmer Gardens resident meeting - financing strategies and RAD
10/1/2018	Resident Information Notice (RIN) distributed to Gwen Cherry 23 and Rainbow Village residents and OTAC members
10/1/2018	Gwen Cherry 23C - Environmental Site Assessment Phase 1 (completed)
10/9/2018	Meeting with residents on redevelopment of Rainbow Village & Gwen Cherry 23 on funding sources & programs, initial review of RFP draft.
10/18/2018	Resident Information Notice (RIN) distributed to Haley Sofge residents and OTAC members
10/18/2018	Rainbow Village - Environmental Site Assessment Phase 1 (completed)
10/19/2018	Robert King High resident meeting - financing strategies and RAD
10/22/2018	Robert King High resident meeting - financing strategies and RAD
10/25/2018	Haley Sofge resident meeting - financing strategies and RAD
10/29/2018	Haley Sofge resident meeting - financing strategies and RAD
10/29/2018	Rainbow Village & Gwen Cherry 23 resident meeting - funding sources & programs, initial review of RFP draft.
11/15/2018	Resident Information Notice (RIN) distributed to Arthur Mays Villas, Goulds Plaza, Southridge I, Southridge II, Joe Moretti 2B, South Miami Gardens, Stirrup Plaza Family, Wynwood Elderly, Town Park, Parkside I and II, Gwen Cherry 7,6,8,12,13,14,15,16 residents and OTAC members
11/19/2018	Approved by HSSD - Submittal of PHCD's Rental Assistance Demonstration (RAD) Program for approval by USHUD
11/28/2018	Meeting with residents of Arthur Mays Villas - financing strategies and RAD
12/3/2018	Meeting with residents of South Miami Gardens - financing strategies and RAD



12/4/2018	Resolution: R-1240-18 - Approved by Board Submittal of PHCD's Rental Assistance Demonstration (RAD) Program for approval by USHUD
12/4/2018	Meeting with residents of Arthur Mays Villas - financing strategies and RAD
12/5/2018	Meeting with residents of South Miami Gardens - financing strategies and RAD
12/5/2018	Meeting with residents of Joe Moretti 2B - financing strategies and RAD
12/6/2018	Meeting with residents of Joe Moretti 2B - financing strategies and RAD
12/13/2018	PHCD submitted CHAP applications to HUD for Culmer Place, Culmer Gardens, Rainbow Village, Gwen Cherry 23, Robert King High, Arthur Mays Villas, Harry Cain Tower, South Miami Gardens. Submitted portfolio application for 6,426 units.
1/31/2019	Annie Coleman 14 (Block 2,5,6,11,16, 2265, 2280, 2230, 2301 NW 50 St, and 2270, 2275 NW 51 St - Environmental Site Assessment Phase 1 (completed)
3/15/2019	RFP #01082 solicitation issued for Culmer Place and Culmer Gardens
3/15/2019	Arthur Mays Villas - Environmental Site Assessment Phase 1 (completed)
3/22/2019	Received CHAP awards for Culmer Place, Culmer Gardens, Rainbow Village, Gwen Cherry 23, Robert King High, Arthur Mays Villas, Harry Cain Tower, South Miami Gardens, and portfolio award for 6,426 units
3/27/2019	Pre-Proposal Conference for Culmer Place and Culmer Gardens RFP #01082 held
4/3/2018	Conference call with HUD local office regarding demo/dispo application - removal of units in PIC for the nine (9) first tier projects: Culmer Place, Culmer Gardens, Rainbow Village, Gwen Cherry 23, Robert King High, Harry Cain Tower, Joe Moretti Phase 2B, South Miami Gardens and Arthur Mays Villas
4/4/2019	Resident Advisory Board Meeting - PHA Plan
4/5/2019	Preliminary site assessments - Dominion Group - Newberg, Falk Turnkey, Abe Arronovitz, Jollivette, Biscayne Plaza, Gwen Cherry 22
4/16/2019	Conference call with HUD local office regarding adding non-dwelling buildings and site acreage in PIC
4/18/2019	General Information Notice (GIN) delivered to residents of Gwen Cherry 23, Rainbow Village, Harry Cain, Arthur Mays Villas, Robert King High, South Miami Gardens and Joe Moretti 2B
4/18/2019	PHCD submitted demo/dispo application - removal of units in PIC to SAC for Culmer Place, Culmer Gardens, Rainbow Village, Gwen Cherry 23, Harry Cain, Robert King High, Arthur Mays Villas, South Miami Gardens and Joe Moretti 2B
4/19/2019	General Information Notice (GIN) delivered to residents of Culmer Place and Culmer Gardens
5/3/2019	Harry Cain Tower - Environmental Site Assessment Phase 1 (completed)
6/3/2019	Received RFP responses for Culmer Place & Culmer Gardens
6/7/2019	South Miami Gardens - Environmental Site Assessment (completed)
6/27/2019	Annie Coleman 14 (Blocks 2-16, 70, 60, & 40) ESA Phase 2 started and in progress
8/12/2019	Resident Information Notice (RIN) delivered to Three Round Towers B and C
8/12/2019	General Information Notice (GIN) delivered to Three Round Towers B and C
8/12/2019	Resident Information Notice (RIN) delivered to Three Round Towers A
8/12/2019	General Information Notice (GIN) delivered to Three Round Towers A
8/22/2019	Published RAD Information Overview on PHCD's website
8/27/2019	Meeting with residents of Towers B and C - Rental Assistance Demonstration / Redevelopment Update - Meeting #6
8/29/2019	Meeting with residents of Towers B and C - Rental Assistance Demonstration / Redevelopment Update - Meeting #7
8/30/2019	Culmer Place & Culmer Gardens - Negotiation with recommended developer begins
9/5/2019	HUD RAD call - Tajuana Carrol (HUD RAD transaction manger) & local hud office. (Seema Radhakrishnan , Isabel Marreo and Mathew Lord from the HUD Miami Office, Karen, Ana M, Jorge and Mr. Liu from PHCD and Bill Grindl from TAG.
9/10/2019	Resident Information Notice (RIN) & General Information Notice (GIN) delivered to Jack Orr
9/10/2019	Resident Information Notice (RIN) & General Information Notice (GIN) delivered to Stirrup Plaza
9/10/2019	Resident Information Notice (RIN) & General Information Notice (GIN) delivered to South Miami Plaza
9/10/2019	Resident Information Notice (RIN) & General Information Notice (GIN) delivered to Dante Fascell
9/10/2019	Resident Information Notice (RIN) & General Information Notice (GIN) delivered to Collins Park
9/10/2019	Resident Information Notice (RIN) & General Information Notice (GIN) delivered to Joe Moretti Phase I
9/10/2019	Resident Information Notice (RIN) & General Information Notice (GIN) delivered to Joe Moretti Phase 2A
9/11/2019	RFP issued - RFP No. 01296 for Redevelopment of Rainbow Village & Gwen Cherry 23C
9/16/2019	Meeting with residents of Collins Park - RAD Conversion and Refinancing
9/17/2019	Meeting with residents of Dante Fascell - RAD Conversion and Refinancing
9/20/2019	RFQ issued - RFQ-01295 Redevelopment of Properties Under the Rental Assistance Demonstrations Program
9/20/2019	Meeting with residents of Collins Park - RAD Conversion and Refinancing
9/20/2019	Meeting with residents of Dante Fascell - RAD Conversion and Refinancing
9/23/2019	Meeting with residents of South Miami Plaza - RAD Conversion and Refinancing
9/23/2019	Meeting with residents of Joe Moretti Phase 1 - RAD Conversion and Refinancing
9/25/2019	Meeting with residents of Joe Moretti Phase 2A - RAD Conversion and Refinancing
9/25/2019	Meeting with residents of Joe Moretti Phase 1 - RAD Conversion and Refinancing
9/26/2019	Meeting with residents of Stirrup Plaza - RAD Conversion and Refinancing



9/26/2019	Meeting with residents of Jack Orr Plaza - RAD Conversion and Refinancing
9/27/2019	Meeting with residents of Joe Moretti Phase 2A - RAD Conversion and Refinancing
9/30/2019	Meeting with residents of Jack Orr Plaza - RAD Conversion and Refinancing
9/30/2019	Meeting with residents of Stirrup Plaza - RAD Conversion and Refinancing
10/1/2019	Meeting with residents of South Miami Plaza - RAD Conversion and Refinancing
10/3/2019	Approval of Culmer Place & Culmer Gardens by the Board of County Commissioners to Atlantic Pacific - Award of Master Development Rights through a 11-month Ground Lease Agreement for the Redevelopment of Culmer Place and Culmer Gardens
10/3/2019	Board of County Commissioners approval for Portfolio Award to include Three Round Towers B and C to submit Rental Assistance Demonstration Applications and any other documents to HUD for the purpose of Refinancing and Conversion of 8 additional public housing projects; Jack Orr, Joe Moretti Phase 1, Joe Moretti Phase 2A, Stirrup Plaza, South Miami Plaza, Dante Fascell, Collins Park and Three Round Tower A to Section 8 Project-Based Housing through the Rental Assistance Demonstration Program
11/6/2019	Proposals due for RFQ-01295 Redevelopment of Properties Under the Rental Assistance Demonstrations Program
11/11/2019	Proposals due for RFP No. 01296 for Redevelopment of Rainbow Village & Gwen Cherry 23C
11/12/2019	Meeting with residents of Dante Fascell - RAD Conversion and Refinancing
11/12/2019	Meeting with residents of Three Round Towe A - RAD Conversion and Refinancing
11/13/2019	Meeting with residents of Joe Moretti Phase 1 - RAD Conversion and Refinancing
11/13/2019	Meeting with residents of Joe Moretti Phase 2A - RAD Conversion and Refinancing
11/13/2019	Meeting with residents of Collins Park - RAD Conversion and Refinancing
11/13/2019	Meeting with residents of Jack Orr Plaza - RAD Conversion and Refinancing
11/14/2019	Meeting with residents of South Miami Plaza - RAD Conversion and Refinancing
11/14/2019	Meeting with residents of Stirrup Plaza - RAD Conversion and Refinancing
11/14/2019	Concept call with HUD Transaction Manager - RAD Conversion and Refinancing (8 projects)
11/15/2019	Meeting with residents of Three Round Towe A - RAD Conversion and Refinancing
11/15/2019	Meeting with residents of Collins Park - RAD Conversion and Refinancing
11/15/2019	Meeting with residents of Dante Fascell - RAD Conversion and Refinancing
11/18/2019	Meeting with residents of Jack Orr Plaza - RAD Conversion and Refinancing
11/18/2019	Meeting with residents of Joe Moretti Phase 1 - RAD Conversion and Refinancing
11/18/2019	Meeting with residents of Joe Moretti Phase 2A - RAD Conversion and Refinancing
11/19/2019	Meeting with residents of Stirrup Plaza - RAD Conversion and Refinancing
11/19/2019	Meeting with residents of South Miami Plaza - RAD Conversion and Refinancing
11/21/2019	Community Meeting - RAD Plan Presentation
11/22/2019	Community Meeting - RAD Plan Presentation
12/3/2019	Meeting with residents of Joe Moretti Phase 2B - RAD Conversion & Section 18
12/3/2019	Meeting with residents of Three Round Towers B & C - RAD Conversion & Section 18
12/5/2019	Meeting with residents of Robert King High - RAD Conversion & Section 18
12/9/2019	Meeting with advocacy group - Circle of Brotherhood



**RAD Meetings, RIN's & GIN's**

Development Name	RAD Meeting Date	RIN's	GIN's	# Attendance
Culmer Place & Culmer Gardens (Tier 1 projects)	September 17, 2018 @ 6:00 pm to 8:00 pm	9/11/18	4/17/19	22
	September 24, 2018 @ 6:00 pm to 8:00 pm			18
Rainbow Village & Gwen Cherry 23C (Tier 1 projects)	October 9, 2018 @ 6:00 pm to 8:00 pm	10/1/18	4/17/19	13
	October 29, 2018 @ 6:00 pm to 8:00 pm			21
Robert King High (Tier 1 project)	October 19, 2018 @ 3:00 pm to 4:30 pm	10/12/18	4/17/19	121
	October 22, 2018 @ 3:00 pm to 4:30 pm			31
Robert King High (Section 18)	December 5, 2019 @ 2:30 pm to 3:30 pm	N/A	N/A	134
Haley Sofge (Alternate Tier 1 project)	October 25, 2018 @ 3:00 pm to 4:30 pm	10/18/18	Pending	49
	October 29, 2018 @ 3:00 pm to 4:30 pm			40
Arthur Mays Villas (Tier 1 project)	November 28, 2018 @ 9:00 am to 10:30 am	11/15/18	4/17/19	21
	December 4 <sup>th</sup> , 2018 @ 6:00 pm to 7:30 pm			18
Goulds Plaza, Southridge I & Southridge II	Pending	11/15/18 (sent with Arthur Mays)	Pending	
Harry Cain Tower (Tier 1 project)	November 29, 2018 @ 9:00 am to 10:30 am	11/15/18	4/17/19	50
	December 4, 2018 @ 9:00 am to 10:30 am			27
South Miami Gardens (Tier 1 project)	December 3, 2018 @ 9:00 am to 10:30 am	11/15/18	4/17/19	15
	December 5, 2018 @ 6:00 pm to 7:30 pm			9
Stirrup Plaza Family	Pending	11/15/18 (sent with South Miami)	Pending	
Joe Moretti Phase 2B (Tier 1 Project) (Scattered Sites)	December 5, 2018 @ 9:00 am to 10:30 am	11/15/18	4/17/19	36
	December 6, 2018 @ 9:00 am to 10:30 am			17
Joe Moretti Phase 2B (Section 18)	December 3, 2019 @ 11:00 am to 12:00 am	N/A	N/A	45



### RAD Meetings, RIN's & GIN's

Development Name	RAD Meeting Date	RIN's	GIN's	# Attendance
Gwen Cherry #6, #7, #8, #12, #13, #14, #15 and #16	Pending	11/15/18	Pending	
Wynwood Elderly & Town Park	Pending	11/15/18	Pending	
Parkside I & Parkside II	Pending	11/15/18	Pending	
Annie Coleman 16	Pending	Pending	Pending	
Annie Coleman 14	Pending	Pending	Pending	
Lincoln Gardens	Pending	Pending	Pending	
Little Havana Homes	Pending	Pending	Pending	
Palm Towers	Pending	Pending	Pending	
Palm Courts	Pending	Pending	Pending	
Naranja	Pending	Pending	Pending	
Jack Orr (Refinance Project)	September 26, 2019 @ 10:00 am to 11:30 am September 30, 2019 @ 10:00 am to 11:30 am November 13, 2019 @ 10:30 am to 11:30 am November 18, 2019 @ 9:00 am to 10:00 am	9/10/19	9/10/19	39 24 34 15
Stirrup Plaza (Refinance Project)	September 26, 2019 @ 2:30 pm to 4:00 pm September 30, 2019 @ 2:30 pm to 4:00 pm November 14, 2019 @ 10:30 am to 11:30 am November 19, 2019 @ 10:30 am to 11:30 am	9/10/19	9/10/19	35 8 22 7
South Miami Plaza (Refinance Project)	September 23, 2019 @ 2:30 pm to 4:00 pm October 01, 2019 @ 10:00 am to 11:30 am November 14, 2019 @ 9:00 am to 10:00 am November 19, 2019 @ 9:00 am to 10:00 am	9/10/19	9/10/19	29 6 14 15



Development Name	RAD Meeting Date	RIN's	GIN's	# Attendance
Dante Fascell (Refinance Project)	September 17, 2019 @ 1:00 pm to 2:30 pm	9/10/19	9/10/19	27
	September 20, 2019 @ 2:30 pm to 4:00 pm			18
	November 12, 2019 @ 2:00 pm to 3:00 pm			38
	November 15, 2019 @ 10:30 am to 11:30 am			9
Collins Park (Refinance Project)	September 16, 2019 @ 2:30 pm to 4:00 pm	9/10/19	9/10/19	39
	September 20, 2019 @ 10:00 am to 11:30 am			11
	November 13, 2019 @ 9:00 am to 10:00 am			11
	November 15, 2019 @ 9:00 am to 10:00 am			11
Three Round Tower A, (Refinance Project), Three Round Towers B & C (Brisas del Este building)	August 27, 2019 @ 2:30 pm to 4:00 pm	8/12/19	8/12/19	196
	August 29, 2019 @ 2:30 pm to 4:00 pm			35
	November 12, 2019 @ 3:15 pm to 4:15 pm			47
	November 15, 2019 @ 2:00 pm to 3:00 pm			7
Three Round Tower A	December 3, 2019 @ 9:30 am to 10:30 am	N/A	11/27/19	58
Three Round Towers B and C / Brisas del Este building (Section 18)	September 23, 2019 @ 10:00 am to 11:30 am	9/10/19	9/10/19	53
	September 25, 2019 @ 2:30 pm to 4:00 pm			32
	November 13, 2019 @ 2:00 pm to 3:00 pm			79
	November 18, 2019 @ 10:30 am to 11:30 am			17
Joe Moretti Phase 1 (Refinance Project)	September 25, 2019 @ 10:00 am to 11:30 am	9/10/19	9/10/19	68
	September 27, 2019 @ 10:00 pm to 11:30 am			10
	November 13, 2019 @ 3:15 pm to 4:15 pm			29
	November 18, 2019 @ 2:00 pm to 3:00 pm			20
Joe Moretti Phase 2A (Refinance Project)				
51 Meetings held as of December 5, 2019 - Total # of Residents who have attended meetings as of December 5, 2019:				1,750

### Other RAD Meetings

Resident Advisory Board (RAB) all RAD Projects	September 4, 2019 2:30 pm to 5:00 pm	PHCD Board Room – 1407 NW 7 <sup>th</sup> St.
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# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: September 16, 2019

Meeting For: Collins Park Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	#308	
	#710	
	#710	
	701	
	720	
	720	
	701	
	404	
	206	
	613	
	417	



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: September 16, 2019

Meeting For: Collins Park Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
[Redacted]	APT-319	
	502	
	APT 210	
	APT-513	
	APT. 401	
	apta 508	
	apta 508	
	apt 510	
	apt. 509	
	20309	
	202	
	311	
512		
512		



# SIGN-IN-SHEET

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 16, 2019

Meeting For: Collins Park Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	3625 NW 20th ave apt 520	X 786-343 8608
	3620 NW 20th ave 519	X 786 970 4671
	3625 NW 20th apt 418	
	<del>3623</del> 3625 NW 20th apt 607	
	3625 NW 20th apt 407	305-781-2940
	3625 NW 20th apt 611	786 541-4322
	Unit 308	305 607 2075
	502	
	518	
	305	
	305	
	603	
	303	
	611	



# SIGN-IN-SHEET

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 17, 2019

Meeting For: Dante Fascell Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	2929 NW 18th Ave apt 210	786 389 4311
	2929 NW 18th Ave apt 201	786-768-8304
	2929 NW 18th Ave, 310	786 312 8297
	THV - North 701 NW 8th Ave	786-469-4132 <sup>P305</sup>
	2929 NW 18th Ave apt 104	786 210 9295
	2928 NW 18th Ave apt 7973	786 709 8167
	11	786 515 7880
	2929 NW 18th Ave apt 307	786-2416180
	apt-320	786 389 4410
	apto 101	786 468 0413
	APT. 215	954 793 2564
	APT. 404	986 914 9024
	APT 520	954 997 0078
	APT 603	305 846 3851
	516-	786-234 8513



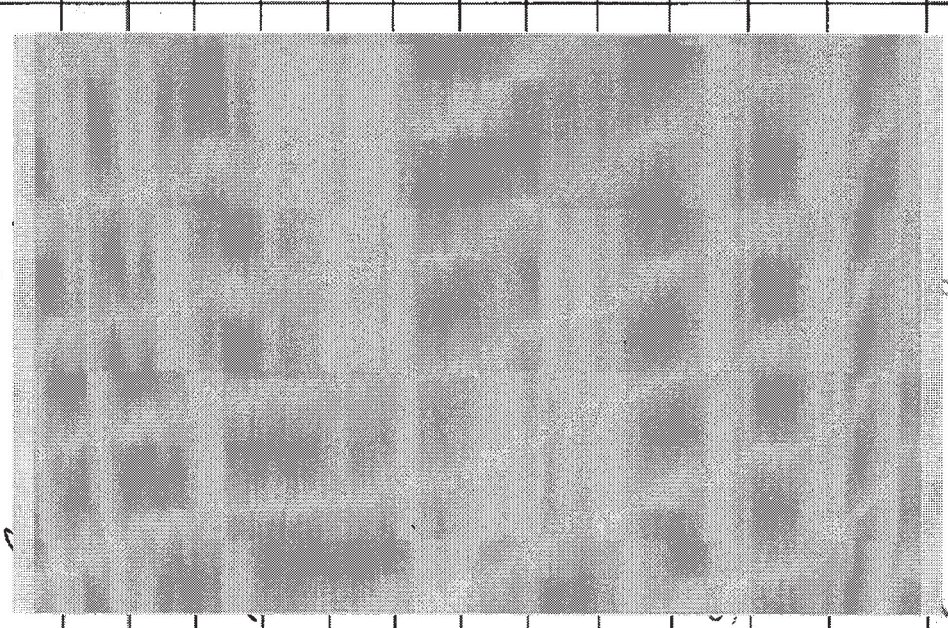
# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: September 17, 2019

Meeting For: Dante Fascell Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	2929 NW 18 Ave #204	786 271-3946
	2929 NW 18 AVE	786 461 0319
	2929 NW 18 AVE	305-381-0438
	2929 NW 18 Ave	<del>305</del> 305-3160942
	2929 NW 18 Ave	
	2929 NW 18 Ave	954-995-6634
	2929 NW 18 Ave	786 970 4908
	2929 NW 18th Ave	786 457-8596
	2929 NW 18th Ave	(786) 925-6579
	2929 NW 18 AVE 302	
	2929 NW 18 ONE Apt. 216	786-362-5585
	2929 NW 18 ONE APT 213	786-306-9009
2929 # 612	786-316-6827	



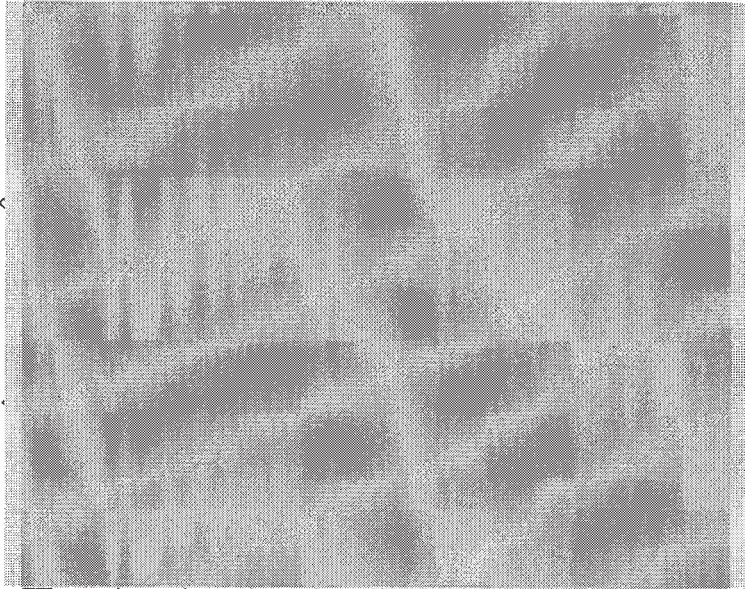
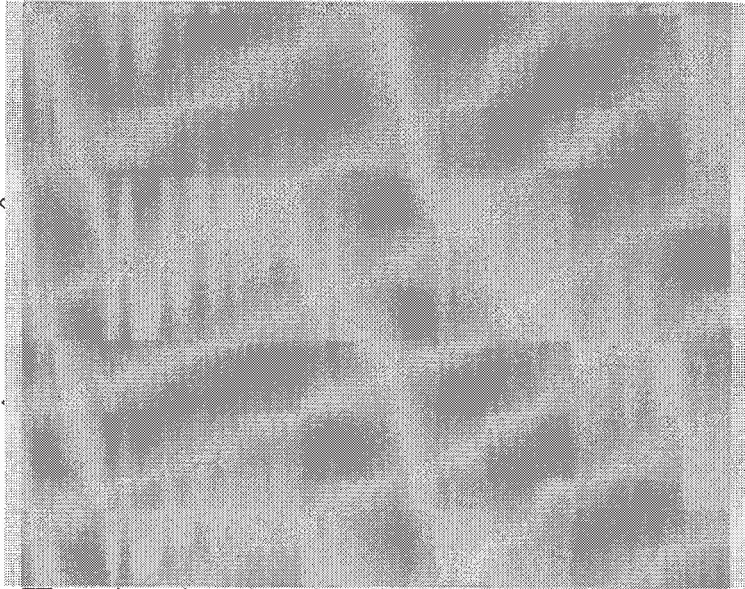
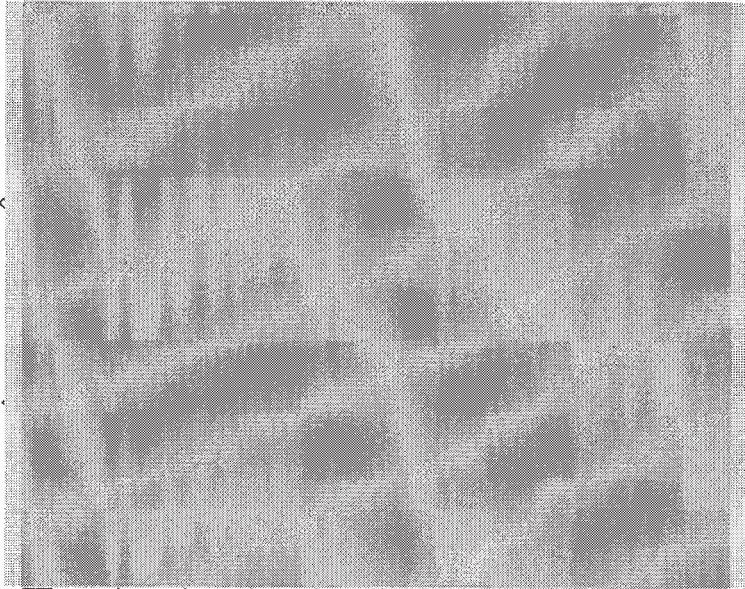
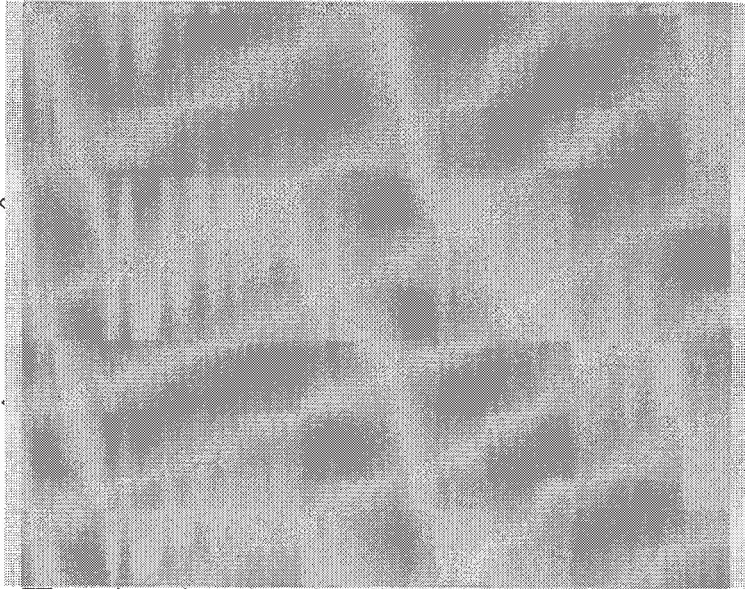
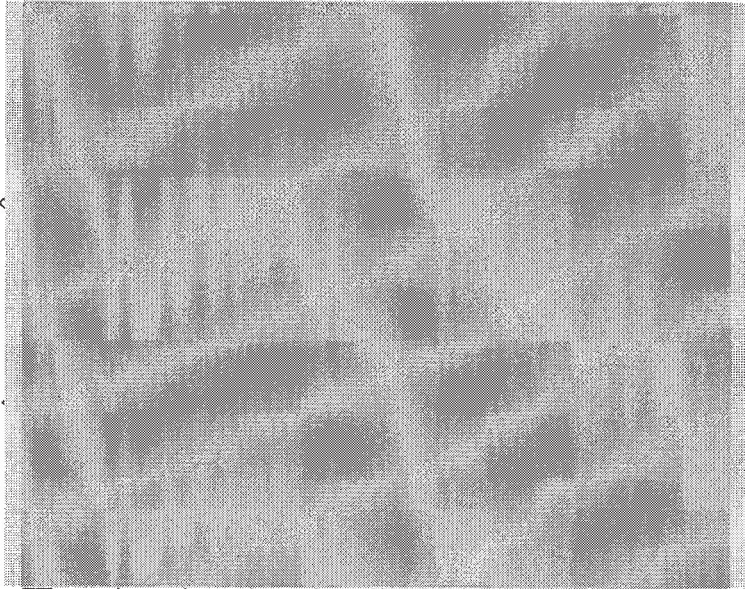
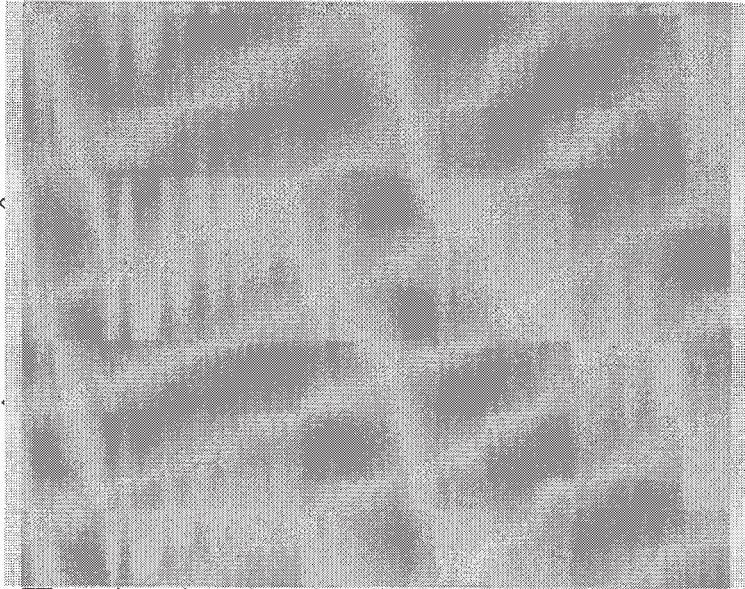
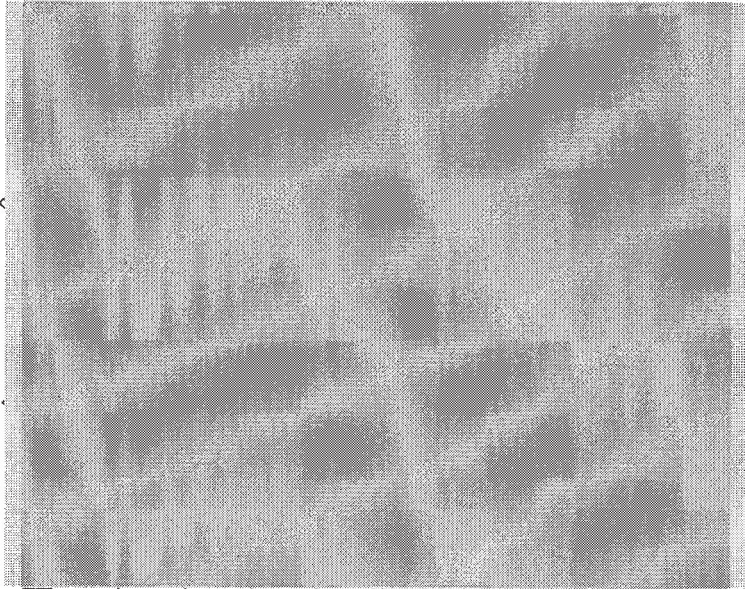
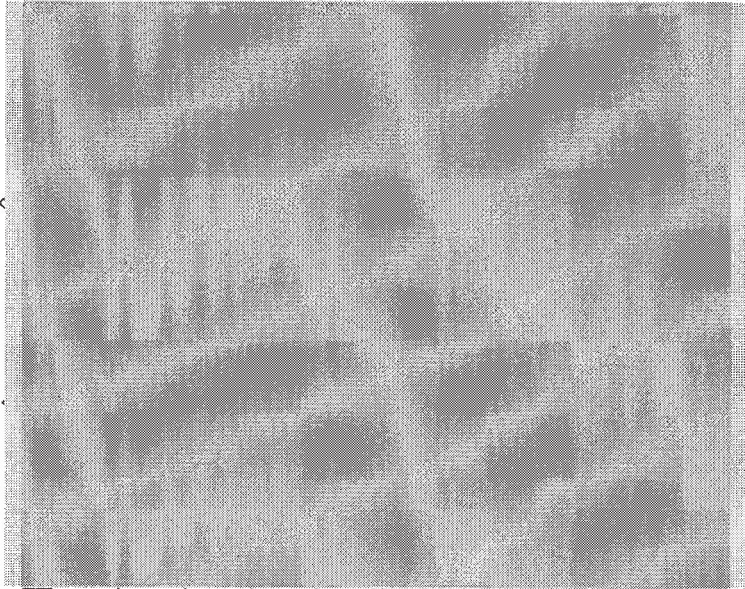
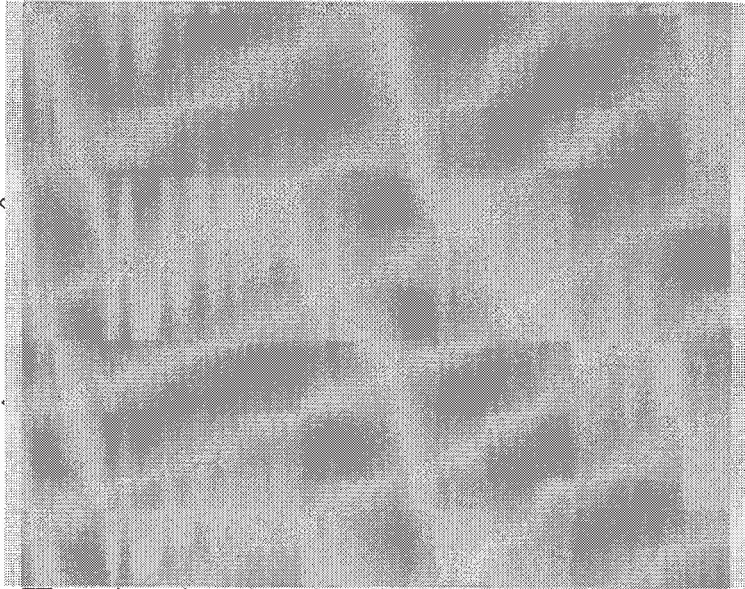
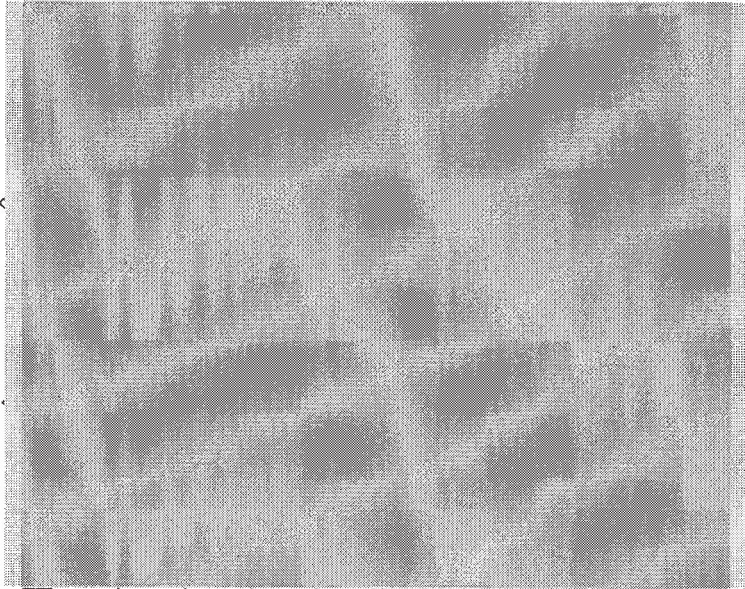
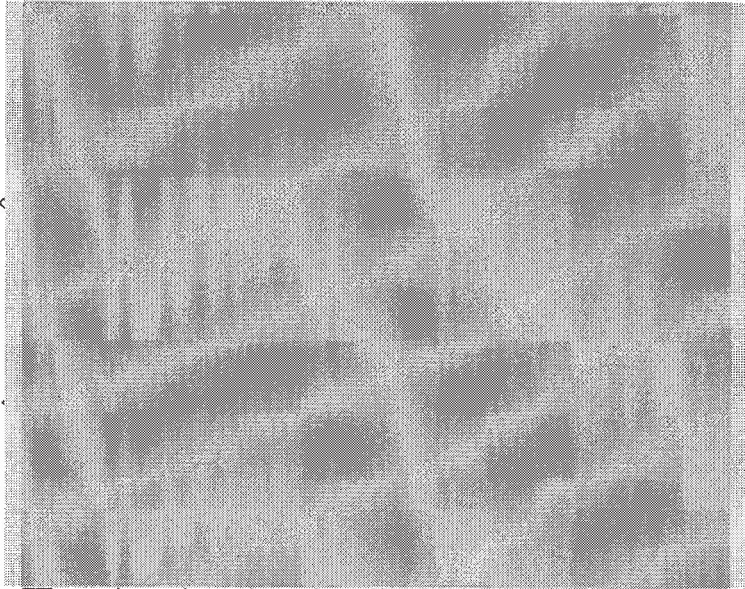
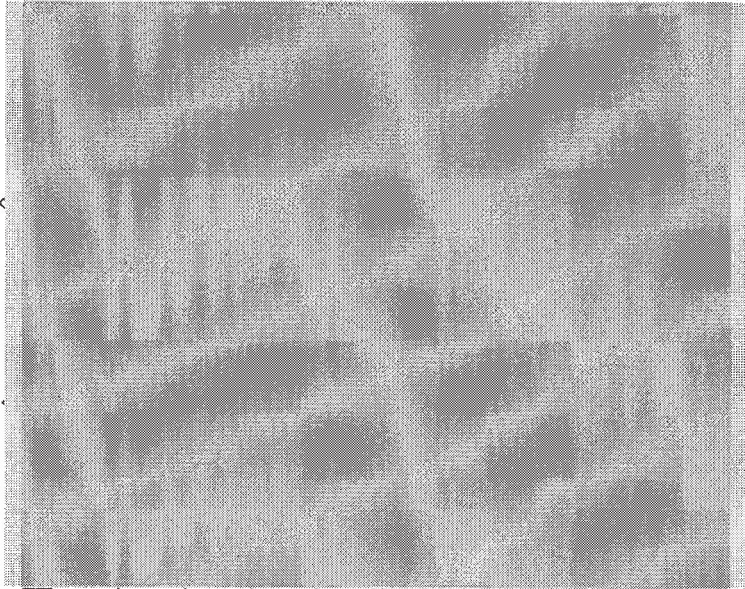
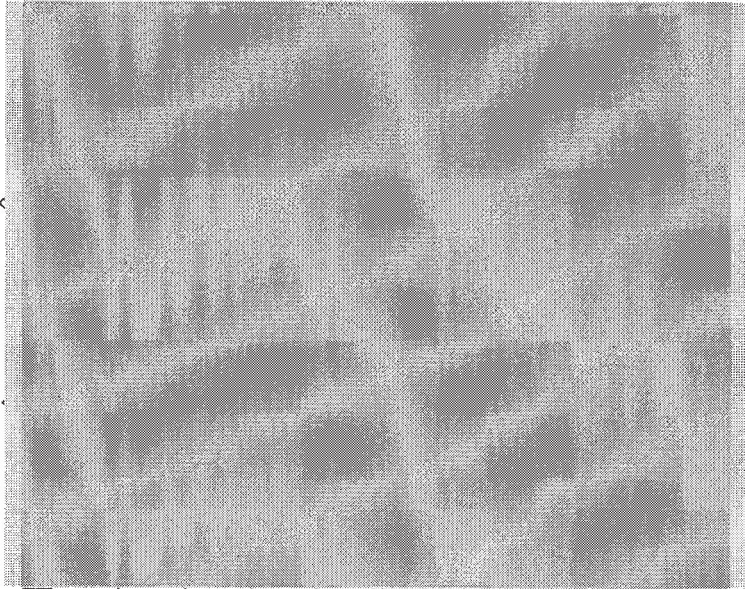
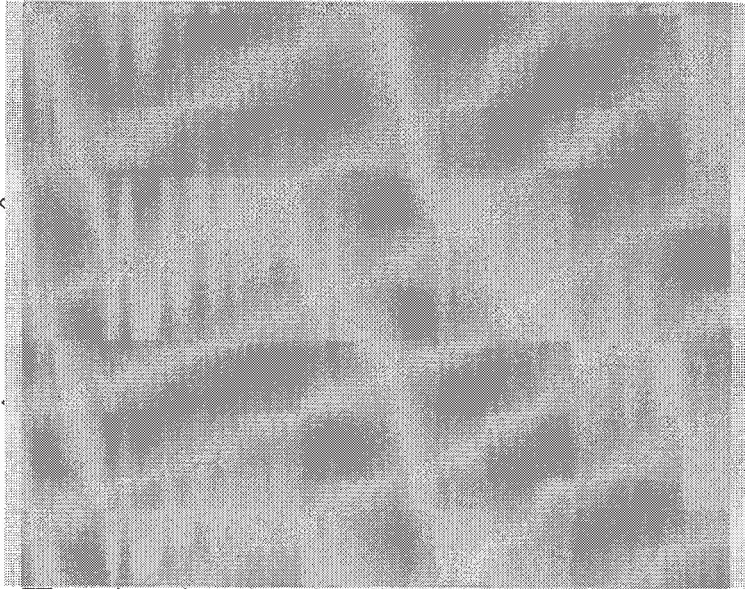
# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 20, 2019

Meeting For: Collins Park Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	3625 N.W. 20 AVE.	786-447-0094
	" " APTO #412	305-498-3166
	" " apto #441	305-484-9197
	" " " 406	786 271 2113
	" " " 406	786 237 6776
	" " " 504	305-790-9212
	" " " 413	786-444-4321
	<del>_____ 614</del>	<del>786-619-6430</del>
	<del>_____ 210</del>	<del>786-709-0585</del>
	303 Apt - _____	
	419 _____ 419	786 285 3171
		
		
		



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 20, 2019

Meeting For: Dante Fascell Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
[Redacted]	2929 NW 18 Ave #301 Miami, FL 33142	(305) 202-0750
[Redacted]	2929 NW 18 Ave apt #301	(768) 230-0395
[Redacted]	2929 NW 18 Ave #114	786 357-8876
[Redacted]	2929 NW 18 Ave #219	1474
[Redacted]	2929 NW 18 Ave A/618	786 314-4529
[Redacted]	2929 NW 18 Ave #325 H19	786-290-6598
[Redacted]	# 420	
[Redacted]	# 220	
[Redacted]	# 220	
[Redacted]	OFFICE	
[Redacted]	# 318	305-381-0438
[Redacted]		
[Redacted]		
[Redacted]		



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 20, 2019

Meeting For: Dante Fascell Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	# 317 519	(305) 992-5977
	# 105	305-316-3712
	# 602	786-536-3707
	410	
	304	305-748-1963



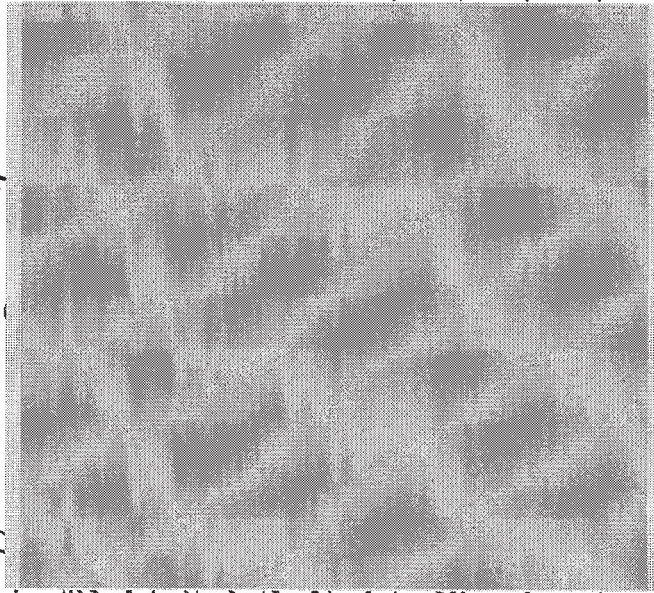
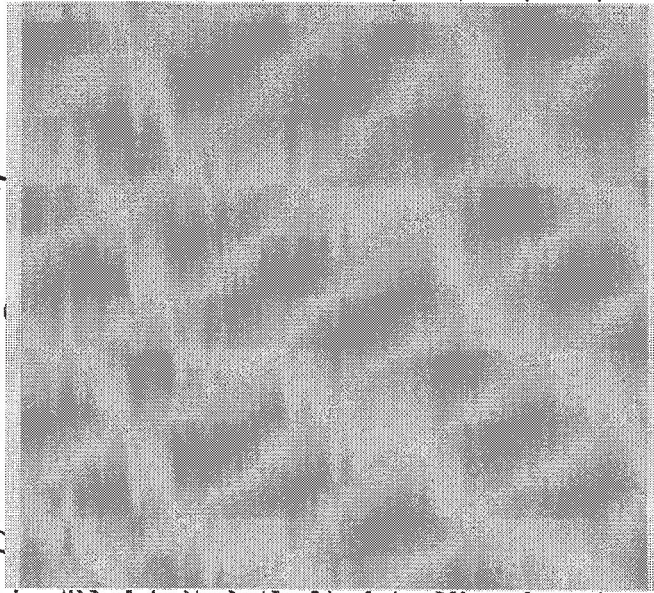
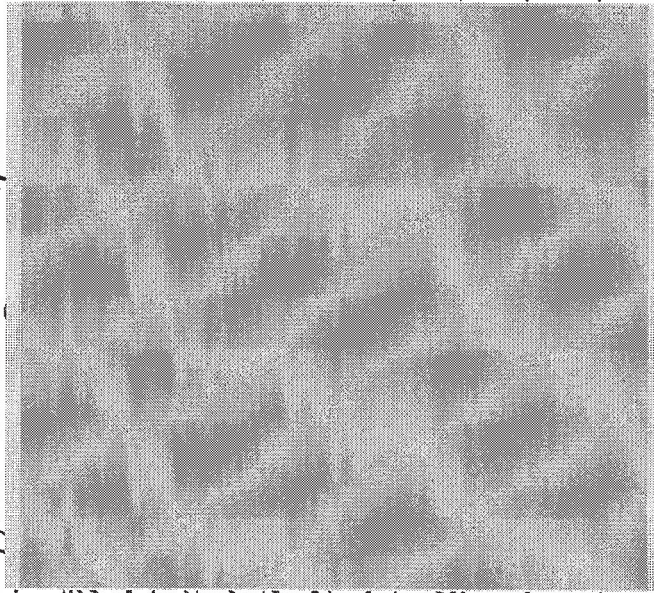
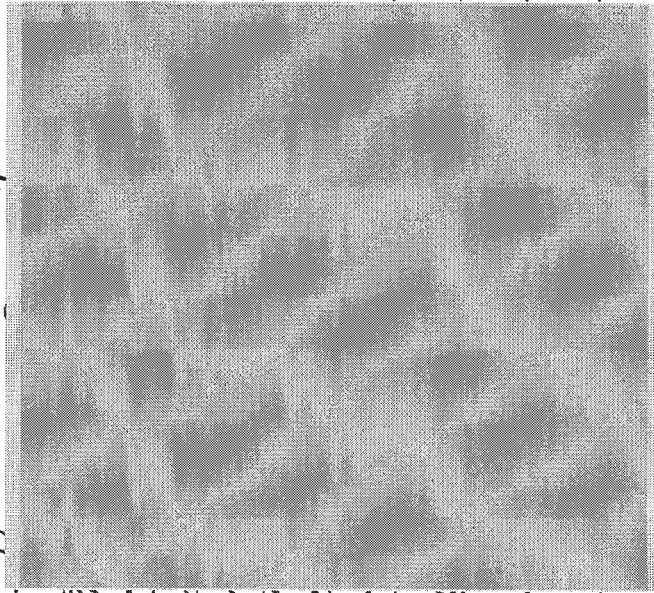
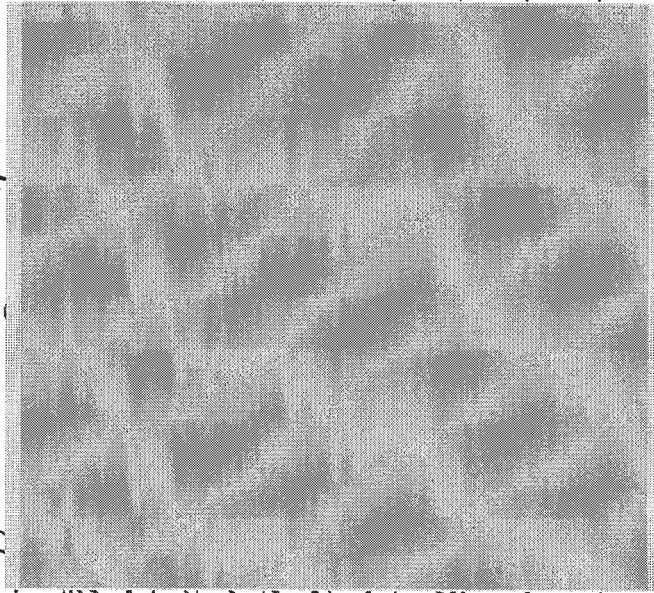
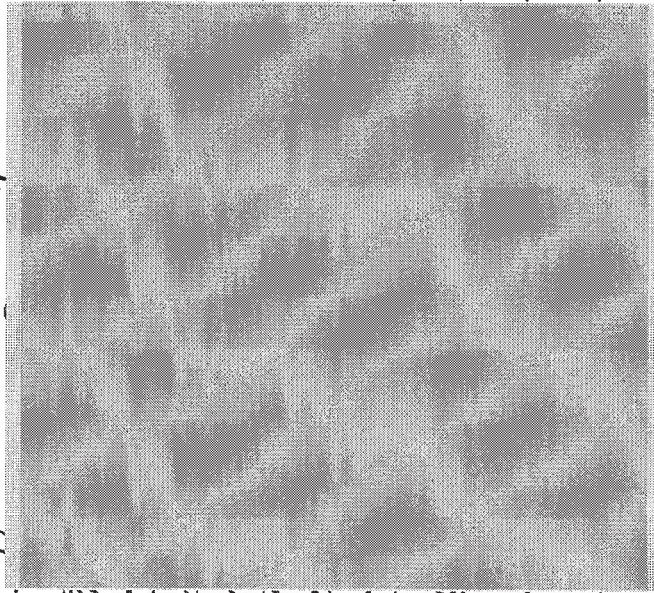
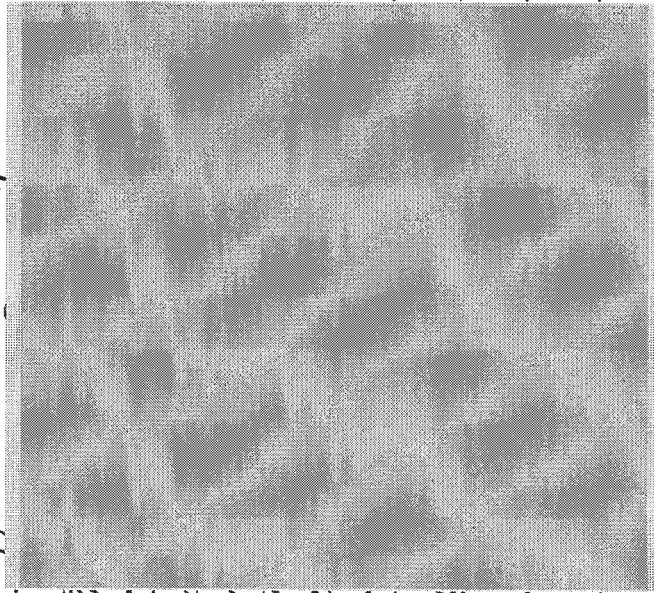
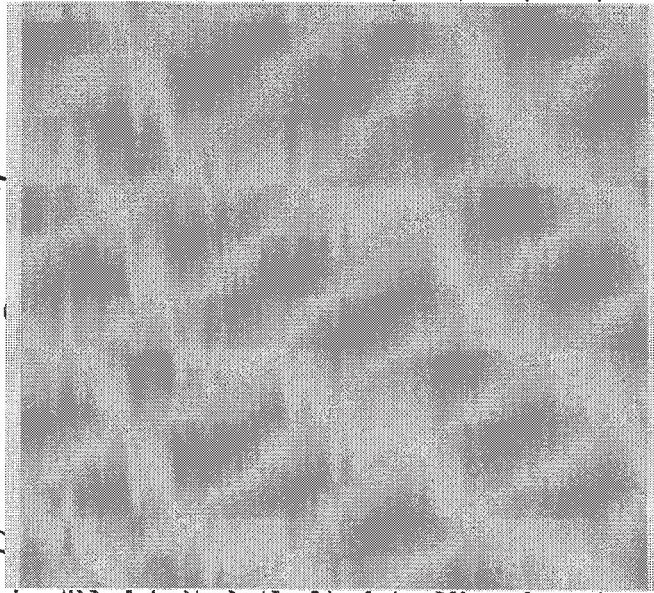
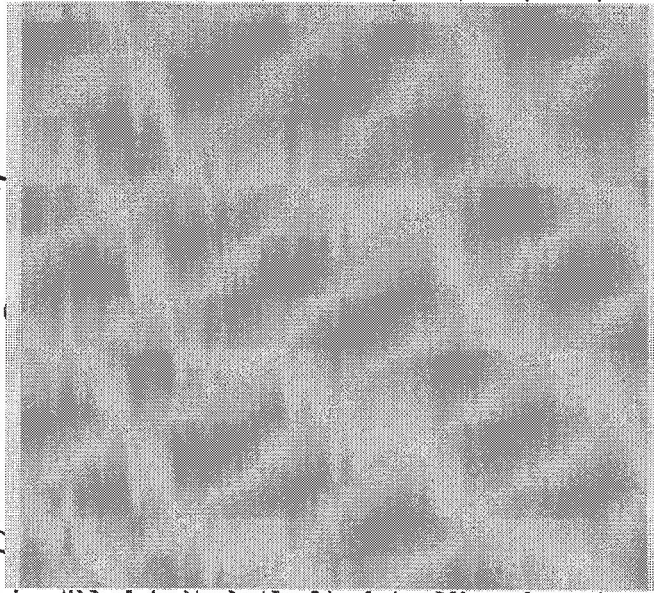
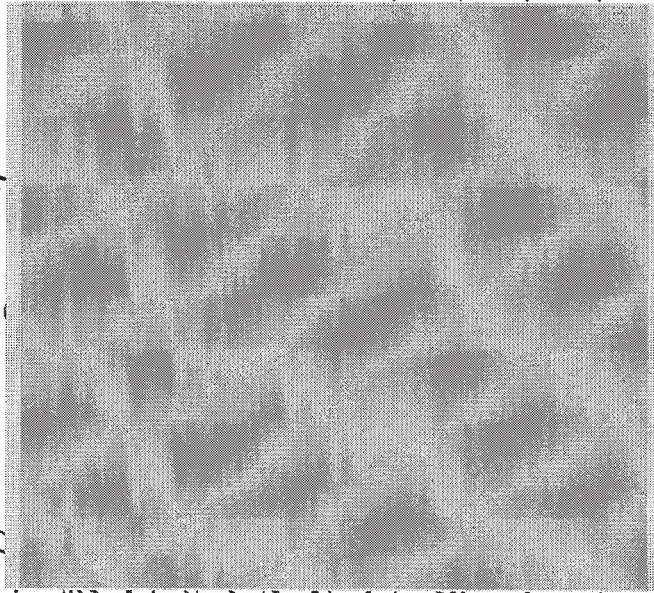
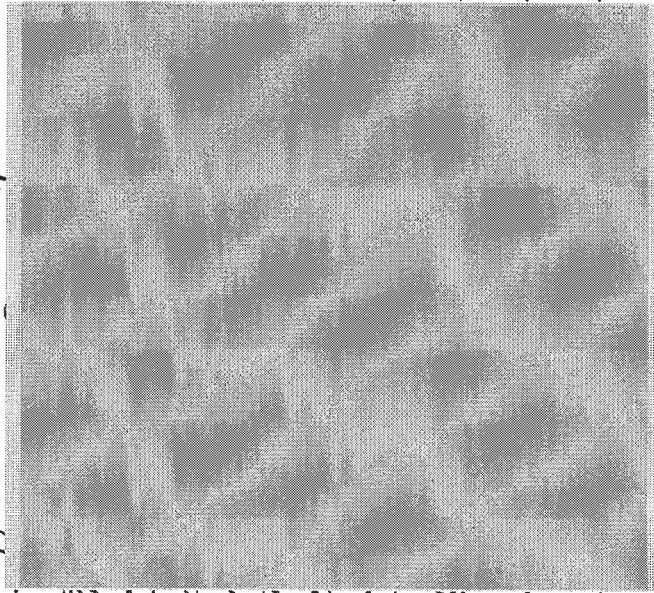
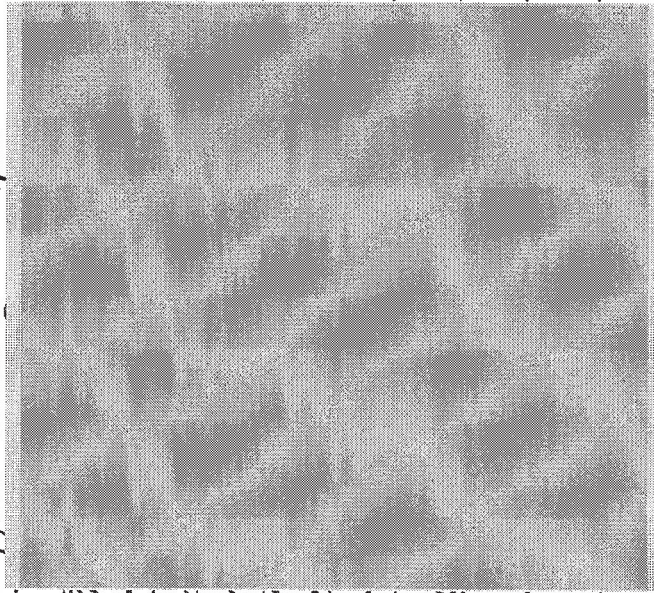
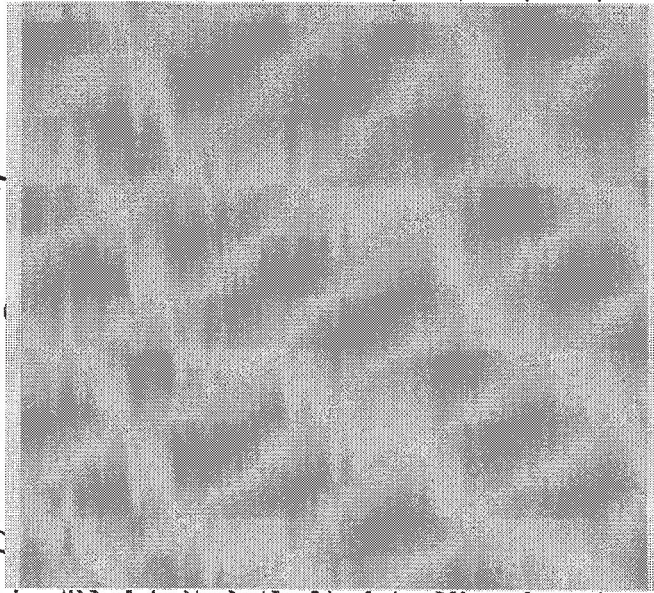
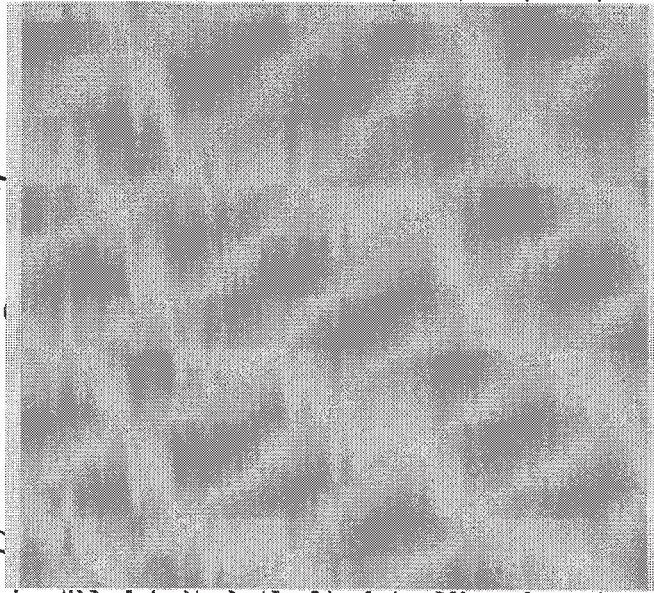
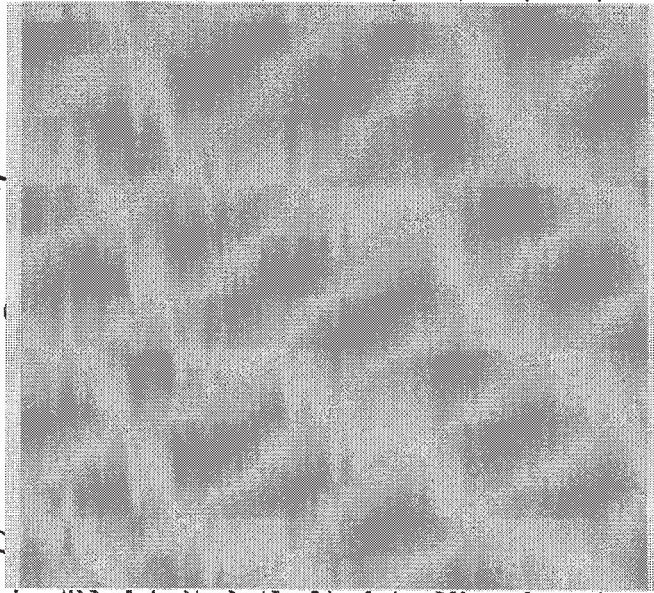
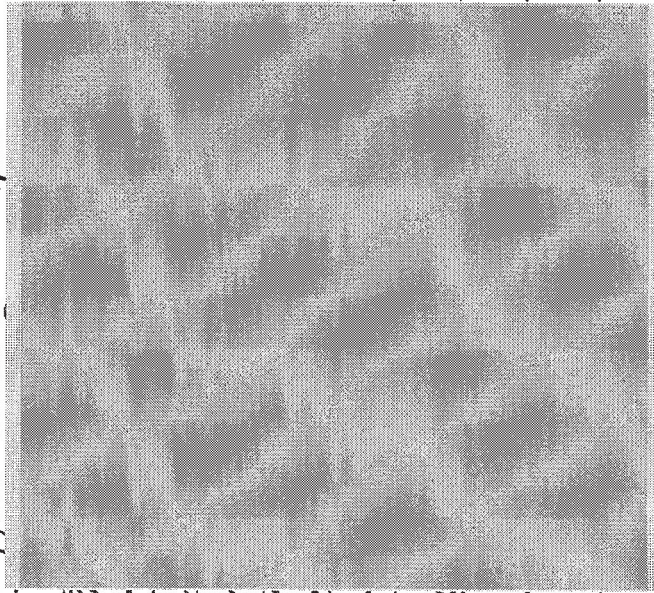
# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: September 23, 2019

Meeting For: South Miami Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	514	
	4117	
	409	
	601	786-804-9485
	517	
	416.	786 442-9113
	103	786, 424 1472
	304	786-489-9568
	216	786-942-1885
	408	305-972 976)
		
		
		
		
		
		



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: September 23, 2019

Meeting For: South Miami Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	# 516	786-2174103
	# 503	786 7685-903
	# 615	
	# 105.	
	# 404	
	# 404	
	# 413	
	405	
	617	305-668-7089
	608	786-227-2372
613	-	
212	786 1948 1183	



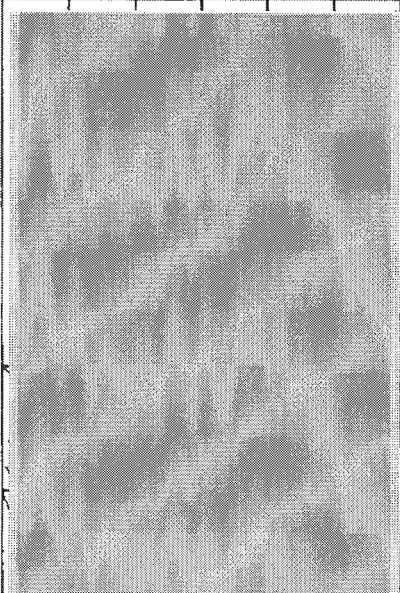
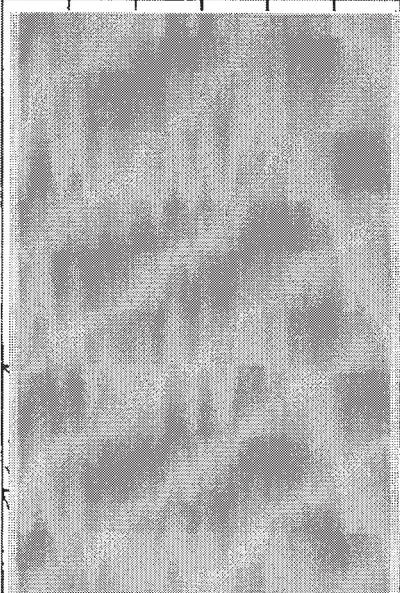
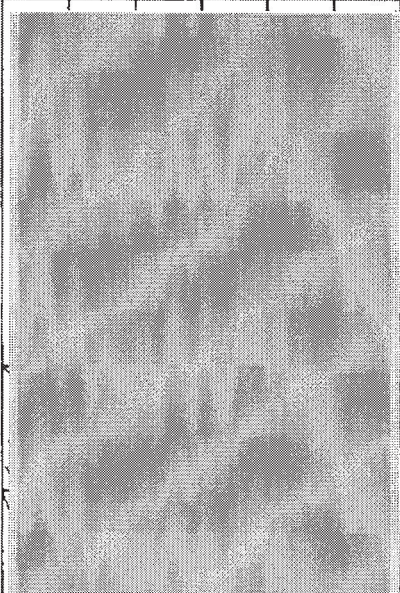
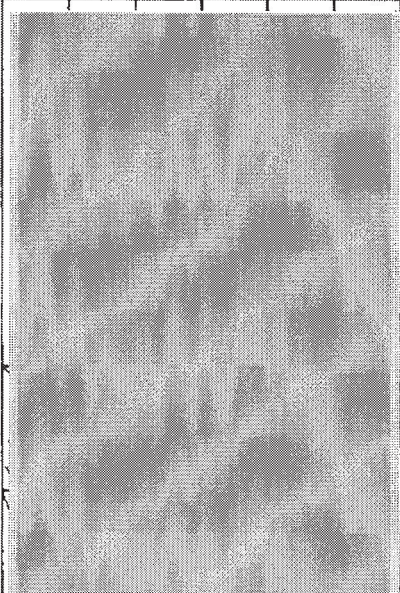
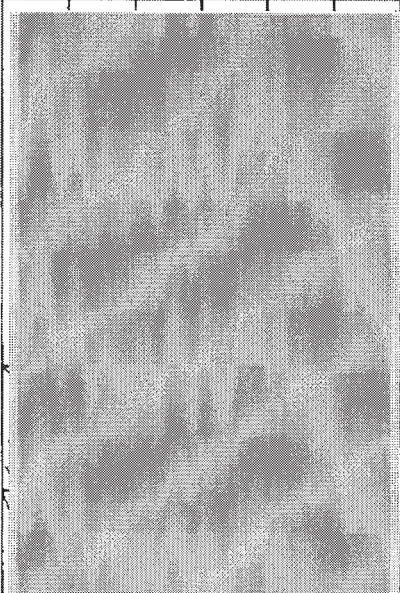
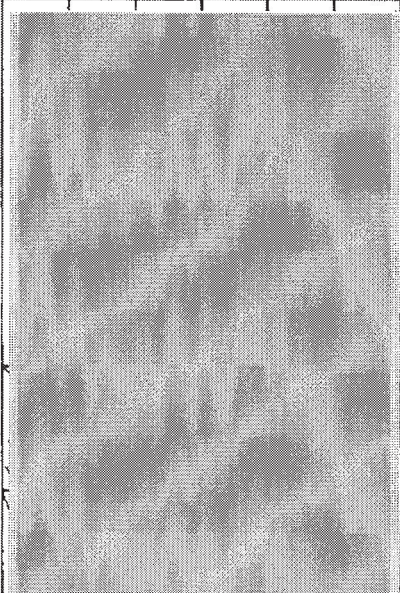
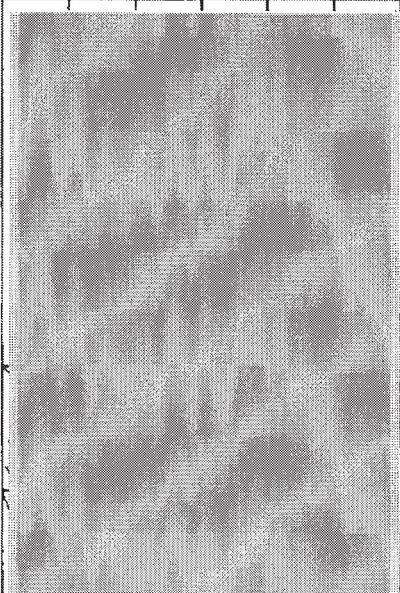
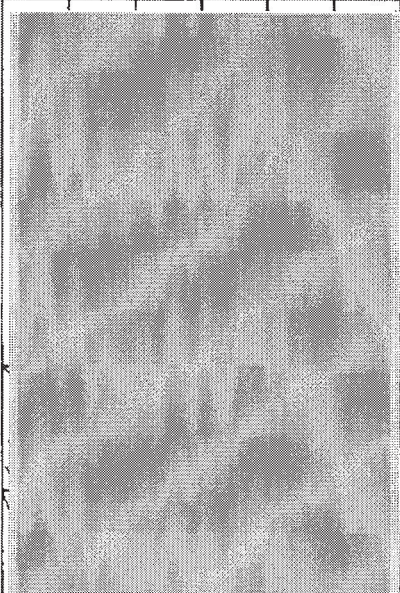
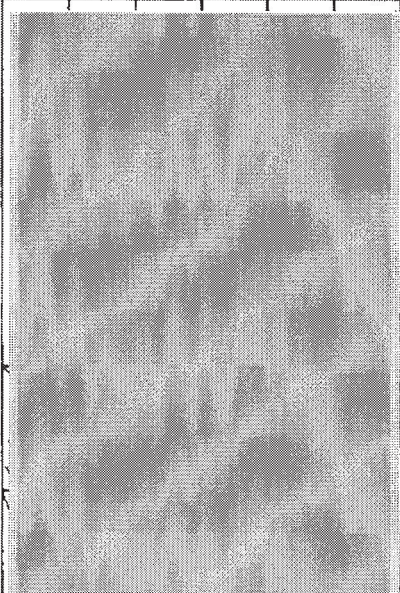
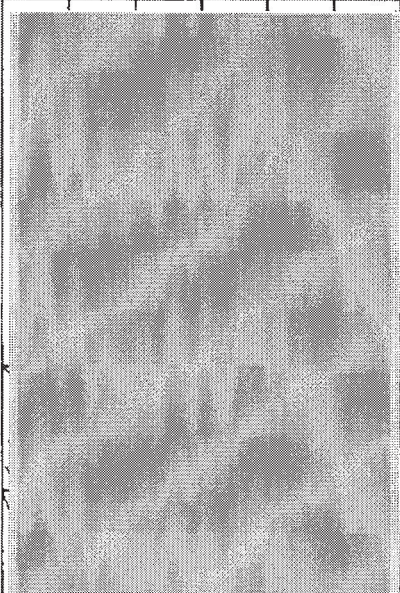
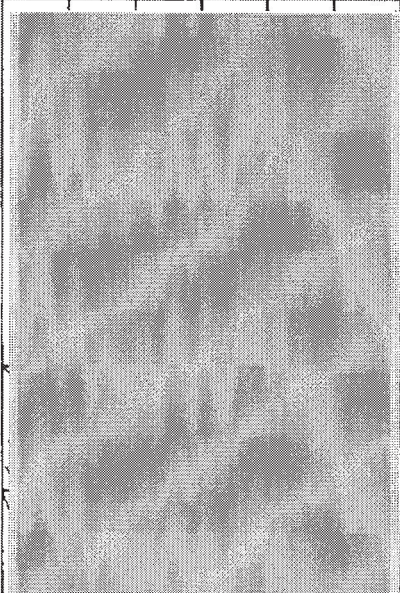
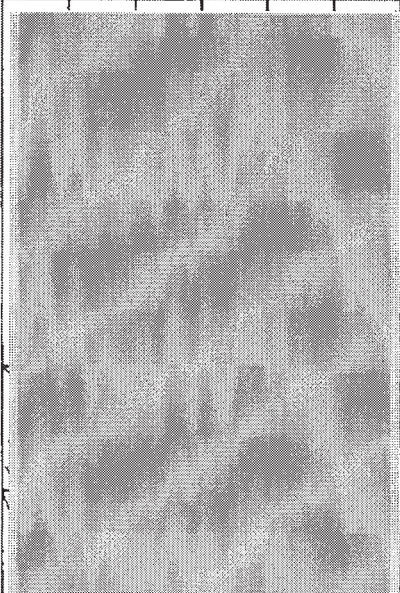
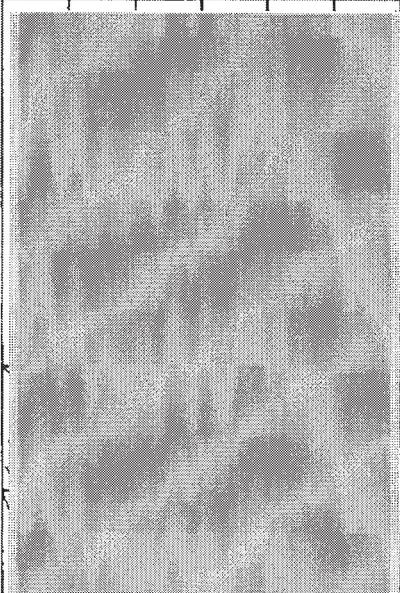
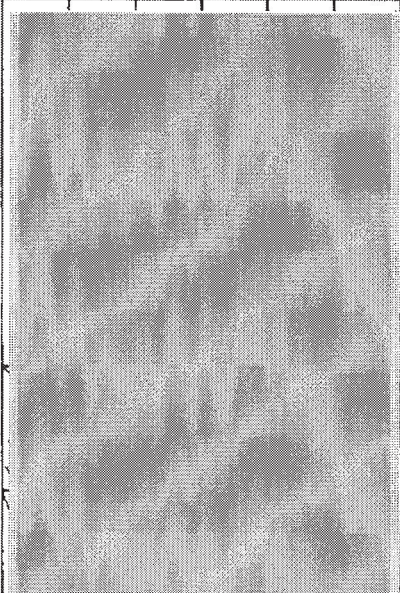
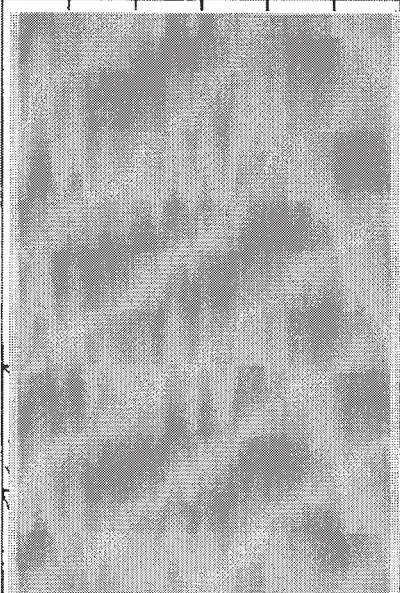
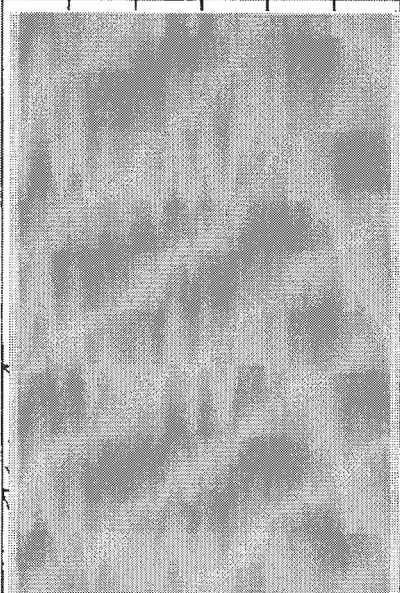
# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: September 23, 2019

Meeting For: South Miami Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	# 511	3/542-9611
	# 512	786-468-3394
	# 411	786-371-9417
	205	786-268-8788
	205	" 0 1
	A07	Aronista
		
		
		
		
		
		
		
		
		
		



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: September 23, 2019

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
[REDACTED]	508	
	605	
	508	
	908	
	908	
	605	
	305	
	807	
	807	
	1201	
	1401	
	1106	
1206		



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: September 23, 2019

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	apartamentos 910	308 303 9410
	Mia Apartamentos 1105	786-326-1392
	1204 apto 407	
	203	
	1112	786-848-9139
	706	786 357 1216
	204	786 499-4415
	504	
	504	
	1208	3/968-8898
	1402	2/9685779
	112	786-350-5006



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: September 23, 2019

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	Apt. 1108	
	ap. 601	
	11 705	
	603	
	705	
	607	
	501	
	508	
	# 710	
	903	
	1008	
	11-07	
	310	
	302	



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: September 23, 2019

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	Apto 304	1007
	Apt. 607	
	Apt. 912	
	Apt. 401	
	APT. 402	
	APT. 408	
	APT- 1101	
	apt. 1007	
	1007	
	704	
	1107	
	Apt 10-10	
	1205	
	AT= 810	



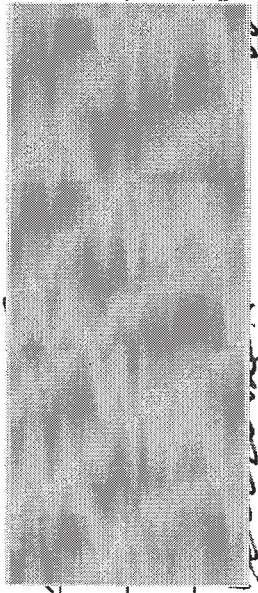
# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 25, 2019

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	240 SW 95th Ave	786-252-3982
	503	786 560 1629
	503	---



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 25, 2019

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	240 SW 95th apt 1802	305 899 1930
	240 SW 95th apt 818	772 940 7179
	240 SW 95th #604	786.445-6045
	240 SW 95th # 301	786-718 8569
	240 SW 95th # 606	786 325 1540
	240 W. 95th #405	305. 858. 8557
	240 SW 95th # 1404	786 615 2287
	240 SW 95th # 1404	786 615 2787
	240 SW 95th apt # 1103	786 792 8004
	240 SW 95th # 901	786 - 445 1166
	305	
	305	
	240 S.W. 95th #905	786) 210-2992
	240 SW 95th 608	786 499 9986



# SIGN-IN-SHEET

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 25, 2019

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	2106. West apt 403R 33130	786-278-0426
	240 SW 9th ST APT 508 Miami 33130	305 858 457
	240 SW 9th apto 1102 33130	786-306 7458
	240 SW 9th APTO 201	786-306 9486
	240 SW 9th. APTO 201	786-306 9486
	240 SW 9th. apto 1002	786-715-4812
	240 S.W. 9th Apt # 512	(305) 401-0300
	240 SW 9th 5:05	305 414 3994
	240 SW 9th APT 308	786 374 9902
	240 S.W 9th apt. 1012	786-873-7677
	240 SW 9th ST 802	786 273 1500
	240 SW 9th apto 1402	305 968 5779



# SIGN-IN-SHEET

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 25, 2019

Meeting For: Joe Moretti Phase 2A Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	600 SW 4th Apto 4 Miami FL 33130	786 539-8010
	600 SW 4th APT 3 MIAMI FL 33130	786 808 7359
	410 SW 6th Ave Miami FL 33130	786 458 1572
	410 SW 6th Ave Miami FL 33130	786 458 1572
	404 SW 6th Ave. Apt. 4 Miami FL 33130	786-468-6950
	516 SW 4th Ave. APT 3 - 33130	786-449-1625
	600 SW 8th Ave - 33130	305.749 4081
	570 SW 5th Ave 33130	786-380-9919
	608 SW 8th Ave Apt. 3 M. FL 33130	786-227-2811
	500 SW 4th Ave - APT 02 - 33130	305 876 5965
	571 SW 6th Ave. 1 33130	305-643-9631
	516 SW 4th Ave. APT 3 - 33130	786-473-2000
	# 561	
	# 512 apto # 2	



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 25, 2019

Meeting For: Joe Moretti Phase 2A Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
[Redacted]	571 SW 6 ST apt # 3	305-285-2479
[Redacted]	545 SW 6 ST APT 4	786 580 7310
[Redacted]	410 SW 6 AV APT 2	486-803 5214
[Redacted]	805 SW 6 ST. APT. #1	7867-915-7316
[Redacted]	270 SW 6 ST APT #2	786-244 0960
[Redacted]	815 SW 6 ST APT 3	786-567-0204
[Redacted]	815 SW 6 ST # 4	786-218-3520
[Redacted]	819 SW 6 ST # 4	
[Redacted]	819 SW 6 ST # 4	
[Redacted]	815 SW 6 ST # 2	305 510 6205
[Redacted]	815 SW 6 ST apt 2	
[Redacted]	815 SW 6 ST apt 4	
[Redacted]	819 SW 6 ST apt 2	
[Redacted]	524 SW 4 ST #3	305 300 9771



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 25, 2019

Meeting For: Joe Moretti Phase 2A Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	571 SW 65th APT B	305-288-2479
	704 SW 5th St. apt. #1	786-385-6716
	404 SW 5th apt #14	305-676-78-12
	404 SW 5th apt #14	786-372-58-48
	516 SW 5th apt #1	786 393 8819
	516 SW 5th apt #1	786 393 8819
	821 SW 6th Apt #1	786-391-8820
	508 SW 4th St. apt 3	786 573 8322
	573 SW 6th St H 2	<del>786</del> -858-6751
	571 SW 6th St AR 2	305-316-5167
	571 SW 6th St APT 4	786 523 5054
	508 SW 4th St apt 2	305-263-0977
	520 SW A AVE #1 MIAMI FL 33180	786-380-6371
	855 SW 5th Apt 4	



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 25, 2019

Meeting For: Joe Moretti Phase 2A Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	524 SW 4th Ave #1	786 655 1089
	" " " " " "	3005 898 6431
	561 SW 6th St apt 3 Joe Moretti	786-870-3248
	545 SW 6th St Apt 1 Joe Moretti II	786-227-9236
	" " " " " "	786-227-9236
	581 SW 9th St 2nd Floor	786-897 6642
	404 SW 5th St	786 314 8143
	" " " " " "	832 525 0708
	550 SW 5th St Apt 4	
	544 SW 5th St Apt 2	
	110 SW 6th Ave #4	
	520 SW 4th St Cor 8 33115	786 106 0289
	560 SW 5th St. Apt #3	786 315 0141

\* Not a resident of Joe Moretti Phase 2A



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 25, 2019

Meeting For: Joe Moretti Phase 2A Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	445 S.W. 5 <sup>th</sup> St. #9, Miami 33145	786-975-7101
	831 SW 5th #3, Miami 33135	305 549-5420
	608 SW 4th #1 Miami 33130	786-267-8190
	608 SW 4th #3 Miami 33130	786 384 3088
	608 SW 4th Miami 33130	786 300 0553
	600 SW 4th #1 Miami 33130	305 386-805 5281
	2236 SW 4th Miami 33135	305 442-5639
	562 SW 5th Miami 7/9 33130	786 380 2397
	572 SW 5th APT 1	305 810 9774
	542 SW 5th #2	305 584 3418
	563 S.W. 6th #2	305-856-3624
	604 SW 8th #3	786 389-7272
	608 SW 4th #2	786 490 1465
	600 SW 4th #2	786-879-1992

\*NOT JOE MORETTI - USES COMMUNITY CENTER



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 26, 2019

Meeting For: Jack Orr Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	390 NW 257 APT 602	786-372-9993
	11	786-372-1271
	550 N.W. 5th St. #1217.	786-351-4692.
	550 NW 5th St. #211	786-715-9051
	550 NW 5 ST. # 207	786-306-3120
		786-687-4151
	550 NW 5th St. Apt # 503	786-317-4676
	550 NW 5th St Apt 215	786-239-0635
	550 NW 5th St APT 805	---
	550 NW 5th Apt #1214	786-707-0214
	550 NW 5th Apt #1214	786-707-0181
	550 NW 5th Apt 1012	
	550 NW 5th Apt. 407	



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 26, 2019

Meeting For: Jack Orr Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	550 NW 55th Apt 1204 Miami	786-237-1060
	550 NW 55th 1010	78 82448
	110 N 50th	
	550 NW 55th #1002	786 7921542
	550 NW 55th # 616	786-718-0550
	550 NW 55th 615	786.308.9265
	550 NW 55th Apt. 1013	786-488-6903
	550 NW 55th apt 406	786-752-7851
	550 NW 55th Apt 515	786-447-4228
	550 NW 55th Apt 606	786-398-1234
	550 NW 55th St. Apt 613	786-381-1551
	550 NW 55th apt 1102	863 808 9711
	550 NW 55th apt # 608	786 370 1319
	150 KENT RD apt 1113	786 448 44 48



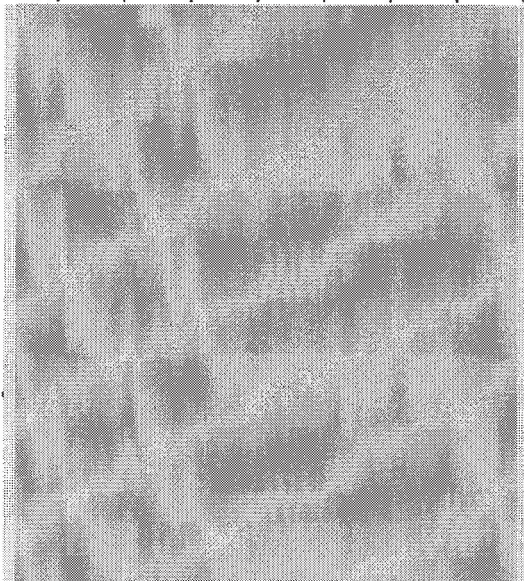
# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 26, 2019

Meeting For: Jack Orr Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	550 NW 5 <sup>th</sup> St # 317	3/491 1925
	550 NW 5 <sup>th</sup> St # 714	786 490 5907
	550 NW 5 <sup>th</sup> St 1007	786 641 8477
	550 NW 5 <sup>th</sup> St apt 514	786) 531 7375
	550 NW 5 <sup>th</sup> St apt 8	786- <del>326</del> <sup>357</sup> - 1743
	" " " apt 708	786-499-4307
	" " " apt 313	786-444-0450
" " " apt 102	786-800-7527	



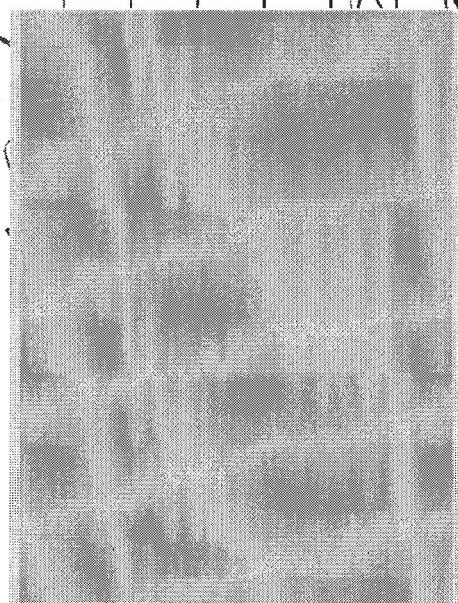



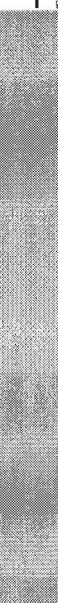









# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 26, 2019

Meeting For: Jack Orr Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	550 NW 5th St Apt 209	786-312-8409
	550 NW 5th Apt. 515	786-447-4228
	550 NW 55th Apt 603	786 366 9648
	590 NW 55th Apt # 1110	786-604-8080
	#511	
		
		
		
		
		
		
		
		
		



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 26, 2019

Meeting For: Stirrup Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	3150 Mundy st apt. 502	786-312-4380
	3150 Mundy st apt 414	786-302-5385
	3150 Mundy st apt 509	786-588-8405
	3150 Mundy st - 511	
	3150 Mundy st - 605	786-308-0680
	3150 Mundy st	786-314-0206
	3150 Mundy st. apt 604	305-648-3189
	3150 Mundy st. 11 604	786-506-5192
	3150 Mundy st apt 415	786-370-5240
	3150 Mundy st apt 415	786-370-5240
	3150 Mundy st	786-800-1333
	3150 Mundy st 319	786-768-6158
	3150 Mundy st 503	305-441-2282
	3150 Mundy st 508	786-873-9469



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 26, 2019

Meeting For: Stirrup Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	3150 Mundy St. # 315	<del>786-277-8235</del>
	3150 Mundy - ST-APT 302	786-413-4694
	3150 Mundy St. 312	786-671-7794
	3150 Mundy St apt 310	786-458-1818
	3150 Mundy St apt 301	786-306-1224
	3150 Mundy St apt 301	786-704-4874
	3150 Mundy St apt -01	305-637-2169
	3150 Mundy St Apt 219	(305)-878-3024
	3150 Mundy St Apt 108	<del>786-458-4031</del>
	3150 Mundy St apt 515	
	3150 Mundy St apt 506	786-458-98-53
	3150 Mundy St #107	786-709-4959
3150 Mundy Street Apt. 508	786-560-1374	



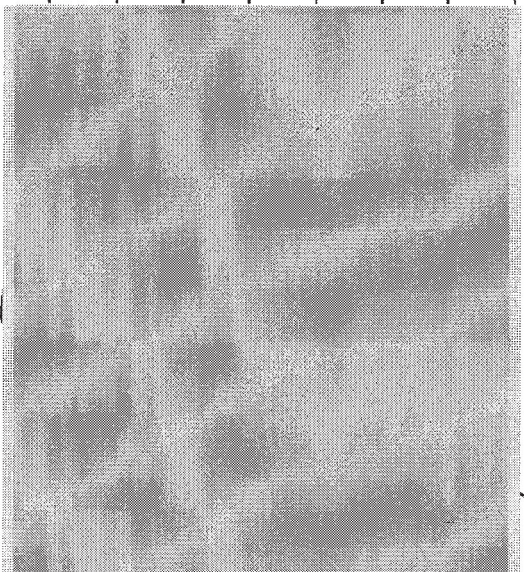
# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 26, 2019

Meeting For: Stirrup Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	3150 MUNDY ST apt 301	786-704-48-74
	3150 Mundy St apt 102	786-486-2105
	3150 Mundy, apt. 30x	
	3150 Mundy St. #216	786-426 1814
	3150 MUNDY ST #309	786 355 6668
	3150 Mundy St #208	786-375 3790.
	3150 MUNDY ST #220	786-220-3150
	3150 Mundy St #313	(305) 642-3791



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 27, 2019

Meeting For: Joe Moretti Phase 2A Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	500 SW 4 AVE #1	786-443-18-55
	604 SW. 6 AVE #1	305-335-44-14
	600 SW 8 AVE. APT. #2	305 448-2444
	508-SW-4V-APT. #4	305-856-1785
	827 SW 6th St apt #1	786-366-4949
	827 SW 6th St apt #1	786-270-0941
	Management	305-545-2235
	Management	305-547-3227
	500 SW 4 AVE APT #3	786-514-7191
	581 SW 6th Apt. #4	(305) 496-8515
	581 SW 6th Apt. #4	(305) 582-3669
	401 SW 6 AVE APT SW MIAMI FI	(786) 636-9706



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 30, 2019

Meeting For: Jack Orr Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	550 NW 55th St Apt 314 Miami, FL 33128	786-447-0086
	550 NW 5th St apt 910 Miami, Florida	786-237-5523
	550 NW 5th Apt 112 Miami, Florida	305-492-2423
	550 NW 55th Apt-701 Miami, FL 33128	786-637-9510
	550 NW 55th Apt-701 Miami, FL 33128	786-970-6394
	550 NW 5th Street Apt 201 Miami FL 33128	782 337 3460
	" " " apt 711	
	550 NW 55th St # 1209	786-356-0668
	550 NW 55th St # 510	786-520 0687
	550 NW 55th St # 1114	
	550 NW 5th	782 3674 70



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 30, 2019

Meeting For: Jack Orr Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	Apt 1117, 550 NW 5th. 33128	305-917-3433
	Apt 1113	305-721-0831
	550 NW 5 <sup>ST</sup> APT # 403	305 761-3469
	APT 612	786 201-4389
	apt 504	786 -261-8816
	550 NW 55th apt 1106	305-3058958
	550 N.W. 5th St. Apt #411	
	550 NW 55th apt 313 H.F.R	486-339-4765
	550 NW 55th apt 1111	<del>786 827</del>
	11-110-1111	305 518 9817.
	550 NW 55th apt 107	
	507	786-227-2402
	550 NW 107	786-397 4521



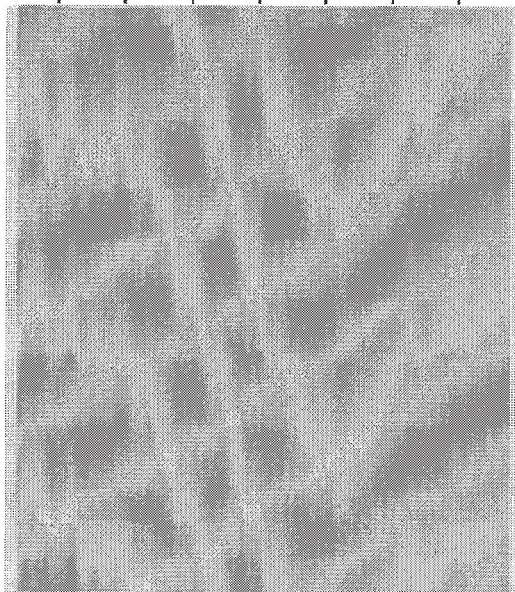
# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: September 30, 2019

Meeting For: Stirrup Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	3150 Mundy St Apt. 213	786 334 6033
	3150 Mundy St. Apt. 205	786 970 1587
	3150 Mundy St Apt. 307	786-443-4458
	3150 Mundy St # 815	305 461 1146
	3150 Mundy st # 210	(305) 448-6620.
	3150 MUNDY ST # 501	786-222-3100
	3150 MUNDY ST # 104	305 316 8338.
	3150 Mundy St 404	305 790 0840



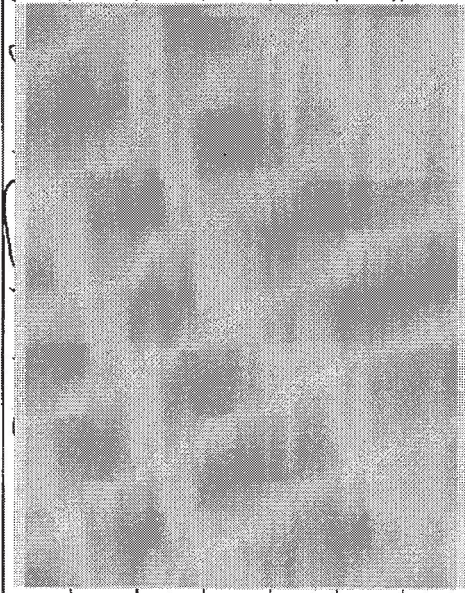
# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: October 1, 2019

Meeting For: South Miami Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	Apt # 607	7/531-5069
	Apt # 607	786-333 3779
	Apt # 106	786 246-67-10
	Apt # 405	786 683 9610
	Apt # 307	786-437-9170
	Apt # 101	305-915-2319
	905 542-6280	



# SIGN-IN-SHEET

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: November 12, 2019

Meeting For: Dante Fascell Resident Meeting #3

Name/Nombre	Address/Dirección	Phone/Teléfono
	2929 NW 18 Ave # 515	786-337-2733
	11 11 11520	954-994-0028
	11 11 520	11 11
		786 250 6398
	apt 325	786 5757181
	#114	786-357-8876
	2929 NW 18 Ave apt 101	407 410 0412
	2929 NW 18 Avenue Apt. 216 Miami, FL	786 312 5585
	2929 NW 18 Ave apt 112	786-488-0568
	2929 NW 18 Ave apt 112	305-815-5759
	2929 NW 18 Ave apt 519	305-446-8637
	2929 NW 18 Ave apt. 218	786 314-4529
	2929 NW 18 Ave 410	
	2929 NW 18 Ave apt 206	786-888-8120



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: November 12, 2019

Meeting For: Dante Fascell Resident Meeting #3

Name/Nombre	Address/Dirección	Phone/Teléfono
	2929 NW 18th Ave Apt 619 Miami, FL 33142	(305) 202-0950
	2929 NW 18th Ave 305	786 304-4013
	2929 NW 18th #606	305-263-0389
	2929 NW 18th #204	786-271-3946
	2929 NW 18 Ave #205	786-715-5135
	2929 NW 18 Ave A 311	305-638 5958
	2929 NW 18 Ave A 413	786 970 4908
	2929 NW 18th Ave Apt 508	786 300 5548
	2929 NW 18 Ave Apt 620	786 470 0031
	2929 NW-18 Ave. Apt. 516.	786-234 8513.
	2929 NW 18 Ave. Apt 626	305 986 7077
	2929 NW 18 373	
	2929 NW 18 AV apt 104	786 210-9295-
	2929 NW 18 AV apto 410	786 277-9364



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: November 12, 2019

Meeting For: Dante Fascell Resident Meeting #3

Name/Nombre	Address/Dirección	Phone/Teléfono
	2929 N.W. 18 Ave #612	786-316-6827
	" " " " 514	786 488 6525
	FELIPE GALLARDO	
	" " " 304	305-748-1963
	2929 NW 18 AVE #319	786 326 2032
	2929 NW 18 Ave apt 403	786 587 2294
	2929 NW 18th Ave apt 508	786-416-5742
	2929 NW 18 Ave #312	305 634 0241



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 12, 2019

Meeting For: Three Round Towers (Tower A) Resident Meeting #3

Name/Nombre	Address/Dirección	Phone/Teléfono
	T. A #8D 2870 NW 18 AV	786-355-8856
	2870 NW 18 AV APT 14 C	786 519-5389
	2870 NW 18 AV 770 14 C	786 519-5389
	2870 NW 18 AV A T 8 C	786 443-8492
	2920 NW 18 Ave apt 4B	786 387 2904
	2920 NW 18 AV APT 40B	305 902 9298
	2920 NW CTS Sarnand APT 19	6786-308-0255
	2920 NW C18arnand apt 10 D - 9	11' 11'
	2870 NW 18 AV apt 12 K	786-357 8183
	2870 NW 18 AV AP 7-D	305-303-8318



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 12, 2019

Meeting For: Three Round Towers (Tower A) Resident Meeting #3

Name/Nombre	Address/Dirección	Phone/Teléfono
	2870 NW 18 AVE.	
	2870 NW 18 AVE	
	2870 NW 18 Ave.	
	Tower A. } APT. 7J	
	" " }	
	TORRE A APT 14 E	
	TORRE A 14 E	
	TORRE A 300	
	Torre A apto 9H	



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 12, 2019

Meeting For: Three Round Towers (Tower A) Resident Meeting #3

Name/Nombre	Address/Dirección	Phone/Teléfono
	2870 NW 18 Ave	305-783 8392
	2870 NW 18 Ave apt 12A	305. 230 4872
	" " " "	" " " "
	2870 NW 18 Ave apt 7-D	786-290-0272
	2870 NW " " 4-E	
	2870 NW 18 Ave 5F Tower A 14-G	786-447-305
	take a apartment C1 AP 14A	
	2870 N.W. 18th Ave. # 6D	786-873-4462
	2870 NW 18 apt 6F	786-800 6729
	2870 NW 18 apt. 6J	786 355 42 70
	2870 NW 18 apt 6D	754 281 1600



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 12, 2019

Meeting For: Three Round Towers (Tower A) Resident Meeting #3

Name/Nombre	Address/Dirección	Phone/Teléfono
	2870 NW 18 AVE MIAMI LA 3342	786 375 7192
	" " " "	786 531 5336
	Apto 11A	786 914 9658
	2870 NW 18TH AVE. Bldg 9K	786-626-2536
	2870 NW 18 AVE 9K	
	2870 NW 18 AVE 1G	
	APTO. #2K	
	APTO. #2K	
	apto 12J	786.663.8644
	2870 NW 18 Ave	305-492-0774



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 13, 2019 at 9:00 am

Meeting For: Collins Park Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
[REDACTED]	3625 NW 20 Ave	786-709-0585
[REDACTED]	3625 NW 20 Ave	786-715-9751
[REDACTED]	3625 NW 20 Ave.	305-781-2940
[REDACTED]	<del># 207</del>	786-64-1917
[REDACTED]	# 207	
[REDACTED]	# 211	786-315-6962
[REDACTED]	# 417	786 285 5200
[REDACTED]	# 115	
[REDACTED]	# 406	786 271 7113
[REDACTED]	# 705	305 301 9631
[REDACTED]	# 305	786-537-0843
[REDACTED]		
[REDACTED]		
[REDACTED]		
[REDACTED]		
[REDACTED]		



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 13, 2019 at 10:30 am

Meeting For: Jack Orr Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
[Redacted]	# 1102	
	# 985	
	908	
	# 211	
	209	
	# 207	
	616	
	<del>210</del> 210	
	# 1208	
	# 205	
	# 312	
	# 313	
# 1217		



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 13, 2019 at 10:30 am

Meeting For: Jack Orr Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
[Redacted Sign-in Area]	APT 602	
	APT 301	
	APT 1117	
	1216	
	1213	
	801	
	609	
	APT 710	
	11 612	
	611	
	405	
	1207	
	12 514	
407		



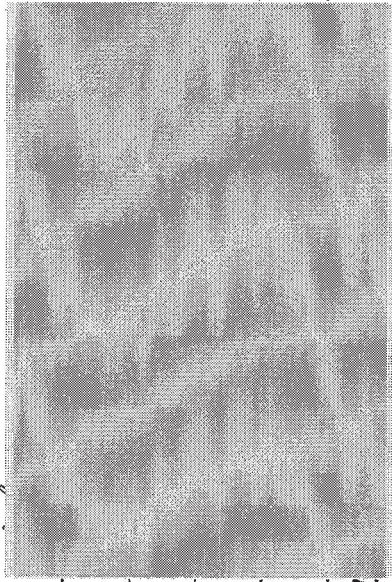
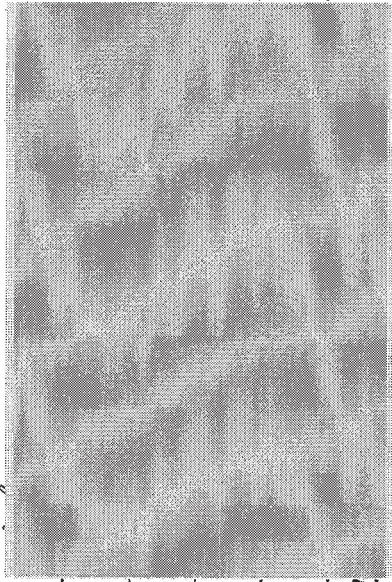
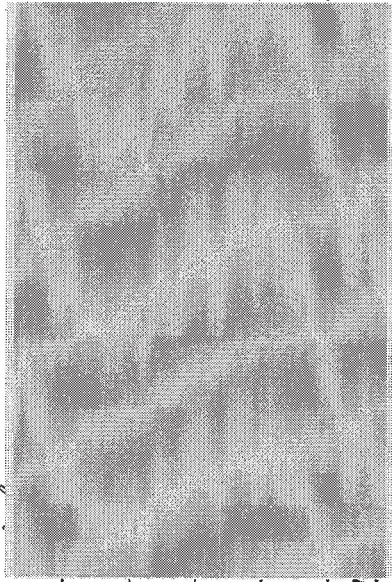
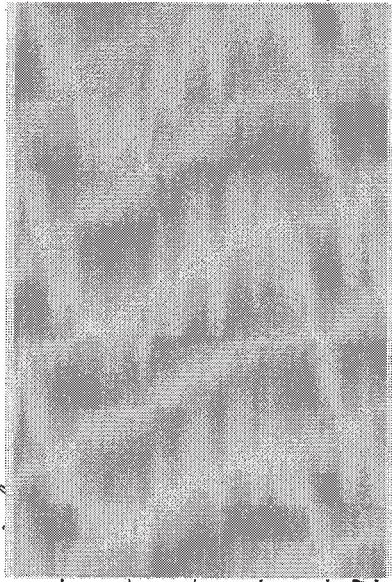
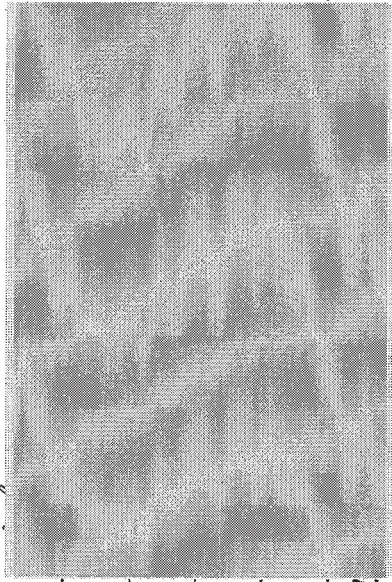
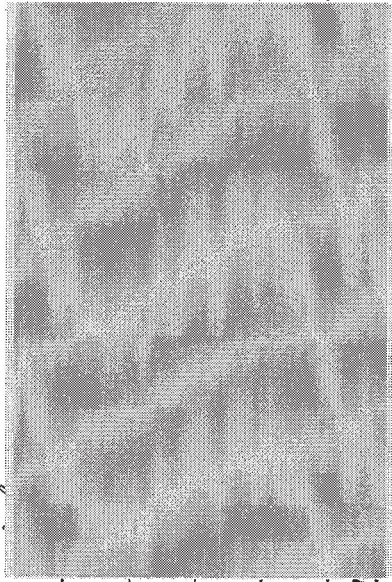
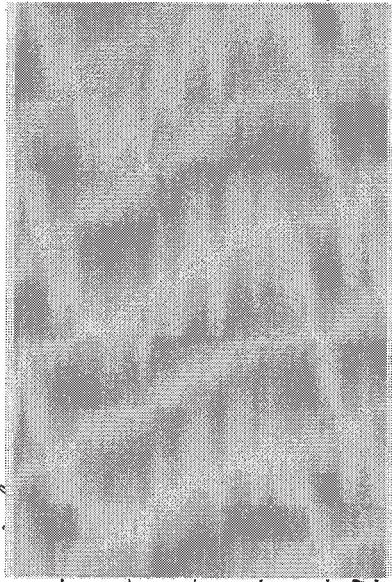
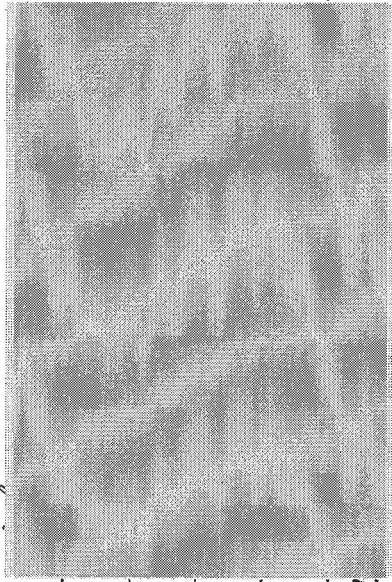
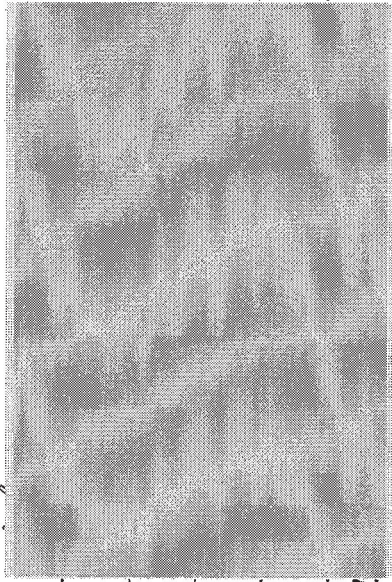
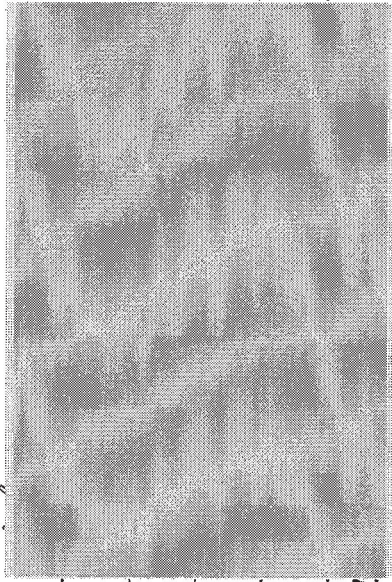
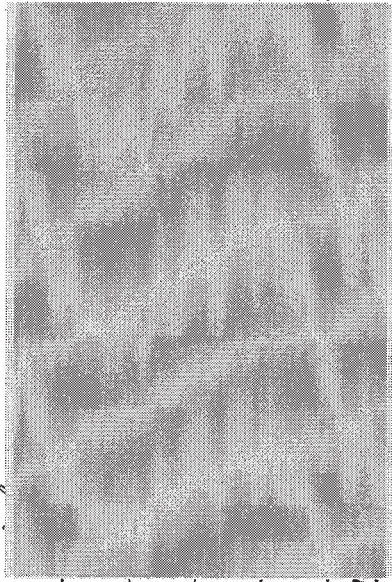
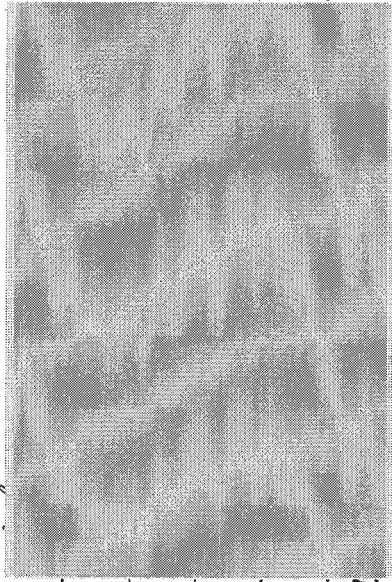
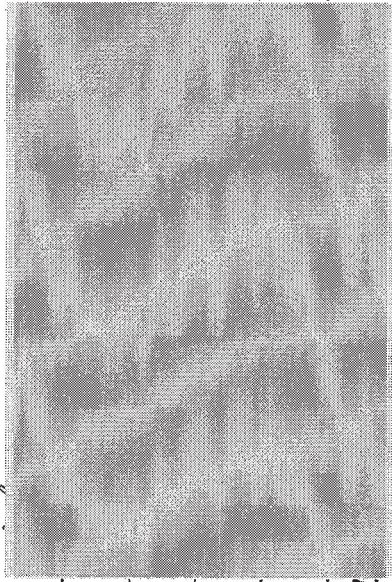
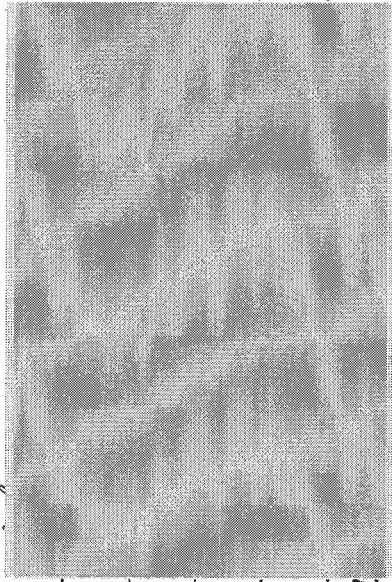
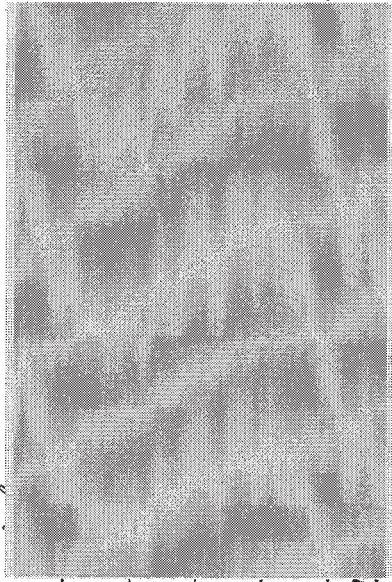
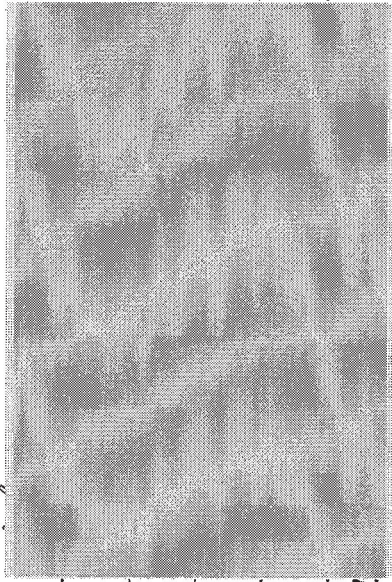
# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 13, 2019 at 10:30 am

Meeting For: Jack Orr Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	550 NW 403	#706
	801	
	550 NW 55th St #1009	
	550 NW 55th St #917	
	#604	
		
		
		
		
		
		
		
		
		
		
		



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 13, 2019 at 3:15 pm

Meeting For: Joe Moretti Phase 2A Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	563 S.W. 6 St #2	305-826-3624
	560 S.W. 5 St #1	786 3150141
	563 SW 6 St apt 4	786-838-7189
	586 SW 5 St apt 4	786 1455-1865
	544 SW 5 ST APT #2	
	520 SW 5 ST #3	786-797-5380
	540 SW 5 ST #3	786-797-5380
	555 SW at 712	205-200 9428
	534 SW 6 St #1	786 486 3916
	538 SW 5 ST apt #2	786 222 6852
	580 SW 5 St #3	786-247-3037
	544 - 5 St - 8th floor 3	
	548 - 5 ST 17 PT-7	786 940 9982
	540 - 5 ST apt. 4	786-380-9919
	547-3	305 244 3491







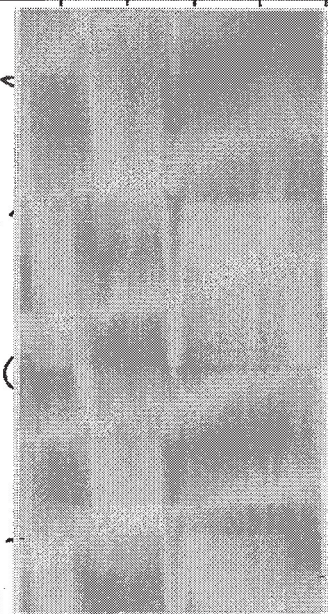
# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 13, 2019 at 3:15 pm

Meeting For: Joe Moretti Phase 2A Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	520 SW, 4 Ave #2 33130	786) 709-4748
	556 SW, 5 St #4 33130	786) 655-1865
	516 NW, 6 St Apto. 2	786-371122
	563 SW 6 St Apto 4	786-838-7189
	163 S.W. 6 St #2	305-856-3662



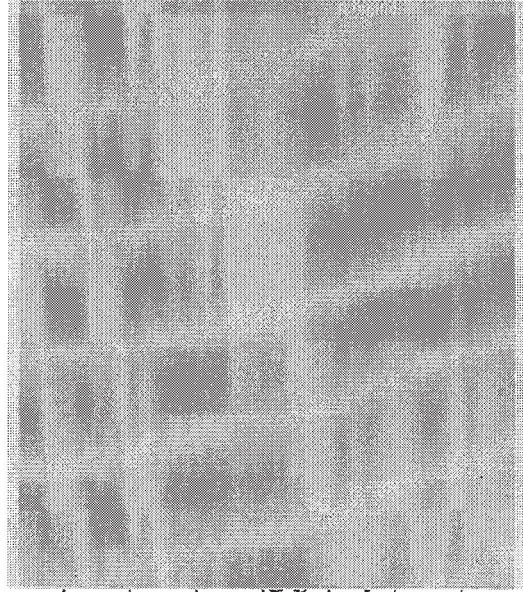
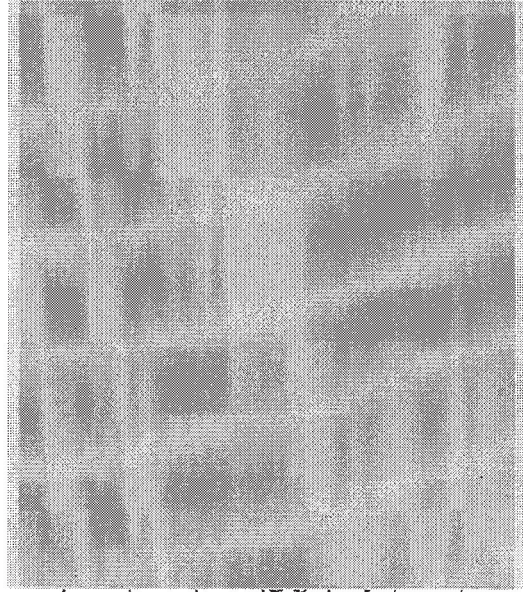
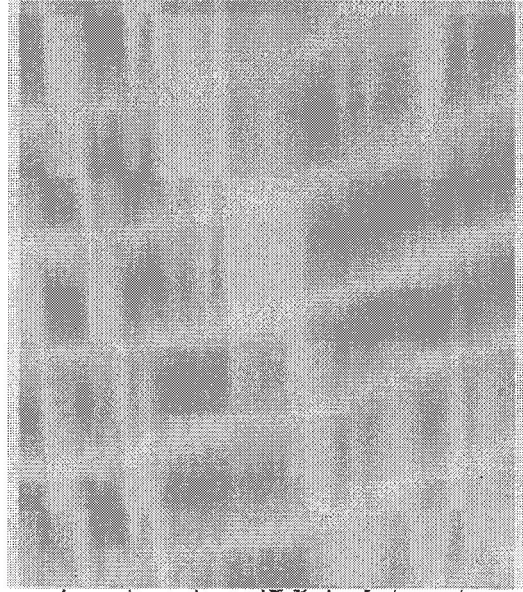
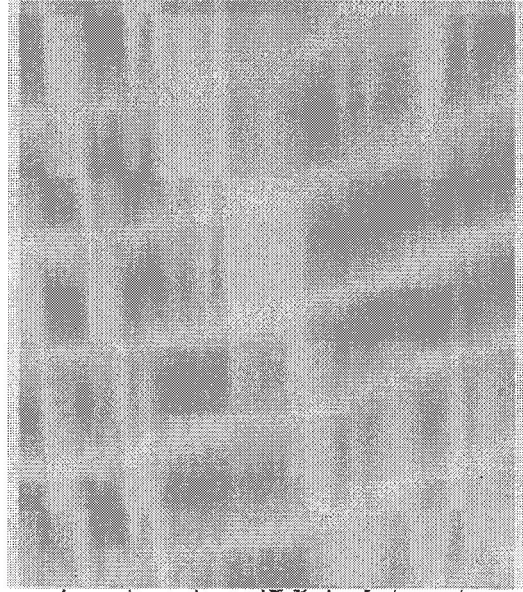
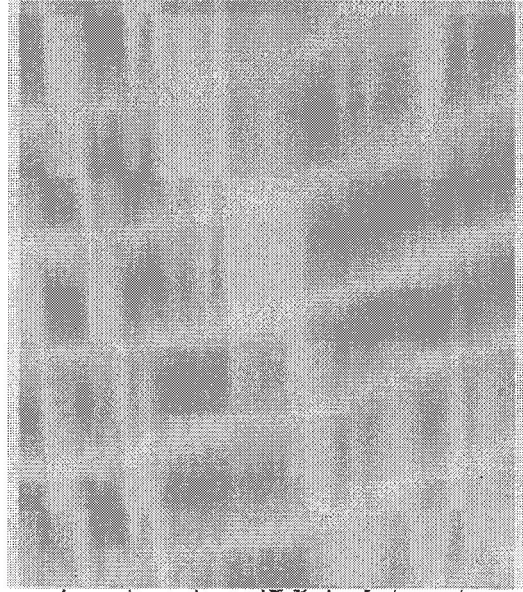
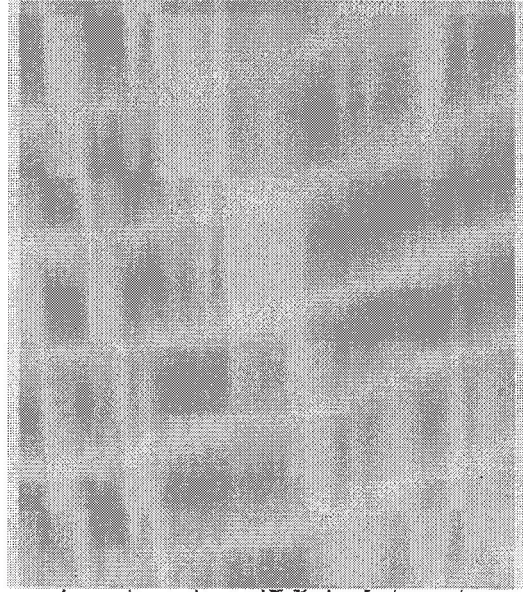
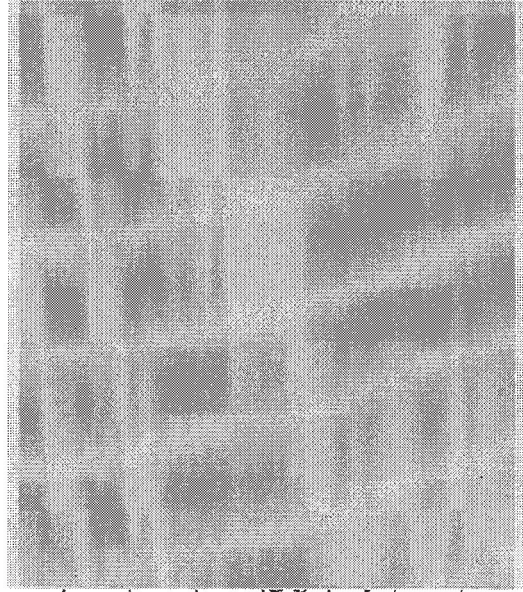
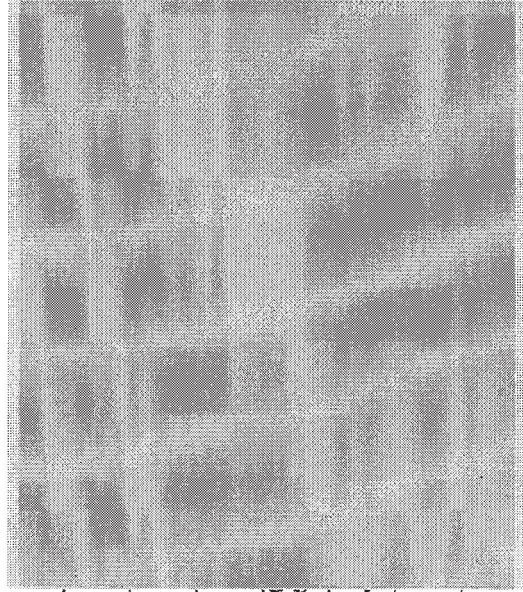
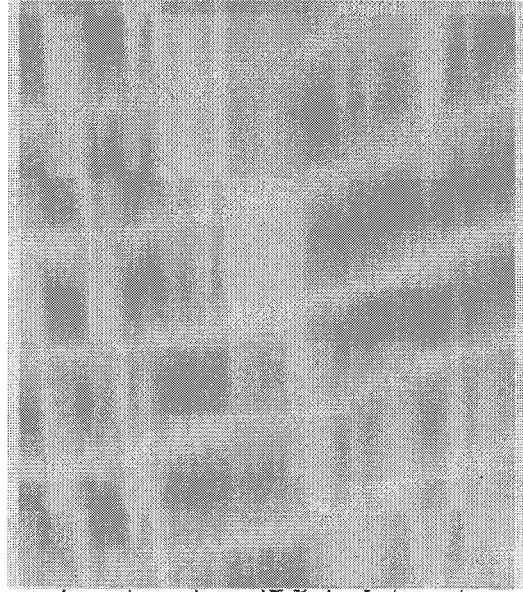
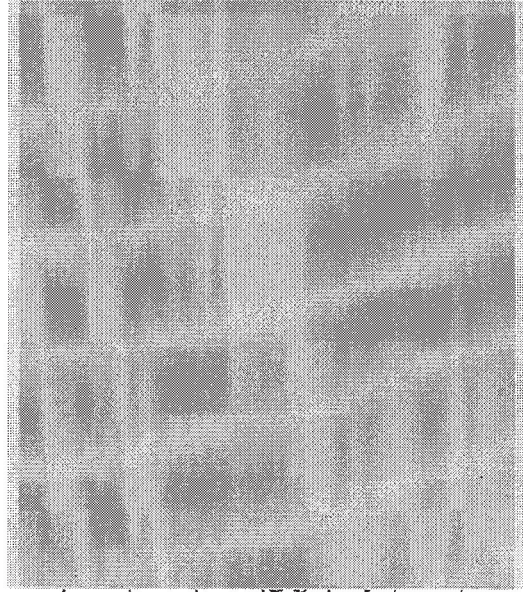
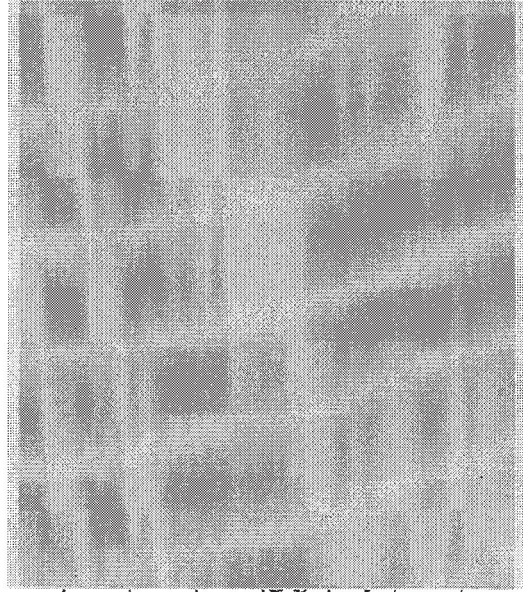
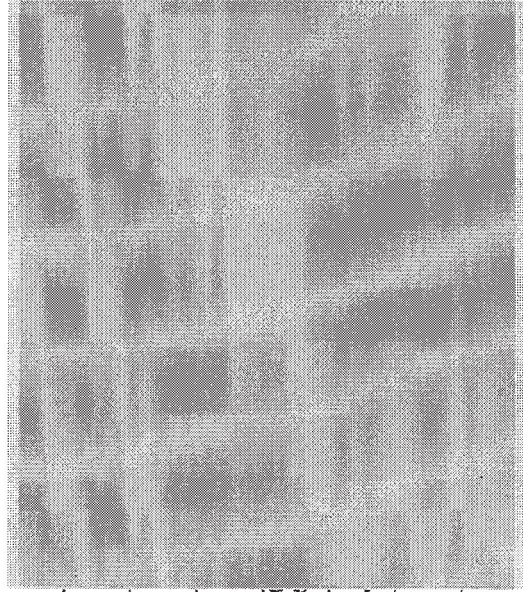
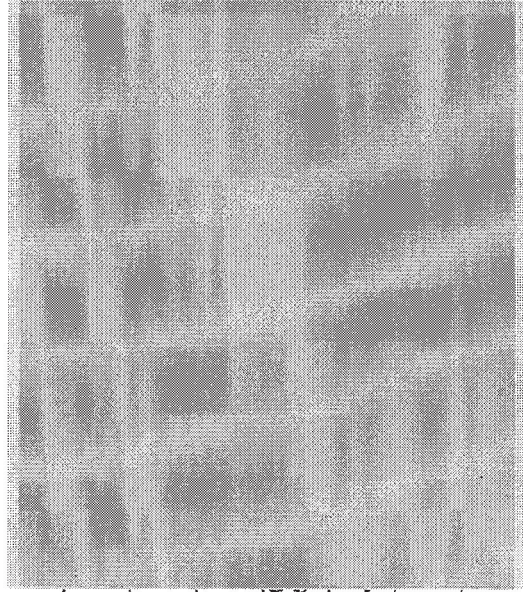
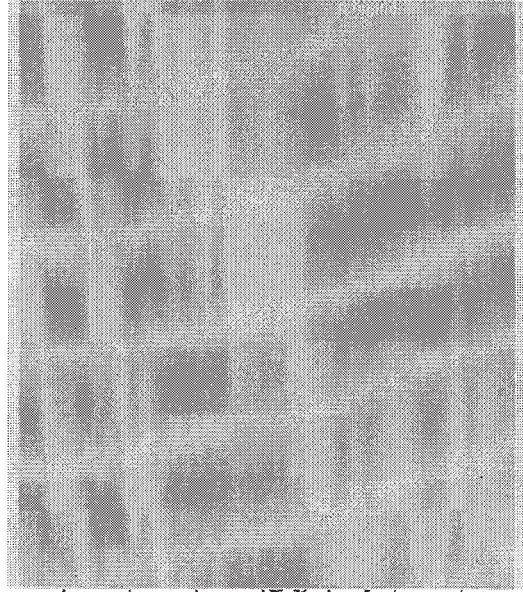
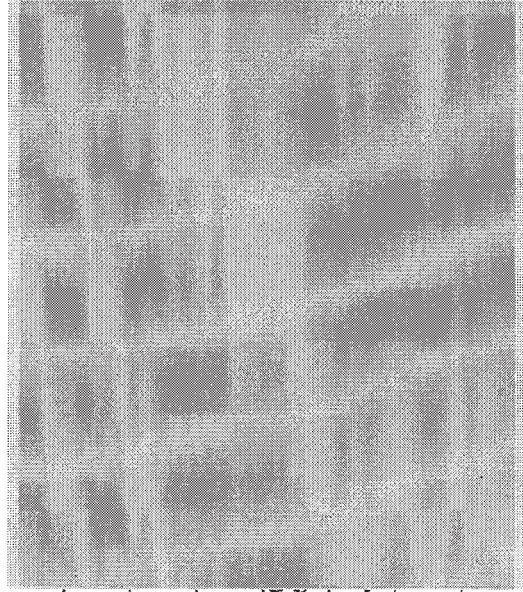
# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 13, 2019 at 3:15 pm

Meeting For: Joe Moretti Phase 2A Resident Meeting

2B

Name/Nombre	Address/Dirección	Phone/Teléfono
	408 SW 5 ST APT 1	786-9707188
	404 S.W. 5th St. APT #1	786-385-6714
	120 SW 4th Ave Apt 3	305 307 1489
	120 SW 4th Ave Apt 3	786 348 2112
	500 SW 4 AVE #1	786 343 1855
	600 SW 8th Ave. 3	786 578 1445
	L - - -	L - - -
	600 SW 8 AVE APT #4	305 300 9665
		
		
		
		
		
		
		



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 13, 2019 at 2:00 pm

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	33	Phone/Teléfono
[Redacted]	240 SW 9 ST APT. 80533	33	786 443 6429
[Redacted]	240 SW 9 ST apt 1106 Miami FL 33130	33	786/493-9326
[Redacted]	240 SW 9 ST apt 1408 Miami FL 33130	33	786/720-3837
[Redacted]	240 SW 9 ST apt 1110 Miami FL 33130	33	305 200 6893
[Redacted]	240 SW 9 ST Apt 607 Miami FL 33130	33	786 486 5904
[Redacted]	240 SW 9 ST # 710	33	305-330-0754
[Redacted]	240 SW 9 ST # 605	33	
[Redacted]	240 SW 9 ST apt 912	33	
[Redacted]			
[Redacted]			
[Redacted]			
[Redacted]			
[Redacted]			
[Redacted]			
[Redacted]			
[Redacted]			



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: November 13, 2019 at 2:00 pm

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	608 240 SW 9th St apt 408	786 4990786
	Miami Fl 33130 407	786-729-1803 305-858-5238
	apto. 412	786-720-0289
	apto 902	786-342-0790
	apto 10-10	786-447-3351
	APT. 903	305 858 9167
	APT 302	786-447.6382
	APTO 308	786 303 9732
	APTO 606	954-658-0869
	APTR 606	786-712 3302
	A " 704	786 337 0838
	240 SW 9th street apt 408	786 523-5917
	240 SW 9th street 1105	786 326 1392
	240 SW 5th apt 312	
	240 SW 5th apt 804	786-576-9436



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 13, 2019 at 2:00 pm

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	240 SW 9 ST. apt #1002	786-715-4812
	# 240 SW 9 ST apt 502	305-726-1808
	240 SW 9 STREET apt 504	786-333-3056
	240 SW 9 STREET apt 504	786-333-3056
	240 SW- 1ST- apt # 103	786-792 80611
	240 SW 957 # 810	786-587-6079
	240 SW 9 ST # 308	786-374-9923
	405.	305-0580551
	4100-	
	1905-	
	310	
	6-12	305 602-3452
	908	305-927-8118
	303	786-226-2799



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 13, 2019 at 2:00 pm

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	Apto 704	786 737 0838
	apto 1402	305 968 5779
	apto 1101	305 778 1194
	apto 203	305) 858 2481
	apto 1012	786-873-7644
	1108	786 230 7196
	1108	786 230 7196
	240 Sw 9th Street. 1107	—
	240	786-879-6464
	240 SW 9 ST 707	786 647 2192
	240 SW 9 ST 706	
	240 SW 9ST 705	786-488-9235



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: November 13, 2019 at 2:00 pm

Meeting For: Joe Moretti Phase 1 Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
A	2405W 9 ST apt. 301	786 718-8569
C	" " "	786 399-4568
	" " "	305 858 1395
	" " "	" " "
	505	3054143994
	# 1404	786 615 2787
	# 1508	" " "
	" 201	786 <del>350</del> -9440
	240-529 ST 1104	305 264 5344
	apt 906	305 858 -7692



Joe Moretti Phase I

Resident Sign-in

Event: \_\_\_\_\_

Date: \_\_\_\_\_  
 Presenter: \_\_\_\_\_

Apt#	Resident Name/Signature
1012	[Redacted Area]
504	
504	
505	
1009	
1464	
1107	
203	
1402	
301	
1103	
1101	
810	
1108	
1101	
804	



Joe Moretti Phase I  
Resident Sign-in

Event: \_\_\_\_\_

Date: \_\_\_\_\_  
Presenter: \_\_\_\_\_

Apt#	Resident Name/Signature
6-19	



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 14, 2019 at 9:00 am

Meeting For: South Miami Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	9701 SW 63 AVE 33143 APT 616	786-571-1293
	# 136	
	# 404	
	# 2/2	
	# 408	
	# 514	
	# 603	
	# 211	
	605	
	412	
	411	
	411	
	# 209	
	# 312	



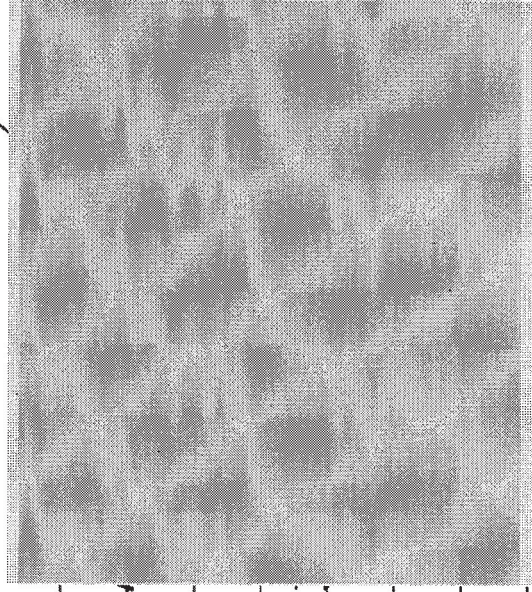
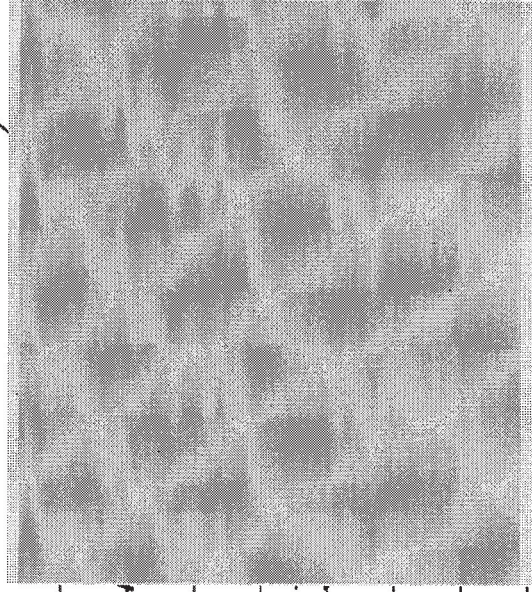
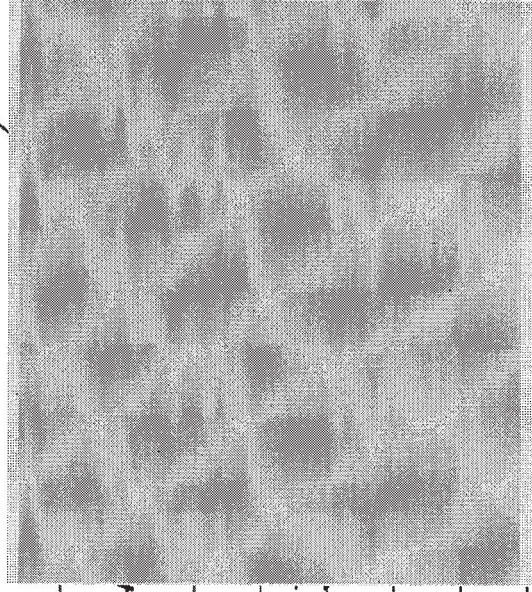
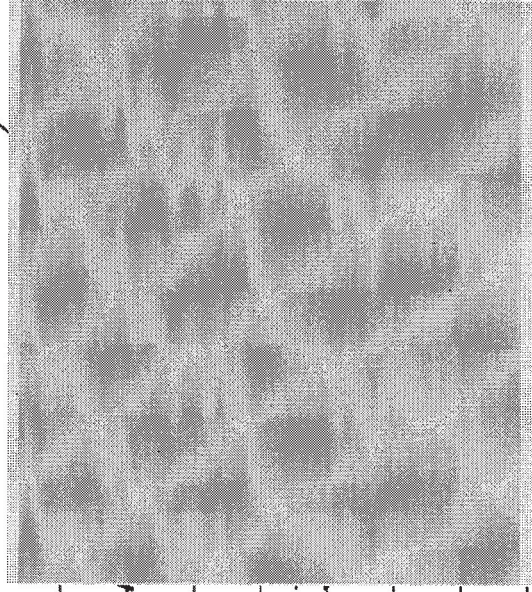
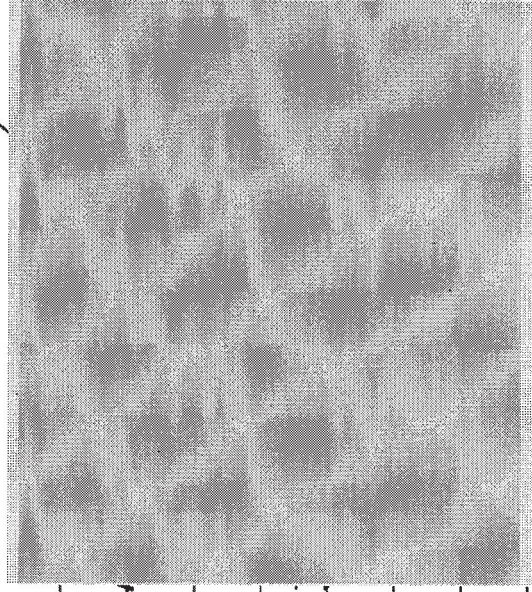
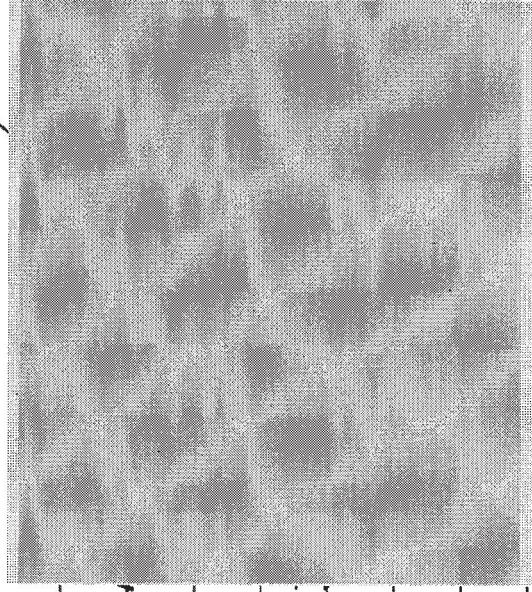
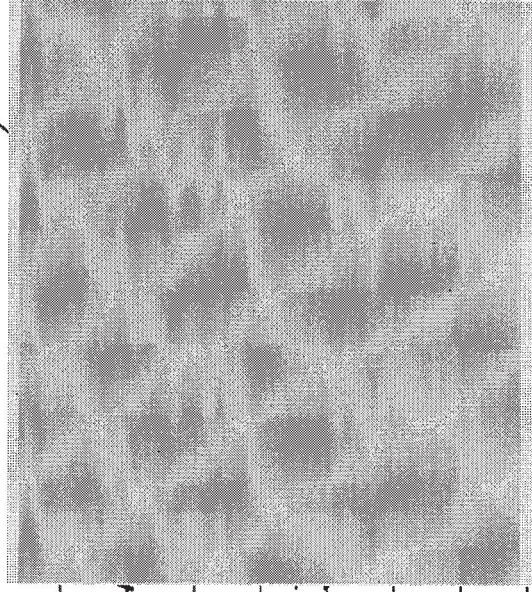
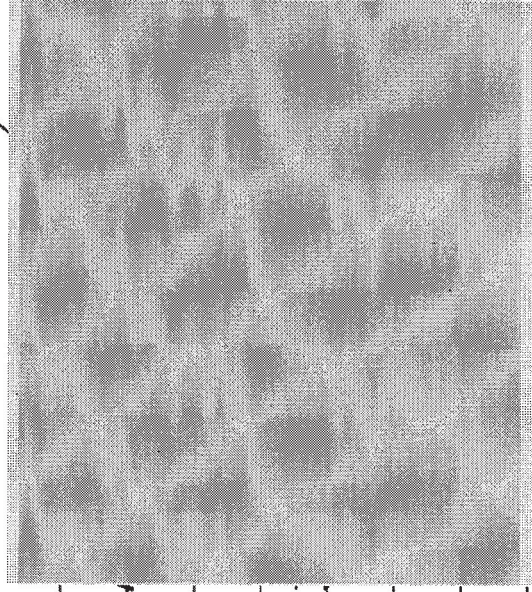
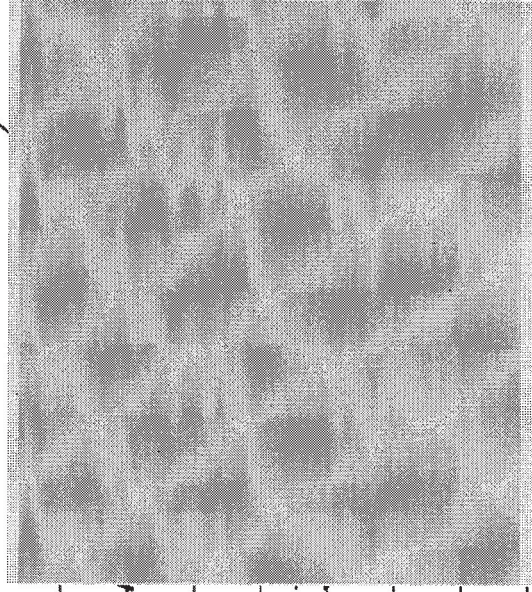
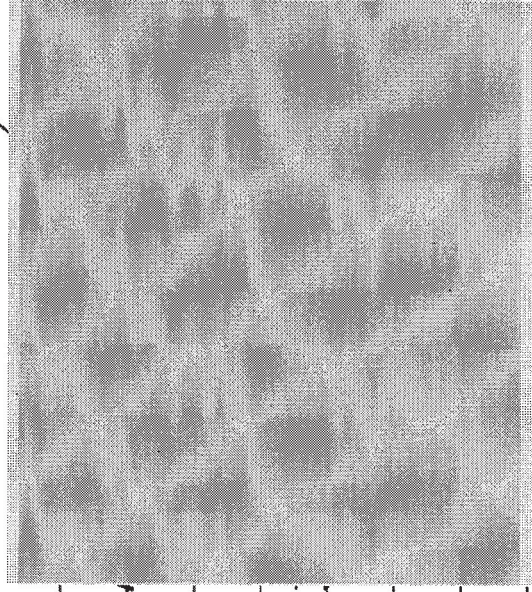
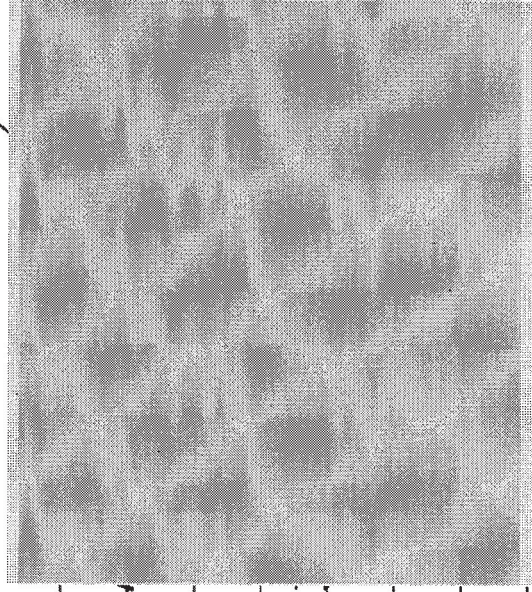
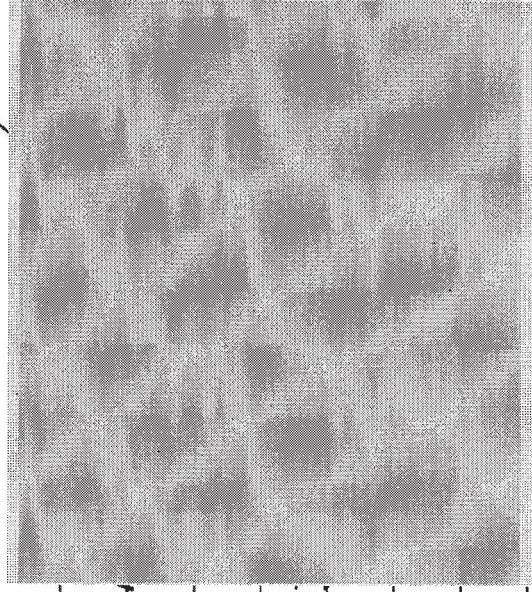
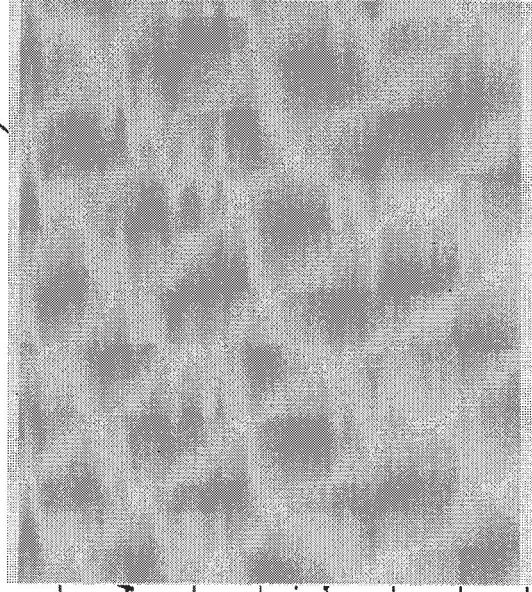
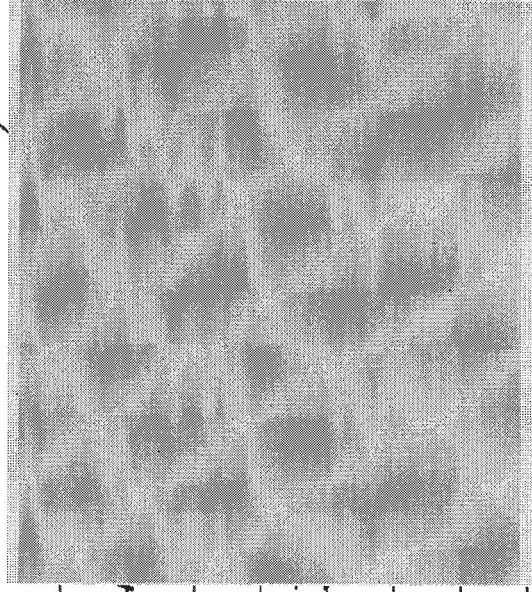
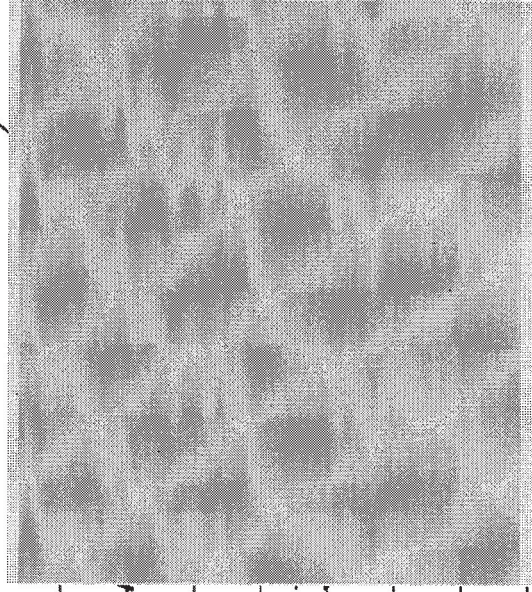
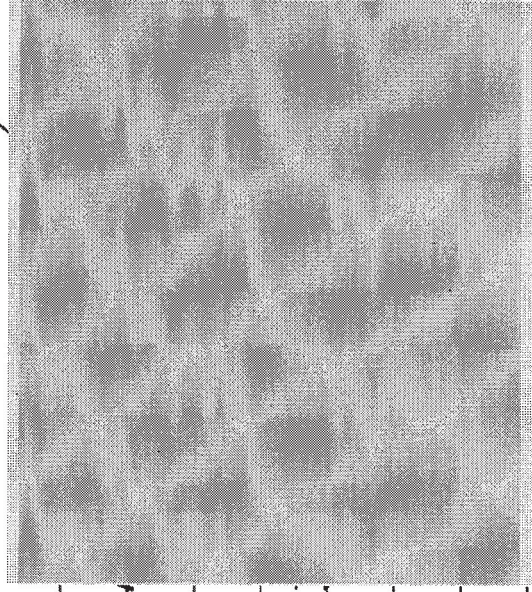
# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: November 14, 2019 at 10:30 am

Meeting For: Stirrup Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
	309	
	207	
	204	
	312	
	206	
	311	
	017	
	503	
		
		
		
		
		
		
		
		



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 14, 2019 at 10:30 am

Meeting For: Stirrup Plaza Resident Meeting

Name/Nombre	Address/Dirección	Phone/Teléfono
[REDACTED]	301	
	819	
	306	
	514	
	307	
	515	
	210	
	302	
	208	
	305	
	305	
	320	
301		
205		



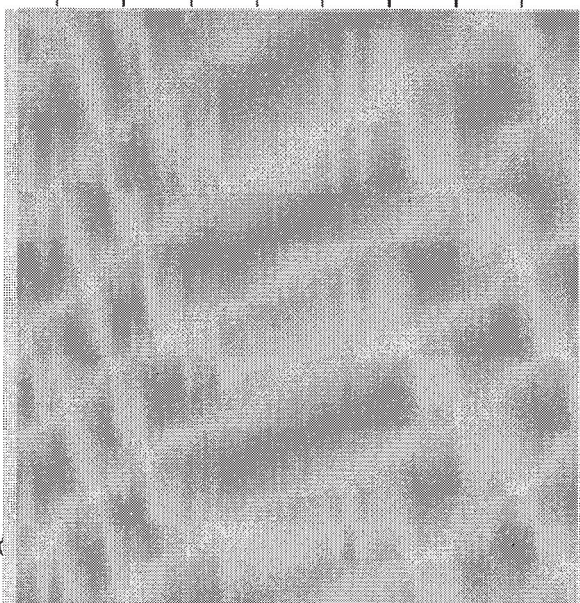
# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: November 15, 2019 at 10:30 am

Meeting For: Dante Fascell Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
	220	305 490 6333
	205	305 786 715 5135
	101	786 768 0713
	301	786 - 230 - 0534
	603	305 846 3851
	105	305 - 316 - 3712
	526	786 317 7743
	517	786 301 8885
517	786 - 301 - 8888	
(		



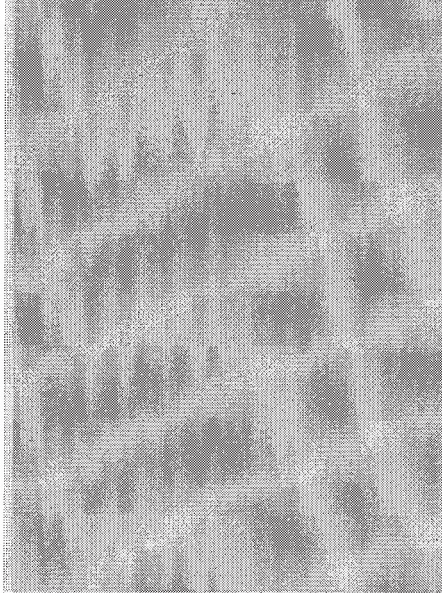















# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 15, 2019 at 2:00 pm

Meeting For: Three Round Towers (Tower A) Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
	2870 NW 18 AVE 18 MIAMI FLORIDA	786 712 1022
	2870 NW AVE 16 NIA Frea	786 717 1022
	2870 18 Ave	786 914 9658
	2870 NW 18 Ave	786 502-3597
	2870 N.W. 18th Ave. #50	786-823-4462
	2870 NW 18 AVE 8F	305-783-8397
	2870 NW 18 AV	3053093503
		
		
		
		
		
		
		
		
		



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: November 15, 2019 at 9:00 am

Meeting For: Collins Park Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
	419	786-2853171
	603	786 3559518
	412	305 - 498-3166
	605	786 449-8709
	609	7869859745
	613	305-7649386
	602	
	513	
	308	
	413	
	206	



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 18, 2019 at 9:00 am

Meeting For: Jack Orr Plaza Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
	550 NW - 55th Miami, Fl 33124	786-303-4758
	10 apt-112 33128	305-492-2423
	500 NW 5th St apt 910-33128	786-237-5543
	1117	305 917 9433
	515	786-447-4228
	510 NW 55th Apt 313 Miami, Fl 33128	786-229-4765
	407	786 542 6464
	610	786-399-0000
	316	786-915-0900
	1208	786-7685141
	211	786-715-9051
	500	786 - 317 - 4696
	607	305 300 5909
	305	305-642-5378







# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 18, 2019 at 10:30 am

Meeting For: Joe Moretti Phase 1 Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
[REDACTED]	601	786-343-3553
	601	786c
	1204	786-4162172
	507	786-252-3962
	310	786-720-8008
	903	305-859-9167
	1207	786-546-1755
	1201	786-975-8820
	1103	786-792-8064
	304	786-307-2180
	304	786-222-1382
	906	305-858-7692
	401	305-859-2735
	204	(786) 499-4415



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 18, 2019 at 10:30 am

Meeting For: Joe Moretti Phase 1 Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
	240 SW 95T 1002	786-715-4812
	240 SW 95T 810	786-5876079
	240 SW 95T 205	786 488 7736



# SIGN-IN-SHEET

20



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 18, 2019 at 2:00 pm

Meeting For: Joe Moretti Phase 2A Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
[REDACTED]	5575 W 6 <sup>th</sup> ST apt 2	786-284-2079
[REDACTED]	563 SW 6 <sup>th</sup> ST apt 4	186-838-4189
[REDACTED]	545 SW 6 <sup>th</sup> ST Apt 01	Virginia Esp.
[REDACTED]	545 SW 6 <sup>th</sup> ST Apt 2	[REDACTED]
[REDACTED]	572 NW 5 <sup>th</sup> ST Apt. 1	[REDACTED]
[REDACTED]	821 SW 6 <sup>th</sup> ST 4 33130	786-2603491
[REDACTED]	821 SW 6 <sup>th</sup> ST 3 83/30	[REDACTED]
[REDACTED]	54890 5 <sup>th</sup> ST #4 33130	(786) 582-8748
[REDACTED]	555 SW 6 <sup>th</sup> ST # 2	305-316 59 53
[REDACTED]	583 SW 6 <sup>th</sup> ST Apt #1	786-537 1508
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]



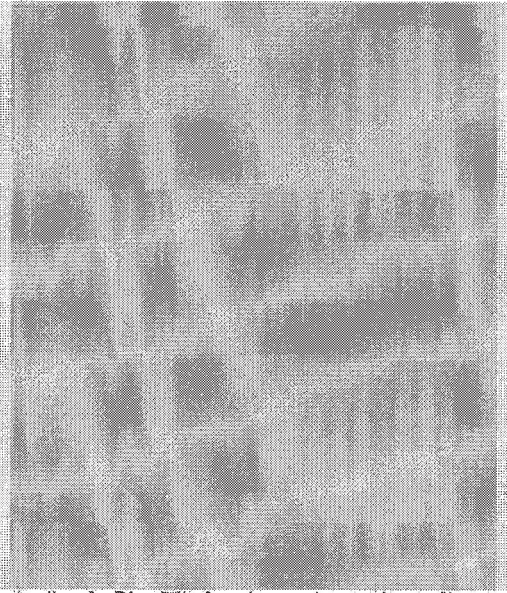
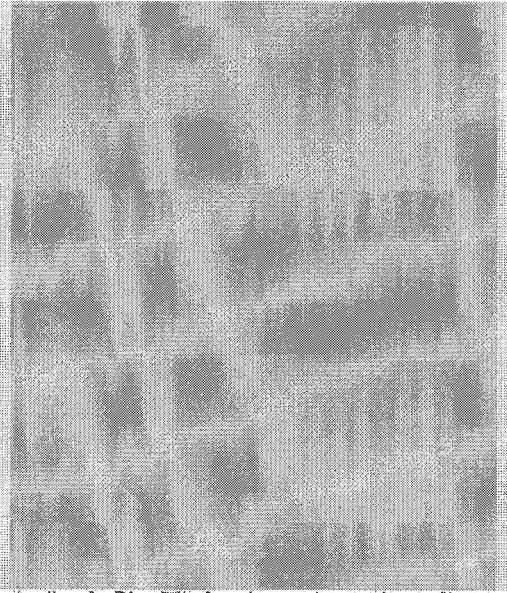
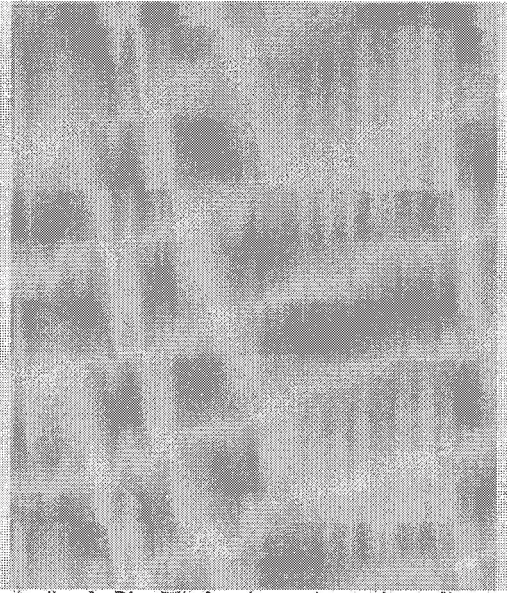
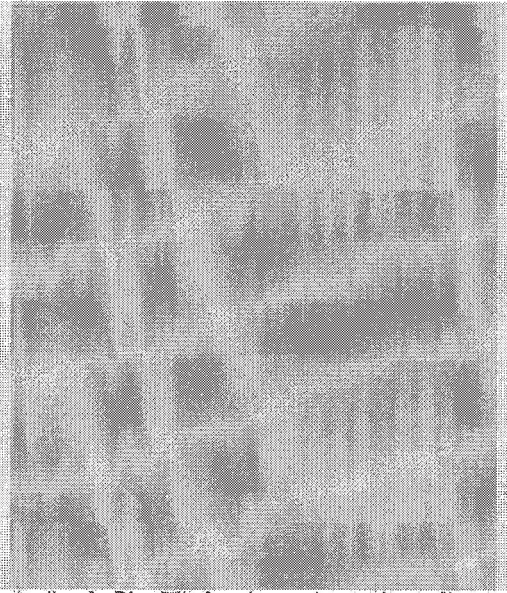
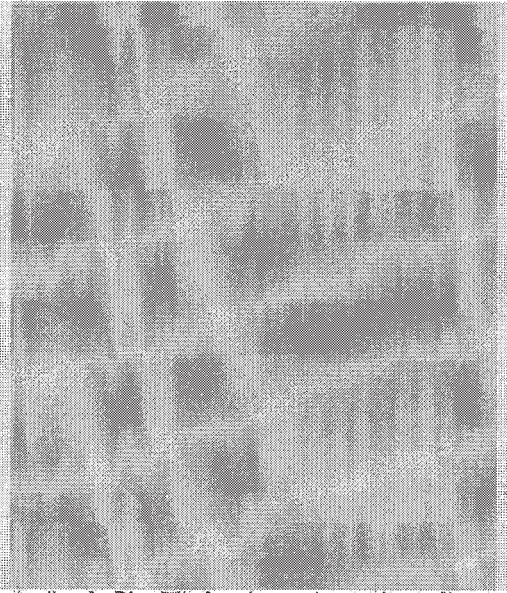
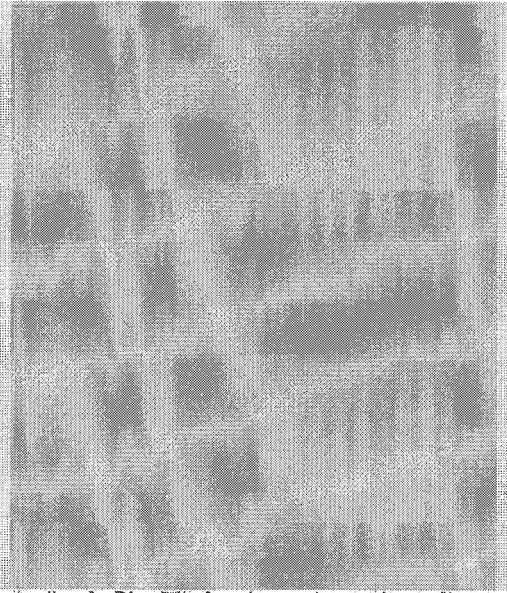
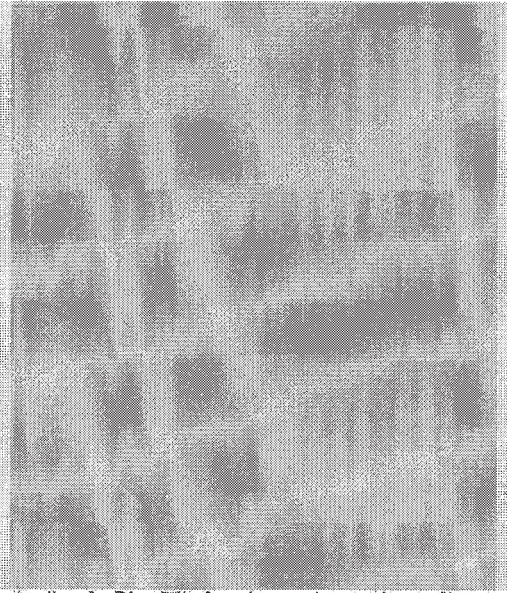
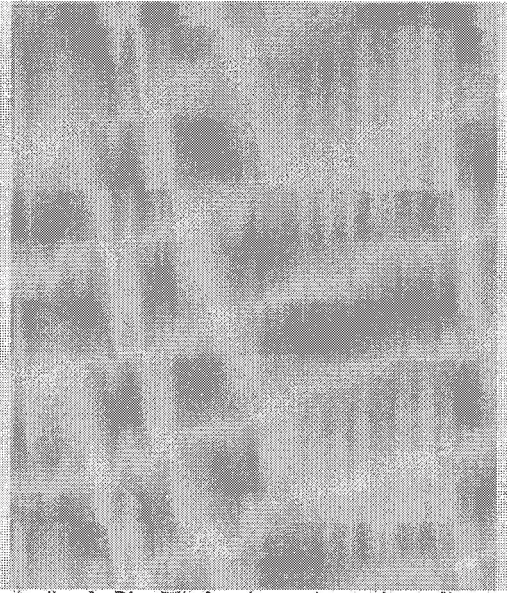
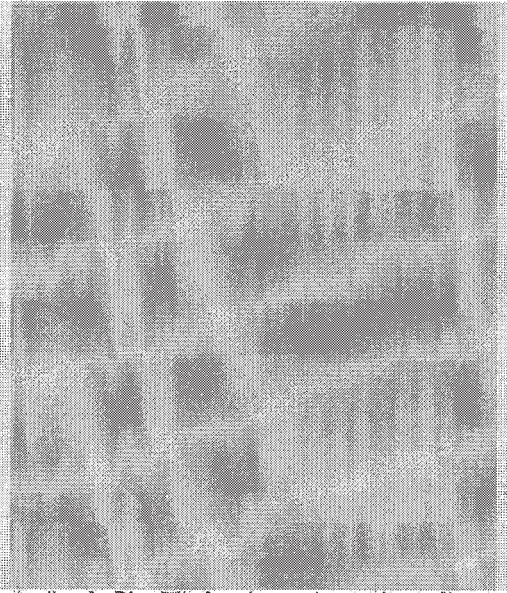
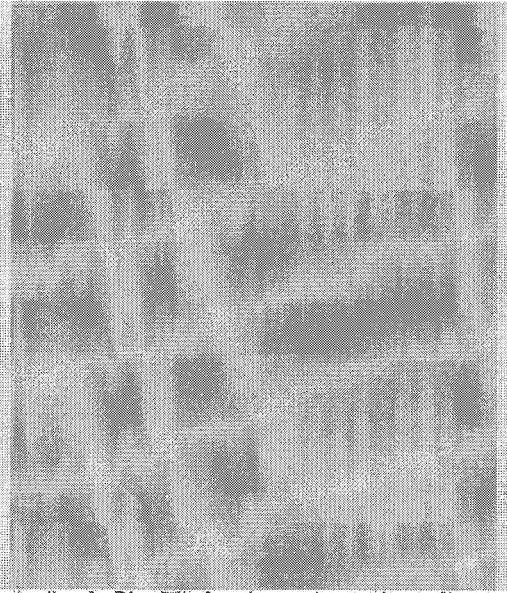
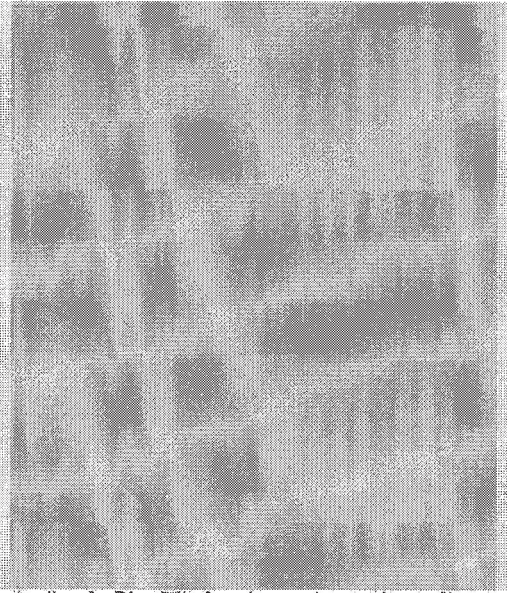
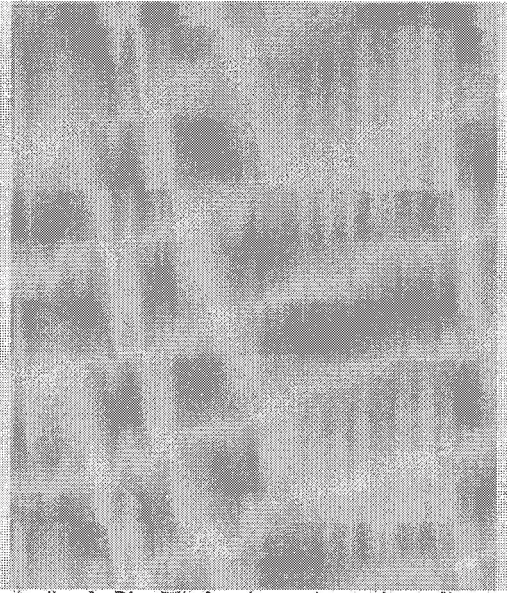
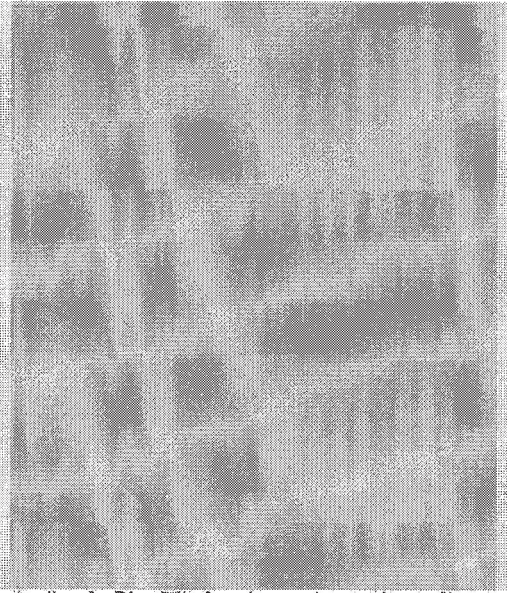
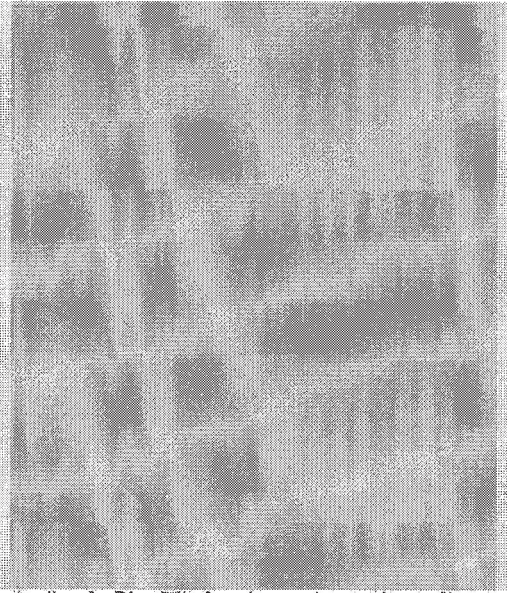
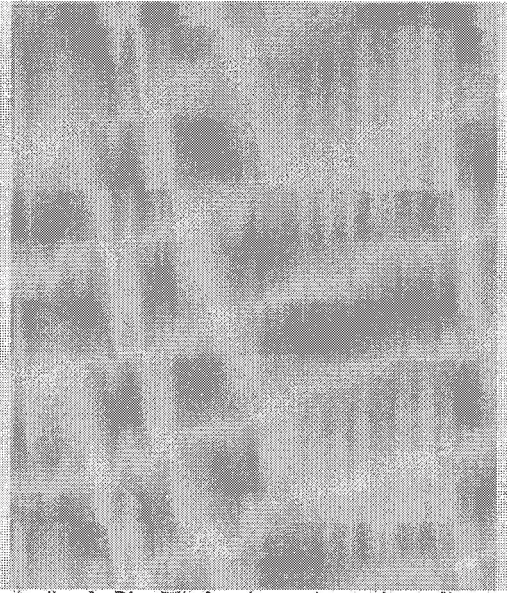
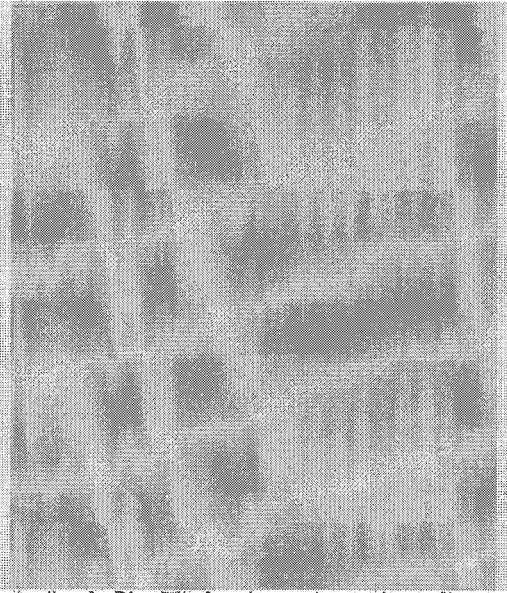
# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: November 18, 2019 at 2:00 pm

Meeting For: Joe Moretti Phase 2A Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
	555 SW 6 ST	305-200 94 28
	571 SW 6 ST APT 1	305-512-9407
	571 SW 6 ST APT 2	305-316-5107
	573 S.W. 6 ST APT 2	305-858-6751
	554 SW 6 ST APT 3	305 2443491
	556 SW, 5 St apt 4	786 655-1865
	563 S.W. 6 ST #2	305-806-3624
	554 SW 5 ST. APT (3)	786-319-0665
		
		
		
		
		
		
		
		



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: November 19, 2019 at 10:30 am

Meeting For: Stirrup Plaza Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
	3150 Mundy St Apt 509	305 588 8405
	3150 Mundy St Apt 508	786 560 4324
	3150 " " 604	786-506-5192
	408	305 498 5136
	208	786-355-3790
	3565 Williams	786 586-4886
	314	786/973-0297



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 19, 2019 at 9:00 am

Meeting For: South Miami Plaza Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
	Apto 301	305 987 8572
	Apto 613	
	Apt. 603	786 230 4991
	apto 413	786 357 4726
	Apto 312	786 253-5762
	514	305 300 39 01
	Apt 617	305-542-6651
	apt. 216	786-942-1885
	409	786-284 9286
	317	305-305-6217
	503	786 768 5903
	307	786 439 9170
	506	
	504	305 975-7466



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: November 19, 2019 at 9:00 am

Meeting For: South Miami Plaza Resident Meeting #4

Name/Nombre	Address/Dirección	Phone/Teléfono
[REDACTED]	# 412	786 319 2901



45

# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: December 3, 2019 at 11:00 am

Meeting For: Joe Moretti Phase 2B Resident Meeting #3

Name/Nombre	Address/Dirección	Phone/Teléfono
	600 SW 8 AVE APTO #2 MIAMI FL 33135	305-448-2424 <i>RTB</i>
	500 SW 4 AVE APTS #3 MIAMI FL 33130	786-514-7191 <i>CP</i>
	410 SW 6TH AVE - APT #1 - 33130	786-458-1572 <i>JF</i>
	410 SW 6TH AVE APT. #1 - 33130	786-458-1572 <i>DK</i>
	520 SW 4 A - 2 33130	786
	604 SW 8TH AVE APT #1	305-333-4414
	508 SW 4th AVE APTO 4	305-856-1785
	608 SW 8th Ave Apt #3	786-227-2811
	608 SW 8th Ave Apt #2	786-568-0446
	608 SW 4 ST	786-490-1465
	500 SW 4th AVE #1	786-443-1855
	110 SW 6th AVE #4	
556 SW, 5th APT 4 33130	786-655-1865	
819 SW 6th APT H 33130	786-703-4137	



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: December 3, 2019 at 11:00 am

Meeting For: Joe Moretti Phase 2B Resident Meeting #3

Name/Nombre	Address/Dirección	Phone/Teléfono
	815 Sw 6st #4	(786) 218-3520
	815 SW 65th Apt 3	786-582-0204
	604 SW 8 Ave Apt 3	786 389 7292
	410 SW 6TH AV 33130-2737	786-803-5214
	610 SW 8 Ave Apt. #1	786-325-7344
	600 SW 4 ST #76 #2	786-873-1992
	608 SW 4 ST A70 3	786 384 3088
	Resident Ass. President	305 859 5252
	Group 7	(305) 579-4856
	Group 7	305-579-4856
	504 SW 6 St. apt 3	305 244 3491
	580 ST apt 7	786 355 8774



# SIGN-IN-SHEET



## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: December 3, 2019 at 11:00 am

Meeting For: Joe Moretti Phase 2B Resident Meeting #3

Name/Nombre	Address/Dirección	Phone/Teléfono
	600 SW 4th St Apto 4 Miami FL 33130	786-539-8010
	600 SW 4th St APT 3 Miami FL 33130	786 868-7359
	821 SW 6th St Miami FL 33130	786-260-3491
	821 SW 6th St Miami FL 33130	305-395-7966
	404 SW 55th St APT 4	305-626-1812
	404 S.W. 55th APT #1	786-3856216
	827 SW 6th St APT I	786-230-0941
	827 SW 6th St APT I	786-366-4447
	500 SW 4th Ave APT 0-2	805 876 5965
	407 SW 5th St Apt 2	786 576 8405
	801-SW 6th St APT 4 Miami FL 33130	786 3087921
	404 SW 6th St APT 4 Miami FL 33130	786 33130-(786) 686950
	500 SW 4th Ave APT 4	786 352 2706
	434 SW 5th Ave APT 2	786 419 7611



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: December 3, 2019 at 11:00 am

Meeting For: Joe Moretti Phase 2B Resident Meeting #3

#10  
#11

Name/Nombre	Address/Dirección	Phone/Teléfono
	620 SW 4 <sup>th</sup> St Miami, FL 33130	786-227-6429
	546 SW 1 <sup>st</sup> St Miami, FL 33130	786-474-8483
	546 SW 1 <sup>st</sup> St Miami, FL 33130	786-474-8483



# SIGN-IN-SHEET

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: December 3, 2019 at 9:30 am

Meeting For: Three Round Towers (Towers B & C) Resident Meeting #8

Name/Nombre	Address/Dirección	Phone/Teléfono
	2920 NW 18 AVE. APT 8B	305-305-8502
	2920 NW 18 AVE. APT 6E	786-400-6166
	2920 NW 18 AV. B6	786-942-0291
	2920 NW 18 AV. APT 14 J Miami FL 33142	786-444-4917
	2920 NW 18 AV 1 BPT. 6B	786-718-5653
	2920 NW 18 AV. APT. 9C	305-934-2376
	2920 NW 18 AV APT 15 J	786-547-3949
	2920 NW 18 AV APT 14 J Miami FL 33142	786-444-4917
	2920 NW 18 AVE APT 10A 33142	786-603-0957
	2920 NW 18 AVE APT 10E 33142	786-223-5928
	2920 NW 18 AVE APT 10E 33142	305-227-5755
	2920 NW 18 AVE. APT 13 J 33142	305-922-3297
	2920 NW 18 APT 9 F	305-636-4994
	2920 NW 18 AVE 12-A	786-227-3568
	2920 N.W. 18 Ave apt 6 HG	786-356-5658



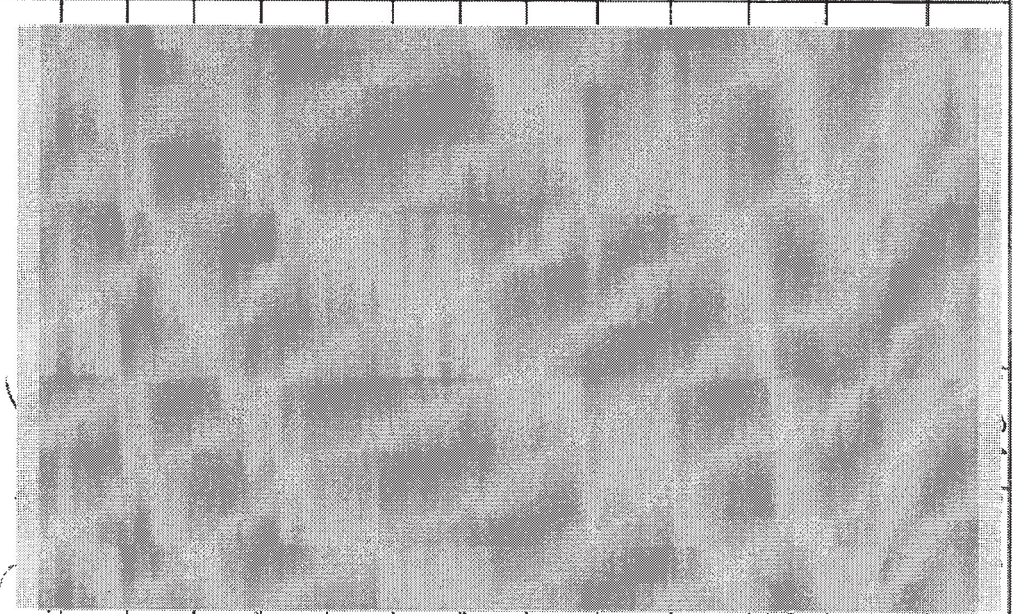
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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: December 3, 2019 at 9:30 am

Meeting For: Three Round Towers (Towers B & C) Resident Meeting #8

Name/Nombre	Address/Dirección	Phone/Teléfono	
	2920 N.W. 18 Ave. 7E	786-443-5378	
	2920 N.W. 18 Ave. #9A	786-401-6790	
	2920 N.W. 18 Ave. #9A	786-401-6790	
	2920 N.W. 18 Ave. #E	786-260-5841	
	2920 N.W. 18 Ave #11-J	(786)-587-3121	
	2920 N.W. 18 Ave #11-J	(786) 399-7233	
	2920 N.W. 18 Ave #15C		786.370.7830
	" " "	" "	786 312 7140
	" " "	" " 8h	7862693106
" " "	" " 7.B	7865153676	
" " "	" " 8E	786 379 2972	
2920 N.W. 18 Ave 4th fl			



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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: December 3, 2019 at 9:30 am

Meeting For: Three Round Towers (Towers B & C) Resident Meeting #8

Name/Nombre	Address/Dirección	Phone/Teléfono
	2920 N.W. 18 AVE 7G	(305) 305-3804
	2920 NW 18 AVE 6J	(786) 444-4943
	11 " " 6I	(786) 316-5082
	2920 NW 18 AVE 6D	305-3858-9899
	2920 NW 18 AVE 2A	786 222 8605
	2920 NW 18 AVE 2J	786 985 7445
	2920 NW 18 AVE 4-J	786-800-1458
	2920 NW 18	
	2920 NW 18	786-340-4275
	2920 NW 18 Ave 10-K	786 308 055
	2920 NW 18 Ave 10-H	3/637-4877
	11 " 11H	786 521 806
	2920 NW 18 AVE apt 104D	786 260 9386
	2920 NW 18 AVE apt 104B	786 274 3748



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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: December 3, 2019 at 9:30 am

Meeting For: Three Round Towers (Towers B & C) Resident Meeting #8

Name/Nombre	Address/Dirección	Phone/Teléfono
	2920 NW 18 AVE APT 9-D	786 366 6119
	2920 NW 18 AVE #10	305 962 1770
	2920 NW 18 AVE 14-C	786 488 4223
	2920 NW 18 AVE 9-D	786 641 1403
	2920 NW 18 AVE APT. 4 D	786 709 4796
	2920 NW 18 AVE #2-F	305-331-8432
	2920 NW 18 AVE APT 4 B	305 902 9298
	2920 NW 18 AVE. Apt 5 F	786-314-1799
	2920 NW 18 AVE #5 E	786 (542) 3586
	2920 NW 18 Ave. APT. 5 D	786-970-2725
	2920 NW 18TH AVE APT 5 D	786-873-1725
	2920 NW 18 AVE APT 12 G	(786) 210-2052
	2920 NW 18 AVE APT 12 G	(786) 210-2052
	2920 NW 18 AVE APT 5 E	(786) 760 5661



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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: December 5, 2019 at 2:30 pm

Meeting For: Robert King High Resident Meeting #10

Name/Nombre	Address/Dirección	Phone/Teléfono
[Redacted]	1403 NW 75th Apt #308	
	1403 NW 75th Apt #411	305-898-3784
	1410 -	
	1406	
	1403 NW Apt 608	
	1019 NW 7 Street	
	1403 NW 75th #412	305-202-47
	1405 NW 75th #423	
	1403 NW 75th #210	
	1405 NW 75th #414	
	2980 W 7th/9th St	786-554-2947
	#305	
	<del>APT 925</del>	
APT. 925		



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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: December 5, 2019 at 2:30 pm

Meeting For: Robert King High Resident Meeting #10

Name/Nombre	Address/Dirección	Phone/Teléfono
[REDACTED]	1008	
	1009	
	1208	
	1203	
	116	
	706	
	705	
	1016	
	301	
	922	
	417	
	1213	
	309	
713		



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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: December 5, 2019 at 2:30 pm

Meeting For: Robert King High Resident Meeting #10

Name/Nombre	Address/Dirección	Phone/Teléfono
	1403 NW 75th Apt 902	305 964 9502
	7424 NW 49th	
	614 NW 78 #614	
	1405 NW 75th Apt 723	305 303 8310
	1403 NW 75th Apt 905	786 319 6755
	1408 NW 78th / 506	
	1403 NW 75th Apt 811	
	1403 NW Apt 1404	7/486 7642
	1403 NW Apt 1407	7/326 3156
	1405 NW Apt 1120	786-720-6799
	1405 NW Apt 621	786 5574 152
	1405 NW 75th 1B	305 780 2882
	1405 NW 75th 121	786 592 4590
	1405 75th (1025)	786-541-3330



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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: December 5, 2019 at 2:30 pm

Meeting For: Robert King High Resident Meeting #10

Name/Nombre	Address/Dirección	Phone/Teléfono
	1405 NW 7 ST MIAMI	
	1405 NW 7 St. apt. 617.	
	315	
	723 1405	
	1225 1405	
	1403 NW apt 404	
	1115 NW apt 1405	
	705 1403	
	1007	
	1405 - Apto 318	
	914	
	1405 NW 7 St. Apto. 817	
	1405 NW 7 ST APTO 620	
	1420	

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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Date: December 5, 2019 at 2:30 pm

Meeting For: Robert King High Resident Meeting #10

Name/Nombre	Address/Dirección	Phone/Teléfono
	1403 N.W. 7 <sup>ST</sup> #1107	(305) 643-3045
	1403 N.W. 7 <sup>ST</sup> H 1012	786 447 3021
	1125, R K H	205 541, 57, 27
	1403 N.W. 7 <sup>ST</sup> AP. 1409	305-817-5574
	1403 N.W. 7 <sup>ST</sup> AP 702	386-368-1589
	# 406	-
	# 625	-
	# 422	
	# 223	
	# 508	
	# 1408	
	1405 N.W. 7 <sup>ST</sup> AP. 721	
	# 813 (1405)	
	# 1102	
	# 113	
	# 712	



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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: December 5, 2019 at 2:30 pm

Meeting For: Robert King High Resident Meeting #10

Name/Nombre	Address/Dirección	Phone/Teléfono
	1403 NW 7ST APT 12 DY MIAMI Fla	786-354-0941
	1403 NW 7S APT. 1006 33125	786-857-0613
	1403 NW. 7ST # 906 33125	(786)-230-5663
	1403 NW. 7ST 305 33125	
	1405 NW 7ST #914	786-443-9342
	1405 NW. 7ST # 1117 33125	(305) 889-9208
	1405 NW 75TH A 1113 33125	(786) 443-4223
	1403 NW 7ST APT # 1108	305 - 200 6219
	1403 NW 7ST Apt 606 <sup>APT 33125</sup>	305-631-9573



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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: December 5, 2019 at 2:30 pm

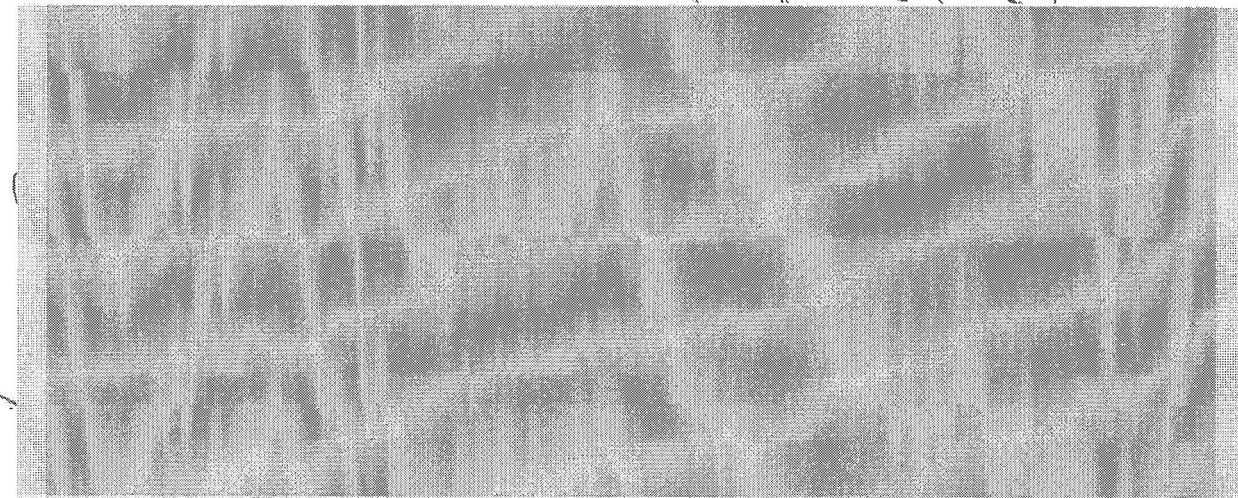
Meeting For: Robert King High Resident Meeting #10

Name/Nombre	Address/Dirección	Phone/Teléfono
	1403 NW 7 ST	786-3564678
	1403 NW 7 ST 804	
	1403 NW 7 ST # 609	
	1403 NW 7 ST # 903	
	1403 NW 7 ST # 709	
	1405 NW 7 ST # 1217	
	1403 NW 7 ST A 1109	786 317-0625
	1405 NW 7 ST 966 818	
	1405 NW 7 ST 1924	# 447 0430
	1405 NW 118	
	1403 NW 805	
	1405 119	
	1405 NW 7 ST, APT 115	
	1405 NW 7 ST apt 624	



Date: December 5, 2019 at 2:30 pm

Meeting For: Robert King High Resident Meeting #10



Bld. 1403 Apt. 711  
 " 1403 Apt. 708  
 1403 Apt 802  
 1403 Apt. 208  
 1405 Apt. ~~30320~~  
 1403 - APT 307  
 1403 apt. - 405  
 1405 - apt. 313  
 403 1005  
 3 1005  
 Apt. 405  
 1405 Apt. 823



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## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT



Date: December 5, 2019 at 2:30 pm

Meeting For: Robert King High Resident Meeting #10

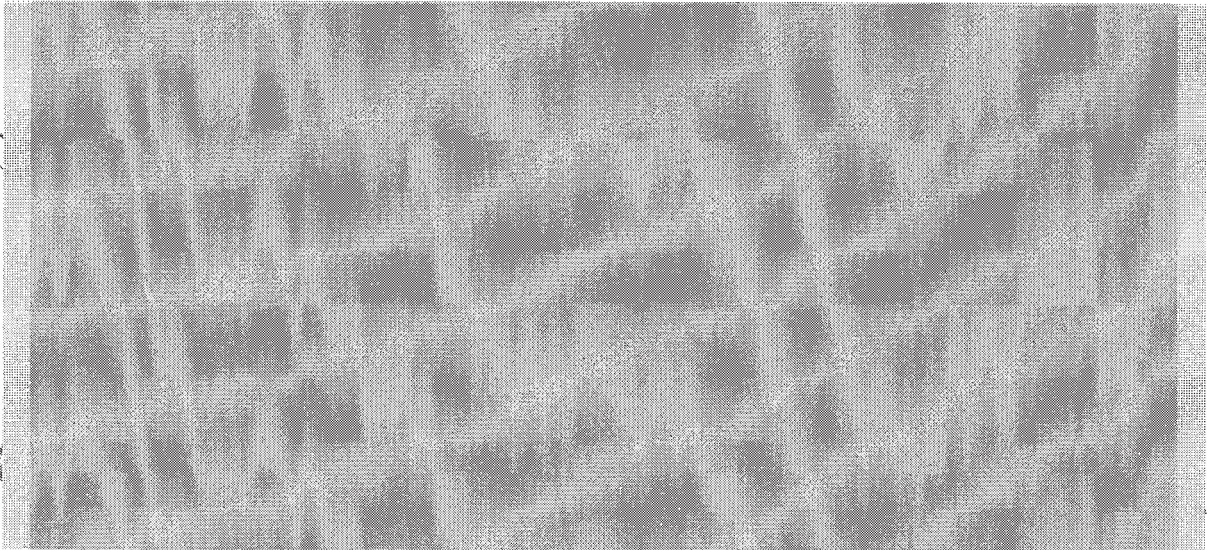
Name/Nombre	Address/Dirección	Phone/Teléfono
	1403 NW 75th St Apt 101	305 541 1549
	1403 NW 78th St. Apt 508	305 532 2109
	1405 NW 78th St - 1013	(3) 726 1850
	RKH #1014	305 537 8988
	1105 NW APT 1119	786 508-4019
	511	
	1405 NW 75th St apt 515	305-496-6053
	1403 NW 75th St # 512	
	1405 NW 75th St # 513	
	1405 APT 926	786 915 7805
	#623	
	<del>(1403) #909</del>	
	(1405) #913	
	(1403) #109	
	(1405) #216	



Date: December 5, 2019 at 2:30 pm

Meeting For: Robert King High Resident Meeting #10

#213 (1405) (5011) #1224  
~~#1405~~ (5011) #1224  
 1403 APT. #1401  
 1405 APT. #525  
 1405 APT. #214  
 1403 APT. #1204  
 1405 APT. #715  
 1405 APT. #1209  
 1405 APT. #921  
 1405 APT. #826  
 1403 APT. #209  
 1403 APT. #807





August 12, 2019

Rental Assistance Demonstration (RAD)  
Frequently Asked Questions for PHCD public housing residents

What is RAD?

The Rental Assistance Demonstration (RAD) is a program of the Department of Housing and Urban Development (HUD) that seeks to preserve affordable housing. It allows public housing agencies, like PHCD, to convert HUD public housing subsidy to a project-based section 8 subsidy. This program helps public housing agencies to modernize and redevelop public housing sites and units, while ensuring long-term affordability for these units.

Why did HUD develop the RAD program?

RAD was initiated by the Obama Administration in 2012. It seeks to preserve affordable housing in response to continued long-term shrinking Federal appropriations, which has resulted in an estimated \$25.6 billion dollar backlog of public housing capital improvements nationwide. This on-going reduction of funding has resulted in public housing agencies, including PHCD, not receiving 100% of the funding necessary to keep up with necessary repairs, resulting in deteriorating facilities. RAD shifts the funding to a more stable platform, and facilitates financing of modernization and redevelopment of public housing sites.

Why is PHCD participating in the RAD program?

Miami-Dade Public Housing and Community Development (PHCD) is embarking on a comprehensive redevelopment initiative to preserve our public housing of approximately 9,000 units, which serves nearly 18,000 of the County's lowest income families, seniors and the disabled. Miami-Dade County has an estimated need of approximately \$2 billion dollars to address deteriorating conditions to a housing stock which, on average, is over 40 years old. RAD is the only HUD program available to provide for long-term sustainable redevelopment and continued operations.

Will my unit be improved?

RAD provides for affordable housing financing tools to be used in modernization and redevelopment of public housing sites and provide operational management services after improvements have been completed. PHCD anticipates partnering with developers for modernization and redevelopment of its properties. This modernization and redevelopment of the sites is expected to substantially increase the quality of living conditions for PHCD residents. Like the existing public housing finance platform, RAD requires that Miami-Dade County maintain a long-term controlling interest in the property and Miami-Dade County will continue to have a management interest in these properties as well.

Will RAD affect my housing assistance?

Residents will not lose housing assistance because of RAD and residents rent contribution will be calculated the same as it is under the public housing program. Rent will not increase as a result of the RAD conversion.

Will I have to move during construction?

Some properties will allow for modernization or redevelopment to be completed while residents remain in their existing unit. Other properties may require a temporary transfer while construction work is



underway. Residents who temporarily transfer will receive a comparable replacement dwelling unit, as well as services through a professional moving company, at no cost to the resident. If you temporarily transfer during construction, you have the right to return to the development once construction of the public housing units is completed. Residents will not be rescreened upon returning to the new or rehabilitated units.

Will RAD affect my rights?

RAD requires that, by law, current and future residents be provided with rights and protections, including consultation during the conversion process, the right to return to the property without recertification when modernization or redevelopment is completed, the right to organize and funding for organizing, as well as other procedural rights such as a grievance process, which public housing residents currently receive.

When will the RAD conversion take place?

Initial steps in the RAD process have already begun which include written notifications to residents and two public meetings with residents concerning the RAD program, as well as approval by the Board of County Commissioners to forward applications to HUD. Prior to implementing modernization or redevelopment, PHCD will schedule meetings with our public housing residents. The purpose of these meetings is to inform residents of proposed plans and obtain resident input, comments and respond to resident inquiries. The completion of modernization and redevelopment activities is a lengthy process and may take some time to complete.

Who will own and manage the property?

The ownership of the land will remain with the County. A private sector company, Related Urban Development Group will have a 75-year lease. The property will be co-managed by a private sector property management firm and PHCD.



12 de agosto de 2019

Demostración de Asistencia de Alquiler (RAD)  
Preguntas frecuentes para residentes de viviendas públicas de PHCD

¿Qué es RAD?

La Demostración de Asistencia para el Alquiler (RAD) es un programa del Departamento de Vivienda y Desarrollo Urbano (HUD) que busca preservar la vivienda asequible. Permite a las agencias de vivienda pública, como PHCD, convertir el subsidio de vivienda pública de HUD en subsidios de la sección 8 basados en proyectos. Este programa ayuda a las agencias de vivienda pública a modernizar y redesarrollar los sitios y unidades de vivienda pública, al tiempo que garantiza la asequibilidad a largo plazo para estas unidades.

¿Por qué HUD desarrolló el programa RAD?

RAD fue iniciada por la Administración Obama en 2012. Busca preservar las viviendas asequibles en respuesta a las reducciones a largo plazo de las asignaciones federales, lo que ha generado una acumulación estimada de \$ 25.6 mil millones de dólares en mejoras de capital de vivienda pública en todo el país. Esta reducción continua de la financiación ha dado lugar a que las agencias de vivienda pública, incluida la PHCD, no reciban el 100% de la financiación necesaria para mantenerse al día con las reparaciones necesarias, lo que resulta en el deterioro de las instalaciones. RAD traslada la financiación a una plataforma más estable y facilita la financiación de la modernización y el redesarrollo de los sitios de vivienda pública.

¿Por qué PHCD participa en el programa RAD?

El Proyecto de Vivienda Pública y Desarrollo Comunitario de Miami-Dade (PHCD, por sus siglas en inglés) se está embarcando en una iniciativa integral del desarrollo para preservar nuestra vivienda pública de aproximadamente 9,000 unidades, que atiende a casi 18,000 de las familias, personas mayores y discapacitados con ingresos más bajos del Condado. El Condado de Miami-Dade tiene una necesidad estimada de aproximadamente \$ 2 mil millones de dólares para enfrentar el deterioro de las condiciones de una vivienda que, en promedio, tiene más de 40 años. RAD es el único programa de HUD disponible para proporcionar un desarrollo sostenible a largo plazo y operaciones continuas.

¿Mejorará mi unidad?

RAD proporciona herramientas de financiamiento de vivienda asequible para su uso en la modernización y el redesarrollo de los sitios de vivienda pública y proporciona servicios de administración operativa una vez que se han completado las mejoras. PHCD anticipa la asociación con desarrolladores para la modernización y el desarrollo de sus propiedades. Se espera que esta modernización y redesarrollo de los sitios aumente sustancialmente la calidad de vida de los residentes de PHCD. Al igual que la plataforma de financiamiento de vivienda pública existente, RAD requiere que el Condado de Miami-Dade mantenga una participación de control a largo plazo en la propiedad y el Condado de Miami-Dade también continuará teniendo un interés de administración en estas propiedades.

¿El RAD afectará mi asistencia de vivienda?

Los residentes no perderán la asistencia para la vivienda debido a que RAD y la contribución de alquiler de los residentes se calcularán de la misma manera que en el programa de vivienda pública. El alquiler no aumentará como resultado de la conversión de RAD.



¿Tendré que mudarme durante la construcción?

Algunas propiedades permitirán que se complete la modernización o el redesarrollo mientras los residentes permanezcan en su unidad existente. Otras propiedades pueden requerir una transferencia temporal mientras se están realizando trabajos de construcción. Los residentes que se transfieran temporalmente recibirán una unidad de vivienda de reemplazo comparable, así como servicios a través de una compañía de mudanzas profesional, sin costo para el residente. Si se transfiere temporalmente durante la construcción, tiene derecho a regresar al desarrollo una vez que se complete la construcción de las unidades de vivienda pública. Los residentes no serán reevaluados al regresar a las unidades nuevas o rehabilitadas.

¿Afectará RAD mis derechos?

RAD exige que, por ley, los residentes actuales y futuros reciban derechos y protecciones, incluida la consulta durante el proceso de conversión, el derecho a regresar a la propiedad sin recertificación cuando se complete la modernización o el redesarrollo, el derecho a organizarse y la financiación para la organización, así como otros derechos procesales, como un proceso de quejas, que reciben actualmente los residentes de viviendas públicas.

¿Cuándo tendrá lugar la conversión de RAD?

Ya han comenzado los pasos iniciales en el proceso de RAD, que incluyen notificaciones por escrito a los residentes y dos reuniones públicas con los residentes sobre el programa de RAD, así como la aprobación de la Junta de Comisionados del Condado para enviar las solicitudes a HUD. Antes de implementar la modernización o el redesarrollo, PHCD programará reuniones con nuestros residentes de vivienda pública. El propósito de estas reuniones es informar a los residentes sobre los planes propuestos y obtener sus comentarios y responder a las preguntas de los residentes. La finalización de las actividades de modernización y redesarrollo es un proceso largo y puede llevar algún tiempo completarla.

¿Quién será el dueño y administrador de la propiedad?

El Condado permanecerá como el dueño de la propiedad. Una empresa del sector privado, Related Urban Development Group, tendrá un contrato de arrendamiento de 75 años. La propiedad será administrada conjuntamente por una empresa de administración de propiedades del sector privado y PHCD.



12 out 2019

Demonstrasyon Asistans Lwaye (RAD, sig anglè))  
Kesyon ki Poze Souvan pou Rezidan Lojman Piblik PHCD(sig anglè) yo

Kisa RAD ye?

Demonstrasyon Asistans Lwaye (RAD) se yon pwogram Depatman Lojman ak Devlopman Iben (HUD) pou prezève lojman abòdab. Li pèmèt ajans lojman piblik yo, tankou PHCD, konvèti sibvansyon lojman piblik HUD an sibvansyon pou yon pwojè ki baze sou Seksyon 8. Pwogram sa ede ajans lojman piblik yo modènize epi devlope anplasman lojman piblik ak inite yo, pandan yo ap asire dirabilite inite sa yo.

Poukisa HUD te devlope pwogram RAD an?

Administrasyon Prezidan Obama a te lanse RAD an 2012. Li chèche prezève lojman abòdab an repons a apwopriyasyon federal yo ki ap kontinye diminye, sa ki te lakoz yon retni ki te estime a \$25.6 milyon nan kapital amelyorasyon lojman piblik atravè nasyon an. Rediksyon finansman sa a ki ap fèt la vin gen efè nan ajans lojman piblik yo, tankou PHCD, ki pa resevwa 100% finansman yo bezwen pou kontinye fè reparasyon nesèsè yo. Sa lakoz deteryorasyon lokal yo. RAD voye finansman an sou yon platfòm ki pi estab, epi li fasilite finansman modènizasyon ak redevlopman anplasman lojman piblik yo.

Poukisa PHCD ap patisipe nan pwogram RAD la?

Lojman Piblik ak Devlopman Kominotè Miami-Dade anbak nan inisyativ redevlopman konplè sa a pou prezève apeprè 9000 inite inite lojman piblik nou yo, ki ap sèvi apeprè 18000 fanmi ki gen revni ki pi fèb yo, granmoun aje ak moun enfim. Konte Miami-Dade gen bezwen apeprè \$2 milya pou kondisyon lojman ki ap deteryore ki gen an mwayèn 40 lane. RAD se sèl pwogram HUD ki disponib pou bay redevlopman dirab ak operasyon ki ap kontinye.

Èske yo va amelyore inite mwen an?

RAD bay zouti finansman lojman abòdab pou modènizasyon ak devlopman anplasman lojman piblik epi bay sèvis jesyon operasyonèl apre amelyorasyon yo fin fèt. PHCD antisipe patenarya ak avèk devlopè yo pou modènizasyon ak redevlopman pwopriyete li yo. Nou espere modènizasyon ak redevlopman anplasman sa yo va ogmante anpil kalite kondisyon lavi rezidan PHCD yo. Menmjan ak platfòm finansman lojman piblik la, RAD egzije ke Konte Miami-Dade kenbe enterè kontwòl alontèm nan pwopriyete a, epi Konte Miami-Dade va kontinye genyen enterè jesyon nan pwopriyete sa yo tou.

Èske RAD va afekte asistans lojman mwen an?

Rezidan yo pap pèdi asistans lojman akòz RAD e kontribisyon lwaye rezidan yo va kalkile menm jan si se te anba pwogram lojman piblik la. Konvèsyon RAD an pap lakoz ogmantasyon lwaye a.

Èske mwen dwe demenaje pandan konstriksyon an?

Kèk pwopriyete va pèmèt modènizasyon oswa redevlopman fèt pandan rezidan yo rete nan inite yo genyen deja a. Kèk lòt pwopriyete kapab egzije yon transfè tanporè pandan konstriksyon yo ap fèt. Rezidan ki transfere tanporèman va resevwa yon inite lojman ranplasman konparab ak sèvis atravè konpayi demenajman pwofesyonèl san rezidan an pa peye anyen. Si w transfere tanporèman pandan



konstriksyon, ou gen dwa retounen nan devlopman an lè konstriksyon lojman piblik la fini. Yo pap envestige sou rezidan yo lè yo retounen nan inite ki reyabilite oswa nèf yo.

#### Èske RAD va afekte dwa mwen?

RAD egzije selon lalwa, ke yo bay rezidan ki la kounye a ak sa ki ap vini yo dwa ak pwoteksyon tankou konsiltasyon pandan pwosesis konvèsyon an, dwa pou retounen nan pwopriyete a san resètifikasyon lè modènizasyon an oswa redvlopman an fini, dwa pou òganize ak finansman pou òganize, ak lòt dwa ki gen rapò ak pwosedi yo kòm pwosesis doleyans ke rezidan lojman piblik konye a ap resevwa.

#### Kilè konvèsyon RAD la ap fèt?

Premye etap nan pwosesis RAD la deja kòmanse. Li gen ladan notifikasyon ekri ki ale jwenn rezidan yo epi de (2) reyinyon piblik ak rezidan osije pwogram RAD an ak apwobasyon Konsèy Komisyonè Konte a pou voye aplikasyon yo bay HUD. Anvan PHCD mete modènizasyon oswa redevlopman an an aplikasyon avèk rezidan lojman piblik yo, li va pwograme reyinyon ak rezidan lojman piblik nou yo. Objektif reyinyon sa yo se pou bay rezidan yon enfòmasyon sou pwopozisyon plan yo epi resevwa opinyon, kòmantè rezidan ak reponn kesyon yo. Aktivite pou konplete modèmizasyon ak redevlopman yo se yon pwosesis ki long e li ka pran kèk tan pou fini.

#### Kimoun ki va posede ak jere pwopriyete a?

Tè a rete pou Konte a. Yon konpayi sektè prive, Related Urban Development Group va gen yon lwaye 75 lane. Gen yon konpayi jesyon pwopriyete sektè prive ki va jere pwopriyete a nan tèt kole avèk PHCD.