Memorandum

MIAMI-DADE COUNTY

Date: March 31, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Directive 142776 - Report on the Feasibility of Increasing Affordable Housing for the Elderly

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On February 3, 2015, the Miami-Dade County Board of County Commissioners (Board) adopted Resolution No. R-143-15 directing the County Mayor or County Mayor's designee to submit a report on the feasibility of increasing affordable housing for the elderly through the utilization of County affordable housing funds.

Background

Public Housing and Community Development (PHCD) reviewed its Request for Application (RFA) process from approximately 1989 to 2014, including the following funding sources: Documentary Surtax Program (Surtax), Community Development Block Grant (CDBG), State Housing Initiatives Partnership Program (SHIP), Neighborhood Stabilization Program (NSP), and Home Investment Partnerships Program (HOME). PHCD has funded 231 affordable projects with 25,400 units (excluding Public Housing Preservation projects). There were 3,930 units (approximately 15 percent) designated as elderly housing as listed on Attachment A. Further narrowing the target timeframe to 2011 through 2014, PHCD has funded 52 affordable projects with 4,637 units (excluding Public Housing Preservation projects). From these units, 582 units (approximately 13 percent) were designated as elderly housing.

Miami-Dade County through its Internal Services Department (ISD) and PHCD continued to rehabilitate and develop new affordable elderly housing units. ISD using the General Obligation Bond Program (GOB) completed the development of six (6) elderly projects totaling 384 units. There are currently three (3) projects underway with an additional 226 units in various stages of construction. PHCD rehabilitated four (4) public housing elderly developments totaling 548 units, and added a new public housing development, Collins Park Apartments, with 124 new units. PHCD have several other projects that are in various stages of obtaining funding that will produce approximately 551 additional new units of public housing, affordable housing, and rehabilitate another 583 existing units for elderly residents.

The conventional public policy indicator of housing affordability in the United States is the percent of income spent on housing. Housing expenditures exceeding 30 percent of household income historically have been viewed as an indicator of a housing affordability problem. The 2013 U.S. Census data illustrates the housing expense cost burden for Miami-Dade County (Attachment B), indicating that the elderly population is just as rent burdened as the families.

This certainly suggests that more needs to be done to address affordable housing for the aging population, especially in Commission Districts with the highest needs. Attachment B illustrates that districts 10, 6, 11, and 4 have in that order with 10 being the most needy. According to the 2013 Shimberg Study[1], "Statewide, households headed by persons age 55 – 74 make up 20.3 percent of cost burdened renters with another 8.6 percent of cost burdened households with a householder age 75 or older. Table 3.4 illustrates this figure regionally. At the highest, 38 percent of cost burdened households in the Pasco/Pinellas region and 34 percent in the Miami-Dade/Monroe region are headed by persons age 55 and over."

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[1] Shimberg Center for Housing Studies, 2013 Rental Market Study: Affordable Housing Needs, (University of Florida) 17-18.

Possible Responses to Need

1. Adapt the RFA process to award a development that can provide additional elderly/senior housing
    a. Award additional points to developers who propose projects for elderly households.
    b. Award additional points to developers who provide a plan for activities and services for the proposed elderly/senior residents in their project.
    c. Set aside a certain amount of funding specifically for elderly housing.
2. Make County-owned vacant land available to developers who develop elderly/senior housing
    a. Land will be either sold to the developer with a County Deed covenant for the development of affordable elderly/senior housing.
    b. Long-term leases at the same rent is also an option.

Options 1 and 2 could be further linked to prioritization of resources to areas of greatest need as shown in Attachment B and referenced above.

3. Use of Section 8 Project-Based Vouchers (PBV) for incentives to develop additional elderly projects. This can be done whether the project is privately developed, County developed or via a joint partnership development:
    a. Project-based vouchers are funded by USHUD to PHCD under our Annual Contributions Contract (ACC). PHCD can use up to 20 percent of its housing choice vouchers for project based vouchers.
    b. PHCD may provide project-based assistance for existing housing that does not need rehabilitation, and for newly constructed or rehabilitated housing.
    c. For elderly housing, up to 100 percent of units may have project-based voucher assistance.
    d. PHCD may enter into a Housing Assistance Program (HAP) contract with an owner for an initial term of up to 15 years and an extension of the initial term of up to 15 years. PHCD may agree to an extension at the time of initial HAP contract execution or any time before the expiration of the contract.
4. Monitor USHUD's website for grant opportunities and communicate various opportunities to developers (i.e. Section 202 Program).
5. PHCD may continue to partner with ISD to develop (design and construct) additional elderly rental housing, which can be a cost effective use of funding and produce a lower per unit cost, as described in Attachment C.
6. Monitor foreclosure or distressed multi-family rental properties to purchase, rehabilitate and designate for elderly housing.

Conclusion

In August 2014, the RFA for State Apartment Incentive Loan (SAIL) funding was issued by the Florida Housing Finance Corporation, where funding was set aside specifically for elderly developments. The total funding amount for SAIL is estimated at $64,408,800.00 with $17,578,800.00 (approximately 27 percent) set aside for elderly developments. This demonstrates that the State has determined that there is a need for elderly housing. Based on the information gathered, it is clear that a more proactive approach to further encourage development initiatives for elderly housing is needed within Miami-Dade County. To that end, PHCD will develop guidelines and procedures to achieve this goal. The Affordable Housing Guidelines are to be updated with the various proposed solutions discussed in this report.

If additional information is required, please contact PHCD Director Michael Liu at 786-469-4106.

Per Ordinance14-65, this memorandum will be placed on the next available Board of County Commissioners meeting agenda.

Attachments

c: Robert A. Cuevas, Jr., County Attorney
Russell Benford, Deputy Mayor, Office of the Mayor
Michael Liu, Director, PHCD
Charles Anderson, Commission Auditor
Eugene Love, Agenda Coordinator

Attachment A

Rental Developments

Project Name	Project Address	Phone Number	Total # of Units	Family Units	Elderly/ Senior Units
1040 Spring Garden Road Apts	1040 Spring Garden Road, Miami 33136	305-525-2148	24	24	0
1551 Pennsylvania Ave	1551 Pennsylvania Ave, Miami Beach 33139	305-535-8002	20	20	0
163 Apts. (Small Rental Rehab)	16275 NE 19th Ct, Miami 33162	305-957-0007	26	26	0
1815 Ali Baba Apartments	1815 Ali Baba, Opa-locka		4	4	0
2135 Apts. (Small Rental Rehab)	2135 NE 169 St, North Miami Beach, 33162	305-957-0007	24	24	0
46 St. Duplexes	Scattered sites within NW area, Miami 33142	305-758-7022	14	14	0
530 Michigan Apartments	2135 NE 169 St, Miami Beach 33139	305-535-8002	9	0	9
532 Michigan Apartments	532 Michigan Ave, Miami Beach 33139	305-535-8002	18	0	18
80 Duplexes	2401-2435 NW 80 St, Miami 33147	305-758-7022	12	12	0
7160 Building, LLC	7104,7126 & 7160 NW 14 PL, Miami 33147	954-762-7828, 305-600-0344 or 305-814-7272	24	24	0
A.L.R. Organization	160 NW 56 St, Miami 33127	954-261-0861	19	19	0
Alhambra Cove Apartments	1560 NW 119th St, Miami 33167	305-688-5084	240	240	0
Allapattah Garden Apartments	3400 NW 11PL, Miami 33127	305-633-8111	128	128	0
Amber Garden	1320 NW 24 St, Miami 33142	305-403-3720.	110	0	110
Amistad Apartments	826 SW 5 Ave., 515 SW 9 St.		89	89	0
Anchorage Apartments	2320 NW 62nd Street, Miami 33147	305-384-7884	22	22	0
Aswan Village Apartments	2888 NW 132nd St, Miami 33054	305-688-5566	216	216	0
Barbella Gardens	17050 NW 55 Ave, Miami 33055	954-559-9816	11	11	0
Baywinds Apartments	11900 NE 16 Ave, Miami 33161	305-899-5873; 305-788-6801	204	204	0
Betterway West Apartments	800-820 NW 28 St, Miami 33127	305-634-3409 ext. 123	91	91	0
Biscayne Court	5211 NW 17 Ave, Miami 33142	305-696-6223	60	0	60
Biscayne River Village I	395 NW 1 St.		80	80	0
Biscayne Villas Apartments	5814 NE 4 Ct, Miami 33137	305-860-1400	14	14	0
Bonita Pointe Apartments	613 E. Palm Drive, Florida City 33034	305-246-4222	164	164	0
Brickel View Terrace	940 SW 1 Ave.		100	100	0
Brisas Del Mar Apartments	556 West Flagler, Miami 33130	305-377-2020	160	0	160
Brownsville Transit Village II	5225 NW 29 Avenue, Miami 33142	305-384-7884	100	0	100
Brownsville Transit Village III	5275 NW 29 Avenue, Miami 33142	305-384-7884	100	0	100
Brownsville Transit Village IV	5185 NW 29 Avenue, Miami 33142	305-384-7884	102	102	0

Project Name	Project Address	Phone Number	Total # of Units	Family Units	Elderly/ Senior Units
Calusa Cove Apartments	8000 SW 210 St, Miami 33189	305-969-0594	144	144	0
Camacol Tower	1401 W. Flagler St, Miami 33135	305-270-0870	100	0	100
Cameron Creek Apartments	1720 NW 3rd Terr, Florida City 33034	305-247-3750	148	148	0
Camillus New Treatment	1603-1627 NW 7 Ave, Miami 33136	305-374-1065 ext. 314	40	40	0
Captiva Club Apartments	17692 SW 107 Ave, Miami 33157	305-253-1360	136	136	0
Caribbean West Apartments	12140 SW 200 St, Miami 33177	305-253-3770	102	102	0
Carrie P. Meek Manor	330-336 NW 19 St, Miami 33136	305-573-2919	70	0	70
Casa Matias	14340 SW 260 St.		80	80	0
Center Court Apartments	14797 NE 18 Ave, Miami 33181	305-957-7272	588	588	0
Central City Apartments	1020 NW 7 Ave, Miami 33136	305-696-4450	35	35	0
Christian Hospital Homeless Facility	4700 NW 32 Ave.	305-374-1065 Ext. 314	74	74	0
Circle Creek Apartments	26207 SW 144 Ave.		100	95	5
City Crossing Apartments	230 SW 12 St.		103	103	0
City Heights Apartments	145, 153 SW 8 St. and 144 SW 7 St.		98	98	0
City View Apartments/Little River Bend	8240-8260 NE 4 Pl, Miami 33142		66	66	0
Club West Apt/Golfside Villas on the Green	6850 NW 179 St, Miami 33015	305-556-4470	194	194	0
Congress Building Rental	111 NE 2nd Ave, Miami 33132	305-372-0008	128	0	128
Coquina Place	11293 SW 216 St.		96	96	0
Coral Place	1001 NW 54 St, Miami 33127	305-759-6350	100	0	100
Country Club Villas I Apts.	18231 NW 73rd Ave, Miami 33015	305-824-9494	216	216	0
Country Club Villas II Apts.	6855 NW 179th St, Miami 33015	305-824-9494	214	214	0
Courtside Family Apartments	1600 NW 3 Ave.		84	84	0
Crespi Park Apartments	7900-7920 Crespi Blvd, Miami Beach 33141	305-535-8002	16	16	0
Cutler Glen Apartments	11100 SW 196 St, Miami 33157	305-233-6155	75	75	0
Cutler Manor Apartments	10875 SW 216 St, Miami 33189	305-233-4523	220	220	0
Cutler Meadow Apartments	11280/11240 SW 196 St, Miami 33157	305-233-6155	150	150	0
Cutler Riverside Apartments f/k/a Cutler Canal Apartments	21630 SW 104 Ct, Miami 33190	305-232-7368	200	200	0
Del Prado Garden Townhouses	18010 NW 39 Ct, Miami 33050	305-628-8140	32	32	0
Doral Terrace Apartments	10825 NW 50 St, Miami 33178	305-593-8008	256	256	0
Douglas Pointe Apartments	3840 NW 183 St, Miami 33055	305-621-8700	176	176	0

Project Name	Project Address	Phone Number	Total # of Units	Family Units	Elderly/ Senior Units
Dr. Barbara Carey-Shuler Manor	1400 NW 54 St, Miami 33142	305-836-1108	90	90	0
Edificio Pineiro - Toscana	1176 SW 20 Ave.		34	34	0
Edison Gardens Apartments	651 NW 58 St & 5900 NW 6 Ave, Miami 33127	305-759-2752	100	100	0
Edison Terraces	675 NW 56 St & 655 NW 56 St, Miami 33127	305-759-2752	120	120	0
Edison Towers Apartments	5821 NW 7th Ave, Miami 33127	305-759-2752	121	0	121
Emmaus Place	342 NW 4th Ave, Miami 33128	305-374-1065 Ext. 314	7	7	0
Everett Stewart, Sr. Village	5255 NW 29th Avenue, Miami 33142	305-384-7884	96	96	0
Fernwood Apartments	935 Pennsylvania Ave, Miami Beach 33139	305-535-8002	18	18	0
Florida City Village Phase VII	905 NW 4 Terr./926 NW 3 Ln.		10	10	0
Georgia Ayers	13280 Port Said Rd.		72	72	0
Golden Lakes Apartments	1200 NW 155 Lane, Miami 33169	305-685-0170	280	280	0
Golf View Apartments	255 Sierra Dr.		50	0	50
Green Vista Apartments	18100 NW 68 Ave, Miami 330015	305-231-8828	94	94	0
Hampton Village Apartments	2740 NW 43 Terr.		100	100	0
Hardin Hammock Estates	22555 SW 107 Pl, Miami 33170	305-252-9093	200	200	0
Harding Village	8540 Harding Ave, Miami Beach 33141	305-864-4365 Ext. 305	92	92	0
Harvard House	2020 NE 169 St.		56	56	0
Henderson Court	328 Jefferson Ave, Miami Beach 33139	305-532-6401 Ext. 3033	4	0	4
Hibiscus Pointe Apartments	1274 NW 79 St, Miami 33147	305-835-9627	212	212	0
Hidden Cove/Golden Lakes II	1030 NW 155 Lane, Miami 33169	305-685-4554	144	144	0
Hidden Grove Apartments	13815 SW 271 Terr, Miami 33032	305-258-1696	222	222	0
Inn Transition South	11900 SW 202 St, Miami 33177	305-234-4900	56	56	0
Island Living Apartments, Ltd	1201 NW 3 Ave.		70	70	0
Jefferson Apartments	542 Jeffferson Ave, Miami Beach 33139	305-535-8002	27	0	27
Joe Moretti Preservation Phase Two	Adj. park-lot at 240 SW 9 St.		116	0	116
John and Anita Ferguson Senior Residences	11010 Pinkston Drive		79	16	63
JPM Centre/Townhouse Villas	3931-75 NW 183 St.		31	31	0
Jubilee Courtyards Apts.	119 South Redland Rd, Florida City 33034	305-248-8004	98	98	0
Kensington Gardens Apartments	717 SW 11th Ave, Miami 33130	305-825-0300	26	0	26
Keys Crossing	NW corner SW 258 Ln. and SW 143 Ave.		100	100	0
Kings Terrace	12401-12501-12601-NW 27 Avenue, Opa Locka 33167	305-270-0870	300	300	0
Knightsbridge Apartments	7133 Bay Drive, Miami Beach 33141	305-535-8002	9	0	9

Project Name	Project Address	Phone Number	Total # of Units	Family Units	Elderly/ Senior Units
La Joya Apartments	26700-26790 SW 142 Ave		150	150	0
La Palma Apartments	1040 SW 1st St, Miami 33128	305-324-6634	91	0	91
Lafayette Plaza	145 NE 78 St, Miami 33138	305-759-9507	136	136	0
Lafayette Square Apartments	150 NE 79 St, Miami 33138	305-759-9507	160	160	0
Lakeview Apartments	11505-11755 NW 22 Ave.		40	40	0
Leisure Villas	28701 SW 153 Ave 33033	305-245-2100	30	30	0
Liberty Village Apartments	5329 NW 17 Ave. and 1620 NW 54 St.		72	72	0
Lil Abner	455 NW 114 Ave.		87	0	87
Little Haiti Gateway Housing	6201 NE 2 Ave, Miami 33138	305-757-7553	80	80	0
Little River Duplex	180 NW 84 St, Miami 33150	305-772-3992	2	2	0
London Apartments	1965-1975 Washington Ave.		33	33	0
Los Sueños	500 NW 36 St, Miami 33131	305-270-0870	179	179	0
M & M Maison II	1621 NW 60th St, Miami 33142	305-696-4450	21	21	0
Madison Apartments	259 Washington Ave, Miami Beach 33139	305-535-8002	17	0	17
Madison View	642 NW 5 Avenue, Miami 33136	305- 329-3734	120	120	0
Magnolia Landing	25900-25910 SW 143rd Court, Naranja 33032	305-759-6350	150	150	0
Magnolia North	15050 Duval St. & 2070-60 Lincoln Avenue, Opa Locka 33054	786-333-9586	30	30	0
Magnolia North - 15037 Duval Atartments	15037 Duval Ave.		4	4	0
Magnolia North 2145 Apartments	2145 Lincoln Ave.		12	12	0
Magnolia North Johnson Street Apartments	14805 Johnson St.		12	12	0
Mainland Apartments 2191	2191 NE 168 St, North Miami Beach 33132	305-957-0007	24	24	0
Malibu Gardens Apartments	13800 SW 268 St, Miami 33032	305-258-7368	259	259	0
Marbrisa Apartments	5200 NW 158th Terr, Miami 33014	305-627-8100	368	368	0
Marilyn Hope's Place aka Cutler Bay Centre Senior Apts.	11150 SW 211 St.		101	0	101
Martin Fine Villas	760 NW 13 Ct.		50	50	0
Mayfair Cafe	1960 Park Ave, Miami 33139	305-531-5341 Ext. 118	42	42	0
Meridian Place Apartments	530 Michigan Avenue, Miami Beach 33139	305-538-8002	34	34	0
Merritt Place Estates	701 SW 12 St, Florida City 33034	305-248-5551	159	159	0
Metro South Senior Apartments	6101 Sunset Drive		91	0	91
Miami River Park Apartments	445 NW 4th St, Miami 33128	305-358-2227	211	211	0
Miami Stadium Apartments	2301 NW 10 Ave, Miami 33127	305-637-1290	336	336	0
Miami Sunset Bay Apartments	10000 SW 224 St, Miami 33190	305-251-8535	308	308	0
Mirabella Apartments	12810 SW 252 St, Princeton 33032	305-257-2002	204	204	0
Monterey Pointe Apartments	1400 East Mowry Drive, Homestead 33030	305-242-5449	336	336	0

Project Name	Project Address	Phone Number	Total # of Units	Family Units	Elderly/ Senior Units
Mother Seton	12320 SW 283 St, Miami 33034	305-374-1065 Ext. 314	51	51	0
Naranja Villas Apartments	14015 SW 263 Lane, Miami 33032	305-258-0999	90	90	0
New Arena Square Apartments	Scatteres Sites within Overtown, 33136	305-372-1383	419	419	0
New Life Family Center	3620 NW 1 st Ave, Miami 33127	305-573-3333 x 319	15	15	0
Notre Dame	5727 NW 2nd Ave, Miami 33127	305-756-0611	64	64	0
North Shore Apartments	2102-2118 NE 167 St, Miami 33162	305-957-0007	64	64	0
Northside Transit Village I	NW 31 Ave. and NW 79 St.		100	100	0
OLD Cutler Village Apts.	10415 SW 220th St, Miami 33190	305-270-0870	288	288	0
Palermo Lake Apts	5311 NW 7 St, Miami 33128	305-443-7600	110	0	110
Palm Villas	50 SW 6th Ave, Florida City 33034	305-242-0481	91	91	0
Park City Apartments	845 NW 155 Lane, Miami 33169	305-687-3326	180	180	0
Park Place Apartments	221 E. 2nd Ave, Hialeah, 33010	305-887-8838	34	34	0
Park Towers	390 NW 2nd. St, Miami, 33128	305-373-3057	143	0	143
Parkview Gardens Apartments	1405, 1421, 1435, 1455 and 1475 NW 61 Street, Miami 33142	305-836-1108 ext.303	60	60	0
Pelican Cove Apartments	NW 25 Ave. and NW 185 Terr.		112	112	0
Pinnacle Lakes Apartments	18701 NE 3 Ct, Miami 33179	305-270-0870	226	226	0
Pinnacle Park	7901 NW 7th Ave, Miami 33150	305-270-0870	135	135	0
Pinnacle Place	5600 NE 4 Ave, Miami 33137	305-270-0870	137	137	0
Pinnacle Plaza	3650-3690 NW 36 St, Miami 33142	305-270-0870	132	132	0
Pinnacle Square	8300 NE 1st Pl, Miami 33138	305-270-0870	110	110	0
Poinciana Grove	5601 NW 2 Ave, Miami 33127	305-873-6006	80	80	0
Porto Allegre	126 SW 8 Ave & 134 SW 8 Ave.		24	24	0
Postmaster Apartments	8800 SW 8 St, Miami 33174	305-270-0870	55	0	55
Princeton Manor Apartments	33700 Redland Rd, Florida City 33135	305-248-9900	91	0	91
Rayos Del Sol Apartments	185 NW 13 Ave 33125	305-270-0870	199	199	0
Redland Arms Apartments	950 N. Davis Parkway, Florida City 33034	786-243-2221	66	66	0
Regency Pointe Apartments	1919-1921 NW 79 St.		104	104	0
Richmond Pines	14700 Broker T. Washington Blvd. Miami 33176	305-234-6104	80	80	0
Rio Towers	905 SW 1 St, Miami 33130	305-856-2547 Ext.109	82	82	0
River Oaks Apartments	501 NW 5 Ave, Florida City 33034	305-247-4663	160	160	0
Royal Palm Apartments	2300 NW 136 St, Miami 33054	305-769-1544	120	0	120
Royal Palm Gardens	1110 E Mowry Drive, Homestead 33034	305-248-3433	145	145	0
Royalton	131 SE 1 St, Miami 33131	305-371-8300	100	100	0

Project Name	Project Address	Phone Number	Total # of Units	Family Units	Elderly/ Senior Units
RUDG - The Commons, LLC	SW Corner NW 207 St. and NW 27 Ave.		24	0	24
Running Brook Apartments	20505 SW 122 Ave, Miami 33177	786-242-4644	186	186	0
Santa Clara Apartments	1251 NW 21st St, Miami 33142	305-548-3811	208	208	0
Santa Clara Apartments II	1250 NW 21st St, Miami 33142	305-545-6873	204	204	0
SCLAD Plaza	201 E 2nd St, Hialeah 33010	305-887-8838	18	18	0
Seventh Avenue Transit Village I	6175 NW 6 Ct.		80	80	0
Sheperd House	1206-1210-1216 NW 12 St, Homestead 33030	305-371-8300	6	6	0
Siesta Pointe Apartments	5800 NW 186 St, Miami 33015	305-622-9007	392	392	0
Smathers Phase Two	Approx. SW 11 St. and East Side SW 30 Ave.		133	0	133
Solabella	17387 NW 7th Avenue, Miami 33169	786-657-2074	92	92	0
Southpoint Crossing Apartments	897 W Lucy St, Florida City 33034	305-245-2100	123	123	0
South Wind Apartments	149 E 3rd St, Hialeah 33010	305-269-0600	68	68	0
Spinnaker Cove	18900 NW 57 Ave, Miami 33015	305-626-0077	220	220	0
St. John Apartments Rehab	220-250 NW 13 St & 1300 NW 2 Avenue, Miami 33156	305-372-0682	35	35	0
St. John Bahamas Village Apartments	143 NW 77 St.		9	9	0
St. John Island Apartments	1613-37 NW 1 Pl.		48	48	0
St. John Plaza	1301 NW 3 Ave.		90	90	0
St. John Village Apartments	1731 & 1741 NW 1 Ct.		16	16	0
St. John Village Apts. II	1445 NW 1 PL, Miami 33136	305-372-0682	10	10	0
Steven E. Chaykin	321-327 Michigan Ave & 927 3rd Street, Miami Beach 33139	305-530-6401 Ext. 3033	30	0	30
Stirrup Plaza Phase Two	3127 SW 37 Ave.		68	0	68
Sunrise Commons Apartments	26600 SW 146th Ct, Miami 33032	305-258-9102	106	106	0
Superior Manor Apartments	5155 NW 24 Ave.		139	0	139
Temple Court Apartments	431-439-453 NW 3rd St, Miami 33128	305-577-8215	61	0	61
Tequesta Knoll Apartments	1629 NW 14 St, Miami 33125	305-324-4571	100	100	0
The Allen Apartments	2001 Washington Ave, Miami Beach 33139	305-535-8002	39	0	39
The Atrium at Spring Garden	808,820,880 NW 7th Ave, Miami 33136	305-548-3811	47	47	0
The Barclay	1940 Park Ave.		66	66	0
The Beacon	1000 NW 1st Ave 33136	305-545-6873	90	90	0
The Corinthian Apartments	7705 NW 22 Ave, Miami 33147	305-270-0870	126	126	0
The Emerald	244 NW 72nd Terr, Miami 33150	305-754-0053	124	124	0
The Landings	201-301 NE 11 St, Homestead 33030	786-349-2750	101	101	0

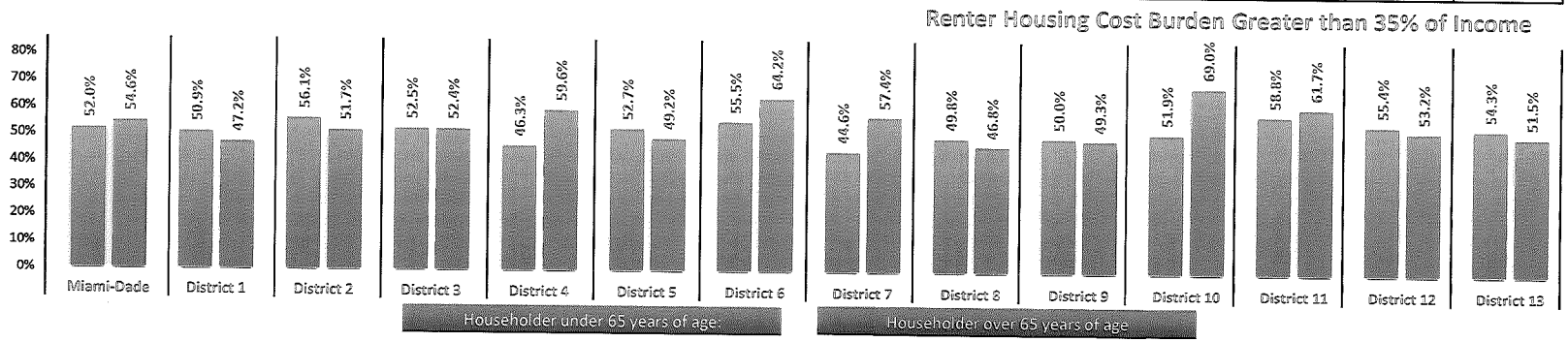
Project Name	Project Address	Phone Number	Total # of Units	Family Units	Elderly/ Senior Units
The Pearl	3372 NW 17 Ave.		100	0	100
The Plaza at the Lyric	NE corner NW 2 Ave and NW 9 St.		158	158	0
The Villages Apartments	6886 NW 7 Ave.		150	150	0
Town Center Apartments	420 Aladdin Street		127	25	102
Tuscan Place	600 NW 6 St, Miami 33128	305-371-0028	199	199	0
Tuscan View Apartments	670 NW 6 St, Miami 33128	305-371-0028	175	175	0
Tuscany Place Apartments	25400 SW 137 Ave, Miami 33032	305-257-5859	340	340	0
Valencia Pointe	2542 NW 79 St, Miami 33147	305-835-8404	148	148	0
Veranda Senior	28201 SW 152 Ave, Miami 33033	305-246-7096	99	0	99
Verde Gardens Apartments	12360 SW 283 St, Miami 33033	786-243-4242	145	145	0
Villa Aurora	1398 SW 1 St, Miami 33135	305-371-8300	76	76	0
Villa Capri	14500 SW 280 Street, Homestead 33033	786-410-5351	220	220	0
Villa Capri II	Sw 280 St. and SW 145 Ave.		117	117	0
Villa Capri III	14500 SW 280 Street , Homestead 33033	786-410-5351	140	140	0
Villa Esperanza Apts.	18350 NW 62 Ave, Miami 33015	786-327-3051	192	192	0
Villa Hermosa	11455 West Flagler St, Miami 33174	305-551-7020	76	0	76
Villa Maria Apartments	2800 Collins Ave, Miami Beach 33139	305-535-8002	34	0	34
Villa Matti	221- 28 Street, Miami Beach 33139	305-535-8002	36	0	36
Villa Patricia Phase I	234-42 NE 79 St, Miami 33142	305-403-8900	125	0	125
Villa Patricia Phase II	7831 NE 2nd Ave, Miami 33138	305-403-8900	125	0	125
Village Allapattah Phase I	2317 NW 17 Ave, Miami 33142	305-403-2400	110	110	0
Village Carver	401 NW 71 St, Miami 33150	305-360-1356	100	100	0
Village Carver II	401 NW 71 St, Miami 33150	305-360-1356	100	19	81
Villas Del Lago	21100 NW 14 PL, Miami 33169	305- 654-7916	288	288	0
Viscaya Villas Apartments	8005 NW 8 St, Miami 33126	305-269-0600	85	85	0
Vista Mar	501 NW 36th St, Miami 33127	305-270-0870	110	110	0
Vista Palm/Star Creek I	401 NE 191 St.		144	144	0
Vista Palm/Star Creek II	361 NE 191 St, Miami 33179	305-652-0206	170	170	0
Walden Pond Villas	20880 NW 7 Ave, Miami 33169	305-653-4057	290	290	0
Washington Square	1146 NW 7 Ct.		67	67	0
Waterford Apartments	19580 West Dixie Hwy.		72	72	0
Waterway Village	1945 Calais Dr, Miami Beach 33141	305-860-1400	10	10	0
West Brickell Apartments	955 SW 2nd Ave, Miami 33130	305-250-9955	130	0	130
West Brickell Tower Apartments	1026 SW 2 Ave.		32	0	32

Project Name	Project Address	Phone Number	Total # of Units	Family Units	Elderly/ Senior Units
West Brickell View	144 & 152 SW 8 St.		64	64	0
Westchester Apartments	516 15th St, Miami Beach 33139	305-535-8002	24	0	24
Westview Garden Apartments	2351 NW 119 St, Miami 33167	305-687-8004	160	0	160
Willow Lake	South side of NW 202 Terr.		121	121	0
Winchester Gardens	16440 SW 304 St, Miami 33033	305-248-9899	117	117	0
Woodside Oaks	26205 SW 144 Avenue, Homestead 33032	305-258-9102	103	103	0
Wynwood/Pinnacle View	225 NE 23 St, Miami 33137	305-270-0870	186	186	0
Revised 2-12-15		**TOTALS**	**25400**	**21500**	**3900**

Attachment B

Housing Cost Burden for Renter Households by Age of Householder

	Miami-Dade	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	District 11	District 12	District 13
Householder under 65 years of age:	307,830	16,605	20,760	36,714	28,986	48,122	26,712	24,663	16,566	19,792	16,166	13,482	19,338	19,924
Less than 20.0 percent	40,735	2,178	2,175	4,698	4,997	6,952	3,346	4,050	2,159	2,756	2,232	1,229	2,223	1,740
20.0 to 24.9 percent	30,033	1,466	1,758	3,292	3,251	4,692	2,386	2,722	1,636	2,070	1,577	1,301	1,660	2,222
25.0 to 29.9 percent	30,308	1,328	1,683	3,289	2,948	5,076	2,355	3,066	1,598	2,321	1,593	1,193	1,717	2,141
30.0 to 34.9 percent	26,491	1,676	1,834	3,055	2,531	3,899	2,256	2,049	1,695	1,301	1,484	1,016	1,923	1,772
35.0 percent or more	**159,987**	**8,453**	**11,638**	**19,267**	**13,416**	**25,361**	**14,819**	**11,008**	**8,254**	**9,900**	**8,398**	**7,934**	**10,716**	**10,823**
Not computed	20,276	1,504	1,672	3,113	1,843	2,142	1,550	1,768	1,224	1,444	882	809	1,099	1,226
Householder 65 years and over:	58,639	2,411	3,518	6,237	5,261	11,988	6,602	4,195	2,107	2,806	3,177	1,761	3,267	5,309
Less than 20.0 percent	5,327	218	380	817	618	1,222	443	366	204	203	108	193	272	283
20.0 to 24.9 percent	3,995	104	172	437	229	901	440	397	212	315	47	54	320	367
25.0 to 29.9 percent	7,319	368	542	727	410	1,978	573	431	342	362	241	64	329	952
30.0 to 34.9 percent	5,515	200	377	613	292	1,451	577	300	168	303	195	167	292	580
35.0 percent or more	**32,024**	**1,137**	**1,819**	**3,269**	**3,136**	**5,896**	**4,239**	**2,410**	**986**	**1,382**	**2,193**	**1,086**	**1,737**	**2,734**
Not computed	4,459	384	228	374	576	540	330	291	195	241	393	197	317	393
All Households	366,469	19,016	24,278	42,951	34,247	60,110	33,314	28,858	18,673	22,598	19,343	15,243	22,605	25,233
Less than 20.0 percent	46,062	2,396	2,555	5,515	5,615	8,174	3,789	4,416	2,363	2,959	2,340	1,422	2,495	2,023
20.0 to 24.9 percent	34,028	1,570	1,930	3,729	3,480	5,593	2,826	3,119	1,848	2,385	1,624	1,355	1,980	2,589
25.0 to 29.9 percent	37,627	1,696	2,225	4,016	3,358	7,054	2,928	3,497	1,940	2,683	1,834	1,257	2,046	3,093
30.0 to 34.9 percent	32,006	1,876	2,211	3,668	2,823	5,350	2,833	2,349	1,863	1,604	1,679	1,183	2,215	2,352
35.0 percent or more	**192,011**	**9,590**	**13,457**	**22,536**	**16,552**	**31,257**	**19,058**	**13,418**	**9,240**	**11,282**	**10,591**	**9,020**	**12,453**	**13,557**
Not computed	24,735	1,888	1,900	3,487	2,419	2,682	1,880	2,059	1,419	1,685	1,275	1,006	1,416	1,619
Householder under 65 years of age:														
35.0 percent or more	**52.0%**	**50.9%**	**56.1%**	**52.5%**	**46.3%**	**52.7%**	**55.5%**	**44.6%**	**49.8%**	**50.0%**	**51.9%**	**58.8%**	**55.4%**	**54.3%**
Householder 65 years and over:														
35.0 percent or more	**54.6%**	**47.2%**	**51.7%**	**52.4%**	**59.6%**	**49.2%**	**64.2%**	**57.4%**	**46.8%**	**49.3%**	**69.0%**	**61.7%**	**53.2%**	**51.5%**



Data Source: US Census 2013 American Community Survey 5-year estimates.

Attachment C

Comparison of Cost: County Development Versus Private Development

	County Development	Private Development			
	Gran Via	Superior Manor	The Pearl	Smathers Plaza Phase 2	Stirrup Plaza Phase 2
Hard Costs	$11,723,191	$14,390,778	$16,743,776	$17,446,158	$9,361,025
Soft Costs	$1,262,073	$5,179,938	$3,838,441	$3,439,527	$2,049,566
Land Acquisition	$1,190,093	$2,085,000	$2,800,000	$1	$1
Developer Fee	$1,209,991	$3,351,414	$3,293,154	$3,240,841	$1,780,916
Total	$15,385,348	$25,007,130	$26,675,371	$24,126,527	$13,191,508
Number Units	104	139	100	133	68
Cost per Unit	**$147,936**	**$179,907**	**$266,754**	**$181,402**	**$193,993**