

## MEMORANDUM

Agenda Item No. 8(K)(2)

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

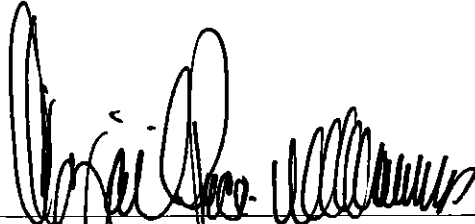
**DATE:** December 4, 2018

**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.

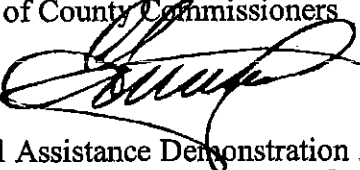


Abigail Price-Williams  
County Attorney

APW/uw

**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.

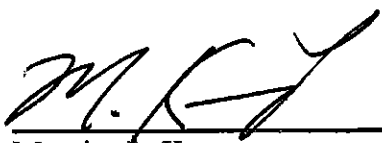
Initially, when Congress approved the RAD Program in 2012, 60,000 public housing units were converted to RAD nationwide. Since then, the number of units converted has increased. As of July 16, 2018, HUD estimates that there are 95,000 un-awarded RAD units. The County is aware that many housing authorities 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



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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: Initial Tier of Planned RAD Projects

Priority	Project Name	Existing PH Units	Additional Units	Proposed Unit Type	Estimated TDC	Estimated GAP	Address	Current Density (Units/Acre)	Minimum Density (Units/Acre)	Gap per Unit	Capex per Unit	COI	TOO
1	Corner Cherry 23	151	723	Family	\$228,735,000	\$0	14	65	45	\$0	0%	Yes	Yes
1	Green Nancy 23	39	0	Family	\$5,940,000	\$2,032,255	291	12	35	-\$69,452	24%	Yes	NO
1	Culmer Gardens	75	416	Family	\$107,640,000	-\$4,531,529	13,7	36	65	-\$9,278	4%	Yes	YES
1	Annex Colman #14	93	131	Family	\$37,960,000	-\$4,981,287	8,27	43	unknown	-\$22,149	9%	Yes	NO
1	Rainbow Village	100	0	Family	\$16,590,000	-\$6,851,603	6,09	16	unknown	-\$68,516	42%	Yes	NO
1	Arthur Mays Village	173	0	Family	\$37,195,000	-\$13,041,841	13,25	13	unknown	-\$75,287	35%	Yes	NO
1	Annex Colman #14 (1)	152	16	Family	\$43,167,500	-\$20,481,545	5,37	32	unknown	-\$94,883	37%	Yes	NO
1	Robert King High - Affordable	315	0	Elderly	\$43,008,000	-\$20,481,545	8,56	32	unknown	-\$85,059	48%	Yes	NO
1	Halley Solje Phase 1 & 2	475	0	Elderly Designate	\$62,105,000	\$27,350,865	11,87	41	unknown	-\$57,518	44%	Yes	NO
1	Palin Court	66	0	Elderly Designate	\$24,940,000	-\$14,250,891	1,38	63	unknown	-\$161,943	50%	Yes	NO
1	Palin Tower	103	0	Elderly Designate	\$25,540,000	-\$15,380,887	2,26	46	unknown	-\$146,424	53%	Yes	NO
2	Niranga	115	54	Elderly	\$38,700,000	-\$5,376,423	10	16	unknown	-\$38,890,13	16%	Yes	NO
2	Annex Colman #15	144	27	Family	\$44,248,250	-\$17,215,888	3,42	50	unknown	-\$100,678	39%	Yes	Yes
2	Nancy Carr	154	0	Family	\$43,120,000	-\$25,090,422	4,88	32	unknown	-\$162,925	58%	Yes	Yes
2	Annex Colman #16	210	58	Family	\$98,345,000	-\$42,999,772	5,37	50	unknown	-\$180,447	62%	Yes	Yes
3	Little Harvett Homes	28	0	Family	\$7,245,000	-\$2,897,622	0,7	40	150	-\$106,791	41%	Yes	NO
3	Town Park	38	0	Family	\$9,832,500	-\$4,858,718	0	NA	65	-\$127,897	49%	Yes	NO
3	Phyllis Wheatley	40	0	Elderly	\$11,200,000	-\$6,292,517	0,9	44	16	-\$157,093	59%	Yes	NO
3	Joe Merrill Phase 2B	96	0	Elderly Designate	\$12,200,000	-\$6,441,227	1,68	57	150	-\$87,086	53%	Yes	Yes
3	Goats Plaza	50	0	Elderly Designate	\$14,000,000	-\$9,103,141	1,52	36	unknown	-\$162,083	65%	Yes	NO
3	Ward Towers (HOPE V)	100	0	Elderly Designate	\$28,000,000	-\$15,296,221	2	56	unknown	-\$152,862	55%	Yes	Yes
3	Clayton Pepper	166	0	Elderly	\$46,460,000	-\$25,731,877	4,28	39	150	-\$155,010	55%	Yes	NO
3	Ward Towers	200	0	Elderly Designate	\$56,000,000	-\$35,296,083	1,33	150	unknown	-\$176,030	63%	Yes	Yes
4	Jose Mari Plaza	55	14	Elderly	\$11,385,000	-\$7,350,296	1,07	64	65	-\$106,528	65%	Yes	NO
4	Jobetta	66	0	Elderly	\$18,480,000	-\$11,631,028	1,08	61	unknown	-\$178,228	63%	Yes	Yes
4	Edison Plaza (Elderly)	90	0	Elderly Designate	\$22,000,000	-\$13,854,583	2,2	34	65	-\$170,862	61%	Yes	NO
4	Vivian Homes	144	0	Family	\$37,260,000	-\$17,785,805	23,27	0	150	-\$123,513	45%	Yes	NO
5	Helan Sawyer Plaza ALF	104	0	Elderly	\$29,120,000	-\$16,022,910	2,38	44	150	-\$114,086	55%	Yes	Yes



Appendix Table 2: Future Project Gap Analysis

Name	Total # of Privately Owned Existing Units		Calculated Density (units/acre)		Zoning	Density Allowed (units/acre)	Area (Acres)	Total Units	GAP (Units)	GAP per unit	Total Units
	Elderly/Family occupied	Existing Units	(unit/acre)	(unit/acre)							
Gwen Cherry 12	6	14	0.43	51,552,500	36	6	\$1,552,500	-\$647,267	-\$107,878	42%	
Homestead Village	11	13	0.87	\$2,846,250	6	6	\$1,199,635	-\$109,060	-\$109,060	42%	
Gwen Cherry 06	8	6	1.29	\$2,070,000	65	65	\$1,352,947	-\$169,118	-\$169,118	65%	
Gwen Cherry 08	21	27	0.77	\$5,433,750	38	38	\$2,145,377	-\$102,161	-\$102,161	39%	
W, Homestead Gardens	12	20	unknown	\$3,360,000	70	70	\$2,464,683	-\$205,390	-\$205,390	73%	
Florida City Family	26	7	3.8	\$6,727,500	5	5	\$2,813,216	-\$108,201	-\$108,201	42%	
Strrup Plaza Family	24	8	2.91	\$6,210,000	18	18	\$2,868,390	-\$119,515	-\$119,515	46%	
Gwen Cherry 07	32	20	1.62	\$8,280,000	65	65	\$3,303,359	-\$103,230	-\$103,230	40%	
Gwen Cherry 15	28	34	1.95	\$7,245,000	36	36	\$3,570,405	-\$127,514	-\$127,514	49%	
Perrine Villas	20	10	1.96	\$5,175,000	36	36	\$3,382,368	-\$169,118	-\$169,118	65%	
Moodel Cities	38	10	3.9	\$9,832,500	33	33	\$3,646,559	-\$95,962	-\$95,962	37%	
Richmond Homes	32	11	3	\$8,260,000	36	36	\$3,714,107	-\$116,066	-\$116,066	45%	
Gwen Cherry 22	20	23	0.87	\$5,600,000	36	36	\$3,601,835	-\$180,092	-\$180,092	64%	
Southridge II	30	2	13.3	\$7,762,500	150	150	\$3,991,042	-\$133,035	-\$133,035	51%	
Gwen Cherry 13	31	18	1.75	\$8,071,250	18	18	\$4,594,203	-\$148,200	-\$148,200	57%	
Heritage Village II (Single-family homes)	26	15	1.78	\$6,727,500	65	65	\$4,397,878	-\$169,118	-\$169,118	65%	
Gwen Cherry 20	23	22	1.03	\$6,440,000	36	36	\$4,656,918	-\$702,475	-\$702,475	72%	
Heritage Village I (010) (Single-family homes)	30	17	1.78	\$7,762,500	36	36	\$5,073,552	-\$169,118	-\$169,118	65%	
Wayside	30	8	3.82	\$7,762,500	23	23	\$5,490,220	-\$183,007	-\$183,007	65%	
Homestead East	30	14	2.11	\$8,400,000	5	5	\$6,212,250	-\$183,007	-\$183,007	47%	
Pine Island II	50	5	9.64	\$12,937,500	8	8	\$6,133,066	-\$122,661	-\$122,661	65%	
Moody Gardens	34	8	4.08	\$9,520,000	33	33	\$6,262,546	-\$164,804	-\$164,804	59%	
Kilne Nunn	38	33	1.15	\$10,640,000	65	65	\$6,990,897	-\$156,450	-\$156,450	59%	
Emmer Turnkey	42	12	3.58	\$11,760,000	5	5	\$7,319,491	-\$140,763	-\$140,763	54%	
Venedban Gardens	52	5	10.54	\$13,455,000	20	20	\$7,320,294	-\$183,007	-\$183,007	65%	
Palmetho Gardens	40	20	2.02	\$11,200,000	36	36	\$6,009,462	-\$125,143	-\$125,143	49%	
Moody Village (Single-family homes)	64	5	13.1	\$16,560,000	36	36	\$8,268,748	-\$100,107	-\$100,107	39%	
New Haven Gardens/Site 5	92	9	9.18	\$21,217,500	65	65	\$8,160,062	-\$141,036	-\$141,036	55%	
South Miami Gardens	58	20	2.84	\$15,007,500	36	36	\$8,515,486	-\$121,650	-\$121,650	47%	
Gwen Cherry 16	70	16	4.33	\$18,112,500	47	47	\$8,192,197	-\$170,650	-\$170,650	61%	
Falk Turnkey	48	36	1.03	\$13,440,000	150	150	\$8,455,311	-\$150,983	-\$150,983	54%	
Parkside I & II	56	84	0.67	\$15,680,000	26	26	\$9,382,617	-\$96,875	-\$96,875	34%	
Little River Terrace	108	9	12.3	\$27,945,000	33	33	\$9,041,466	-\$164,390	-\$164,390	59%	
Abe Aronowitz	55	26	2.14	\$15,400,000	36	36	\$9,516,382	-\$183,007	-\$183,007	65%	
Florida City Gardens	50	33	1.52	\$14,000,000	19	19	\$9,709,333	-\$161,822	-\$161,822	58%	
Biscayne Plaza	52	26	2.02	\$14,560,000	36	36	\$10,488,546	-\$157,730	-\$157,730	56%	
Newberg	60	19	3.22	\$16,800,000	36	36	\$10,427,277	-\$142,464	-\$142,464	55%	
Donn Gardens	64	14	4.58	\$17,920,000	9	9	\$10,269,513	-\$205,390	-\$205,390	73%	
Southridge I	76	6	13.3	\$19,665,000	36	36	\$10,920,130	-\$140,002	-\$140,002	54%	
Opa Locks Elderly	50	9	5.58	\$14,000,000	8	8	\$12,108,911	-\$151,361	-\$151,361	58%	
Gwen Cherry 14	78	11	6.98	\$20,182,500	7	7	\$12,938,973	-\$179,708	-\$179,708	64%	
Pine Island I	80	8	9.64	\$20,700,000	49	49	\$14,469,710	-\$168,252	-\$168,252	60%	
Twin Lakes	76	21	3.56	\$21,280,000	65	65	\$17,314,934	-\$173,149	-\$173,149	62%	
Wynwood Elderly	72	7	9.92	\$20,160,000	65	65	\$17,830,595	-\$172,849	-\$172,849	62%	
Little River Plaza	86	49	1.77	\$24,080,000	30	30	\$19,926,470	-\$132,843	-\$132,843	51%	
Lemon City	100	65	1.54	\$28,000,000	12	12	\$18,853,230	-\$215,530	-\$215,530	45%	
Peter's Plaza	102	59	1.91	\$28,560,000	15	15	\$8,597,780	-\$140,863	-\$140,863	54%	
Homestead Gardens	150	30	5.02	\$38,812,500	345	345	\$19,268,750	-\$46,597,780	-\$46,597,780	54%	
Perrine Gardens	158	12	13.52	\$44,240,000	65	65	\$19,853,230	-\$215,530	-\$215,530	45%	
Edison Courts	345	15	22.82	\$89,268,750	15	15	\$8,597,780	-\$140,863	-\$140,863	54%	

Attachment B

**RECEIVED**  
SEP 06 2018

Miami-Dade Public Housing  
and Community Development



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

TELEPHONE (305) 547-0100  
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**KATHERINE FERNANDEZ RUNDLE**  
STATE ATTORNEY  
KatherineFernandezRundle@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 ✓



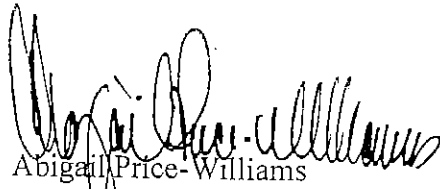
# MEMORANDUM

(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

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.

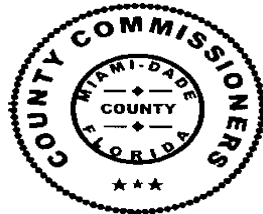
The foregoing resolution was offered by Commissioner **Daniella Levine Cava**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

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.

Terrence A. Smith