

**LIBERTY SQUARE RESIDENT COUNCIL INC**

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**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
RELATED URBAN DEVELOPMENT AND LIBERTY SQUARE RESIDENT COUNCIL INC**

964.1 Purpose. The purpose of this part is to recognize the importance of resident involvement in creating a positive living environment and in actively participating in the overall mission of public housing. §964.11 HUD policy on tenant participation.

This Memorandum of understanding is entered into between Liberty Square Resident Council Inc. and Related Urban Development,

The provider responsibilities will include but not limited to the following services:

1. Whereas, RUDG Will provide space for the resident council as the elected body that represents and advocates for the residents of Liberty Square Rising Redevelopment Project.
2. Whereas, RUDG will partner with the resident council to refer residents for on-site jobs.
3. Whereas, RUDG agreed to work with Liberty Square Council to refer all contractors and sub-contractors for redevelopment project, special consideration will be given to liberty square residents.
4. Whereas, RUDG will work with Liberty Square Council to provide job training pre and post construction.
5. Whereas, RUDG agreed to work with Liberty Square Council to select service providers for the redevelopment project.
6. Whereas, Liberty Square Council will select two residents or board members to sit on the Rise Up Coalition.
7. Whereas, RUDG will establish a Special fund to support community initiatives and projects created by the Liberty Square Resident Council.
8. Whereas, RUDG will provide Liberty Square Residents the first rights and opportunity to participate in the First Time Homebuyers Program. RUDG will work with Resident Council and Miami-Dade County PHCD to provide Section 8 Housing Choice Vouchers for the public housing residents interested in the First Time Homebuyers Program.

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9. Whereas, Liberty Square Resident Council and Urban Related Group will fully support the Community Benefits Program. (see exhibit A)

10. Whereas, RUDG and LSRC will work together create a construction training program for the residents of Liberty Square for the rehabilitation of exiting units and scattered sites.

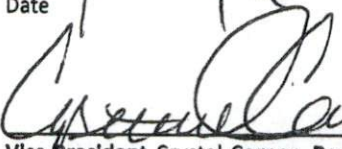
11. Whereas, RUDG will establish with the resident council a review panel for denied applicants and complaints.

12. Whereas, RUDG agrees to work with the LSRC on the relocation program for all liberty square residents.


13. Whereas, RUDG and the LSRC will have to come to an agreement before addressing any financial hardships for the council.

  
Liberty Square Resident Council Inc.: President- Ms. Sara Smith,

4/27/16  
Date

  
Vice President Crystal Corner, Recording Secretary -Joyce Fleming, Corresponding Secretary, Meldred Collier Treasurer -Ms. Dorothy Edmonds and Liaison Mr. Eric Thompson.

4/27/16  
Date

  
Alberto Milo, Jr.  
Senior Vice President  
Related Urban

4/27/16  
Date



## Exhibit A

### Community Benefits Program<sup>1</sup>

#### Community Engagement & Planning Process:

- Developer will create the Rise Up Coalition that will be comprised of community stakeholders, including but not limited to residents, the resident council, businesses and local representatives, to ensure that the community's vision for the redevelopment plan is incorporated into the final designs.
- Developer will establish a Rise Up Coalition office onsite for resident meetings, to provide updated information on the redevelopment plans, receive comments and feedback, publish job listings, and conduct homeownership workshops.
- Developer will launch a community wide door-to-door campaign to perform a needs assessment on current residents to ensure all residents are properly engaged and their needs are being addressed.
- Developer will rehabilitate units within the Liberty Square site utilizing current residents that have experience in the construction trade.
- Developer will implement a relocation plan that will allow families to remain within Liberty City during the multiple phases of construction.
- Developer will partner with several universities to conduct a charrette process and gather resident input and community stakeholders input regarding all final designs and programs of the redevelopment plan.
- Developer will work with the County and their consultant the South Florida Housing Studies Consortium and include their input into the charrette process.
- Developer will establish a website along with a social media, print and radio campaign to provide the community with information and updates regarding the redevelopment plan.
- Developer will maintain the structure of the Liberty Square Resident Council.
- Developer will establish and partner with the Liberty City Development Collective which will be headed by Kareem T. Brantley and receive 5% of the developer fee received by Developer.

#### Mixed-Income Rental Housing:

- Developer will construct 117 garden style additional PHA-Assisted Units at the Lincoln Gardens site.
- Developer will construct 123 garden style affordable, workforce, and market rate housing units at the Lincoln Gardens site.

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<sup>1</sup> Community Benefits Program subject to modification pursuant to the Community Engagement and Planning Process. It is further the understanding of the parties that the activities set forth in this Exhibit A are preliminary and all such activities, unless modified by the parties, shall be made a part of the subsequent Financial Closing documents.

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- Developer will construct 640 garden style replacement PHA-Assisted Units at the Liberty Square site.
- Developer will construct 224 garden style affordable housing units at the Liberty Square site.
- Developer will construct 120 mid-rise elderly affordable housing units at the Liberty Square site.
- Developer will construct 288 mid-rise workforce and market rate housing units at the Liberty Square site.
- Developer will partner with a social service organization to set-aside units for youth aging out of the foster care system.
- Developer is proposing to establish a relocation program that may include Tenant Protection Vouchers to provide housing choice options for the families of Liberty Square, such program shall include intensive education on Section 8 and will require approval from the County for implementation.

#### **Mixed-Income Homeownership:**

- Developer will construct 60 affordable, workforce, and market rate homeownership units at the Liberty Square site.
- Developer will establish a first-time homebuyer education program with a HUD approved homebuyer education agency.
- Developer will provide the residents of Liberty Square the first right to participate in the first-time homebuyer program.
- Developer will work with the Liberty Square Resident Council and Miami-Dade County PHCD to provide Section 8 Housing Choice Vouchers for the public housing residents interested in the first-time homebuyer program.
- Developer will establish credit repair and financial literacy programs with a local bank.
- Developer will provide office space for a real estate brokerage office onsite.
- Developer will partner with OneUnited Bank, the largest African American owned bank in the country, to provide first-time homebuyer mortgages.

#### **Small Business Hiring:**

- Developer will create a small business hiring program for all construction and goods and services related to the redevelopment plan.
- Developer has committed to providing a minimum of 50% of the contracts to Section 3, SBE, MBE and WBE firms, with an estimated economic impact of over \$90,000,000.
- Developer will partner with BAC Funding and other local agencies to create a specialized small business loan program for contractors.
- Developer will partner with the Miami Dade Chamber to provide office space within the Liberty Square site for the creation of a small business incubator program.

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### **Job Training & Job Placement:**

- Developer will partner with Employ Miami-Dade and Career Source of South Florida to provide job training and job placement services for residents living in zip codes 33142 and 33147.
- Developer will partner with local labor unions to provide apprenticeship training programs to the residents of Liberty Square and zip codes 33142 and 33147.
- Developer will partner with the Miami Dade Public Defender to assist ex-offenders with expunging their criminal records to allow for re-entry into the workplace.
- Developer will partner with local organizations to provide job training to ex-offenders for residents residing in zip codes 33142 and 33147.
- Developer will partner with Miami Dade College to provide numerous job training certificate and degree programs for residents residing in zip codes 33142 and 33147.
- Developer will provide job placement initiatives for residents residing in zip codes 33142 and 33147.
- Developer will require that all contractors and subcontractors pay Davis Bacon wages to their construction employees.
- Developer has committed to provide a minimum commitment of 20% and a goal of 30% of the construction jobs created for Section 3 eligible residents.
- Developer has committed to provide 75% of the permanent jobs created for Section 3 eligible residents.

### **Community Service Facilities-Education:**

- Developer is proposing to build a new Early Childhood Education School, to include an Early Head Start and Head Start program, modeled after the United Way's Center for Excellence onsite.
- Developer will partner with the Miami Children's Initiative to incorporate programs and strategic partnerships to better serve Liberty City's youth.
- Developer will establish an ongoing Rise Up Community Fund in partnership with The United Way to seed local Community Based Organizations from Liberty City and assist with their ongoing programs.
- Developer is proposing to build a new K thru 2 charter school onsite.
- Developer will partner with the Dorsey Educational Program and Miami Dade Public Schools to provide an adult educational center onsite.
- Developer will partner with Florida Memorial University, South Florida's only historically black college, and Florida International University to provide access to college degree programs onsite.

### **Community Service Facilities-Healthcare:**

- Developer is proposing to build a new Community Health Center, in partnership with Jessie Trice Community Health Center and the University of Miami School of Medicine to include specialty medicine such as a Sickle Cell Disease medical space, and the historical

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Yeager Medical Museum highlighting African American contributions to medicine in South Florida.

- Developer will partner with the Public Health Department of the University of Miami School of Medicine, to provide public health services onsite along with internship programs for the medical school students and Miami Northwestern Senior High school nursing magnet students.

#### **Amenities:**

- Developer is proposing to build a new 20,000 to 30,000 square foot Community Center with free WiFi on the Liberty Square site to provide space for numerous Community Based Organizations approved by the Resident Council and the Developer.
- Developer is proposing to build a new Community Park with a multipurpose field, basketball court, baseball field and a Community Pool (40' x 80') within the Liberty Square site.
- Developer is proposing to build a new 5,000 square foot Community Center with free WiFi on the Lincoln Gardens site to provide space for numerous Community Based Organizations.
- Developer is proposing to build a new Pocket Park within the Lincoln Gardens site.
- Developer will invest in fiber optic infrastructure to provide free WIFI access to all Liberty Square families and help close the "digital divide".
- Developer has allocated \$1 Million worth of upgrades for Bannerman Park in Brownsville.
- Developer has allocated \$2 Million for the construction of a 5,000 to 10,000 square foot Alonzo Mourning Youth Center in Bannerman Park.

#### **Public Safety & Crime Prevention:**

- Developer is proposing to build a new facility for the City of Miami Police Athletic League to expand their current programs and foster better interaction between youth and the police.
- Developer will work closely with the City of Miami and Miami-Dade County Police Departments during the design process to incorporate Crime Prevention Thru Environmental Design concepts.
- Developer will work closely with the Liberty Square Resident's Council and law enforcement agencies to establish a Crime Watch Program.
- Developer will install a new state-of-the art internet based security camera monitoring system.

#### **Smart Growth Development:**

- Developer will design the development using Smart Growth Development principles to create a community of compact neighborhoods where residents will have access to education, employment, social services and recreational opportunities within their neighborhood.
- Developer will create a walkable development with accessible public transportation options.

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- Developer will design and build a sustainable development with many green construction features.

#### **Economic Development:**

- Developer will design and build retail space along 15<sup>th</sup> Avenue to revitalize the 15<sup>th</sup> Avenue business corridor and assist in reestablishing the 15<sup>th</sup> Avenue Business Association.
- Developer will work closely with the City of Miami and Miami-Dade County to implement the infrastructure improvements on the 15<sup>th</sup> Avenue business corridor.
- Developer will work closely with the City of Miami and Miami-Dade County to establish a Façade Improvement Program along the 15<sup>th</sup> Avenue business corridor.
- Developer is proposing to build 15,000 square feet of retail space for “mom and pop” businesses.
- Developer will partner with the Small Business Administration, OneUnited Bank, other national banks, and Small Business Community Organizations, to provide loans, seed capital, financial literacy for “mom and pop” businesses in the Rise Up zone.
- Developer is proposing to build a 40,000 square foot national grocery on MLK Boulevard.

#### **Historic Preservation, Public Art & Streetscapes:**

- Developer will restore one of the existing buildings within the Liberty Square site to create the Liberty Square Museum in partnership with the Black Archives, to preserve the history of Liberty Square and document its future.
- Developer will partner with local artists to design and build four new art plazas at the Liberty Square site.
- Developer will work closely with the Miami Dade County Department of Cultural Affairs and its Art in Public Spaces program.
- Developer will work closely with the Liberty City Trust and the Liberty Square Resident Council to restore the segregation wall on 12<sup>th</sup> Avenue and build the historic linear park.
- Developer will work closely with the City of Miami to implement the infrastructure improvements along Martin Luther King, Jr. Boulevard, Sherdavia Jenkins Memorial Park and African Square Park.

Note: The activities and items in this exhibit, unless expressly exempted or modified in applicable closing documents of subsequent Phases, shall be included in such closing documents.