

**LIBERTY  
CITY**  
OPPORTUNITY  
LIVES HERE

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# REDEVELOPMENT OF LIBERTY SQUARE

**Miami-Dade Public Housing and Community Development**

# Redevelopment of Liberty Square



## Liberty Square resident at center of redevelopment controversy endorses Related Group



# Redevelopment of Liberty Square



## Liberty Square Resident Council approves Related Urban redevelopment plans

Brothers 2 Brothers partner with Related Urban for Community Day in Liberty Square

Janey Tate | 5/4/2016, 2 p.m.







# Redevelopment of Liberty Square



## LIBERTY SQUARE RESIDENT COUNCIL INC

6304 N.W. 14<sup>th</sup> AVENUE Miami, FL 33147

Ph: 305-694-2757 Fax: 305-696-7624

Email: [libertycouncil@aol.com](mailto:libertycouncil@aol.com)

## 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.

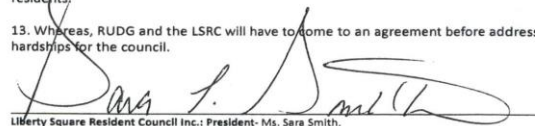
9. Whereas, Liberty Square Resident Council and Urban Related Group will fully support the Community Benefits Program. (see exhibit A)

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.

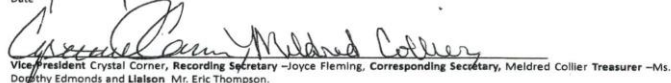
11. Whereas, RUDG will establish with the resident council a review panel for denied applicants and complaints.

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 Xillo, Jr.  
Senior Vice President  
Related Urban

4/27/16  
Date

SD  
A M S C

# Redevelopment of Liberty Square and Lincoln Gardens



- Total existing public housing units.....709
- Total new public housing units.....757
- Total new non-public housing units.....815
  - Affordable units.....467
  - Workforce and market rate units.....288
  - Home Ownership.....60
- Total new units in redevelopment.....1,572





# Redevelopment of Liberty Square



## Public Housing Residents and Property:

This project incorporates two (2) sites:

- Current Liberty Square property bounded by NW 67 Street and NW 62 Street, NW 15 Avenue and NW 12 Avenue
- Vacant property located at 4701 NW 24<sup>TH</sup> Court (formerly known as Lincoln Gardens, next to Bannerman Park)

# Redevelopment of Liberty Square



## Public Housing Residents and Property:

- PHCD will continue to manage eligibility and referral process for Public Housing residents
- County maintains ownership of the land
- Land is only leased to developer. County retains ownership rights



**PUBLIC HOUSING COMMUNITY  
DEVELOPMENT**

# Redevelopment of Liberty Square



## Resident Job Training Commitments:

- Partnership with Employ Miami-Dade and labor unions
- Miami-Dade College and The Urban Construction Craft Academy (UCCA) will also provide job training classes
- Special emphasis will be placed on residents living in the 33142 and 33147 zip codes

## EMPLOY MIAMI-DADE

### CONSTRUCTION TRAINING RECRUITMENT

Miami-Dade County Mayor Carlos A. Giménez, CarolSource, South Florida, Neighbors and Neighbors Association (NANA), Associated Builders and Contractors, Inc., Institute of Miami-Dade County Public Schools and other local agencies have partnered to offer Construction Skills Training to help out eligible Miami-Dade County residents living in zip codes 33142 and 33147 to work.

#### CONSTRUCTION TRAINING (1 WEEK\* or 6 WEEKS\*)

- Occupational Safety and Health Administration (OSHA) 10 Certification
- National Center for Construction Education Research (NCCER) Certification
- Basic Tool Skills
- Books, Materials and Supplies
- Job Specific Training

For more information contact:

CarolSource South Florida  
City of Miami Center at Liberty Square  
755 NW 20th Street 4th Floor  
Miami, FL 33137 • (305) 372-4308

#### WORK READINESS SKILLS (4 WEEKS\*)

- Education and Leadership
- Career and Social Development
- Resume Writing
- Mock Interviews
- Mock Interviews

\*Not open to all residents.

For more information contact:

Neighbors and Neighbors Association  
200 NW 82 Street • Miami, FL 33132  
(305) 756-0855

Our staff can help set you on the right career path to finding the perfect job in a high demand occupation at no cost.

#### PROOF OF THE FOLLOWING IS REQUIRED

- Social Security Number
- Residence (LA, utility bill, phone bill, etc.)
- Citizenship/Right to work
- Highest grade completed

- Age (18 years or older)
- Veterans status\*
- Income
- Selection Service Registration\*

Orientation Date: December 15, 2024, at 10:00 a.m.  
Location: O. A. Gentry Vocational Center Auditorium  
1200 NW 12th Avenue • Miami, FL 33147  
To register visit: <http://www.careersourcefl.com/employ/>

Construction Skills Training is an equal opportunity program. In order to be eligible for this program, you must be a Miami-Dade County resident living in zip codes 33142 and 33147. For more information, please contact the program at (305) 372-4308 or visit the program website at <http://www.careersourcefl.com/employ/>.



# Redevelopment of Liberty Square



## Resident Job Training Commitments:

- There will be special emphasis on helping ex-offenders
- Related Urban will partner with the Miami-Dade Public Defender to assist ex-offenders with expunging their criminal records
- Training programs will be offered on a year-round basis during the fall, spring and summer terms



# Redevelopment of Liberty Square



## Section 3 and Minority Owned-Business Commitments:

- Total jobs projected for the redevelopment.....6,138
  - Projected construction jobs.....5,780
  - Post-construction jobs.....358
- 20% of construction jobs created committed to Section 3 residents.....1,158
- 75% of post-construction jobs created committed to Section 3 residents.....267
- First priority jobs committed to residents of Liberty Square and persons residing in zip codes 33142 and 33147.
- 50% of sub-contracts committed to Small Business Enterprises (SBE), Minority-Owned Business Enterprises (MBE) and Women-Owned Business Enterprises(WBE).....\$90 million



# Redevelopment of Liberty Square



County Participation in Financial Proceeds	Amount (\$)
Capitalized Payments (based on 1,488 unit count)	3,720,000
Developer Fee (40%)	18,087,176
Annual Rent (50% of cash flow)	6,685,503
Homeownership Profits (50%)	1,393,489
1% Interest Payments on Surtax and CFFP Funds (Years 1-15)	2,100,000
Sale/Refinancing Proceeds (50% of net proceeds) (Year 15)	11,002,298
Surtax Repayment (Year 15)	4,700,000
<b>Total</b>	<b>47,688,466</b>
Lincoln Gardens Additional Acquisition Fee (based on negotiations)	110,000
Liberty Square Additional Acquisition Fee (based on negotiations)	220,000
Additional Capitalized Payment (based on additional 24 units)	60,000
<b>GRAND TOTAL</b>	<b>48,078,466</b>

## Miami-Dade County 60 Year Cumulative Cash Flow – Years 16-75

	Phase 1A	Phase 1B	Phase 2	Phase 3A	Phase 3B	Phase 4B	Phase 4C	Phase 4D	Total
50% Cash Flow	5,09,017	8,926,743	8,938,689	8,402,117	4,147,075	3,910,223	6,609,547	20,856,898	66,883,310
NPV of Cash Flow (5% Discount Rate)	834,036	1,295,946	1,303,645	1,187,644	717,394	808,712	1,581,647	4,901,004	12,630,028

## Net Present Value (NPV)

NPV is the value in today's dollars of a future stream of cash flows, discounted at an interest rate consistent with the level of risk. A dollar today is worth more than a dollar tomorrow.

# Redevelopment of Liberty Square



## Community Amenities at Liberty Square:

- New Community Park with a multipurpose field, basketball court, baseball field and Community Pool (40' x 80')
- New 20,000 to 30,000 square foot Community Center with free WIFI to provide space for Community Based Organizations
- Build infrastructure to provide free WIFI access to all units
- 40,000 square foot grocery store with regional or national market presence
- 15,000 square feet of retail space for “mom and pop” businesses
- New retail space along 15<sup>th</sup> Avenue business corridor
- Facade Improvement Program along the 15<sup>th</sup> Avenue business corridor
- Restore existing building to create a Liberty Square Interactive Historic Legacy Facility, in partnership with the Black Archives



# Redevelopment of Liberty Square



## Community Amenities at 4701 NW 24<sup>TH</sup> Court (former Lincoln Gardens site):

- New 5,000 square foot Community Center with free WIFI
- New Pocket Park
- \$1 Million worth of upgrades for Bannerman Park
- \$2 Million for construction of a 5,000 to 10,000 square foot Youth Center in Bannerman Park

# Redevelopment of Liberty Square



## Unit Amenities:

- New kitchen cabinets
- Granite counter tops or comparable
- All appliances will be Energy Star
- Washers, dryers and dishwashers
- Central air conditioning with programmable thermostat
- Ceramic or porcelain tiles throughout entire unit
- Impact windows and doors
- Window treatment/covering for each window

# Redevelopment of Liberty Square



## Unit Amenities:

- Energy Star ceiling fans with lighting fixtures in bedrooms
- Double bowl kitchen sink
- Electric water heater (30 gallon)
- Daylight sensors, timers or motion detectors on all outdoor lighting
- Gated community with “carded” or “touchpad” entry
- Energy efficient roofing on all buildings











2ND LEVEL



GROUND LEVEL

UNIT-30 FLOOR PLAN  
**4 BEDROOMS / 2 BATHS & 1/2 BATH**

*LIBERTY SQUARE RISING*  
 Miami, FL





2ND LEVEL



GROUND LEVEL

UNIT-3D FLOOR PLAN  
**5 BEDROOMS / 2 BATHS & 1/2 BATH**

*LIBERTY SQUARE RISING*  
 Miami, FL







