

PHCD Housing Summit




**Public Housing & Community
Development (PHCD)
Okeechobee Metrorail TOD –
Metro Grande Apartments**

October 7, 2019

Housing Summit

Public Housing & Community Development (PHCD)

Clarence D. Brown,
Housing & Community Development
Division Director (Moderator)



Okeechobee Transit Oriented Development – Metro Grande Apartments

Panel Members

- Lenny Wolfe, Partner, Cornerstone Group
- Eric Thorne, Manager, Right of Way & Utilities
- Miami-Dade County Transportation & Public Works Department
- Javier Font, Founding Principal, Behar Font & Partners, P.A.

Okeechobee Transit Oriented Development – Metro Grande Apartments

HISTORY

Okeechobee Transit Oriented Development – Metro Grande Apartments

- 2001: Miami-Dade Transit and Jubilee Community Development Corporation entered a joint development partnership for the development of elderly apartments at the Okeechobee Metrorail Station
- Contract agreement terminated during July 2007

Okeechobee Transit Oriented Development – Metro Grande Apartments

- 2008: Public Housing & Community Development (PHCD), formerly the Office of Community & Economic Development (OCED), purchased the Okeechobee Transit Oriented Development (TOD) parcel from Miami-Dade Transit
- 2008: PHCD resumed the development of affordable housing for the Okeechobee TOD parcel. The project consisted of the acquisition and new construction of up to 350 units of multi-family rental housing units with funding of \$1,190,092 of CDBG 2008 and/or future proposed HOME funds

Okeechobee Transit Oriented Development – Metro Grande Apartments

- 2012: After PHCD discovered the Okeechobee TOD parcel was environmentally impacted by an adjacent parcel, environmental remediation issues were resolved.

Okeechobee Transit Oriented Development – Metro Grande Apartments

- 2008-2016: Ongoing development planning.

Okeechobee Transit Oriented Development – Metro Grande Apartments

- 2016: PHCD drafted a solicitation for a RFP for the development of affordable housing on the Okeechobee TOD parcel

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- 2018: Cornerstone Group Partners LLC - Metro Grande Apartments project awarded bid for the development of affordable housing at the Okeechobee TOD.

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- 2019: Metro Grande Apartments project is in the predevelopment stage.