



REGULAR MEETING OF THE BOARD OF COMMISSIONERS
LOCATION: NARANJA LIBRARY
14850 SW 280th Street, NARANJA, FL

TUESDAY, May 21, 2024 - REGULAR MEETING AGENDA
6:00 PM – 7:30 PM

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- I.** Meeting Call to Order, Roll Call, Chairman Remarks Chairman Forbes
- II.** Reasonable Opportunity for the Public to be Heard Chairman Forbes
- III.** Approval of Agenda
- IV.** Approval of Minutes
- April 16, 2024, Meeting
- V.** **Discussion Items**
- Rebuilding Together Miami-Dade Vivian Cao / Martina Spolini
- VI.** **Action Items**
- There are no action items
- VII.** Proposed Next Meeting Dates & Adjournment
- Tuesday, June 25, 2024 – Time 6:00 P.M.



Regular Board Meeting Minutes – April 16, 2024 – 6:00 P.M.
Naranja Branch Library
14850 SW 280th St Homestead, FL 33032

Meeting Call to Order, Roll Call, Chairman Remarks

Chairman Forbes called the meeting to order at 6:00 P.M. Roll Call was as follows:

- Present: Chairman Ken Forbes, Vice-Chairman Stuart Archer, Derek Sippio, Derrick Lourdeus, Erick Caceres, and Danny Olgetree.
- Absent: Cornelius Shiver
- Miami-Dade County Staff Present: Vivian Cao Assistant Director, and Jason E. Rodriguez, Business Analyst Manager, Office of Management and Budget (OMB)
- CRA Staff Present: Steve Zelkowitz - CRA Attorney, Taylor English Duma LLP

Open Forum for Public Comments

Chairman Forbes opened the forum for the public to have a reasonable opportunity to be heard.

Ms. Pamela Green, 26438 SW 134 Avenue, Naranja, stated that she and other members of the community are unaware when the CRA Board meetings are taking place. Ms. Green also inquired about the Village Apartments' affordability and who is ensuring that a number of units are allocated for affordable housing. She also stated that her non-profit organization would like to receive funding and wants to know how the public can submit proposals to the Board.

Approval of Agenda

Vice-Chairman Stuart Archer moved to approve the meeting agenda with the addition of rebuilding together and county owned land set aside for a community park. The motion was seconded by Mr. Caceres. Motion passed unanimously.

Approval of Minutes

Mr. Forbes stated that a correction needed to be made on page 3. The correct street address for Ms. Driver should be 276 instead of 206. Vice-Chairman Archer moved to approve the meeting minutes from the February 27, 2024, Regular Board meeting with the correction to the minutes. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Discussion Items

Naranja Grand Development

Mr. Elon Metoyer, Senior Vice President of Development for HTG stated the Naranja Grand project consists of two phases with phase 1 being 120 units and the second phase 200 units. Mr. Roosevelt Bradley and Ms. Nicole Bradley from Elite Equity Development gave an overview of

their company, which focuses on building affordable and workforce housing. Mr. Roosevelt stated that they make sure rent is affordable. Mr. Metoyer stated that his company is one of the top ranked affordable housing developers in the country with expertise in construction management, development, and property management. Mr. Metoyer gave examples of the projects he has worked on in the surrounding areas with most of them being in the South Dade area. Nick Bailkin, HTG Development Manager stated that with the 60%-70% average medium income range, the apartment sizes will be one bed/one bath to three bedroom/two baths. Mr. Metoyer added that the first phase of the project is housing for seniors, and the next phase consists of family housing which makes the development unique. Mr. Bailkin elaborated on the project stating the planned amenities such are clubroom, fitness room, garden, and a dog park in the first phase. The second phase includes a pool, clubroom, co-working space, gym, barbeque area, and bike storage.

Mr. Metoyer elaborated on the project financing stating they got a \$9 million State loan, a \$3 million loan from Miami-Dade County, and \$26 million in tax credit equity. For the second phase of the project, there is a \$16 million permanent loan, \$5 million State loan, \$600,000 loan for extremely low-income individuals (ELI), \$2.5 million from HTG, \$7.6 million viability loan, \$1.5 million from the National Housing Trust Fund loan, \$29 million in tax credit equity for a total of \$67 million. Mr. Metoyer stated there is still a financing gap for the project and there is still a lot of work that needs to be done in the surrounding areas such as the roads and contribute to the local traffic lights.

Mr. Bailkin stated that the monetary benefits to the area are around \$39 million as well as the significant streetscape improvements. Mr. Bailkin emphasized other benefits of the project such as job creation and accessibility to public transportation, supermarkets, and medical centers. Mr. Bailkin stated that they expect full occupancy for Phase 1 in July 2025 and December 2025 for Phase 2.

Vice-Chairman Archer expressed concern regarding parking spaces and a park for the youth in the area and inquired if HTG could support the CRA as it pertained to these matters. After a question from Mr. Lordeus regarding the income of residents who would live in Naranja Grand, the group stated there is enough financing sources to cover all the renters. The Board expressed concern about ensuring that the housing is targeted toward the long-term residents of the area as well as the rising costs of insurance rates. Mr. Bradley stated that Naranja Grand is targeted for the residents of the area. Mr. Metoyer stated the rental rates will stay the same for the next 50 years and that HTG is able to absorb the insurance costs. Mr. Metoyer also stated that all applicants will go through a background check to verify income and there will potentially be a waiting list since the demand is so great. The group stated that they take compliance very seriously and there will be security in place at the property. Mr. Forbes expressed gratitude for the information HTG and its partners shared with the Board and the public.

Naranja Lakes Community Center and Parking

Mr. Zerkowitz provided the Board with information regarding the Agency's owned community center and two green parcels within the Mandarin Lakes development. Mr. Zerkowitz stated that for the last twenty years, the CRA has paid for the maintenance of the community center and

parcels. He stated that if additional parking is built on the property there would be a need to also build a wall or type of fence would need to be developed to screen the parking area. Mr. Zelkowitz asked the Board to consider what purpose the property provides to the Agency, and whether the community center may be best suited for another group that can utilize it more effectively. Additionally, he stated that just because the Miami-Dade Police Department Neighborhood Resource Unit uses the building, it cannot be considered an innovative community policing use.

Mr. Zelkowitz emphasized that the property does not contribute to the area's tax base. Vice-Chairman Archer gave background information on the community center and its intended uses. Vice-Chairman Archer explained that there is no parking, and he would like to have this matter addressed. Discussion ensued regarding the building and its effectiveness as a community center. Mr. Zelkowitz advised that the Board allows the consultant who will update the redevelopment plan to provide guidance about what the space can be used for as long as it is used for redevelopment.

Rebuilding Together

Vice-Chairman Archer would like the CRA to reach out to the organization Rebuilding Together Miami-Dade to provide the new Board members with an overview of the work the organization does. Ms. Cao stated the budget item must go through committee and the Board of County Commissioners before the CRA can engage Rebuilding Together to rehab homes in the area. Ms. Cao provided additional updates on the Request for Proposal for the redevelopment plan. The Board elaborated about how they would like to make sure that the various group making presentations are taking care of the residents in the community adding there needs to be more activities for the youth of the community.

Parks Department

Vice-Chairman Archer expressed the need for programs to help the young people in the community. Ms. Cao stated that when the redevelopment plan is being amended, there will be community meetings to engage the residents so that they can express their thoughts on what the community needs. Ms. Cao stated that the Board will need to plan what they want for the community so that it may be included in the redevelopment plan.

Community Policing

Ms. Cao stated that Major Benny Solis is working on a plan to bring back to the Board as it relates to community policing innovation. Ms. Cao also explained that the Board will need to plan for the camera installation as well as the long-term camera maintenance cost.

Next Meeting Date & Adjournment

Chairman Forbes stated that the next meeting is to be held on Tuesday, May 21st, 2024, at 6:00 P.M. Mr. Rodriguez stated that the meeting will again take place at the Naranja Library. The meeting was adjourned at 7:18 P.M.



Miami-Dade

Rebuilding Together Miami-Dade 3628
Grand Ave.
Miami, FL, 33133
Office: 305.200.5711
www.rebuildingtogethermiami.org

WHO WE ARE

Mission: Repairing homes, revitalizing communities, rebuilding lives!

We are a 501©(3) nonprofit committed to repairing and modifying homes for Miami-Dade County's most vulnerable homeowners. Our efforts preserve affordable homeownership, fight gentrification, stabilize communities and ensure the safety and health of residents.

Being a nonprofit, 100% of our funding comes from government grants, corporate sponsorships, and individual giving. This allows us to **provide our services to qualifying homeowners for free.**

During the past 31 years, Rebuilding Together Miami-Dade has rehabbed over 1,200 homes and donated over 18 million dollars in market value work to the community.

WHO QUALIFIES FOR HELP

We serve vulnerable families, seniors, veterans and people with disabilities with a combined household income totaling 80% or LESS of the median area average income.

To qualify, candidates need to fully complete our application and provide copies of the supporting documents requested for ALL the members of the household. After vetting the completed applications, qualifying homeowners will be contacted to schedule a home assessment visit, during which, a scope of work will be drafted. The completion of a home assessment does not ensure that repairs will be provided.

Please mind that being a nonprofit, 100% of our funding comes from a variety of corporate sponsors, individual donors, organizations and government entities. Therefore, we are able to provide our services **only when** funding is available. Should you qualify but shouldn't funding be available at the moment, we will add your application to our waiting list.

Requirements:

- Household income must meet Miami-Dade HUD Income Limits
- Property must be an owner-occupied single-family home. We don't provide repairs to condos or mobile homes
- Owner cannot own additional properties or receive income from rental properties
- Applicant must be current with their Property Taxes & mortgage payments
- Applicant must not have a reverse mortgage or liens on the property
- A background check will be conducted, and criminal record will be taken into consideration. Convicted sex offenders and homeowners with violent crimes are not eligible
- We retain the right to reject homeowners who require repairs beyond our financial or expertise capabilities

CONTACT INFORMATION

3628 Grand Avenue
Miami, FL 33133
Email: samantha@rebuildingtogethermiami.org
Phone: 305.200.5711

OUR IMPACT



IMPACT SNAPSHOT

January 2023 - December 2023

80

SINGLE-FAMILY
HOMES

2

COMMUNITY
SPACES

2

MULTI-FAMILY
HOMES ASSESSED

1

SMALL BUSINESS

436

VOLUNTEERS
ENGAGED

32

VOLUNTEER
EVENTS

\$28,896.30

VALUE OF
VOLUNTEER WORK

\$835,050+

INVESTED IN
CRITICAL REPAIRS

OUR HOMEOWNERS



Extremely Low
Income 30% of AMI



of homeowners are
65 and older



of homeowners
identify as BIPOC



27% female headed
households



43% of households
include at least 1
person with a
disability



7/10 of households
have lived in the
community for more
than 20 years

OUR IMPACT IN 2023

19

ROOFS COMPLETED

between replacements and repairs

25

TREE-TRIMMING PILOT PARTICIPANTS

6

Homes received IMPACT WINDOWS & DOORS

19

BATHROOMS REMODELED

and made accessible for people with
disabilities and mobility issues

34

HOMES PAINTED

17

ELECTRICAL REPAIRS

4

NEW FLOORS

Throughout the house

6

KITCHEN REMODELED

4

HVAC REPLACEMENTS

7

RAMPS

213

PEOPLE BENEFITTED FROM OUR SERVICES

from our Critical Repairs Program, Veterans
Repairs Program, and Disaster [Re]Siliency
& [Re]covery Program

OUR REPAIRS

ROOF REPLACEMENTS



DRYWALL | INSULATION | LIGHTING | ELECTRICAL | INTERIOR PAINTING



KITCHEN REMODELING | FLOORING | PLUMBING | BATHROOM ACCESSIBILITY MODIFICATIONS



RAMPS | IMPACT WINDOWS & DOORS | FLOORING



STUCCO | SIDING | EXTERIOR PAINTING





Rebuilding Together Miami-Dade
 3628 Grand Ave.
 Miami, FL, 33133
 Office: 305.200.5711

Miami-Dade

Thank you for your interest in our repair programs. Due to the high volume of applicants, please know that we have an extensive waiting list. **Qualification into our program does not guarantee that work will be provided.**

HOMEOWNER APPLICATION

Full Name(s) of Homeowner(s):					
	Age:	Date of Birth:			
	Age:	Date of Birth:			
	Age:	Date of Birth:			
Address:	City:	Zip:			
Home Phone:	Cell Phone:				
Email Address:					
Emergency Contact:	Relationship to Homeowner:			Phone:	
Disabilities – List all disabilities for all disabled household members:					
List ALL persons living in the home including children:					
Name:	Relationship:	Date of Birth:	Age:	Gender:	Disabled?
					<input type="checkbox"/> Yes <input type="checkbox"/> No
					<input type="checkbox"/> Yes <input type="checkbox"/> No
					<input type="checkbox"/> Yes <input type="checkbox"/> No
					<input type="checkbox"/> Yes <input type="checkbox"/> No
					<input type="checkbox"/> Yes <input type="checkbox"/> No
					<input type="checkbox"/> Yes <input type="checkbox"/> No

VETERAN STATUS

Are you or anyone living at this address a U.S. Veteran? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Are you the widow or widower of a U.S. Veteran? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If so, what branch of Service?	Rank:
Still active in the military: <input type="checkbox"/> Yes <input type="checkbox"/> No	Injured or wounded during service? <input type="checkbox"/> Yes <input type="checkbox"/> No
Are you or anyone living at this address a U.S. Veteran? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Are you the widow or widower of a U.S. Veteran? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If so, what branch of Service?	Rank:
Still active in the military: <input type="checkbox"/> Yes <input type="checkbox"/> No	Injured or wounded during service? <input type="checkbox"/> Yes <input type="checkbox"/> No

HOUSEHOLD INFORMATION

Number of Bedrooms:	Number of Bathrooms:	Year Built:	Year You Moved In:
Property taxes current? <input type="checkbox"/> Yes** <input type="checkbox"/> No		**Required to qualify for our services	
Does the property still have a mortgage? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Have you taken out a reverse mortgage on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Do you own homeowner's insurance? <input type="checkbox"/> Yes <input type="checkbox"/> No If not, why? <input type="checkbox"/> too costly <input type="checkbox"/> house uninsurable <input type="checkbox"/> other: _____			
Type of construction: <input type="checkbox"/> Wood <input type="checkbox"/> Cinderblock <input type="checkbox"/> Other:		Any Additions? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What are your repair needs?		If yes, what type of addition(s)?	
<input type="checkbox"/> Wall or Ceiling Repair <input type="checkbox"/> Door or Window Repair <input type="checkbox"/> HVAC Repair <input type="checkbox"/> Floor Repair <input type="checkbox"/> Plumbing Repair <input type="checkbox"/> Interior Painting <input type="checkbox"/> Exterior Painting <input type="checkbox"/> Debris Removal	<input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Roof Repair/ Replacement <input type="checkbox"/> Fence/Gate Repair <input type="checkbox"/> Handrails or Grab Bars <input type="checkbox"/> ADA Ramp <input type="checkbox"/> Accessibility Modification <input type="checkbox"/> Other:	What year was/were the addition(s) made? Did the addition(s) require permits? <input type="checkbox"/> Yes <input type="checkbox"/> No Do you have documentation of the addition(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No	

INCOME VERIFICATION

Please list **ALL** sources of income, taxable and nontaxable for **ALL** the individuals living in the home. This information will remain confidential to Rebuilding Together Miami-Dade. Supporting documentation **must** be provided for each of the areas that are completed.

Total Annual Household Income: \$_____

Homeowner(s) – Check **ALL** that applies:

Source of Income	Monthly Total
<input type="checkbox"/> Salaries	\$ _____
<input type="checkbox"/> Social Security	\$ _____
<input type="checkbox"/> Pensions	\$ _____
<input type="checkbox"/> Disability	\$ _____
<input type="checkbox"/> VA Benefits	\$ _____
<input type="checkbox"/> Alimony/Child Support	\$ _____
<input type="checkbox"/> Government Support	\$ _____
<input type="checkbox"/> Other:	\$ _____

Other Members of the Household – Check **ALL** that applies:

Source of Income	Monthly Total	Whose Income? (Name)
<input type="checkbox"/> Salaries	\$ _____	_____
<input type="checkbox"/> Social Security	\$ _____	_____
<input type="checkbox"/> Pensions	\$ _____	_____
<input type="checkbox"/> Disability	\$ _____	_____
<input type="checkbox"/> VA Benefits	\$ _____	_____
<input type="checkbox"/> Alimony/Child Support	\$ _____	_____
<input type="checkbox"/> Government Support	\$ _____	_____
<input type="checkbox"/> Other:	\$ _____	_____

ADDITIONAL INFORMATION

What is your primary language?

English
 Spanish
 Creole
 Other:

Biography:

*Please tell us a little more about yourself: place of birth, education, past jobs, children, marriage information, community involvement, hobbies, pets, what **home** means to you?*

AUTHORIZATION & VERIFICATION

By signing this document, I guarantee that I am eligible to receive assistance and that I accept and agree to the below-stated provisions:

- I am the owner of the home at the above address and the same house is my full-time residence.
- I have no present intention to move or offer my home for sale over the **next 5 years**. I understand that if I should sell my home within the five years following Rebuilding Together Miami’s work, I will be responsible to pay Rebuilding Together Miami-Dade for the cost of the completed home repairs.
- Rebuilding Together Miami-Dade is a nonprofit which funding comes entirely from grants, corporate sponsorships, and individual donations. Therefore, I understand that if my home is selected, RTMD might not be able to provide all the repairs needed but will prioritize renovations that make my home healthier, safer, and more accessible.
- I understand and agree that, should my application be selected, work on my home might be done by volunteers and that it is my responsibility to secure any valuables present in the house.

- I understand that applications are selected according to available monetary and labor resources, and that there might be an extensive waiting period before I am able to receive services by Rebuilding Together Miami-Dade.
- I understand that Rebuilding Together Miami-Dade is funded by charitable donations and grants to help vulnerable homeowners and their families, who have no other means to afford home repairs. I hereby confirm that there are no other financial resources available to myself or members of the household, which could be applied to these repair needs.
- By my signature, I acknowledge that all information I have provided is true and correct to the best of my knowledge. I am aware that if I make any willful false statement in this application or any other following documentation that I provide for program eligibility, I may be punished with fines and also may be subject to civil and/or administrative penalties and sanctions. If work is halted due to false information, I may be liable for re-paying Rebuilding Together Miami-Dade Inc. for all work provided.
- I, the undersigned, certify subject to disqualification, that the information provided in this application is true and correct.

Homeowner(s) Signature(s): _____

Homeowner(s) Print Name(s): _____

Date: _____

REQUIRED DOCUMENTS

Required Documents for ALL members of the household:

Failure to provide ALL the required documents for ALL the members of the household and to fill out & sign this application will result in the disqualification of your request for services.

- Picture ID for all residents above the age of 14 (Valid Driving License, Valid ID Card, School ID or Passport)
- If there is a child under the age of 14 in the home, please provide the birth certificate
- Utility bills
- Documentation that the mortgage payments are up to date **or** the mortgage is paid off
- Proof of Income for all residents above the age of 18 (All that applies):
 - Most Recent Tax Return or W2 or Paystubs
 - Social Security Letter
 - Pension Statement
 - Disability
 - VA Benefits
 - Alimony/Child Support
 - Government Support (SNAP Benefits, WIC Benefits)
 - Other
- US Veterans, US Reserves National Guard, Coast Guard Reserves must submit a copy of the DD-214 (discharge certificate) or military ID until DD-214 is obtained

Return all information via mail or email to:

Attn: Programs
 3628 Grand Ave.
 Miami FL, 33133

E-mail: info@rtmiami.org