Memorandum

Date:	May 15, 2023
To:	Honorable Chairman Oliver G. Gilbert, III and Members, Board of County Commissioners
From:	Daniella Levine Cava Mayor
Subject:	Liberty Square and Lincoln Gardens 1st Quarter Report for 2023

Executive Summary

Attached for your review is the Public Housing and Community Development Department's (PHCD) Liberty Square and Lincoln Gardens Quarterly Report for the period of January 1, 2023 -March 31,2023.

The redevelopment of Liberty Square is completed through Phase Three, totaling 600 units, of what will eventually be nine total phases. Liberty Square Phase Four will be next to follow, likely beginning construction in Quarter 2 (Q2) of 2023 and will house the remaining 27 public housing families that are currently on-site. With the completion of this phase, all original Liberty Square families will be housed. Liberty Square Phase Four will consist of 193 units, over three buildings, and offer a mixed-use component containing ground level office space and health care services. Liberty Square Phase Four will be partially funded using $2 million in recirculated County Surtax funds from Liberty Square Phase Two, thanks to the County's Surtax Program.

Lincoln Gardens, the first phase of a three-phase development, features 134 multifamily residential rental units, spread over (4) 3-story garden-style buildings and (1) two-story townhome building. The development was completed in September of 2022, and on December 23rd, 100% occupancy was achieved. A total of 39 residents from the original Annie Coleman 14 public housing site, provided with the first right of refusal, have moved into Lincoln Gardens.

The second phase to follow, Lincoln Gardens Elderly, a 77-unit 4-story senior building, broke ground March 29th.

The attached report for the period of January 1, 2023 to March 31, 2023 provides information on the following:

Section I. Community Engagement
Section II. Development Updates
Section III Construction and Coordination

This report corresponds to Resolution No. R-636-16 adopted by the Board of County Commissioners (Board) and Section 29 of the Master Development Agreement

(MDA) between Miami Dade County (the County) and RUDG, LLC (the Developer), the Developer is required to provide quarterly reports on the project's development and an action plan pertaining to the steps the Developer has undertaken to hire small businesses, Section 3 businesses and Section 3 resident-owned businesses.

If you have any questions regarding this report, please contact Alex Ballina, Director, Public Housing and Community Development Department, at 786-469-4106.

Attachments

c: Geri Bonzon-Keenan, County Attorney
Gerald Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Office of the Mayor Senior Staff
Alex Ballina, Director, Public Housing and Community Development
Felix Jimenez, Inspector General
Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
Adeyinka Majekodunmi, Commission Auditor
Basia Pruna, Director, Clerk of the Board

Liberty Square and Lincoln Gardens
Quarterly Report

Memo

To:	Miami-Dade Board of County Commissioners
From:	Related Urban Development Group, Development Team
Copy:	Public Housing and Community Development Department
Date:	March 31st, 2023 | Quarter 1
Re:	Liberty Square and Lincoln Gardens Quarterly Report | January 01, 2023 – March 31, 2023

Project(s) Overview –

Liberty Square and Lincoln Gardens Updates:

The redevelopment of Liberty Square is completed through Phase Three, totaling 600 units, of what will eventually be nine total phases. Liberty Square Phase Four will be next to follow, likely beginning construction in Q2 of 2023, and will house the remaining 27 public housing families that are currently on-site. With the completion of this phase, all original Liberty Square families will be housed. Liberty Square Phase Four will consist of 193 units, over three buildings, and offer a mixed-use component containing ground level office space and health care services. Liberty Square Phase Four will be partially funded using $2 million in recirculated County Surtax funds from Liberty Square Phase Two, thanks to the County's Surtax Program.

Lincoln Gardens, the first phase of a three-phase development, features 134 multifamily residential rental units, spread over (4) 3-story garden-style buildings and (1) two-story townhome building. The development was completed in September of 2022, and on December 23rd, 100% occupancy was achieved. A total of 39 residents from the original Annie Coleman 14 public housing site, provided with the first right of refusal, have moved into Lincoln Gardens. The second phase to follow, Lincoln Gardens Elderly, a 77-unit 4 story senior building, broke ground March 29th.

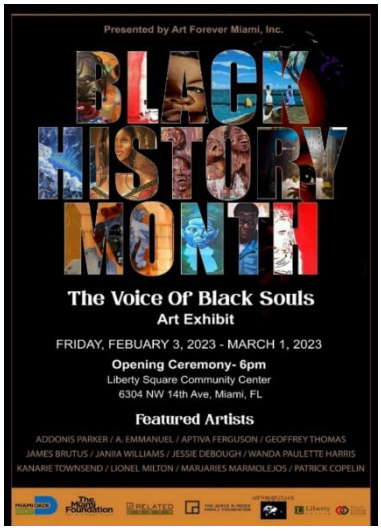
Liberty Square and Lincoln Gardens
Quarterly Report

Section I. Community Engagement

The Related Urban Development Group (RUDG) team, in partnership with Miami Dade County Public Housing and Community Development (PHCD), work together to hold various programs and events for both the Liberty Square and Lincoln Gardens residents.

Community Programs, Services and Resources

Available to residents of both communities, programs and services geared towards education, workforce advancement and wellness are offered that include, but are not limited to, college prep resources, GED programs, continued education, job placement resources, health screening services, spring/summer camp programs, farm shares, senior bingo, community crime watch and engagement between youth and local police officers.



In addition to programming offered to residents, RUDG and PHCD join in celebrating the community, local achievements, and holidays. In recognition of Black History Month, the Liberty Square Community Center hosted "*The Voice of Black Souls",* an art exhibit displaying the works of local Black artists and was made available for viewing for the entire month of February.

In accordance with International Women's Day on March 8th, a luncheon was held at the Liberty Square Community Center entitled *"Stand Women Stand"* to honor the women of the community and their great accomplishments. Two of the women that were honored at this event were Commissioner Chairwoman Christine King and Miami Dade County School Board Member Dr. Dorothy Bendross Mindingall.





Liberty Square and Lincoln Gardens
Quarterly Report

Service Providers and Outreach:

The service providers listed below operate out of the Liberty Square Community Center and are available to both residents and the local community:

- **Helping Hands Youth Center:** After-school activities, tutoring, recreational activities, and sports
- **RAW (Rapid Access Wellness):** Health based education, COVID-19 testing, rapid HIV testing, and STI screening and treatment). RAW also offers "Miracle Mondays", life skills for men and women.
- **Family Safety Net (New Horizon):** Provide crisis/emergency assistance, mental health counseling, parenting skills, individual counseling, family counseling, grief counseling, psych evaluations, anger management, literacy/educational assistance, tutoring, child development, homelessness prevention, child daycare, youth mentoring and fatherhood support.
- **AMO (Adult Mankind Organization Inc.):** Provide services for out-of-school youth (ages 16-24) including: free GED training, job services & placement and paid work experience.
- **Young Women Facing Their Future (YWFTF):** Provide mentoring, life skills & couching and social activities (girls ages 7-18).
- **M.E.Y.G.A (Multi-Ethic Youth Group Association):** S.T.E.M, arts, sports, reading, social skill workshops and dance & karate.
- **Lighthouse Angels:** Provides an array of services for seniors including bingo, meals, and line dancing

Liberty Square and Lincoln Gardens
Quarterly Report

Section II. Development Updates –

During the first quarter of 2023, the development team at RUDG was focused on achieving financial closing for the upcoming phases of both Liberty Square and Lincoln Gardens to fund future construction. Additional focus was also placed on the lease up of the newly completed Lincoln Gardens Phase One and ensuring the smooth transition of both new and returning residents.

As construction begins on the future phases of Lincoln Gardens and Liberty Square, the RUDG development and construction teams will invite local small business and minority owned businesses to participate in construction activities as subcontractors. These meetings, first geared towards hiring efforts for Lincoln Gardens Elderly, are set to take place in the first few weeks of Q2, to ensure that local hiring needs are met. The same practice will take place once Liberty Square Phase Four completes financial closing.

Liberty Square and Lincoln Gardens
Quarterly Report

Section III. Construction and Coordination –

Please see below for the most updated images of progress at Lincoln Gardens Elderly. As mentioned previously, Lincoln Gardens Phase One has been completed, with construction just beginning on Lincoln Gardens Elderly, located in the south/east corner of the parcel.

In anticipation of nearing financial closing, Liberty Square Phase Four, or Block 2 of Liberty Square, has been prepped for development with the demolition of all existing structures, and will likely begin construction in Q2 of 2023.



Lincoln Gardens Elderly



Liberty Square Phase Four (Block 2)