

Memorandum



Date: July 26, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Report on Affordable Elderly Housing at Westchester Regional Library-Directive 213135



Executive Summary

This report is being prepared pursuant to Resolution R-136-22 adopted by the Board of County Commissioners (BCC) on Feb, 1, 2022, directing the County Mayor to negotiate lease of such land; approving allocation of \$5,000,000.00 of project No. 249 funds and \$2,000,000.00 of Affordable Housing Trust funds (capital project program No. 2000002154) for the development of elderly affordable housing on a portion of the surface parking lot of the Westchester Regional Library located at 9445 SW 24 Street, Miami, Florida, 33165 (“site”) in County Commission District 10.

Resolution R-136-22 also calls for a report on the progress of the project. In summary, the project is in the final stages of design and pending review by the County. The 20-unit project is expected to break ground in the last quarter of calendar year 2022.

Background

At the request of the District 10 Commissioner, the Public Housing and Community Development (PHCD) department initiated the development of the Westchester Library site immediately after the BCC reallocated funding from the Affordable Housing Trust Fund (AHTF) to each Commission district. The \$26 million AHTF fund was divided into 13 parts and provided for each District Commissioner to award up to \$2 million for worthy affordable housing projects in their respective districts. District 10 Commissioner, Javier D. Souto, elected to award his allocated dollars to the project presently known as Westchester Senior Housing.

The project, presently in the pre-development stage, will be located on a portion of the Westchester Regional Library front parking lot situated along SW 24th Street, Miami, Florida, Folio No. 30-4009-000-0170.

Update

The 24,700 square-foot building will contain 20 Senior Affordable Housing Units and is designed to be incorporated and blend into the library campus. The three-level building will be serviced by two elevators and consist of a first level parking reception and community room, and housing on levels two and three. The project anticipates full replacement of parking currently servicing the library, park, and wellness center by developing a new parking lot and walkways on an FPL easement adjacent to the Westchester Regional Library. This long-term FPL easement has been reviewed by Miami Dade County Attorney’s Office

(CAO) and PHCD is currently waiting for pricing from FPL for the easement. Additionally, PHCD is working closely with the Miami-Dade Public Library System on related site improvements to ensure ingress, egress, and accessibility to the library, park, and wellness center are incorporated into the project.

The survey and platting have been completed and PHCD is working through various County departments for the necessary approvals. Concurrently, the architect is working on design and construction drawings, the LEED certification and other pre-development activities for a timely start of construction, estimated to be in the last quarter of calendar year 2022.

The overall location, design, unit count and additional parking have been reviewed by Commissioner Souto.

Should you require additional information, please contact Michael Liu, Director, Public Housing and Community Development at (786) 469-4106.

Pursuant to Ordinance No. 14-65, this written report shall be placed on the next available BCC agenda without committee review.

c: Geri Bonzon-Keenan, County Attorney
 Gerald Sanchez, First Assistant County Attorney
 Jess McCarty, Executive Assistant County Attorney
 Office of the Mayor Senior Staff
 Michael Liu, Director, Public Housing and Community Development
 Ray Baker, Director, Miami-Dade Public Library System
 Felix Jimenez, Inspector General
 Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
 Adeyinka Majekodunmi, Commission Auditor
 Basia Pruna, Director, Clerk of the Board
 Eugene Love, Agenda Coordinator