

In the Same Sandbox: Public Housing and Public Schools

The Miami-Dade County
Experience



Michael Liu

Director, Public Housing & Community Development Dept (PHCD), Miami-Dade County, FLA

Michael has led PHCD, the sixth largest public housing agency in the US and the largest housing organization in Florida, since 2014. PHCD has an annual budget of \$500 million, a portfolio of over 50,000 units, and annually lends over \$30 million. He has served as US HUD Assistant Secretary for Public and Indian Housing, US Agriculture Deputy Under Secretary for Small Community and Rural Development, SVP Dutko/Grayling, SVP/Community Investment Officer, Federal Home Loan Bank of Chicago, VP Bank of America (FSB) and in the Hawaii State House and Senate. He is a graduate of Stanford University and University of Hawaii's Richardson School of Law.



Lisa M. Martinez

Founder/President, L.M. Genuine Solutions LLC

Lisa is a civic leader, public servant, and life-long educator, who provides strategic management and business consulting services to government entities, education, and public and private businesses. Before launching her own firm, she served as Chief Strategy Officer at Miami-Dade County Public Schools assisting the Superintendent of Schools in creating, communicating, executing, and sustaining strategic initiatives district-wide. She has also served as Senior Advisor and Chief of Staff to the Miami-Dade County Mayor and City of Miami Mayor's Director of Policy and Legislation. Lisa has used her years in the classroom combined with her Bachelors and Masters of Science degrees in Elementary Education and National Board Certification to develop and lead community-based programs and initiatives.



Alberto Milo, Jr

Principal/President, Related Urban Development Group (RUDG)

Alberto leads RUDG, the affordable housing division of the Related Group development company, where he's responsible for design, development, construction, financing, and budgeting for projects in RUDG's portfolio, whether public, affordable, workforce, or mixed-income housing. Under Albert's leadership, RUDG has built and rehabilitated more than 2,700 units throughout Florida with over \$1 billion in total development costs. Most recently, RUDG has embarked on projects designed to eliminate many of the problems associated with public housing developments, including the \$600 million River Parc master plan in Miami's Little Havana neighborhood. Albert had over 20 years of experience in real estate development and brokerage before joining RUDG. He formed The Urban Development Group in 2002 focusing on revitalizing communities by creating affordable homeownership for underserved markets. He has served as President of the Builder's Association of South Florida and was named Builder of the Year in 2009 and 2019.

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Introduction

Land for affordable/workforce housing is a challenge in most metro areas and adds to the high cost of housing in robust markets.

Miami-Dade County Public Housing and Community Development (PHCD) has successfully forged a partnership with Miami Dade County Public Schools (MDCPS) to unlock an untapped source of land for housing.

Partnership

- The Schoolhouse Apartments, 10 housing units dedicated to teachers, and the new Southside Preparatory Academy, a K-8 school for almost 700 students.
- This project is contingent on MDCPS allowing PHCD to develop 225-plus workforce housing units on the Phillis Wheatley Elementary School in Overtown, less than five miles away, strategically located between the mega urban development Miami World Center and the hip art centric neighborhood of Wynwood.



Southside Preparatory Academy / Schoolhouse Apartments



Property Lot Size: 0.344 Acres

Southside Preparatory Academy / Schoolhouse Apartments



- On Levels 2 and 3
- 10 Workforce Housing Units
- 1 Bedroom / 1 Bathroom Apartments
- Approximately 900 - 950 Square Feet Per Unit

Background

- In 2015, MDCPS began exploring avenues to expand Southside Elementary School in the Brickell neighborhood of the City of Miami which was experiencing an influx of financially stable families with young children.
- MDCPS approached The Related Group, a developer building high-rises in partnership with PHCD in proximity to Southside Elementary, and the City of Miami with two individual proposals for partnerships. Each proved financially prohibitive for MDCPS.

PHCD Collaboration

- Already a leader in forging public-private partnerships (PPP), PHCD worked with The Related Group to condense its PPP project, the Gallery of West Brickell, to free up sufficient vacant public housing land to accommodate the Southside Elementary School. It was agreed that Related would not be the developer of the school. In return for the land, MDCPS agreed to have 10 workforce housing units built as part of the school and allow PHCD to be the developer of a new school and 225-plus workforce units on a public-school site - Phillis Wheatly.
- With approval from HUD's Special Applications Center (SAC), the project will give preference to MDCPS employees earning no more than 80% of Area Median Income (AMI) for Miami-Dade County, \$57,920 for a couple.

PHCD Collaboration (Continued)

- The joint project will be built by MDCPS with PHCD participating in reviews and approvals. MDCPS will fund the school's build-out through its capital budget and PHCD will fund the workforce housing units (\$3.5 million). PHCD will manage the marketing, selection and monitoring of all housing units following HUD rules.
- Agreements (e.g., Master Development Agreement, 75-year Ground Lease) received formal approval by the Miami-Dade County Board of County Commissioners (BCC) and the MDCPS Board.





Phillis Wheatley

- PHCD will again collaborate with MDCPS at Phillis Wheatley Elementary School located in the Overtown neighborhood of the City of Miami.
- The MDCPS-owned property will include a new Phillis Wheatley Elementary School, a mixed income development with more than 225 apartments.
- MDCPS already had plans to enhance the school site with administrative offices for MDCPS staff. Housing was added as part of the negotiations.

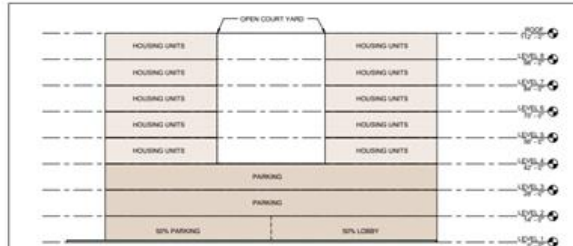


Phyllis Wheatley

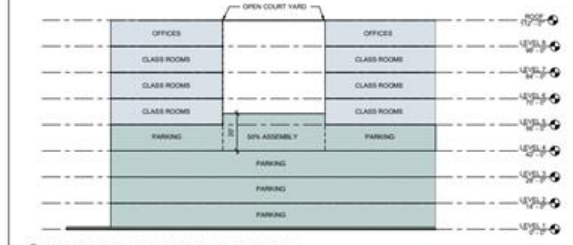


➤ **Property Lot Size: 3.772 Acres**

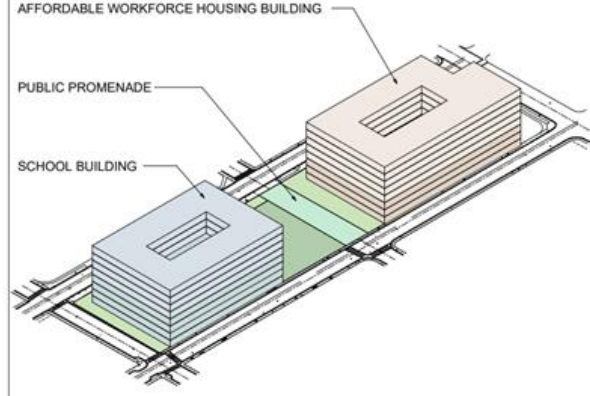
Phillis Wheatley



03 SOUTH ELEVATION STACK DIAGRAM - AFFORDABLE WORKFORCE HOUSING BUILDING
1" = 20'-0"



02 SOUTH ELEVATION STACK DIAGRAM - SCHOOL BUILDING
1" = 20'-0"



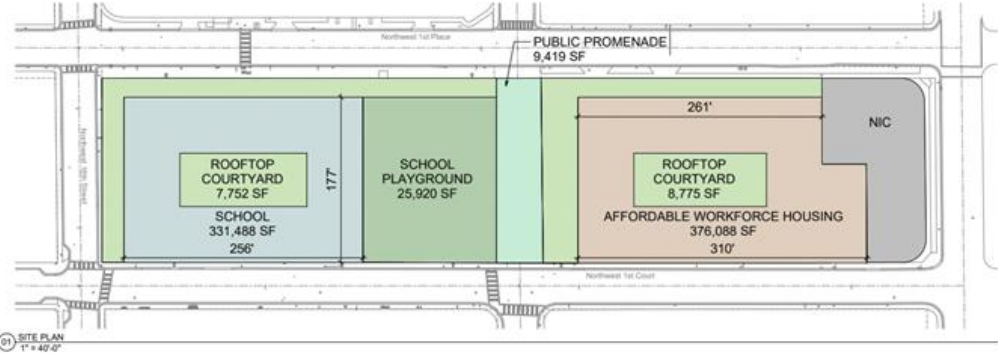
04 AXONOMETRIC VIEW

LEGEND

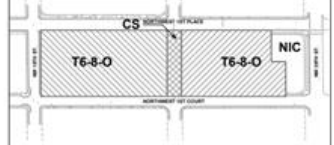
- SCHOOL PARKING / AMENITIES
- CLASSROOMS / OFFICES
- HOUSING PARKING / AMENITIES
- HOUSING UNITS
- LANDSCAPE
- SCHOOL PLAYGROUND
- PUBLIC PROMENADE

ROOMS	SQ FT	NO. OF UNITS	PROGRAM	PROGRAM UNITS	TOTAL	PERCENT
HOUSING COMPONENT						
TOTAL UNITS	4,550	1,000			4,550	100%
CLASSROOMS	1,500	100			1,500	33%
OFFICES	1,500	100			1,500	33%
SCHOOL PLAYGROUND	2,520	0			2,520	55%
SCHOOL COMPONENT						
TOTAL CLASSROOMS	1,500	100			1,500	100%
TOTAL OFFICES	1,500	100			1,500	100%
TOTAL PLAYGROUND	2,520	0			2,520	100%
TOTAL PROJECT						
TOTAL UNITS	4,550	1,000			4,550	100%
TOTAL CLASSROOMS	1,500	100			1,500	33%
TOTAL OFFICES	1,500	100			1,500	33%
TOTAL PLAYGROUND	2,520	0			2,520	55%

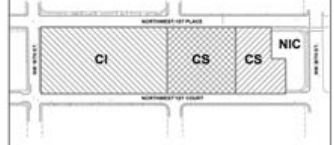
- NOTES:
- 1. CLASSROOMS SHOULD BE 10' X 12' TO 12' X 12'
 - 2. OFFICE SHOULD BE 10' X 12' TO 12' X 12'
 - 3. ALL ROOMS SHOULD BE 10' X 12' TO 12' X 12'
 - 4. ALL ROOMS SHOULD BE 10' X 12' TO 12' X 12'
 - 5. ALL ROOMS SHOULD BE 10' X 12' TO 12' X 12'
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 - 14. ALL ROOMS SHOULD BE 10' X 12' TO 12' X 12'
 - 15. ALL ROOMS SHOULD BE 10' X 12' TO 12' X 12'



01 SITE PLAN
1" = 40'-0"



KEY PLAN (PROPOSED ZONING CODES)



KEY PLAN (EXISTING ZONING CODES)

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PUBLIC HOUSING & COMMUNITY DEVELOPMENT
PHILLIS WHEATLEY ELEMENTARY SCHOOL SITE
1801 NE 1ST PLACE
MIAMI, FLORIDA 33136

MASTER PLANNING-CODE RESEARCH & MASSING BLOCK DIAGRAM
PROJECT NO. 19141.01
ISSUED: 02/11/21
SCALE: As indicated

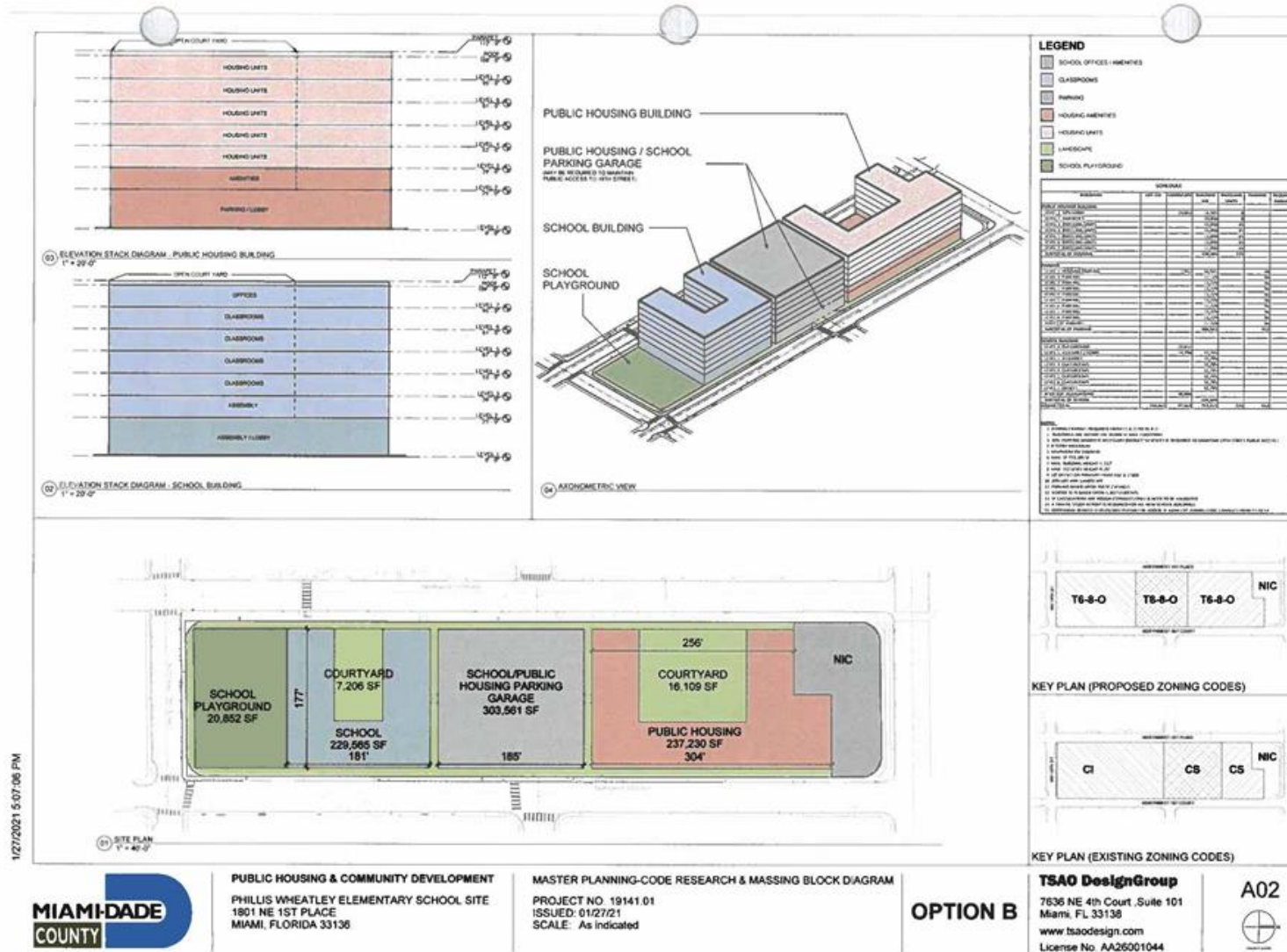
OPTION A

TSAO DesignGroup
7636 NE 4th Court, Suite 101
Miami, FL 33138
www.tsaodesign.com
License No. AA26001044

A01



Phillis Wheatley



Status



Southside/Schoolhouse Apartments had its groundbreaking in December 2021.



The Related Group has been brought back into the picture as a provider of parking for the school's staff and is cooperating in designing traffic flow to accommodate the school.



The project's completion date is late 2024.



Phillis Wheatley - Status

- Phillis Wheatley's development agreement and lease are in draft; appraisals are expected by early summer 2022. Zoning and land use changes may take another 12 to 24 months to complete. A finished project is expected by 2026-2027.



The Future

- PHCD looks to continued collaboration and partnership with MDCPS. Both organizations are learning from each other---we need to be flexible and find ways to streamline processes. More opportunities are on the horizon.