



LEONARDO ARIPPOL

PRINCIPAL / CONSULTANT

CURRICULUM VITAE + PORTFOLIO

“

Sed omnia **praeclara**
tam **difficilia** quam **rara**
sunt

”

Benedict de Spinoza. Ethica, Or-
dine Geometrico Demonstrata.

“

But all things **excellent**
are as **difficult** as they are
rare.

”

LEONARDO ARIPPOL

PRINCIPAL / CONSULTANT

Cover Letter / Biography

To whom it may concern,

The following pages showcase the development projects in which I had a major involvement and delineate my responsibilities. I had the good fortune of working for one of the largest and well capitalized privately held real estate companies, which at the time, began forming their Affordable Housing Division. This allowed me to experience both development and construction.

This document is written in Adobe InDesign which I have used extensively to make professional documents to request for qualifications and for proposals, and to make unsolicited proposals.

Since I was born and raised in Milan, Italy, I became accustomed to the beautiful architecture of old buildings and fascinated by its construction. This sparked my interest in construction and graduated from Florida International University with both a Master's and a Bachelor's degree in Construction Management.

After graduating from FIU, I was blessed with a job at the Related Group under the helm of Albert Milo Jr. in the affordable housing division known. My first year was characterized by spending a lot of time in the building departments of many cities; and I managed to obtain 12 master-permits and 3 water-main extension permits within the first year. Over the following six years I began taking the reins of several projects which were characterized with numerous problems, either in-the-field or in-the-office. I always had one foot in development and the other in construction, and this assisted me in arriving at solutions that were suitable for both contractor and developer/owner.

Having one foot in development, I began to see that the financial model is the crux of development and set out to build my competency in the field as quick as possible by reading the relevant textbooks and attending university courses. After being promoted to Development Manager I started making applications for funding and spearheaded the financial closing of three developments simultaneously. Clearly, I had a strong team of professionals assisting me. It was a great experience and I learned my biggest lesson in development, Always Be Closing!

When joining a starting enterprise, one will always be short-staffed and will have the opportunity to do more of the tasks required to advance the company. Integral formed a joint venture in Florida and I saw it as an opportunity to practice and hone my financial skills. My time spent at Integral was characterized with many requests for qualifications, proposals, and unsolicited proposals. We were chasing deals all the time! Providing sufficient repetition to become competent in underwriting and InDesign.

During this time, I was also assigned to a few projects, Cypress at Ardentale being the most notable. This development is the poster child of Murphy's Law. We had every challenge on the book, some of which (environmental) lead me to work with the U.S. Army Corp of Engineers and with HUD Tribal Consultation. We slowly began chipping away at the problems and finally closed its first phase. Through this project and others, I began underwriting many more transactions and scenarios, whether it was for partners, investors, public entities, investment committees, or for funding applications. This improved my financial modeling skills.

Sincerely,



LEONARDO ARIPPOL

PRINCIPAL / CONSULTANT



PROFILE

Name :
Leonardo Arrippol

Office :
(786) 885-0036

Email :
Inquiries@Leonard-Frank.com

Website:
www.Leonard-Frank.com

EDUCATION

Florida International University:
M.S. in Construction Management

B.S. in Construction Management

LICENSES/CERTIFICATES

State of Florida Certified General Contractor: CGC 1528938

State of Florida Real Estate Sales Associate: SL3428479

REFM Certification in Excel for Real Estate - Levels 1 & 2, With Distinction

Florida Housing LIHTC Certification

OSHA 30 Hour Certificate

AWARDS

Smathers Phase Two: 2018 Builders Association of South Florida Best Award

Joe Moretti Phase Two: 2017 Dade Heritage Trust Preservation Award

Edificio Pineiro: 2015 Audrey Nelson Community Development Achievement Award

CURRICULUM VITAE

EMPLOYMENT

October 2023 - Current
Leonard Frank, Miami, FL
Principal / Consultant

- Consulting and assisting boutique developers with:
 - Low Income Housing Tax Credits & Tax-Exempt Bond Transactions
 - Preparing Financial Models for Mixed-Income, LIHTC, and Merchant-Build Transaction
 - Preparing Unsolicited Proposal for Land Acquisition

January 2021 - September 2023
Integral Group, Atlanta, GA

Development Manager

- Worked under the Community Development Division and the Florida affiliate: Integral Florida
- Managing the Development and Financing of:
 - Cypress at Ardendale (470 Units New Construction, Townhomes, 120MM)
 - Multi-Phase Mixed Income Development in partnership with the East Baton Rouge Housing Authority.
 - Awarded 30MM in HUD's Choice Neighborhood Implementation Grant
 - <http://ebrpha.org/br-choice/>
 - The Oasis at Renaissance Preserve (124 Units New Construction, Garden Style, 31MM)
 - Affordable Assisted Living Facility
 - Public Housing Authority Transaction with 9% LIHTC
- In charge of the managing the Underwriting to successfully close on the transactions
- Interface with third parties relating to the financial closing, such as Plan and Cost Review, Market Study, and Appraisal
- Oversaw the Request for Proposals (RFP) and Local Authority Bond Applications
- Prepared Financial Models and strategies for securing local financing
- Prepared and submitted responses for Notification of Funding Availability from local government sources, including but not limited to Federal Home Loan Bank of Dallas AHP, Louisiana Office of Community Development CDBG-DR funds, Louisiana Housing Corporation CDBG, NHTF, and LIHTC
- Oversaw Development Activities:
 - Schematic/Design/Construction Drawings
 - Entitlement/Permitting
 - Engaging Consultants, Engineers, and Contractors
- In charge of the Impact Fee Deferrals, Unity of Title, Affordable Housing Covenant, and Other Covenants Required for Development
- In charge of obtaining Entitlements and presenting the Developments to local boards for approval

LEONARDO ARIPPOL

PRINCIPAL / CONSULTANT

January 2020 - January 2021
The Related Group, Miami, FL
Development Manager

- Worked under the Related Urban Development Group (Affordable Housing Division)
- Managing the Development and Assisting in the Financing of:
 - The Gallery on the River (160 Units New Construction, High-Rise, 50MM)
 - Public Housing Authority Transaction, 4% LIHTC, Miami-Dade County Surtax, and Qualified Opportunity Zone Equity
 - Three Round Tower B and C (263 Unit Rehab, High-Rise, Budget of 74.7MM)
 - Public Housing Authority Transaction with RAD Conversion, 4 % LIHTC, Miami-Dade County Surtax, and Qualified Opportunity Zone Equity
 - Brisas del Este Phase Two (120 Unit New Construction, Low-Rise, Budget of 33.3MM)
 - Public Housing Authority Transaction with RAD Conversion, 4 % LIHTC, Florida Housing Finance Corporation SAIL, Miami-Dade County Surtax, and City of Miami HOME
 - Brisas del Este Apartments (161 Units New Construction, Low-Rise, 45.8MM)
 - Public Housing Authority Transaction with RAD Conversion, 4 % LIHTC, Florida Housing Finance Corporation Community Development Block Grant, Miami-Dade County Surtax, and City of Miami General Obligation Bond
- Assisted with the underwriting to successfully close on the transactions
- Interface with third parties relating to the financial closing, such as Plan and Cost Review, Market Study, and Appraisal
- Oversaw the Request for Proposals (RFP) and Local Authority Bond Applications
- Reviewed Financial Models and executed strategies for securing local financing
- Oversaw Development Activities:
 - Schematic/Design/Construction Drawings
 - Entitlement/Permitting
 - Engaging Consultants, Engineers, and Contractors
- In charge of the Impact Fee Deferrals, Unity of Title, Affordable Housing Covenant, and Other Covenants Required for Development.
- In charge of obtaining Entitlements and presenting the Developments to local boards, such as the City of Miami Urban Development Review Board, or Miami-Dade County Housing Finance Authority Architectural Design and Review Advisory Committee
- In charge of Permitting and obtaining Certificate of Occupancies
- Oversaw Construction Activities to assist and ensure results are within schedule and budget



LUIS GISPERT / Gallery on the River

LEONARDO ARIPPOL

PRINCIPAL / CONSULTANT

January 2016 - December 2019
The Related Group, Miami, FL
Project Manager

- Worked under the Related Urban Development Group (Affordable Housing Division)
- Managed the Completed Affordable Housing Development of:
 - Joe Moretti Phase Two (96 Unit Rehab, Two-Story, Budget of 12MM)
 - Smathers Phase Two (134 Unit New Construction, Low-Rise, Budget of 25MM)
 - Stirrup Plaza Phase Two (68 Unit New Construction, Low-Rise, Budget of 13MM)
 - Marcia Gardens (134 Unit New Construction, Garden-Style, Budget of 26.5MM)
 - Martin Fine Villas (104 Unit New Construction, Low-Rise, Budget of 22MM)
- Reviewed, Evaluated, and Bought-Out the Subcontractors
- Monitored and Balanced Soft and Hard Cost Budget
- Reviewed and Negotiated Change Orders
- Prepared the Monthly Bank Draw
- Prepared, Reviewed, and Negotiated Construction Contracts and Scope of Work
- Involved in resolving unique circumstantial issues arising from Construction, Inspection, etc.
- In charge of the Impact Fee Deferrals, Unity of Title, Affordable Housing Covenant, and Other Covenants Required for Development.
- In charge of Permitting and obtaining Certificate of Occupancies

January 2014 - December 2015
The Related Group, Miami, FL
Assistant Project Manager

- Worked under the Related Urban Development Group (Affordable Housing Division)
- Managed an Affordable Elderly Development of 3 stories and 34 Units
- Prepared Purchase & Change Orders
- Reviewed G702
- Negotiated Contracts
- Involved in resolving most issues encountered with the City of Miami
- In charge of Permitting and obtaining Certificate of Occupancies
- In charge of the Impact Fee Deferrals, Unity of Title, Affordable Housing Covenant, and Other Covenants Required for Development.



JESSICA GISPERT / Brisas Del Este Apartments

LEONARDO ARIPPOL

PRINCIPAL / CONSULTANT

January 2012 - December 2013

The Related Group, Miami, FL

Assistant Construction Manager

- Worked under the Related Urban Development Group (Affordable Housing Division)
- Prepared Quantity Take-Off
- Prepared Construction Schedule
- Organized Submittals, RFI's Inspection Logs,
- Permitted a 12 Master Building Permits (Permit Runner):
 - Interfaced with Local Jurisdictions, including but not limited to Miami-Dade County, City of Miami, North Miami, and Miami-Gardens
 - Interfaced with Miami-Dade County Department of Environmental Resources Management (DERM)
 - Interfaced with Florida Department of Transportation
 - Interfaced with South Florida Water Management District
- Permitted 3 Water Main Extensions (Permit Runner):
 - Interfaced with Miami-Dade Water and Sewer Department
 - Interfaced with Miami-Dade County Department of Environmental Resources Management (DERM)
 - Interfaced with Florida Department of Health
 - Interfaced with City of Miami Public Works

October 2009 - December 2009

The Related Group, Miami, FL

Internship

- Interning under Ricardo Vadia
- Created, compiled, and organized documents under Luis Castellon
- General office work for the Related Cervera Realty Services under Wendy Marks
- Assisted customer service and building engineers

October 2009 - July 2012

Ariel Estates, Miami, FL

Property Manager

- Managed a 34-unit residential buildings
- Responsible for:
 - Rent collection
 - Maintenance
 - Administration
 - Tenant Showings
 - Enforcement of Rules & Regulation
 - Resolving Day-to-Day issues

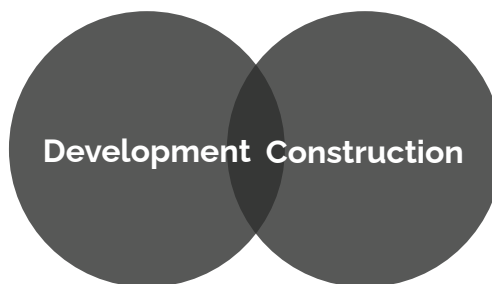
LEONARDO ARIPPOL

PRINCIPAL / CONSULTANT

SOFTWARE SKILLS

Microsoft Excel	
Adobe Pro & inDesign	
Bluebeam	
MS Projects or Primavera	
Planswift	
Microsoft Office Suite	

PROFESSIONAL SKILLS



(Always Be) Closing
Cost and Plan Review / Third Party Reports / Fin. Modeling

Underwriting
Sensitivity Analysis/ Market Research / Financial Modeling

Request For Qualification, Proposals, or Funds
Diligent / Professional / Creative / inDesign / Fin. Modeling

Entitlements
Federal / State / Local / EPA / USACE / SHPO / DOT

Construction Administration
OAC Meetings / Inspections / Buy-Out / Change Orders

Contract Administration
AIA Agrmt. / Sub Contracts/ Davis Bacon / Drawings

Scheduling
Critical Path Method/ Gantt Chart / P6 / Ms Projects

Estimating
Bid-Leveling / Take-Offs/ Bluebeam/ Planswift

REFERENCES

Will forward upon request.

LEONARDO ARIPPOL

PRINCIPAL / CONSULTANT

TIMELINE

RELATED GROUP
1 Year

DEVELOPMENT MANAGER

Learned to Always Be Closing. With the assistance of the team we achieved three financial closing in my first year. Put together Request for Applications/Funding, as well as challenging/defending our competitive applications at the state-level.

2020

2021

INTEGRAL GROUP
2.75 years

DEVELOPMENT MANAGER

Honed my financial modeling skills, went after a dozen or so of Request for Funds (NOFA's), Qualification, and/or Proposals (and Unsolicited Proposals) in a short period of time. Interfaced and was deeply involved with HUD and US Army Corp. of Engineers.

RELATED GROUP
2 Years

ASSISTANT PROJECT MANAGER

Got the keys to car! Managed my first construction project as the de-facto Construction Manager. Experienced all elements of a mid-rise construction with a small-scale project. Also began handling all lender inspections and close-outs (TCO/CO).

2014

2016

RELATED GROUP
4 years

PROJECT MANAGER

Self-performed with Fortune Urban Construction; I bid-levleled and bought out three projects simultounasly while having broken ground with phase permits. Managed all contracts and change orders (budget & schedule).



Florida International University:

M.S. in Construction Management (2012)
B.S. in Construction Management (2010)

2012

RELATED GROUP
1.33 years

ASSISTANT CONSTRUCTION MANAGER

Learned how to work with local authorities having jurisdiction and managed to permit 12 developments along with 3 water main extensions.

PORTFOLIO



Project Description

Cypress at Ardendale is a multi-phase mixed-income development awarded approximately \$29.5MM in Choice Neighborhood Implementation (CNI) Grant funds from the U.S. Department of Housing and Urban Development. The greenfield site is surrounded by approximately 10.67 Acres of wetlands that were carefully incorporated within the housing design to not disturb the natural environment. The 434 units community will include public roadways, and community amenities.



CYPRESS AT ARDENDALE

Project Stats

Project Type	Multi-Phase Mixed-Income (22% Market Rate, 56% Affordable, & 22% Public Housing Replacement Units)
Project Status	Phase I (of 4) Closed + Phase I Public Infrastructure (of 2) Closed
Construction Type	New Construction Mixed-Style; a Total of 45 Buildings, 23 Walkup, 21 Row House, and 1 Mid-Rise.
No. of Units and Bedroom Mix	434 Units; 80 One-bedrooms, 37 Two-bedrooms, 8 Three-bedrooms, and 4 Four-bedrooms.
Income Groups Served	20%-80% of AMI and Market Rate
Architect	RHH Architects
Developer & General Contractor	Integral Group & Milton J. Womack
Total Development Costs	+/- 151,560,000 - Phase I: +/- \$67,810,000
Financing Sources	Phase I: 4% LIHTC w/ LHC Tax Exempt Bond, LHC CDBG-DR, OCD CD-BG-DR, HUD CNI, East-Baton Rouge Parish ARPA, OCD-CDBG (Infrastructure Only), and Permanent Loan
Role	Development Manager
Responsibilities	Applications for Funds, Construction Feasibility & Negotiations, Entitlement, HUD, LHC, LOCD Reviews, Underwriting and Financial Closing

Project Description

Oasis would have been a full service Assisted Living Facility (“ALF”) operating 24 hours per day, 7 days per week, designed to meet the National Green Building Standard Certification. Oasis was designed as a 4-story building consisting of 124 units for seniors, of which 106 are affordable rental units for low- and moderate-income tenants. In addition, those affordable units would have been eligible to receive project-based vouchers from HACFM. The development was ultimately shelved due to changing economic environment.



Project Stats

Project Type	Affordable Assisted Living Facility + Sec. 8 Project Based Vouchers
Project Status	Shelved
Construction Type	New Construction Mid-Rise; 4-story building with surface parking lot
No. of Units and Bedroom Mix	124 Units; 35 Studios, 76 One-bedrooms and 6 Two-bedrooms
Income Groups Served	60% of AMI and Market Rate
Architect	Modis Architects
Developer & General Contractor	Integral Group & TBD
Total Development Costs	+/- \$30,590,000
Financing Sources	9% LIHTC and Section 232 Permanent Loan
Role	Development Manager
Responsibilities	Applications for Funds, Architectural Design w/ Consultants, Construction feasibility, Entitlement, and Underwriting

Project Description

Gallery on the River is a 12-story mixed-income development in partnership with Miami-Dade County Public Housing and Community Development. It is located on a public housing site along the thriving Miami River and comprises of 96 Market-Rate/Workforce units (60%). Amenities include a swimming pool terrace, fitness center, business center with conference facilities, dog-washing station, laundry closets, and covered parking.



GALLERY ON THE RIVER

Project Stats

Project Type	Mixed-Income (60% Market Rate/Workforce & 40% Affordable)
Project Status	Completed
Construction Type	New construction High-Rise; 12-story Building with a 4-story Pre-cast Parking Garage
No. of Units and Bedroom Mix	160 Units; 125 One-bedrooms and 35 Two-bedrooms
Income Groups Served	50%, 80%, and 140% of AMI
Architect	CFE Architects
Developer & General Contractor	Related Group & Fortune Urban Construction
Total Development Costs	+/- \$50,000,000
Financing Sources	4% LIHTC w/ MDHA Tax Exempt Bond, QOZ Equity, MDC Surtax, and Permanent Loan
Role	Development Manager
Responsibilities	Applications for Funds, Architectural Design w/ Consultants, Construction Feasibility, Entitlement, Underwriting and Financial Closing, Owner Representative During Construction.

Project Description

The Florida State Historic Preservation Office established that the Three Round Tower Site is eligible for placement in the National Register of Historical Places. At the time the tower complex was constructed, it was the largest government-leased, privately built public housing project in the country and continued a trend started by the Robert King High public housing development, built 1964, of large-scale tower public housing developments in Miami. The site of the complex is also an example of towers-in-park model that started with modernist architect Le Corbusier in the 1920s and elaborated upon in the US in the late 1940s-1960s by developments across the country.

COMPLETED



THREE ROUND TOWER A

Project Stats

Project Type	Elderly Affordable Housing + Public Housing
Project Status	Completed
Construction Type	Tenant-in-Place Rehabilitation of a 13-story High-Rise with Surface Parking
No. of Units and Bedroom Mix	128 One-bedroom Units
Income Groups Served	30%, and 80% of AMI
Architect	SR Architects
Developer & General Contractor	Related Group & Fortune Urban Construction (Self-Performed)
Total Development Costs	+/- \$74,840,000
Financing Sources	4% LIHTC w/ HFAMDC Tax Exempt Bond, MDC Surtax, and Permanent Loan
Role	Senior Project Manager
Responsibilities	Supervised and Guided Project Manager with their Duties, Closed-Out Project w/ Complicated Existing Smoke Evacuation System and Backup Generator, Architectural Design w/ Consultants, Entitlement.

Project Description

Originally built in 1970, Three Round Towers is comprised of three towers on nearly seven acres. The current project, begun in 2017, includes a major rehabilitation of all three towers, which contains 391 units. The project also has included refurbishing the Towers' Malcolm Ross Senior Center/Community Center.

COMPLETED



THREE ROUND TOWER B & C

Project Stats

Project Type	Elderly Affordable Housing + HUD's Rental Assistance Demonstration (RAD) Program + Sec. 8 Project Based Vouchers
Project Status	Completed
Construction Type	Tenant-in-Place Rehabilitation of Two High-Rises; a 13-story and a 14-story Building with Surface Parking
No. of Units and Bedroom Mix	263 One-bedroom Units
Income Groups Served	30%, 60%, and 80% of AMI
Architect	SR Architects
General Contractor	Fortune Urban Construction (Self-Performed)
Total Development Costs	+/- \$74,840,000
Financing Sources	4% LIHTC w/ HFAMDC Tax Exempt Bond, QOZ Equity, MDC Surtax, and Permanent Loan
Role	Development Manager
Responsibilities	Applications for Funds, Architectural Design w/ Consultants, Construction Feasibility, Entitlement, Underwriting and Financial Closing, Owner Representative During Construction.

Project Description

Brisas Del Este Phase Two is a 120-unit affordable housing development consisting of an 8-story residential building and a new parking garage located in Miami-Dade County Public Housing and Community Development Three Round Tower Site.



BRISAS DEL ESTE PHASE TWO

Project Stats

Project Type	Affordable Housing + HUD’s Rental Assistance Demonstration (RAD) Program
Project Status	Completed
Construction Type	New Construction Mid-Rise; 8-story Building w/ a 4-story Pre-cast Parking Garage
No. of Units and Bedroom Mix	120 One-bedroom Units
Income Groups Served	30%, 50%, 60%, 65% and 80% of AMI
Architect	CM Designs & Development
Developer & General Contractor	Related Group & Fortune Urban Construction (Self-Performed)
Total Development Costs	+/- \$33,30,000
Financing Sources	4% LIHTC w/ MDHA Tax Exempt Bond, FHFC SAIL, MDC Surtax, City of Miami HOME, and Permanent Loan
Role	Development Manager
Responsibilities	Applications for Funds, Architectural Design w/ Consultants, Construction Feasibility, Entitlement, Underwriting and Financial Closing, Owner Representative During Construction.

Project Description

Brisas del Este Apartments is a new construction development located on the Three Round Tower Miami-Dade County public housing site. This public-private partnership with the Miami-Dade Department of Public Housing and Community Development provides high quality housing to public housing residents, low-, and very low-income residents.



BRISAS DEL ESTE APARTMENTS

Project Stats

Project Type	Affordable Housing + HUD's Rental Assistance Demonstration (RAD) Program
Project Status	Completed
Construction Type	New Construction Mid-Rise; 8-story Building with a 6-story Pre-cast Parking Garage
No. of Units and Bedroom Mix	161 units; 77 one-bedrooms and 84 two-bedrooms
Income Groups Served	30%, 50%, 60%, and 80% of AMI
Architect	CM Designs & Development
Developer & General Contractor	Related Group & Fortune Urban Construction (Self-Performed)
Total Development Costs	+/- \$48,60,000
Financing Sources	4% LIHTC w/ MDHA Tax Exempt Bond, FHFC CDBG_DR, MDC Surtax, City of Miami HOME, and Permanent Loan
Role	Development Manager
Responsibilities	Applications for Funds, Architectural Design w/ Consultants, Construction Feasibility, Entitlement, Underwriting and Financial Closing.

Project Description

Martin Fine Villas is a mixed-income development for low- and very low-income residents. Designed specifically for wheelchair-bound residents, the property has 104 UFAS- and ADA-compliant one and two-bedroom units. This community replaces the original Martin Fine Villas public housing development. The project is equipped with entry and exit ramps to allow wheelchair-bound residents to enter and exit the building without needing to use elevators in case of an emergency. Amenities include a library and technology room, community center, exercise room and additional offerings for disabled residents.



MARTIN FINE VILLAS

Project Stats

Project Type	Elderly Affordable Housing with Public Housing Replacement Units
Project Status	Completed
Construction Type	New Construction Mid-rise; 7-story Building with Surface Parking <u>Featuring 100% UFAS- and ADA-compliant Units and a 7-story Ramp.</u>
No. of Units and Bedroom Mix	104 units; 90 one-bedrooms and 14 two-bedrooms
Income Groups Served	33%, 50%, and 60% of AMI
Architect	Modis Architects
Developer & General Contractor	Related Group & Fortune Urban Construction (Self-Performed)
Total Development Costs	+/- \$20,480,000
Financing Sources	4% LIHTC w/ MDHA Tax Exempt Bond, MDC Surtax, City of Miami HOME, and Permanent Loan
Role	Project Manager
Responsibilities	Architectural Design w/ Consultants, Construction Feasibility, Entitlement, Buy-Out, Managed Construction, Inspections, and Close-Out (Certificate of Occupancy & Lender's Requirements)

Project Description

Marcia Gardens is a newly constructed affordable housing development tailored for an elderly clientele in need of high quality housing at accessible prices. The 134-unit project is located on an approximately four-acre parcel in the West Kendall area of southern Miami-Dade County. Museum-quality art is placed throughout the property, helping give residents a truly beautiful place to call home. Community amenities include an on-site state-of-the-art fitness facility, a community center and a well-equipped business center.



MARCIA GARDENS

Project Stats

Project Type	Elderly Affordable Housing + Sec. 8 Project Based Vouchers
Project Status	Completed
Construction Type	New Construction Garden-Style; 2-story Buildings with Surface Parking and Community Center
No. of Units and Bedroom Mix	134 one-bedroom units
Income Groups Served	50%, and 60% of AMI
Architect	Modis Architects
Developer & General Contractor	Related Group & Fortune Urban Construction (Self-Performed)
Total Development Costs	+/- \$26,410,000
Financing Sources	4% LIHTC w/ FHFC Tax Exempt Bond, FHFC HOME, MDC Loan, Purchase Money Mortgage and Permanent Loan
Role	Project Manager
Responsibilities	Construction Feasibility, Entitlement, Buy-Out, Managed Construction, Inspections, and Close-Out (Certificate of Occupancy & Lender's Requirements)

Project Description

Located in Miami's Little Havana neighborhood, Joe Moretti Phase Two is made up of 12 contiguous eight-unit Art Deco garden-style buildings with a total of 95 units. The project, housing mostly elderly low-income immigrants on just over two acres, was a double preservation project from the perspective of historic preservation and the preservation of an existing affordable public housing development. The State Historic Preservation Officer and City of Miami Historic Preservation Officer assisted through the challenge of keeping and restoring the exterior facades. All 95 units are one bedroom/one bath, and all feature beautiful tri-colored terrazzo floor throughout the apartments.



JOE MORETTI PHASE TWO

Project Stats

Project Type	Elderly Affordable Housing + Public Housing
Project Status	Completed
Construction Type	Tenant-in-Place Rehabilitation with surface parking lot
No. of Units and Bedroom Mix	95 one-bedroom units
Income Groups Served	30%, and 60% of AMI
Architect	SR Architects
Developer & General Contractor	Related Group & Fortune Urban Construction (Self-Performed)
Total Development Costs	+/- \$12,240,000
Financing Sources	9% LIHTC, MDC Surtax, and Permanent Loan
Role	Project Manager
Responsibilities	Construction Feasibility, Entitlement, Buy-Out, Managed Construction, Inspections, and Close-Out (Certificate of Occupancy & Lender's Requirements)

Project Description

Smathers Phase Two is a new construction of 133 units of public and elderly affordable housing in the City of Miami, FL. TRG Management Company currently manages the property. The project is comprised of one residential building that is five stories. The project consists of 82 Miami-Dade County Public Housing Units that will receive rental assistance in the form of an ACC Contract. The 82 residents were relocated from Smathers Phase One, an existing public housing project located adjacent to the new property



SMATHERS PHASE TWO

Project Stats

Project Type	Elderly Affordable Housing + Public Housing
Project Status	Completed
Construction Type	New Construction Mid-Rise: 5-story Building with Surface Parking
No. of Units and Bedroom Mix	133 units; 57 studios, 71 one-bedrooms and 5 two-bedrooms
Income Groups Served	30%, 50%, and 60% of AMI
Architect	Modis Architects
Developer & General Contractor	Related Group & Fortune Urban Construction (Self-Performed)
Total Development Costs	+/- \$23,780,000
Financing Sources	4% LIHTC w/ FHFC Tax Exempt Bond, FHFC SAIL, MDC Surtax, City of Miami HOME, and Permanent Loan
Role	Project Manager
Responsibilities	Construction Feasibility, Entitlement, Buy-Out, Managed Construction, Inspections, and Close-Out (Certificate of Occupancy & Lender's Requirements)

Project Description

Stirrup Plaza Phase II is a new construction mixed-income development consisting of 68 elderly units. Approximately five percent of the units cater to residents with mobility impairment, and at least two percent caters to residents with hearing and/or visual impairment. The project, occupied mostly by elderly residents, was undertaken by Related in partnership with Miami-Dade County. Each unit features ceramic tile bathroom floors, double-compartment kitchen sinks and high-efficiency central air conditioning. The development's amenities include a multi-purpose room, library, computer room and fitness room.



STIRRUP PLAZA PHASE TWO

Project Stats

Project Type	Elderly Affordable Housing + Public Housing
Project Status	Completed
Construction Type	New Construction Mid-Rise: 5-story building with surface parking lot
No. of Units and Bedroom Mix	68 one-bedroom units
Income Groups Served	30%, 50%, and 60% of AMI
Architect	Modis Architects
Developer & General Contractor	Related Group & Fortune Urban Construction (Self-Performed)
Total Development Costs	+/- \$13,190,000
Financing Sources	4% LIHTC w/ HFAMDC Tax Exempt Bond, MDC Surtax, City of Miami HOME, and Permanent Loan
Role	Project Manager
Responsibilities	Construction Feasibility, Entitlement, Buy-Out, Managed Construction, Inspections, and Close-Out (Certificate of Occupancy & Lender's Requirements)

Project Description

Edificio Piñeiro, a building for low-income seniors, is a substantially rehabilitated 34-unit residential rental property in Miami. The three-story apartment building in Miami's Shenandoah neighborhood was purchased in 2012 and consists of 34 one- and two-bedroom units. It includes a multi-purpose room, a computer room and ground-floor parking. Completed in 2014 for a total project cost of approximately \$7.7 million, Edificio Piñeiro was financed with city and county funds.



EDIFICIO PINEIRO

Project Stats

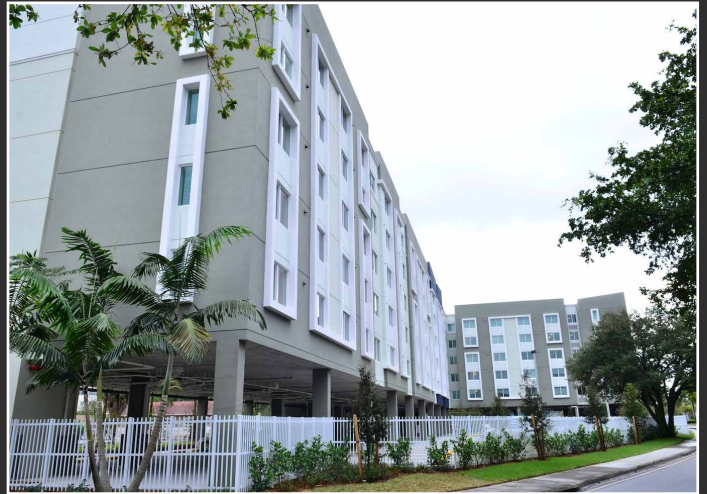
Project Type	Elderly Affordable Housing + Public Housing
Project Status	Completed
Construction Type	Substantial Rehabilitation
No. of Units and Bedroom Mix	34 units; 30 one-bedrooms and 4 two-bedrooms
Income Groups Served	35%, 45%, 50%, and 80% of AMI
Architect	SR Architects
Developer & General Contractor	Related Group & Fortune Construction Co. (Self-Performed)
Total Development Costs	+/- \$7,220,000
Financing Sources	MDC General Obligation Bond, City of Miami HOME, City of Miami NSP3, and Purchase Money Mortgage
Role	Assistant Project Manager / De Facto Construction Manager
Responsibilities	Entitlement, Supervised Construction, Inspections, and Close-Out (Certificate of Occupancy)

ENTITLED/PERMITTED



I've begun the first year of my career by permitting a dozen projects and since then I have entitled and permitted all the projects I have been involved with and more.

This experience developed my competency in dealing with jurisdictional entities both in the entitlement/review and the inspection/close-out process. This page reflects a photographic journey of some those first projects.





LEONARDO ARIPPOL

DEVELOPMENT MANAGER

GET IN TOUCH!

📞 (786) 885-0036

✉ Inquiries@Leonard-Frank.com

🌐 www.Leonard-Frank.com