

MEMORANDUM

HC
Agenda Item No. 2(B)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 9, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the
County Mayor to execute an
instrument granting an 18-month
extension for Housing Programs,
Inc., a Florida not-for-profit
corporation, to obtain final
certificates of occupancy for
homes to be built on certain
property, and to take all
necessary action to effectuate
same

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor
Commissioner Marleine Bastien.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 21, 2026

FROM: 
Cliff Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- _____ **“3-Day Rule” for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AN INSTRUMENT GRANTING AN 18-MONTH EXTENSION FOR HOUSING PROGRAMS, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, TO OBTAIN FINAL CERTIFICATES OF OCCUPANCY FOR HOMES TO BE BUILT ON CERTAIN PROPERTY, AND TO TAKE ALL NECESSARY ACTION TO EFFECTUATE SAME

WHEREAS, on May 21, 2024 this Board adopted Resolution No. R-458-24, which authorized the conveyance to Housing Programs, Inc., a Florida not-for-profit corporation ("Housing Programs"), three County-owned properties, specifically the properties currently bearing Folio Nos. 30-2134-000-0520, 30-2135-010-0040, and 30-3103-013-0020 ("the Properties"), for the purpose of constructing homes to be sold to qualified households in accordance with the Miami-Dade Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, pursuant to the terms of Resolution No. R-458-24, Housing Programs was required to obtain the final certificate of occupancy for the properties to be sold to qualified households through the Infill Housing Program by August 19, 2026; and

WHEREAS, on April 9, 2026, Housing Programs submitted a request to the County Commissioner of District 2, attached hereto and incorporated herein as Attachment "A", requesting that the County extend the time by which construction must be completed on the Properties and stated as grounds for the request infrastructure challenges related to the septic issues; and

WHEREAS, this Board finds it necessary to and desires to grant Housing Programs one 18-month extension until February 19, 2028, to construct the homes and obtain final certificates of occupancy on the affordable housing properties,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board adopts the foregoing recitals as if fully set forth herein.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to execute an instrument, in substantially the form attached hereto as Attachment "B" and incorporated herein by reference, granting an 18-month extension for Housing Programs, Inc., a Florida not-for-profit corporation ("Housing Programs"), to obtain final certificates of occupancy for homes to be constructed on the Properties, specifically the properties currently bearing Folio Nos. 30-2134-000-0520, 30-2135-010-0040, and 30-3103-013-0020, as more specifically set forth in Attachment "A", and to take all necessary action to effectuate same. Notwithstanding the foregoing, any extensions other than the extension granted by this resolution shall be subject to this Board's approval.

Section 3. This Board directs the County Mayor or County Mayor's designee to provide copies of the recorded instrument to the Property Appraiser's Office.

Section 4. Pursuant to Resolution No. R-974-09, the County Mayor or County Mayor's designee shall record in the public record the instrument described in section 2 of this resolution and shall provide a copy of such recorded instrument to the Clerk of the Board within 30 days of execution and final acceptance. The Clerk of the Board shall, pursuant to Resolution No. R-974-09, attach and permanently store a recorded copy of any instruments provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Marleine Bastien. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of July, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Shannon D. Summerset-Williams

To Whom It May Concern:

On behalf of Housing Programs Inc., We are a 501(c)(3) nonprofit organization dedicated to developing affordable housing for low-income families. We respectfully request an extension for the three properties conveyed to us by your office:

9841 NW 23 AVE – Folio: 30-3103-013-0020

1152 NW 115TH ST – Folio: 30-2135-010-0040

2151 NW 104 ST – Folio: 30-2134-000-0520

We received these properties from your office on August 19, 2024. We began the permitting process on December 16, 2024. Permits were issued on different dates for each property:

- 1152 NW 115TH ST: Permit received November 17, 2025 – currently approximately 50% complete
- 9841 NW 23 AVE: Permit received March 10, 2026 – construction has commenced
- 2151 NW 104 ST: Permit received November 13, 2025 – currently approximately 45% complete

The primary cause of delay has been infrastructure challenges. All three properties were conveyed without access to a sewer line, requiring the installation of septic systems. Each site is being developed as a duplex, necessitating two septic tanks per property. Due to the limited lot sizes, accommodating two septic systems required us to pursue approvals through a public hearing process. This additional step significantly impacted our permitting timeline.

Despite these challenges, we have made substantial progress and remain fully committed to completing these developments and delivering much-needed affordable housing units to the community.

Given our nonprofit status and the public benefit these projects provide, we respectfully request that you grant this extension to allow us to complete construction while maintaining project feasibility and affordability.

Thank you for your consideration. Please feel free to contact me if any additional information is required.

Sincerely,
Isaac Simhon

Chief Executive Officer
Housing Programs Inc.

Isaac Simhon

This Instrument prepared:
Shannon D. Summerset-Williams, Assistant County Attorney
County Attorney Office
111 NW 1st Street, Suite 2810
Miami, Florida 33128

Attachment "B"

Return to:
Public Housing and Community Development
Attn: Oscar Barco, Real Estate Officer
701 NW 1st Court, 16th Floor
Miami, Florida 33136

Folio Nos: See Exhibit "A" attached.

NOTICE OF EXTENSION

THIS NOTICE OF EXTENSION ("Notice") is made this ___ day of _____, 2026 by **MIAMI-DADE COUNTY, a political subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963,

RECITALS

WHEREAS, the real property as more fully described in Exhibit "A" of the County Deed was conveyed to **Housing Programs, Inc., a Florida not for profit corporation**, (the "Developer") through that certain County Deed (the "Deed") recorded in Official Record Book 34367 Pages 3559-3567 of the Public Records of Miami-Dade County on August 19, 2024, and

WHEREAS, pursuant to Paragraph 4 of the Deed, the property, which is more fully described in Exhibit "A," attached hereto and incorporated herein by reference, was to be developed within two years of the recording of the deed, and the County may, in its sole discretion, waive this requirement upon the Miami-Dade Board of County Commissioners (the "Board") finding it necessary to extend the timeframe in which the Developer must complete the "dwelling units" as this term is defined in the Deed; and

WHEREAS, on _____, 2026, the Board adopted Resolution No. R-____-26, which authorized the County Mayor or the County Mayor's designee to grant an additional eighteen (18) month extension for the Developer to comply with the terms of the deed.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00), the mutual promises of the parties hereto, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending legally to be bound, hereby agree as follows;

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. The deadline for development of the property described in Exhibit A attached

hereto and incorporated herein by reference, as evidenced by the issuance of a final certificate of occupancy, as required by the Deed, is hereby extended to February 19, 2028.

- 3. By granting the extension described in paragraph 2 above, the County does not release or waive its reversionary interest in the properties, or to avail itself of any of the remedies set forth in the Deed.

IN WITNESS WHEREOF Miami-Dade County, a political subdivision of the State of Florida, by and through its County Mayor or the County Mayor’s designee, has caused these present to be executed in its name and its official seal to be hereunto affixed, by its proper officers thereunto duly authorized, the ___ day of _____, 2026.

ATTEST:

JUAN FERNANDEZ-BARQUIN,
Clerk of the Court and Comptroller

MIAMI-DADE COUNTY
A political subdivision
of the State of Florida

By: _____
Deputy Clerk

By: _____
Chief _____

Approved for legal sufficiency:

By: _____
Shannon D. Summerset-Williams
Assistant County Attorney

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, A.D. 2026, by _____, the Chief _____, of Miami-Dade County, Florida, on behalf of the Board of County Commissioners.

Name: _____
Notary Public, State of Florida

Printed: _____

Personally Known or Produced Identification
Type of Identification Produced

IN WITNESS WHEREOF, the representative HOUSING PROGRAMS, INC., a Florida not for profit corporation, has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 2026, and it is hereby approved and accepted.

[Signature]
Witness/Attest
Printed Name: Gustavo Henriquez
Address: 1835 NE Miami Gardens Dr
NMBFL 33179

By: [Signature]
Name: ISAAC SIMON
Title: C.E.O.
Address: 10493 NW 219 Ave
M.M.D. FL 33162

[Signature]
Witness/Attest
Printed Name: Lenyn Murillo
Address: 1835 NE Miami Gardens Dr
NMBFL 33179

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of May, A.D. 2026, by ISAAC SIMON, as C.E.O.
HOUSING PROGRAMS, INC., a Florida not for profit corporation.



LENYN MURILLO
Commission # HH 787882
Expires April 6, 2030

Name: [Signature]
Notary Public, State of Florida
Printed: Lenyn Murillo

Personally Known or Produced Identification
Type of Identification Produced
FL Driver's License

EXHIBIT "A"
LEGAL DESCRIPTION

<u>FOLIO NUMBER</u>	<u>LEGAL DESCRIPTION</u>
30-2134-000-0520	E75FT OF W360FT OF S166FT M/L OF N1/2 OF SW1/4 OF SW1/4 OF SE1/4 LESS S25FT
30-2135-010-0040	LAWNDALE 4TH ADDN PB 47-31 LOT 4 BLK 11
30-3103-013-0020	EAST GULFAIR PB 42-47 W1/2 LOT 1 BLK 1

FOR OFFICIAL USE ONLY:

Extension Granted Pursuant to Resolution No. R-____-26

Extension Expiration Date: 02/19/2028