



Stephen P. Clark
Government Center
111 N.W. 1st Street
Miami, FL 33128

OFFICIAL Meeting Agenda Housing Committee

*Marleine Bastien (2), Chairwoman; Vicki L. Lopez (5), Vice Chairwoman;
Commissioners Juan Carlos Bermudez (12), Kionne L. McGhee (9), and
Raquel A. Regalado (7)*

Wednesday, October 14, 2026

12:30 PM

Commission Chambers

County Commission Rules

Rule 6.05 DECORUM

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be allowed in the commission chamber. Persons exiting the commission chamber shall do so quietly.

The use of cell phones in the commission chambers is not permitted. Ringers must be set to silent mode to avoid disruption of proceedings. Individuals, including those on the dais, must exit the chambers to answer incoming cell phone calls. County employees may not use cell phone cameras or take digital pictures from their positions on the dais.

Miami-Dade County provides equal access and equal opportunity and does not discriminate on the basis of disability in its programs or services. If you need a sign language interpreter, Communication Access Real-time Translation (CART) services or materials in accessible format for this event, please contact the Miami-Dade County Agenda Coordinator's Office at 305-375-2035 or agendco@miamidade.gov at least five days in advance.

Rule 5.06(g) PRIME SPONSORSHIP AND CO-SPONSORSHIP

When a resolution or ordinance is placed on the agenda at the request of a commissioner, the commissioner who requested the preparation of the item shall be designated as the prime sponsor. Any other commissioner who wishes to sponsor the resolution or ordinance shall be designated as a co-sponsor.

1A INVOCATION AS PROVIDED IN RULE 5.05 (H)

1B ROLL CALL

1C PLEDGE OF ALLEGIANCE

1D REASONABLE OPPORTUNITY FOR THE PUBLIC TO BE HEARD AS PROVIDED IN RULE 6.06

1E SPECIAL PRESENTATION(S)

1F DISCUSSION ITEM(S)

1G PUBLIC HEARING(S)

1G1

261485

Marleine Bastien , Prime Sponsor

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, THE SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2026-2027 ANNUAL PUBLIC HOUSING AGENCY PLAN (AMENDED PLAN), AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO: (1) SUBMIT THE PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FINAL APPROVAL, (2) MAKE ANY NECESSARY REVISIONS TO THE AMENDED PLAN, SUBJECT TO THE LIMITATIONS OF THE “SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION” DEFINITION CONTAINED THEREIN, AS MAY BE REQUIRED BY REGULATIONS, STATUTES, COURT ORDERS OR SAFETY AND SECURITY ISSUES, AND (3) SUBMIT ANY REVISIONS TO THE PLAN TO HUD FOR ITS APPROVAL (Housing and Community Development)

1G2

261504**Marleine Bastien , Prime Sponsor**

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, THE FILING OF A SUBSTANTIAL AMENDMENT TO FISCAL YEAR (FY) 2025-2029 CONSOLIDATED PLAN IN ORDER TO UPDATE THE CITIZEN PARTICIPATION PLAN TO INCLUDE A PUBLIC HEARING FOR THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT IN ORDER TO COMPLY WITH REQUIREMENTS SET FORTH BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO UPDATE THE CITIZEN PARTICIPATION PLAN AND EXERCISE ALL DUTIES AND RESPONSIBILITIES SET FORTH THEREIN (Housing and Community Development)

2 COUNTY COMMISSION

2A

261653**Kionne L. McGhee , Prime Sponsor**

RESOLUTION APPROVING THE TRANSFER OF A CERTAIN PREVIOUSLY CONVEYED COUNTY PROPERTY FROM GOULDS BH TO ITS AFFILIATE, HIVE RESIDENCES LLC; AUTHORIZING THE GRANTING OF ONE ONE-YEAR EXTENSION TO OBTAIN THE FINAL CERTIFICATES OF OCCUPANCY FOR THE MULTI-FAMILY RENTAL UNITS THAT ARE TO BE RENTED TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS ON CERTAIN PREVIOUSLY CONVEYED COUNTY PROPERTIES; APPROVING AMENDED AND RESTATED WORKFORCE HOUSING DECLARATION OF RESTRICTIVE COVENANTS AND WORKFORCE HOUSING AGREEMENTS AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME AND TO EXERCISE ALL RIGHTS SET FORTH THEREIN AND IN THE COUNTY DEED

3 DEPARTMENT(S)

3A

261132**Natalie Milian Orbis , Prime Sponsor****Deferral
Requested**

RESOLUTION APPROVING AWARD OF A DEVELOPMENT AGREEMENT TO PINE DEVELOPMENT, LLC, A FOR-PROFIT CORPORATION, PURSUANT TO SECTION 125.379 OF THE FLORIDA STATUTES, FOR THE DEVELOPMENT OF AN AFFORDABLE HOUSING DEVELOPMENT ON COUNTY-OWNED PROPERTY LOCATED WITHIN THE METRORAIL RIGHT-OF-WAY; APPROVING, SUBJECT TO CONDITIONS PRECEDENT, A LEASE AGREEMENT WITH A 99-YEAR TERM WITH PROJECTED REVENUE TO THE COUNTY IN THE AMOUNT OF APPROXIMATELY \$21,000,000.00 IN DEVELOPMENT FEES AND RENTAL INCOME; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE AGREEMENTS, TO PERFORM ALL ACTIONS NECESSARY TO EFFECTUATE SAME FOR AND ON BEHALF OF MIAMI-DADE COUNTY AND TO EXERCISE ANY AND ALL PROVISIONS CONTAINED THEREIN, INCLUDING THE RENEWAL AND TERMINATION PROVISIONS; WAIVING THE PROVISIONS OF RESOLUTION NO. R-407-19 REQUIRING NOTIFICATION TO THE PUBLIC PRIOR TO THE NON-COMPETITIVE SALE OR LEASE OF COUNTY-OWNED PROPERTY; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE THE COUNTY PROPERTY APPRAISER A COPY OF SAID AGREEMENTS (Transportation and Public Works)

7/14/2026 *Deferred by Housing Committee 5 - 0*

10/8/2026 *Commissioner Milan Orbis is requesting a deferral to no date certain.*

3B

261698**Keon Hardemon , Prime Sponsor****Add-on**

RESOLUTION APPROVING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO (1) EXECUTE A SECOND AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT BETWEEN MIAMI-DADE COUNTY AND CULMER HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS ASSIGNEE OF ATLANTIC PACIFIC COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR THE REDEVELOPMENT OF CULMER PLACE AND CULMER GARDENS PUBLIC HOUSING SITES THROUGH THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM, TO INCORPORATE THE HOUSING PLAN OF THE CHOICE NEIGHBORHOODS INITIATIVE (CNI) TRANSFORMATION PLAN, AS APPROVED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); (2) SUBJECT TO HUD APPROVALS, EXECUTE A NINETY-NINE (99) YEAR GROUND LEASE WITH ATLANTIC PACIFIC COMMUNITIES III, LTD. FOR THE CULMER PLACE V PHASE, IN THE TOTAL ESTIMATED AMOUNT OF \$215,054,098.00; (3) ACCEPT A PROMISSORY NOTE IN FAVOR OF THE COUNTY SECURING THE CAPITALIZED GROUND LEASE PAYMENT FOR THE CULMER PLACE V PHASE IN THE PRINCIPAL AMOUNT OF \$15,000,000.00; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS CONTAINED IN SUCH AGREEMENTS; (4) EXECUTE, ANY AMENDMENTS OR SUPPLEMENTS TO THE CNI TRANSFORMATION PLAN OR THE HOUSING PLAN APPROVED BY HUD, AND ANY RELATED IMPLEMENTING DOCUMENTS, AGREEMENTS, OR COVENANTS REQUIRED BY HUD IN CONNECTION WITH THE COUNTY'S COMPLIANCE WITH THE HOUSING PLAN; (5) SUBJECT TO HUD'S APPROVAL, AUTHORIZE THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE, IN THEIR DISCRETION, TO NEGOTIATE AND EXECUTE ADDITIONAL 99-YEAR GROUND LEASES FOR THE SUBSEQUENT PHASES OF THE PROJECT; AND (6) EXERCISE ALL PROVISIONS CONTAINED THE EACH AGREEMENT (Housing and Community Development)

3C

261799**Marleine Bastien , Prime Sponsor****Add-on**

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECEIVE AND EXPEND A FISCAL YEAR 2026 COMMUNITY PROJECT FUNDING GRANT IN THE AMOUNT OF \$250,000.00 FOR IMPROVEMENTS AT A MIAMI-DADE COUNTY-OWNED PROPERTY KNOWN AS MIA CASA LOCATED AT 12221 HARRIET TUBMAN HIGHWAY IN NORTH MIAMI, FLORIDA; ENTER INTO A GRANT AGREEMENT WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND SUB-GRANT AGREEMENT WITH MIA CASA, LLC, AND EXERCISE AMENDMENT, RENEWAL, TERMINATION, CANCELLATION, AND MODIFICATION CLAUSES OF ANY AGREEMENT ENTERED INTO PURSUANT TO THIS RESOLUTION; AND WAIVING RESOLUTION NO. R-130-06 REQUIRING AGREEMENTS TO BE FINALIZED AND EXECUTED BY ALL NON-COUNTY PARTIES (Miami-Dade Homeless Trust)

3D

261800**Marleine Bastien , Prime Sponsor****Add-on**

RESOLUTION RATIFYING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE'S ISSUANCE OF A REQUEST FOR APPLICATION COMPETITIVELY SOLICITING PROVIDERS OF HOMELESS PREVENTION SERVICES; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECEIVE FUNDING IN THE AMOUNT OF \$7,000,000.00 FROM DESTINATION: HOME, INCLUDING ADDITIONAL FUNDS SHOULD THEY BECOME AVAILABLE; ALLOCATING \$3,000,000.00 IN FOOD AND BEVERAGE TAX FUNDING FOR HOMELESS PREVENTION SERVICES; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENTER INTO A GRANT AND SUB-GRANT AGREEMENTS WITH SELECTED HOUSING AND SERVICE PROVIDERS FOR FISCAL YEAR 2026-2027 THROUGH FISCAL YEAR 2028-2029 FOR THE PROVISION OF HOMELESS PREVENTION SERVICES AS PART OF THE RIGHT AT HOME HOMELESS PREVENTION INITIATIVE AND TO EXERCISE AMENDMENT, RENEWAL, TERMINATION, CANCELLATION AND MODIFICATION CLAUSES OF ANY AGREEMENT; WAIVING RESOLUTION NO. R-130-06, WHICH REQUIRES ALL CONTRACTS TO BE FULLY NEGOTIATED AND SIGNED BY ALL NON-COUNTY PARTIES (Miami-Dade Homeless Trust)

3E

261802**Marleine Bastien , Prime Sponsor****Add-on**

RESOLUTION RATIFYING THE COUNTY MAYOR'S OR COUNTY MAYOR'S DESIGNEE'S ACTION IN APPLYING FOR THE SAFETY THROUGH RECOVERY, ENGAGEMENT AND EVIDENCED-BASED TREATMENT AND SUPPORT PROGRAM THROUGH THE UNITED STATES DEPARTMENT OF HEALTH AND HUMAN SERVICES (HHS) AND ITS SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION (SAMHSA); RATIFYING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE'S ACTION IN ENTERING INTO A GRANT WITH HHS' SAMHSA TO RECEIVE AND EXPEND FEDERAL FUNDS TOTALING \$11,910,168.00 IN FISCAL YEAR 2026-2027 THROUGH FISCAL YEAR 2029- 2030 AND ENTERING INTO SUB-GRANT AGREEMENTS WITH HOMELESS SERVICE PROVIDERS INCLUDED IN THE GRANT APPLICATION; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE AMENDMENT, RENEWAL, TERMINATION, CANCELLATION AND MODIFICATION CLAUSES OF ANY AGREEMENT ENTERED INTO PURSUANT TO THIS RESOLUTION; AND WAIVING RESOLUTION NO. R-130-06 REQUIRING AGREEMENTS TO BE FINALIZED AND EXECUTED BY ALL NON-COUNTY PARTIES (Miami-Dade Homeless Trust)

4 COUNTY MAYOR**5 COUNTY ATTORNEY****6 CLERK OF THE BOARD**

6A

261659

Clerk of the Board

APPROVAL OF THE CLERK'S SUMMARY OF MINUTES FOR
THE HOUSING COMMITTEE MEETING [AVAILABLE FOR
REVIEW IN THE OFFICE OF THE CLERK OF THE BOARD
DEPARTMENT]: SEPTEMBER 9, 2026

7 REPORT(S)

8 ADJOURNMENT