




## OFFICE OF THE COMMISSION AUDITOR

### MEMORANDUM

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

**FROM:** Adeyinka Majekodunmi, CPA  
Commission Auditor 

**DATE** May 30, 2025

**SUBJECT:** **Resolution Authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners To Execute an Amended and Restated County Deed for Affordable Housing and Community Development, Inc., a Florida Not-for-Profit Corporation; Authorizing an Extension To Construct, Complete and Sell Single Family Homes to Qualified Homebuyers through The Infill Housing Program; and Authorizing the County Mayor or County Mayor's Designee To Take All Action Necessary To Enforce the Provisions Set Forth in such Amended and Restated County Deed, and To Exercise All Rights Contained Therein**

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Pursuant to [Resolution No. R-129-22](#), adopted on February 1, 2022, and the new requirements per Implementing Order (I.O.) 8-4, the Office of the Commission Auditor (OCA) is directed to independently and simultaneously review and comment on the proposed leasing and conveyance of County property prior to the submission of an agenda item to the Board of County Commissioners (BCC). The OCA is providing this report as a Supplement to the BCC Agenda File Item No. 250776.

#### **Commission Auditor's Observations:**

The OCA completed a comprehensive review of the intended recipient of the conveyance, Affordable Housing and Community Development, Inc. (Affordable Housing). This review extended to the entity's key personnel. The results yielded the following:

- A. Background research performed on Affordable Housing key personnel yielded the following:
  - 1. *Alan Gross is listed as President of Affordable Housing and Community Development, Inc. in a Westlaw report, but he is absent from the company's Sunbiz document and ownership affidavit. An email from the People and Internal Operations Department*

*(PIOD) to OCA on May 13, 2025, confirms that Mr. Gross has never been associated with the company.*

- B. Background research on Affordable Housing disclosed that County properties were previously conveyed for the Infill Housing Program, as authorized through BCC resolution, and privately owned properties were developed under the Infill Housing Program, yielding no material observations or significant adverse findings.

Scope of Review:

The OCA's review of the subject conveyance is based on information provided by the Housing and Community Development Department (HCD), which includes the documents listed under the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the conveyance (see Exhibit 1).

Methodology:

The OCA's review of the entity listed included the following procedures:

- A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.
- B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.
- C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.
- D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.
- E. Background research into corporate records, business affiliations, and registrations.

Source Documents:

The documents listed below were used during our review:

1. May 8, 2025, Ownership Disclosure Affidavit, *Affordable Housing and Community Development, Inc.*

**Exhibit 1: Affordable Housing and Community Development, Inc.**

	Individual/Entity Name	Relation to Affordable Housing and Community Development, Inc.
1	Ronald Amira	Director
2	Noemi Amira	Director
3	Brandon Amira	Director

This report will be included in the corresponding BCC meeting agenda. If you have any questions or need additional information, please call me at (305) 375-4354.

cc: Honorable Mayor Daniella Levine Cava  
Geri Bonzon-Keenan, County Attorney  
Gerald K. Sanchez, First Assistant County Attorney  
Jess McCarty, Executive Assistant County Attorney  
Carladenise Edwards, Chief Administrative Officer  
Jimmy Morales, Chief Operations Officer  
Cathy Burgos, Chief Community Services Officer  
Felix Jimenez, Inspector General, Office of the Inspector General  
Ofelia Tamayo, Director, Internal Compliance  
Basia Pruna, Director, Clerk of the Board and Procurement, Clerk of the Courts  
Nathan Kogon, Interim Director, Housing and Community Development  
Eugene Love, Agenda Coordinator  
OCA Staff