

Memorandum



Date: December 15, 2025

Agenda Item No. 2(B)(4)
January 21, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Report on funding recommendations for 12 applications from the FY 2023 Surtax/SHIP/HOME Request for Application process and the FY 2025 Surtax/SHIP/HOME Request for Application process: Directive No. 252165

Executive Summary

This report is in response to Resolution No. R-1093-25, sponsored by Commissioner Roberto J. Gonzalez and adopted by the Board of County Commissioners (the Board) on November 4, 2025. The resolution directed the County Mayor or County Mayor's designee to provide a report on the funding recommendations for 12 applications from the FY 2023 Surtax/SHIP/HOME Request for Application (RFA) process that were conditionally approved via Resolution No. R-254-24. The Board further directed the County Mayor or County Mayor's designee to provide an updated report identifying the applications that did not meet all RFA criteria within the timeframe, specifying reasons why applications did not meet all RFA criteria, identifying projects by commission district, and providing a status update on the FY 2025 Surtax/SHIP/HOME RFA process.

The Housing and Community Development Department (HCD or Department) competitively solicits applications for multifamily affordable rental development, countywide, through the annual release of the Surtax/SHIP/HOME Request for Applications (RFA). Historically, applications undergo an initial preliminary analysis using a third-party credit underwriter to qualify or disqualify applications based upon their ability to meet preliminary threshold criteria. It is the general policy of HCD, as codified in the RFA, that applications that do not meet preliminary threshold cannot proceed to the next step of the process which includes the application review, scoring, and ranking for funding. Until the FY 2023 RFA cycle, Applicants that did not meet preliminary threshold were not eligible to cure deficiencies, as only documents provided in the application were allowable during the competitive process. In the FY 2023 RFA cycle, the Department allowed applications that did not meet preliminary threshold criteria to receive technical assistance to cure deficiencies. The goal was to provide opportunities to new developers who are often excluded due to limited sophistication and capacity in affordable housing development. HCD is continuing to work with Applicants to cure deficiencies for three (3) of the 12 remaining applications.

Concurrently, HCD has begun the FY 2025 Surtax/SHIP/HOME RFA process with an expected placement of an agenda item for Board approval of funding award recommendations by March 2026. HCD staff have completed the minimum threshold review analysis, selection committee review of proposals, met with applicants to review their application scores, and collected score review written comments requiring HCD to conduct administrative reviews to ensure there are no scoring errors. HCD has completed the administrative reviews to address the Applicant comments and is preparing a final ranking which will guide the proposed funding allocations.

FY 2023 Surtax/SHIP/HOME RFA Report

As per Resolution No. R-254-24, the Board approved the FY 2023 Surtax/SHIP/HOME RFA with conditional funding allocations for 12 affordable housing development projects. Differing from historical process, these 12 affordable housing applications that did not meet threshold criteria were not immediately denied and were issued conditional recommendations for funding. Approval was contingent upon mandatory attendance at technical assistance workshops provided by HCD and the satisfaction of minimum threshold criteria by the date of financial closing, in six months or whichever comes first. Funding recommendations for applicants that did not meet threshold criteria were adjusted to maximum subsidy cap of 25% of the total project cost. Due to the complexity of the development projects and level of support needed, HCD continued to work with the Applicants to cure deficiencies that occurred as the project evolved throughout the cure period.

HCD staff has provided technical assistance workshops and one-on-one technical assistance to all 12 applicants. Attachment A provides an update of the 12 applications, identifies applications that did not meet all RFA criteria within the timeframe, and identifies projects by commission district. An analysis of the 12 applications' compliance with the RFA minimum threshold requirements is summarized, in the table below. The minimum threshold analysis has been completed for nine (9) out of 12 applications, or 75%, with HCD continuing to work with Applicants to cure deficiencies for three (3) applications, or 25%, remaining. A narrative (Attachment A.1) is provided to explain the three development projects that are still receiving assistance from HCD to meet funding requirements.

Threshold Status	Applications	Percentage	Project Status
Met Threshold	4	33%	HCD has commenced the contract development and execution process.
Failed Threshold	5	42%	HCD will proceed to recapture funds.
HCD is Continuing to Work with Applicant to Cure Deficiencies	3	25%	HCD will continue the provision of technical assistance to address outstanding minimum threshold requirements.
Total	12	100%	

Attachment B provides an update of the application threshold requirement compliance by the application status designation of: (1) met threshold, (2) failed threshold, and (3) HCD is continuing to work with Applicant to cure deficiencies, with a detailed explanation.

FY 2025 Surtax/SHIP/HOME RFA Report

The FY 2025 Surtax/SHIP/HOME RFA process is still underway with an agenda item for Board approval of funding award recommendations projected by March 2026. HCD staff have completed the minimum threshold review analysis, selection committee review of proposals, met with applicants to review their application scores, and collected score review written comments requiring HCD to conduct administrative reviews to ensure there are no scoring errors based upon submitted documents that comprise the original application. HCD has completed the administrative reviews to address the Applicant comments and is preparing a final ranking which will guide the proposed funding allocations.

Attachment C provides a summary of all FY 2025 RFA applications that were scored and passed the preliminary threshold analysis review. A total of 23 out of 34 applications, or 68%, were scored.

Attachment D provides a summary of all applications that failed the preliminary threshold analysis review process. A total of 11 out of 34 applications, or 32%, failed the preliminary threshold analysis review process.

This memorandum will be placed on the next available Board meeting agenda, without committee review, pursuant to Rule 5.06(j) of the Board's Rules of Procedure. Should you require additional information, please contact Nathan Kogon, AICP, Director, HCD at 786-469-4106.

cc: Geri Bonzon-Keenan, County Attorney, County Attorney's Office
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Eugene Love, Agenda Coordinator

Attachments

**FY 2023 SURTAX/SHIP/HOME/HOME REQUEST FOR APPLICATIONS
CONDITIONALLY APPROVED (TIER 2)**

Commission District	Project Name	Surtax/SHIP Requested	HOME Requested	HODAG Requested	No. of Units	Recommended Funding Amounts	Threshold Status	Reason Applicant Did Not Meet Threshold
2	Casa Lynda	\$ 1,500,000.00			21	\$ 1,437,500.00	Pending Review	HCD is continuing to work with Applicant to cure deficiencies. See Attachment A.1 for detailed description.
2	Nomi Lofts	\$ 600,000.00			5	\$ 398,974.00	Pending Review	HCD is continuing to work with Applicant to cure deficiencies. See Attachment A.1 for detailed description.
3	14th Street Development	\$ 3,000,000.00			398	\$ 3,000,000.00	Met Threshold	
3	Edison Towers II	\$ 2,400,000.00			96	\$ 2,400,000.00	Met Threshold	
3	Blessings Court	\$ 7,082,954.00			39	\$ 5,000,000.00	Failed Threshold	Applicant did not provide documents for review.
5	Essence MIA	\$ 2,000,000.00			88	\$ 2,000,000.00	Met Threshold	
5	Viva Building	\$ 2,425,000.00			97	\$ 2,425,000.00	Failed Threshold	Applicant provided insufficient documentation to conduct a threshold review.
5	The Morris Residences	\$ 3,690,000.00			40	\$ 3,690,000.00	Failed Threshold	Applicant did not demonstrate site control
6	Residential Plaza at Blue Lagoon	\$ -	\$ 149,713.00	\$ 299,810.00	15	\$ 167,157.00	Failed Threshold	Applicant withdrew application.
6	Marcia Flats	\$ 2,900,000.00			58	\$ 2,900,000.00	Failed Threshold	Applicant unable to cure issues with firm financial commitments and evidence of site control.
9	Hibiscus Grove	\$ 5,000,000.00			270	\$ 5,000,000.00	Met Threshold	
9	Bluenest Apartments of West Perrine	\$ 5,000,000.00			22	\$ 1,716,125.00	Pending Review	HCD is continuing to work with Applicant to cure deficiencies. See Attachment A.1 for detailed description.

Totals: \$ 35,597,954.00 \$ 149,713.00 \$ 299,810.00 1149 \$ 30,134,756.00

**FY 2023 SURTAX/SHIP/HOME/HOME REQUEST FOR APPLICATIONS
CONDITIONALLY APPROVED (TIER 2)**

Application Status Category: *HCD is Continuing to Work with Applicant to Cure Deficiencies*

BlueNest Apartments of West Perrine

HCD facilitated a technical assistance meeting with the Applicant Entity for BlueNest of West Perrine of June 4, 2024. Upon the passing of Ms. White (HCD Community Development Division Director) in August 2025, the file required a secondary review. Upon completion of the expeditious review, HCD provided an exhaustive list of items required for submission then review needed to issue a funding approval (see below). The list was sent by email in August 2025.

1. Updated Sources and Uses budget
 - Template provided
2. 30-Year Proforma
 - Template provided
3. Bank statements
 - Owner equity
4. Leverage funding firm commitment letters
 - Last HCD spoke with the Applicant, they were closing on the construction loan with Ocean Bank. Verification must be provided.
5. Rent/utility table with more detailed AMI breakdown by unit count.

On September 8, 2025 HCD met with the Applicant and discussed the following information:

- While the loan application includes that an operating reserve for rental assistance for projects that set aside 10% or more of the units for households at 33% or less of AMI for its Set-Aside Commitment was chosen, no 33% AMI units were shown in its rent table, and no operating reserve was included in the Development Budget. The rent table provided notes the units' AMI to be a range of 60%-140% but does not show the specific units' AMI.
 - HCD requested a statement in writing to clarify and confirm whether to project will serve households at or below 33% AMI or if this is a Workforce Housing project.
 - Rent tables need to be more detailed with AMI band breakdown.
- Operating Budget is incomplete. The Operating Budget did not include line items for payroll, management fees, or replacement reserves.
- DSCR maximum is 1.10x 1.60x, the project exceeds this with a 9.42x DSC.

- This DSCR demonstrates that the company's NOI is sufficient to cover the debt service multiple times and we need to determine if GAP financing is warranted.
- Sources and uses budget
 - Insufficient documentation was provided.

HCD followed up with the Applicant on October 16, 2025 to identify if the Applicant intended to pursue this funding, as no documentation had been submitted. A final deadline of November 7, 2025 was given to the Applicant to submit the requested documentation. The Applicant supplied documentation by deadline, and it is undergoing review.

Casa Lynda

HCD facilitated a technical assistance meeting with the Applicant for the Casa Lynda affordable housing development in August 2024. The Applicant was required to cure the following threshold items by November 15, 2024:

- Firm financial commitments for all project funding

Applicant submitted required documentation on December 31, 2024, which is subject to further review. The project must undergo a full credit underwriting analysis, which must result in a favorable recommendation. HCD must procure a third-party credit underwriting firm, and the Applicant will be responsible for the cost.

As the Applicant submitted two separate funding Applications for Casa Lynda and NoMi Lofts, HCD was focused on assisting the Applicant with curing deficiencies for the NoMi Lofts project prior to proceeding with Casa Lynda.

NoMi Lofts

HCD facilitated a technical assistance meeting with the Applicant for the NoMi Lofts affordable housing development on June 13, 2024. The Applicant was required to cure the following threshold items within 30 days of the technical assistance meeting:

- Firm financial commitments for all project funding
- Proforma
- Sources and uses
- Mold remediation report
- Credit underwriting report (first lender)
- Appraisal report
- Existing restrictive covenant

A site visit was conducted by HCD on October 21, 2024 by an HCD Construction Manager. The Applicant was required to address mold remediation and provide a Mold Clearance Report. The report was submitted to HCD on January 27, 2025, verifying that the project was tested and passed inspection, and the property is approved for living.

Since the initial technical assistance meeting, HCD Community Development staff continued to work with the Applicant to obtain the information necessary to pass the preliminary threshold. However, elements of the project have changed which have required HCD to conduct additional research and technical assistance related to the original deficiencies. During the time of the original analysis, the project had a financing gap that needed to be addressed and resolved. To date, HCD is awaiting the formal extension to the funding agreement between the Applicant and North Miami CRA, as the expiration date is November 30, 2025. The Construction Manager has been assigned to conduct an updated site visit, and HCD is awaiting the submission of the AIA Application for Payment. Upon completion of these final activities, HCD can make a positive recommendation to award the Applicant \$398,974.00 in Surtax funding.

ATTACHMENT B

FY 2023 SURTAX/SHIP/HOME RFA THRESHOLD ANALYSIS

Agency/Entity/ Organization Name	Activity Title/ Development Name	Leveraging	Organizational Capacity	Financial Capacity	Track Record	Site Control	Green Certification	Resp Contractor Affidavit	Funding Request per Application Cap	Subsidy per Unit	Funding Cap	TDC limits	Passed Minimum Threshold	Passed Scoring Threshold
FY 2023 MULTIFAMILY RENTAL - COUNTYWIDE														
14th Street Development, LLC	14th Street Development	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	NA
8th Street Properties, LLC	Essence MIA	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	NA
2500 W 7th Street, LLC	Viva Building	N	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	N	NA
Hibiscus Grove, LP	Hibiscus Grove	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	NA
FY 2023 MULTIFAMILY RENTAL - SMALL DEVELOPMENTS														
Sunshine State Development of South Florida, Inc.	Casa Lynda*	N	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	N*	NA
Palmetto Homes Urban Development Group, Inc.	Blessings Court	N	Y	N	Y	Y	Y	NA	Y	N	N	Y	N	NA
Bluenest Homes 4, LLC	Bluenest Apartments of West Perrine*	Y	Y	N	Y	Y	Y	NA	Y	Y	N	Y	N*	NA
Marcia Flats, LLC	Marcia Flats	Y	Y	Y	Y	N	N	NA	Y	Y	Y	Y	N	NA
1688 Property Owner, LLC- Ophira Cukierman	The Morris Residences	N	Y	N	Y	Y	Y	NA	Y	Y	N	Y	N	NA
Sunshine State Development of South Florida, Inc.	NoMi Lofts*	N	Y	Y	Y	Y	Y	NA	Y	Y	N	Y	N*	NA
FY 2023 MULTIFAMILY RENTAL -ELDERLY														
Assistance to the Elderly, Inc.	Residential Plaza at Blue Lagoon	N	Y	Y	Y	Y	Y	NA	Y	Y	N	Y	N	NA
Edison Towers II, LLC	Edison Towers II	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	NA

*HCD is Continuing to Work with Applicant to Cure Deficiencies

**FY 2025 SURTAX/SHIP/HOME/HOME CHDO REQUEST FOR APPLICATIONS
APPLICATIONS SCORED AND PASSED PRELIMINARY THRESHOLD ANALYSIS REVIEW**

Commission District	Entity	Project Name	Developer	Funding Request Surtax/SHIP	No. of Units	Per Unit Cost
2	Redwood CP Holdings II, LLC	Claude Pepper II	Redwood CP Developer II, LLC	\$ 5,000,000.00	255	\$ 19,607.84
2	Catherine Flon Estates, LLC	Catherine Flon Estates	Catherine Flon Estates Developer	\$ 5,000,000.00	174	\$ 28,735.63
2	Richman Capri LIHTC, LLC and Richman Capri WF, LLC	Capri Place	The Richman Group of Florida, Inc	\$ 4,500,000.00	180	\$ 25,000.00
2	Marlin Housing Partners, LP	Residences at Westview Landing	NuRock Development Group, LLC	\$ 5,000,000.00	130	\$ 38,461.54
2	ACRUVA Community FL 12, LLC	Osprey Landing	ACRUVA Community Developers, LLC and ADC Communities II, LLC	\$ 5,000,000.00	100	\$ 50,000.00
2	Mary Alice Brown Family Villas, LLC	Mary Alice Brown Family Villas	Opa-locka Community Development Corporation, D/B/A Ten North Group	\$ 5,000,000.00	132	\$ 37,878.79
2	Redwood CP Holdings I, LLC	Claude Pepper I	Redwood CP Developer, LLC	\$ 3,000,000.00	203	\$ 14,778.33
2	Propelling into Triumph, Inc.	Keys to Triumph	Cornerstone Group Partners, LLC	\$ 356,700.00	6	\$ 59,450.00
3	Atlantic Pacific Communities III, Ltd.	Culmer Place V	APC Development III, LLC	\$ 5,000,000.00	375	\$ 13,333.33
3	Carver Theater, Ltd.	Residences at the Carver FKA Lofts at Carver Theater	Carver Theater Development, LLC	\$ 5,000,000.00	71	\$ 70,422.54
3	Liberty Renaissance Apartments, LLC	Liberty Renaissance	RS Development Corp	\$ 2,450,000.00	98	\$ 25,000.00
3	Dulce Vida Apartments, LLC	Dulce Vida Apartments	Coral Rock Development Group, LLC	\$ 5,000,000.00	91	\$ 54,945.05
5	Gallery Riverwalk, LLC	Gallery Riverwalk	Gallery Riverwalk Developer, LLC	\$ 5,000,000.00	208	\$ 24,038.46
5	Gallery at Little Havana, LLC	Gallery at Little Havana	Gallery at Little Havana Developer, LLC	\$ 3,000,000.00	130	\$ 23,076.92
7	Gallery in the Grove, LLC	Gallery in the Grove	Gallery in the Grove Developer, LLC	\$ 5,000,000.00	348	\$ 14,367.82
8	Cannery Row at Redlands Crossing Phase II, LLLP	Cannery Row at Redlands Crossing Phase II	Pinnacle Communities, LLC	\$ 4,480,000.00	112	\$ 40,000.00
8	Pinnacle at Tropical Crossings, LLLP	Pinnacle at Tropical Crossings	Pinnacle Communities, LLC	\$ 4,400,000.00	110	\$ 40,000.00
8	Pinnacle at Southland RN, LLLP	Pinnacle at Southland	Pinnacle Communities, LLC	\$ 3,285,000.00	100	\$ 32,850.00

ATTACHMENT C

Commission District	Entity	Project Name	Developer	Funding Request Surtax/SHIP	No. of Units	Per Unit Cost
8	ACRUVA Communities FL04, LLC	Arbors at Leisure City	ADC Communities II, LLC	\$ 2,725,000.00	109	\$ 25,000.00
9	Perrine Apartments, Ltd.	Perrine Village I	Perrine Development III, LLC	\$ 3,000,000.00	100	\$ 30,000.00
9	HG Phase II, LLC	Homestead Gardens Phase II	DBC Procida LLC	\$ 2,200,000.00	88	\$ 25,000.00
9	Quail Roost Transit Village V, Ltd.	Quail Roost Transit Village V	Quail Roost Transit Village V, Ltd.	\$ 3,000,000.00	106	\$ 28,301.89
9	TMWL Owner, LLC	TML Homestead Residences	DBC Procida TMWL Homestead LLC	\$ 2,500,000.00	100	\$ 25,000.00
				\$ 88,896,700.00	3,326	

**FY 2025 SURTAX/SHIP/HOME/HOME CHDO REQUEST FOR APPLICATIONS
APPLICATIONS THAT FAILED PRELIMINARY THRESHOLD ANALYSIS REVIEW**

Commission District	Entity	Project Name	Developer	Surtax/SHIP	HOME	# of Units
2	Dunn Manor LLC	Dr. Marvin Dunn Manor	Stone Soup Development, Inc.	\$ 5,000,000.00	\$ -	101
2	Genesis USA Properties I Inc.	North Grove Residences	Genesis USA Properties I, Inc.	\$ 1,600,000.00	\$ -	32
3	HTG Girl Power, Ltd.	Mama Hattie's House	Matthew A. Rieger	\$ 2,100,000.00	\$ 100,000.00	88
3	Uptown Center, LLC	Uptown Center	Integral Florida, LLC	\$ 5,000,000.00	\$ -	170
5	2500 NW 7th Street LLC	Viva Building	2500 NW 7th Street LLC	\$ 3,880,000.00	\$ -	97
6	Marcia Flats, LLC	Marcia Flats	Renegade Investments, Inc.	\$ 2,900,000.00	\$ -	60
7	WG MF Phase Two LLC	West Grove Phase II	Integral Florida, LLC	\$ 2,500,000.00	\$ 2,500,000.00	150
9	ARB Developers Group LLC	Florida City Redevelopment	ARB Developers Group LLC	\$ 13,000,000.00	\$ -	240
9	Villa Valencia Apartments LLC	Villa Valencia	RS Development Corp	\$ 5,000,000.00	\$ -	126
13	ALV@110, LLC	Rehabilitation of 110 E 10th Street	ALV@110, LLC	\$ 1,040,000.00	\$ -	26
3	Towne Villas SJ LLC	Towne Villas	St. John Community Development Corporation, Inc.	\$ 4,500,000.00	\$ -	180
				\$ 46,520,000.00	\$ 2,600,000.00	1270