

MEMORANDUM

Agenda Item No. 8(K)(2)

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

DATE: March 17, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving of and authorizing, after a public hearing, the County Mayor to submit the Fiscal Year 2025-26 Public Housing Capital Fund Program Plan to the United States Department of Housing and Urban Development (HUD) for final approval, and to make any necessary revisions, subject to the limitations of the “Significant Amendment and Substantial Deviation” definition as set forth in the Fiscal Year 2025-26 Public Housing Agency Plan, as may be required by applicable laws, regulations, court orders, or safety and security issues, without further approval of the Board, and to submit such revisions to HUD for its approval

The accompanying resolution was prepared by the Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Housing Committee.




Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Date: March 17, 2026

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

From: Daniella Levine Cava 
Mayor

Subject: Approval of Housing and Community Development Department's Public Housing
Agency Capital Fund Program Plan for Fiscal Year 2025-2026

Executive Summary

Miami-Dade County through the Housing and Community Development Department (HCD) must develop a Capital Fund Program Plan (Plan) allocating capital funds provided by the United States Department of Housing and Urban Development (HUD) for modernization and management improvements of public housing developments. This item approves the Plan (Exhibit 1 and Exhibit 2 of the resolution). In addition, the item authorizes the County Mayor or County Mayor's designee to submit the Plan to HUD on behalf of the County and to make any revisions to the Plan subject to the limitations of the "Significant Amendment and Substantial Deviation" definition as defined in the Public Housing Agency (PHA) Plan for Fiscal Year 2025-2026 adopted on May 6, 2025 by the Board of County Commissioners (Board) through Resolution No. 408-25, or as may be required by applicable laws, regulations, court orders, or safety and security issues, without further approval from the Board.

Recommendation

It is recommended that the Board:

1. Approve, after a public hearing, the Plan;
2. Authorize the County Mayor or County Mayor's designee to submit the Plan to HUD for final approval upon approval by the Board; and
3. Authorize the County Mayor or the County Mayor's designee to make any necessary revisions to the Plan subject to the limitations of the "Significant Amendment and Substantial Deviation" definition as defined in the Public Housing Agency (PHA) Plan for Fiscal Year 2025-2026 adopted on May 6, 2025 by the Board through Resolution No. R-408-25, or as may be required by applicable laws, regulations, court orders, or safety and security issues, without further approval of the Board.

Scope

The Plan includes the strategies for managing and making capital improvements to the federally subsidized public housing for the County's area of jurisdiction. However, the Plan has a countywide impact.

Delegation of Authority

Upon approval of the resolution the County Mayor or County Mayor's designee will be authorized to: (1) submit the Plan to HUD for final approval; and (2) make any necessary revisions to the Plan subject to the limitations of the "Significant Amendment and Substantial Deviation" definition, or as may be required by regulatory, statutory, court order or safety and security issues without further approval of the Board.

Fiscal Impact/Funding Source

Although the Plan includes a listing of HCD's Capital Fund Program (CFP) planned uses for the support of federal public housing, the approval of this item will not result in a fiscal impact to the County.

Track Record/Monitor

Nathan Kogon, AICP, Department Director, is responsible for administering the federally subsidized housing programs.

Background

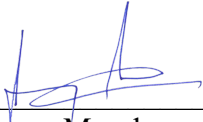
HUD's Public Housing CFP provides financial assistance to public housing agencies, such as the County, to assist such public housing agencies to fund eligible activities such as the development, financing, and modernization of public housing projects. This includes the redesign, reconstruction, and reconfiguration of public housing sites and buildings which includes compliance with the accessible design and construction requirements to physical improvements to the public housing stock and the development of public housing units to be added to the existing inventory. With HUD approval, the County may also leverage its public housing inventory by borrowing additional capital on the private market and pledging a portion of its annual capital funds for debt service. The CFP also provides financial assistance to develop public housing, including mixed-finance developments that contain public housing units.

As required by the federal regulations governing CFP, the County must submit a Board-approved CFP 5-Year Action Plan at least once every 5 years. The County may also choose to submit a CFP Rolling 5-Year Action Plan every year. On October 1, 2024, the Board adopted Resolution No. R-856-24, which approved the County's CFP Rolling 5-Year Action Plan for Fiscal Years 2024-2028. The purpose of the current plan is to create a new Rolling 5-Year Action Plan covering 2025-2029 as required. HUD gives HCD the choice of a yearly plan or a 5-year rolling plan. HCD prepares a rolling plan to provide periodic updates.

The Plan was made available for public review and comments during a 45-day comment period from July 21, 2025, through September 4, 2025. These documents were distributed to and posted at HCD's administrative offices, site offices, and to members of the HCD's resident advisory board. Additionally, as part of the update and vetting process of these documents, HCD held a

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
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meeting with the resident advisory board on July 22, 2025. HCD may also revise the Plan to incorporate public comments and present revisions to the Board prior to approval.



Jimmy Morales
Chief Operating Officer



MEMORANDUM
(Revised)

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

DATE: March 17, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(2)

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**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) _____) 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. 8(K)(2)
3-17-26

RESOLUTION NO. _____

RESOLUTION APPROVING OF AND AUTHORIZING, AFTER A PUBLIC HEARING, THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SUBMIT THE FISCAL YEAR 2025-26 PUBLIC HOUSING CAPITAL FUND PROGRAM PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FINAL APPROVAL, AND TO MAKE ANY NECESSARY REVISIONS, SUBJECT TO THE LIMITATIONS OF THE "SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION" DEFINITION AS SET FORTH THE FISCAL YEAR 2025-26 PUBLIC HOUSING AGENCY PLAN, AS MAY BE REQUIRED BY APPLICABLE LAWS, REGULATIONS, COURT ORDERS, OR SAFETY AND SECURITY ISSUES, WITHOUT FURTHER APPROVAL OF THE BOARD, AND TO SUBMIT SUCH REVISIONS TO HUD FOR ITS APPROVAL

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

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

Section 1. The matters contained in the foregoing recital and accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the Fiscal Year 2025-2026 Public Housing Capital Fund Program Plan ("Plan"), in substantially the form attached hereto as Exhibit "1" and Exhibit "2" and incorporated by reference. This Board further authorizes the County Mayor or County Mayor's designee to submit the plan on behalf of Miami-Dade County to the United States Department of Housing and Urban Development ("HUD") for final approval.

Section 3. This Board further authorizes the County Mayor or County Mayor's designee to make any necessary revisions to the Plan subject to the limitations of the "Significant Amendment and Substantial Deviation" definition as set forth in the County's Fiscal Year 2025-2026 Public Housing Agency Plan approved by this Board pursuant to Resolution No. R-408-25, or as may be required by applicable laws, regulations, court orders, or safety and security issues, without further approval of the Board, and to submit such revised plan on behalf of Miami-Dade County to HUD for approval.

The foregoing resolution 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 17th day of March, 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.



Terrence A. Smith

U.S. Department of Housing and Urban Development

Annual Statement/Performance and Evaluation Report

Part I: Summary		Grant Type and Number FL14P00550125		FFY of Grant			
PHA Name:		Capital Fund Program Grant No: Replacement Housing Factor Grant No		FFY of Grant Approval:			
Date of CFFP		Miami Dade Housing		Revised Annual Statement (revision no: Final Performance and Evaluation Report)			
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>			
Line	Summary by Development Account	Total Estimated Cost	Original	Revised	Obligated	Total Actual Cost	Expended
15	Amount of Annual Grant: (sum of lines 2 - 14)		21,604,510				
16	Amount of line 15 Related to LBP Activities						
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities						
18	Amount of line 15 Related to Security - Soft Costs						
19	Amount of line 15 Related to Security - Hard Costs						
20	Amount of line 15 Related to Energy Conservation Measures						
Signature of Executive Director *		Signature of Public Housing Director		Date		Date	

* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. **WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

* To be completed for the Performance and Evaluation Report.
 * To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 * PHAs with under 250 units in management may use 100% of CFP Grants for operations

Part II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Federal FFY of Grant					
PHA Name:		Housing Factor Grant No. FL14P00550125					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Total Actual Cost	Status of Work
				Funds Obligated ²		Funds Expended ²	
see attached							
Annie Coleman-14	Demolition			\$500,000 #			
Naranja	Demolition			\$500,000 #			
Harry Cain	Demolition			\$3,000,000 #			
Facilities & Development	Administration			\$2,158,932 #			
Agency-wide	Inspection Costs (including PHA Pr			\$87,554 #			
Agency Wide	Car purchase			\$500,000 #			
Annie Coleman 15	Management Improvement			\$200,000 #			
Model Cities C	Site Improvements (REAC Complia			\$231,554 #			
Gwen Cherry 12	RAD PHD -WIDE			\$279,000 #			
Gwen Cherry 15	Recertification			\$454,000 #			
Gwen Cherry 20	Structural Improvements			\$300,000 #			
Gwen Cherry 6	Recertification			\$150,000 #			
New Haven Gardens/ Site 5	Recertification			\$151,000 #			
Palm Towers	Recertification			\$200,000 #			
perrine	Recertification			\$150,000 #			
Ward Towers 1	Recertification			\$150,000 #			
Edison Park	Exterior lighting upgrade			\$120,000 #			
Edison Plaza	Recertification			\$253,000 #			
Trump Plaza	Recertification			\$100,000 #			
Ulm Court	Electrical			\$150,000 #			
Ulm Island 1	Recertification			\$180,000 #			
Ulm Island 1	Family Roof Replacement			\$150,000 #			
Ulm Island 1	Recertification			\$208,000 #			
Ulm Island 1	Recertification			\$350,000 #			
Ulm Island 1	Recertification			\$357,500 #			
Ulm Island 1	Recertification			\$364,000 #			
Ulm Island 1	RAD PHD -WIDE			\$120,000			
Ulm Island 1	Security Camera Installation			\$100,000			
Ulm Island 1	Structural Improvements			\$210,000			
Ulm Island 1	Security Camera Installation			\$170,000			
Ulm Island 1	Exterior Lighting Upgrade			\$189,378			
Ulm Island 1	Window Replacement			\$80,000			
Ulm Island 1	Roof Replacement			\$152,000			
Ulm Island 1	Structural Improvements			\$250,000			
Ulm Island 1	Structural Improvements			\$70,000			
Ulm Island 1	Structural Improvements			\$100,000			
Ulm Island 1	Roof Replacement			\$278,000			
Ulm Island 1	Roof Replacement			\$60,000			
Ulm Island 1	rehabilitation			\$180,000			
Ulm Island 1	Exterior lighting upgrade			\$110,000			
Ulm Island 1	roof replacement			\$128,052			
Ulm Island 1	Structural Improvements			\$80,000			
Ulm Island 1	Security Camera Installation			\$115,311			

EXHIBIT 2

Part I: Summary		Locality (City/County & State)			Original 5-Year Plan		Revision No:
PHA Name/Number	Work Statement	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5		
and Name : Miami Dade Public Housing	for Year 1 2025 FFY	FFY 2026	FFY 2027	FFY 2028	FFY 2029		
A.	Annual Statement 9,899,982	13,899,982	13,899,982	13,899,982	13,899,982		
B.	50,019	50,019	50,019	50,019	50,019		
C.	2,253,382	2,253,382	2,253,382	2,253,382	2,253,382		
D.	5,401,127	5,401,127	5,401,127	5,401,127	5,401,127		
E.	4,000,000						
F.							
G.							
H.							
I.							
J.							
K.	21,604,510	21,604,510	21,604,510	21,604,510	21,604,510		
L.	279,000	279,000	279,000	279,000	279,000		
M.							

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CAPITAL FUND PROGRAM
FIVE YEAR PLAN

2025

PART II: Supporting Pages Back Up

AMP Group	CCS	FL HUD #	Development Name	General Description of Major Work Categories	Budget Category (Demolition, Recertification, Rehabilitation, or General Op/Admin)	PROJECT ACC. NO.	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	800	000	Agency Wide	Site Improvements (REAC Compliance)		145010	SEE	\$1,131,554	\$1,131,554	\$1,131,554	\$1,131,554
2	800	000	Facilities & Development	Inspection Costs (including PHA Project Managers)		143007	2025 ANNUAL STATEMENT	\$100,000	\$100,000	\$100,000	\$100,000
3	800	000	PHA-WIDE	Operating Expense		140601		\$4,882,019	\$4,882,019	\$4,882,019	\$4,882,019
4	800	000	PHA-WIDE	Management Improvement		140820		\$100,000	\$100,000	\$100,000	\$100,000
5	800	000	PHA-WIDE	Administration		141001		\$2,160,451	\$2,160,451	\$2,160,451	\$2,160,451
6	828	001	Victory Homes	Structural Improvements		146038		\$780,000	\$920,000	\$920,000	\$920,000
7	828	001	Donn Gardens	Roof Replacement		146010		\$760,000	\$100,000	\$2,760,000	\$2,760,000
8	829	007	Joliette	Security Camera Installation		145019					
9	829	007	Joliette	Exterior Lighting Upgrade		145018		\$50,000	\$50,000	\$50,000	\$50,000
10	837	008	Abe Aronovitz	Structural Improvements		146020					
11	837	008	Annie Coleman 15	Storm Drainage Improvements		145010		\$40,000			
12	837	008	Annie Coleman	Recertification		146010					
13	837	008	Model Cities C	Roof Replacement		146010					
14	829	009	Model Cities C	Security Camera Installation		145019					
15	829	009	Gwen chery 12	Exterior Lighting Upgrade		145018		\$120,000			
16	829	009	Gwen chery 13	electrical improvement		145017					
17	829	009	Gwen chery 14	Office Repairs		147010					
18	829	009	Gwen chery 14	Roof Replacement		146010		\$45,000	\$363,000	\$363,000	\$363,000
19	829	009	Gwen chery 15	Recertification		146010					
20	837	011	Gwen chery 15	Window Replacement		146038					
21	837	011	Gwen chery 16	Fence Replacement		145016					
22	837	011	Gwen chery 20	Structural Improvements		146020		\$20,000			
23	837	011	Gwen chery 20	Roof Replacement		146010		\$302,500			
24	837	011	Gwen chery 6	Recertification		146010					
25	824	015	Gwen chery 7	Plumbing Repair		146062					
26	824	015	Gwen chery 8	Storm Drainage Improvements		145010		\$0			
27	824	015	New Haven Gardens/ Site 5	Recertification		146010					
28	824	015	Naranja	Roof Replacement		146010		\$384,000	\$384,000	\$384,000	\$384,000
29	829	817	Twin Lakes	Structural Improvements		146010		\$0	\$200,000	\$200,000	\$200,000
30	829	817	Twin Lakes	sewer improvement		146038		\$500,000	\$100,000		
31	829	817	Emmer Turnkey	Exterior Lighting Upgrade		145018		\$50,000	\$50,000	\$50,000	\$50,000
32	829	817	Peter's Plaza	Roof Replacement		146010					
33	845	022	Arthur Mays	Plumbing Repair		146062					
34	845	022	Arthur Mays	Exterior Lighting Upgrade		145018		\$50,000	\$50,000	\$50,000	\$50,000
35	845	022	Arthur Mays	Roof Replacement		146010		\$403,000			
36	845	022	Venetian Gardens	Recertification		146010		\$300,000			
37	833	025	Palm Towers	Fence Repairs		145016					
38	833	025	Palm Towers	Security Camera Installation		145019		\$200,000			
39	833	025	Palm Towers	Recertification		146010					
40	833	025	Palm Towers	Recertification		146010		\$456,500	\$456,500	\$456,500	\$456,500
41	833	025	Ward Towers	Recertification		146042					
42	841	821	Edison Park	Recertification		146010					
43	841	821	Edison Plaza	Structural Improvements		146020					
44	841	821	Stirrup Plaza	Window Replacement		146038		\$24,000			
45	841	821	Palm Court	Plumbing Repair		146062		\$15,000	\$15,000	\$15,000	\$15,000
46	841	821	Little River Plaza	Recertification		146010					
47	841	821	Little River Plaza	left station		146010					
48	841	820	Wayside	Structural Improvements		146020					
49	841	820	Southridge 1	Window Replacement		146038					
50	841	820	Pine Island 1	Plumbing Repair		146062		\$31,000	\$31,000	\$31,000	\$31,000
51	841	820	Pine Island 1	Recertification		146010					
52	841	833	Pine Island2	Roof Replacement		146010					
53	841	833	Biscayne Plaza	Structural Improvements		146020					
54	841	833	Biscayne Plaza	Window Replacement		146038		\$312,000			
55	841	833	Buena Vista Homes	Plumbing Repair		146062		\$78,000	\$78,000	\$78,000	\$78,000
56	841	833	Richardmond Homes	Recertification		146010					
57	841	831	Florida city Family	Roof Replacement		146010					
58	841	831	Goulds Plaza	Structural Improvements		146020					
59	841	831	Homestead Village	Window Replacement		146038		\$112,000			

