

MEMORANDUM

Agenda Item No. 8(K)(1)

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

DATE: April 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing, after a public hearing, the County Mayor to award funding for the FY 2025 Request for Applications (RFA) in an amount not to exceed \$81,396,700.00 in Documentary Stamp Surcharge and/or State Housing Initiatives Partnership (Surcharge/SHIP) program funds, \$715,000.00 in Home Investment Partnerships Community Housing Development Organizations (HOME CHDO) program funds, and \$50,000.00 in HOME CHDO operating program funds; authorizing the County Mayor to execute all conditional loan commitments, standard shell contracts, standard shell loan documents, amendments and other documents or agreements necessary to accomplish the purposes set forth herein, to shift funds and funding sources awarded to a project to any new affiliated entities created for the purpose of carrying out a project, to subordinate or modify the terms of contracts, amendments and loan documents, and to exercise the termination, waiver, acceleration and other provisions therein

The accompanying resolution was prepared by the Housing and Community Development Department and placed on the agenda at the request of Co-Prime Sponsors Commissioner Oliver G. Gilbert, III and Commissioner Marleine Bastien.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Memorandum



Date: April 21, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: FY 2025 Documentary Stamp Surtax (Surtax), State Housing Initiatives Partnership (SHIP), and Home Investment Partnerships Community Housing Development Organizations (HOME/HOME CHDO) Program Awards for Multifamily Rental Countywide, Elderly Housing, Small Developments, Public Housing, and Faith-Based Developments

Executive Summary

The purpose of this item is to seek the Board of County Commissioners' (Board) authorization, after a public hearing, for the County Mayor or County Mayor's designee to award funding for the Miami-Dade County Department of Housing and Community Development (HCD) FY 2025 Request for Applications in an amount not to exceed \$81,396,700.00 in Documentary Stamp Surtax and/or State Housing Initiatives Partnership (Surtax/SHIP) program funds, \$715,000.00 in Home Investment Partnerships Community Housing Development Organizations (HOME CHDO) program funds, and \$50,000.00 in HOME CHDO operating program funds.

The recommended awards being considered for funding countywide include multifamily rental, elderly housing, small developments, public housing, and faith-based developments. Specifically, funding is provided for new construction and/or rehabilitation of affordable, workforce, family, and elderly rental housing in multiple locations countywide for a combined 3,326 units. The FY 2025 Request for Applications process has yielded a diverse housing stock and an unprecedented recommendation of funding award amounts. As such, HCD strongly endorses housing development proposals that are shovel ready and financially leveraged with the credit underwriting and loan closing process finalized within six (6) months after approval of this item by the Board. HCD seeks to institute measures that prevent the financial encumbrance of Surtax/SHIP funds due to stalled development projects to encourage and expedite the expenditure of funds and the development of housing units for the projects being recommended for funding.

Recommendation

It is recommended that the Board:

1. Authorize, after a public hearing, the County Mayor or County Mayor's designee to award funding for the FY 2025 Request for Applications (RFA) in an amount not to exceed \$81,396,700.00 in Surtax/SHIP program funds, \$715,000.00 in HOME CHDO program funds, and \$50,000.00 in HOME CHDO operating program funds pursuant to HCD funding recommendations based on the scores and rankings of eligible applicant submissions, as set forth in Exhibit A to the resolution.
2. Authorize the County Mayor or County Mayor's designee to execute all conditional loan commitments in substantially the form attached to the resolution as Exhibit C, standard shell

contracts, agreements, loan documents, and amendments to accomplish the purposes set forth in this resolution, and to shift funds and funding sources awarded to a project to any new affiliated entities created for the purpose of carrying out a project.

3. Authorize the County Mayor or County Mayor's designee, upon a determination that such actions are in the best interest of the County, to subordinate and/or modify the terms of contracts, agreements, amendments and loan documents so long as such modifications are approved by the County's Attorney's Office as to legal form and sufficiency and are not substantially inconsistent with this resolution, and to exercise termination, waiver, acceleration and other provisions in said agreements and documents.

Scope

This item relates to funding for new construction and/or rehabilitation of affordable, workforce, family, and elderly rental housing in multiple locations countywide. This item may impact the provision of affordable housing in Commission Districts 2, 3, 5, 7, 8, and 9, represented by Commissioner Marleine Bastien, Commissioner Keon Hardemon, Commissioner Vicki L. Lopez, Commissioner Raquel A. Regalado, Commissioner Danielle Cohen Higgins, and Vice Chairman Kionne L. McGhee respectively. This item will authorize the County Mayor or County Mayor's designee to make allocations based on HCD's funding recommendations to the County Mayor or County Mayor's designee which are based on the scores and rankings of eligible applicant submissions for the FY 2025 Surtax/SHIP/HOME/HOME CHDO RFA. Exhibit A to the resolution includes the name and development information for each application that met preliminary RFA threshold analysis review. Exhibit B to the resolution includes those applications that did not meet the threshold requirements.

Delegation of Authority

This item requests a delegation of authority to authorize the County Mayor or County Mayor's designee to (1) award funding in the total amount of \$81,396,700.00 in Surtax program funds, \$715,000.00 in HOME CHDO program funds, and \$50,000 in HOME CHDO operating program funds set aside for eligible applications received in response to the FY 2025 Surtax/SHIP/HOME/HOME CHDO RFA (2) execute all conditional loan commitments, standard shell contracts, agreements, loan documents, subordinations, modifications and amendments pursuant to the Surtax/SHIP and HOME/HOME CHDO awards made by the County Mayor or County Mayor's designee to accomplish the purposes set forth in this legislation, and shift funds and funding sources awarded to a project to any new affiliated entities created for the purpose of carrying out a project, and (3) upon a determination that such actions are in the best interest of the County, to subordinate and/or modify the terms of contracts, amendments and loan documents so long as such modifications are approved by the County's Attorney's Office as to form and legal sufficiency and are not substantially inconsistent with this resolution, and to exercise termination, waiver, acceleration and other provisions in said agreements and documents.

Fiscal Impact/Funding Source

The award of Surtax, SHIP, HOME, and HOME CHDO funds will not have a negative fiscal impact on the County's General Fund. These funds are currently available and set-aside for the funding recommendations shown in Exhibit A to the resolution.

Track Record/Monitor

Nathan Kogon, AICP, Director, Department of Housing and Community Development (HCD) will monitor all Surtax/SHIP/HOME/HOME CHDO activities. HCD will monitor all projects to ensure compliance with federal, state, and County guidelines and policies.

As per Resolution No. R-232-14, Surtax/SHIP/HOME/HOME CHDO conditional loan commitment extensions can be granted for up to one (1) year to an Agency to perform or develop an activity. Resolution No. R-232-14 provides that after two (2) extensions for up to two (2) additional years have been granted, the Mayor shall bring a recapture/reallocation item to the Board making either (a) a recommendation to extend the contract or conditional loan commitment granting more time for the Agency to perform and explain why that is the recommendation, or (b) a recommendation to recapture and reallocate the Housing and Community Development funds.

For the FY 2025 Surtax/SHIP/HOME/HOME CHDO RFA awarded applications, HCD will implement a new policy within the authority of Resolution No. R-232-14. Each applicant will have an initial six (6) months to close on financing. The conditional loan commitment letter will allow for extensions for six (6) months with a maximum of two (2) extensions for up to a (1) year period, providing for a total of 18 months for a loan closing to occur. Upon the need for a third extension, HCD will prepare an item recommending to the Board an approval of a third conditional loan commitment extension or the denial of the extension and recapture of funds.

Due to the unprecedented recommendation of funding award amounts in this item, HCD proposes to shorten the extension timeframe to encourage and expedite the expenditure of funds and the development of housing units for the projects being recommended for funding. HCD seeks to institute measures that prevent the financial encumbrance of Surtax/SHIP funds due to stalled development projects. As such, HCD strongly endorses housing development proposals that are shovel ready and financially leveraged with the credit underwriting and loan closing process finalized within six (6) months after approval of this item by the Board.

Background

The FY 2025 Surtax/SHIP/HOME/HOME CHDO RFA was made available on June 30, 2025, with a submittal deadline date of August 4, 2025. The public was advised of the application process by posting notices via the HCD's website and through the HCD email distribution list. Prior to the issuance of the RFA, HCD solicited comments on a draft version of the RFA from the public and via an in-person Developer Roundtable meeting held on June 12, 2025.

The FY 2025 Surtax/SHIP/HOME/HOME CHDO RFA provided funding opportunities for multifamily countywide, elderly developments, small developments, public housing, and housing developed by faith-based organizations. A total of 34 applications were received in response to the RFA, for a total combined request of \$138,016,700. Each of the 34 applications were evaluated by the Department and an outside third-party credit underwriter; however, only 23 applications met all minimum threshold criteria outlined in the RFA to be eligible for evaluation through the Department's selection committee process and potential recommendation for funding. RFA applications that lacked any items and/or criteria needed to meet minimum threshold criteria have been deemed non-responsive and were not scored. There was a total of 11 applications that did not meet minimum threshold requirements, those applications are listed on Exhibit B to the resolution. All 34

applicants were given an opportunity to review and discuss the results of the evaluations with HCD staff during a score review period. Afterwards, applicants were allowed to submit a written appeal through a formal Administrative Review process. HCD rendered the final Administrative Review decision, of concurrence or denial, for applicants appealing their scores and notified them of the results.

This RFA reflects various collaborations, such as the faith-based project award. HCD recommends the allocation of \$2,500,000 of Surtax funds to the TMWL Owner, LLC. This is a partnership between Touching Miami with Love and Procida as included in Exhibit A to the resolution. The FY 2025 RFA process yielded diverse housing stock with the total of 3,226 new units proposed throughout Miami-Dade County.

Surtax and SHIP applicant projects must adhere to income levels defined for an individual or family’s economic means based on Area Median Income (AMI) standards per the Florida Housing Finance Corporation (FHFC) income limits, refer to Table 1.

Table 1

2025 Income Limits and Rent Limits Florida Housing Finance Corporation									
Income Limit by Number of Persons In Household									
County	Percentage Category	1	2	3	4	5	6	7	8
Miami-Dade County	30%	\$ 26,050	\$ 29,750	\$ 33,450	\$ 37,150	\$ 40,150	\$ 43,150	\$ 48,650	\$ 54,150
Miami-Dade County	50%	\$ 43,400	\$ 49,550	\$ 55,750	\$ 61,950	\$ 66,950	\$ 71,900	\$ 76,850	\$ 81,800
Miami-Dade County	80%	\$ 69,400	\$ 79,300	\$ 89,200	\$ 99,100	\$ 107,050	\$ 115,000	\$ 122,900	\$ 130,850
Miami-Dade County	120%	\$ 104,160	\$ 118,920	\$ 133,800	\$ 148,680	\$ 160,680	\$ 172,560	\$ 184,440	\$ 196,320
Miami-Dade County	140%	\$ 121,520	\$ 138,740	\$ 156,100	\$ 173,460	\$ 187,460	\$ 201,320	\$ 215,180	\$ 229,040
Median Income: \$87,200									
Effective: 4/1/2025									
Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change.									

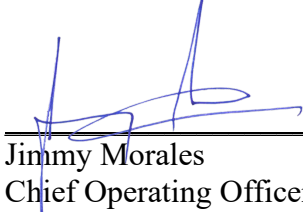
HOME and HOME CHDO applicant projects must adhere to income levels defined for an individual or family’s economic means based on Area Median Income (AMI) standards per the U.S. Department of Housing and Urban Development (HUD) income limits, refer to Table 2.

Table 2

U.S. DEPARTMENT OF HUD		----- FY 2025 ADJUSTED HOME INCOME LIMITS -----							
STATE: FLORIDA		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
	PROGRAM								
Miami-Miami Beach-Kendall, FL HUD Metro FMR Area									
	30% LIMITS	\$ 26,050	\$ 29,750	\$ 33,450	\$ 37,150	\$ 40,150	\$ 43,100	\$ 46,100	\$ 49,050
	VERY LOW INCOME	\$ 43,400	\$ 49,550	\$ 55,750	\$ 61,950	\$ 66,950	\$ 71,900	\$ 76,850	\$ 81,800
	60% LIMITS	\$ 52,080	\$ 59,460	\$ 66,900	\$ 74,340	\$ 80,340	\$ 86,280	\$ 92,220	\$ 98,160
	LOW INCOME	\$ 69,400	\$ 79,300	\$ 89,200	\$ 99,100	\$ 107,050	\$ 115,000	\$ 122,900	\$ 130,850
Effective: June 1, 2025									

Upon approval of this item, HCD will issue conditional loan commitments in substantially the form included as Exhibit C to the resolution. Funding awards are conditional and contingent upon the receipt of a full credit underwriting analysis and subsidy layering review, with a favorable recommendation, prior to contract negotiations and execution.

A due diligence review was conducted to assess past performance in utilizing County funds and legal capacity pursuant to Resolution No. R-630-13 to make efficient and transparent use of funds for much needed housing for County residents. There are no findings to report for the entities that are being considered for funding.



Jimmy Morales
 Chief Operating Officer

Attachments

Memorandum



Date: March 2, 2026

To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners

From: Nathan Kogon, Director or Chief *NK*
Housing and Community Development

Subject: Request to Process Late Departmental Agenda Item

I am requesting that the following item be placed on the March 2026 Housing Committee meeting.


RESOLUTION AUTHORIZING, AFTER A PUBLIC HEARING, THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO AWARD FUNDING FOR THE FY 2025 REQUEST FOR APPLICATIONS (RFA) IN AN AMOUNT NOT TO EXCEED \$81,396,700.00 IN DOCUMENTARY STAMP SURTAX AND/OR STATE HOUSING INITIATIVES PARTNERSHIP (SURTAX/SHIP) PROGRAM FUNDS, \$715,000.00 IN HOME INVESTMENT PARTNERSHIPS COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (HOME CHDO) PROGRAM FUNDS, AND \$50,000.00 IN HOME CHDO OPERATING PROGRAM FUNDS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE ALL CONDITIONAL LOAN COMMITMENTS, STANDARD SHELL CONTRACTS, STANDARD SHELL LOAN DOCUMENTS, AMENDMENTS AND OTHER DOCUMENTS OR AGREEMENTS NECESSARY TO ACCOMPLISH THE PURPOSES SET FORTH HEREIN, TO SHIFT FUNDS AND FUNDING SOURCES AWARDED TO A PROJECT TO ANY NEW AFFILIATED ENTITIES CREATED FOR THE PURPOSE OF CARRYING OUT A PROJECT TO SUBORDINATE OR MODIFY THE TERMS OF CONTRACTS, AMENDMENTS AND LOAN DOCUMENTS, AND TO EXERCISE THE TERMINATION, WAIVER, ACCELERATION AND OTHER PROVISIONS THEREIN

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, it is important the item move forward with the requested timeline because timely action by the Board of County Commissioners (Board) directly impacts the Department of Housing and Community Development's (HCD) ability to issue Conditional Loan Commitments to the recommended developers for new affordable housing development projects. These commitments are required for projects to secure financing and complete senior lender credit underwriting, and any delay may jeopardize project timelines and funding opportunities.

Due to Miami-Dade County's continued housing affordability crisis affecting residents throughout the County, prompt approval demonstrate a continued commitment to expanding affordable housing inventory and reducing the cost burden on households. Timely advancement of these awards is essential to addressing the urgent housing needs of the community.

Please process the item notwithstanding that the 3-day rule may be applicable to it. I am aware that this item is subject to approval for placement on the agenda by the Chair of the Committee and the Chairman of the Board and reviewed by the Office of the County Attorney.

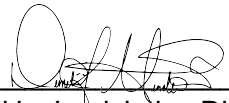
MDC007



Approved by Mayor or Mayor's Designee

Jimmy Morales

Print Name



Approved by Legislative Director or Designee

Demetria Henderson

Print Name

c: Geri Bonzon-Keenan, County Attorney
CAOagenda@miamidade.gov
Eugene Love, Agenda Coordinator



MEMORANDUM
(Revised)

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

DATE: April 21, 2026

FROM: 
Geni Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(1)

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. 8(K)(1)
4-21-26

RESOLUTION NO. _____

RESOLUTION AUTHORIZING, AFTER A PUBLIC HEARING, THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO AWARD FUNDING FOR THE FY 2025 REQUEST FOR APPLICATIONS (RFA) IN AN AMOUNT NOT TO EXCEED \$81,396,700.00 IN DOCUMENTARY STAMP SURTAX AND/OR STATE HOUSING INITIATIVES PARTNERSHIP (SURTAX/SHIP) PROGRAM FUNDS, \$715,000.00 IN HOME INVESTMENT PARTNERSHIPS COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (HOME CHDO) PROGRAM FUNDS, AND \$50,000.00 IN HOME CHDO OPERATING PROGRAM FUNDS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE ALL CONDITIONAL LOAN COMMITMENTS, STANDARD SHELL CONTRACTS, STANDARD SHELL LOAN DOCUMENTS, AMENDMENTS AND OTHER DOCUMENTS OR AGREEMENTS NECESSARY TO ACCOMPLISH THE PURPOSES SET FORTH HEREIN, TO SHIFT FUNDS AND FUNDING SOURCES AWARDED TO A PROJECT TO ANY NEW AFFILIATED ENTITIES CREATED FOR THE PURPOSE OF CARRYING OUT A PROJECT, TO SUBORDINATE OR MODIFY THE TERMS OF CONTRACTS, AMENDMENTS AND LOAN DOCUMENTS, AND TO EXERCISE THE TERMINATION, WAIVER, ACCELERATION AND OTHER PROVISIONS THEREIN

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. This Board ratifies and adopts the matters set forth in the foregoing recital and accompanying justification memorandum as if fully set forth herein.

Section 2. This Board authorizes, after a public hearing, the County Mayor or County Mayor's designee to award funding for the FY 2025 Request for Applications (RFA) in an amount not to exceed \$81,396,700.00 in Documentary Stamp Surtax and/or State Housing Initiatives Partnership (Surtax/SHIP) program funds, \$715,000.00 in Home Investment Partnerships Community Housing Development Organizations (HOME CHDO) program funds, and \$50,000.00 in HOME CHDO operating program funds pursuant to HCD funding recommendations based on the scores and rankings of eligible applicant submissions, as set forth in Exhibit A, attached hereto and incorporated herein by reference. The applications that did not meet minimum threshold requirements are those listed on Exhibit B, attached hereto and incorporated herein by reference.

Section 3. This Board authorizes the County Mayor or County Mayor's designee to execute all conditional loan commitments in substantially the form attached as Exhibit C, standard shell contracts, standard shell loan documents, amendments and other documents or agreements to accomplish the purposes set forth in this resolution, and to shift funds and funding sources awarded to a project to any new affiliated entities created for the purpose of carrying out a project.

Section 4. This Board further authorizes the County Mayor or County Mayor's designee, upon a determination that such actions are in the best interest of the County, to subordinate and/or modify the terms of contracts, agreements, amendments and loan documents so long as such modifications are approved by the County Attorney's Office as to form and legal sufficiency and are not substantially inconsistent with this resolution, and to exercise termination, waiver, acceleration and other provisions in said agreements and documents.

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 21st day of April, 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
Melissa M. Gallo

FY 2025 SURTAX/SHIP/HOME/HOME CHDO REQUEST FOR APPLICATIONS (RFA)
APPLICATIONS SCORED AND MET PRELIMINARY RFA THRESHOLD ANALYSIS

MULTI-FAMILY RENTAL COUNTYWIDE																
Entity	Project Name	Developer	Project Address	Commission District	Funding Request Surtax/SHIP	Funding Request HOME CHDO	Funding Request HOME CHDO Operating	# of Units	Per Unit Cost	Self Score	Final Score	Rank	Funding Recommendation Surtax/SHIP	Funding Recommendation HOME CHDO	Funding Recommendation HOME CHDO Operating	
Gallery in the Grove, LLC	Gallery in the Grove	Gallery in the Grove Developer, LLC	Address: 3160 Mundy Street, Miami, FL 33133 Folio: 01-4121-005-0030	7	\$ 5,000,000	-	-	348	\$ 14,367.82	168	165	1	\$ 5,000,000	-	-	
Atlantic Pacific Communities III, Ltd.	Culmer Place V	APC Development III, LLC	On NW 8th Street at the intersection of NW 8th Street and NW 7th Avenue, Miami, FL 33136 Folio: 01-0101-010-2030	3	\$ 5,000,000	-	-	375	\$ 13,333.33	167	164	2	\$ 5,000,000	-	-	
Redwood CP Holdings II, LLC	Claude Pepper II	Redwood CP Developer II, LLC	South of the intersection of NW 15th Ave & Opa-Locka Blvd, North Miami, FL Folio: 06-2123-000-0050	2	\$ 5,000,000	-	-	255	\$ 19,607.84	174	163	3	\$ 5,000,000	-	-	
Cannery Row at Redlands Crossing Phase II, LLLP	Cannery Row at Redlands Crossing Phase II	Pinnacle Communities, LLC	SW 261 ST, SW of the Intersection of SW 261 ST and SW 143 RD Miami, Florida 33032 Folio: 30-6927-035-0020	8	\$ 4,480,000	-	-	112	\$ 40,000.00	170	158	4	\$ 4,480,000	-	-	
Pinnacle at Tropical Crossings, LLLP	Pinnacle at Tropical Crossings	Pinnacle Communities, LLC	SEC SW 250th ST & SW 137th Ave Miami, Florida 33032	8	\$ 4,400,000	-	-	110	\$ 40,000.00	172	152	5	\$ 4,400,000	-	-	
Carver Theater, Ltd.	Residences at the Carver FKA Lofts at Carver Theater	Carver Theater Development, LLC	6016 Northwest 7 Avenue, Miami, FL 33127 Folio: 01-3114-037-0140	3	\$ 5,000,000	-	-	71	\$ 70,422.54	145	146	6	\$ 5,000,000	-	-	
Gallery Riverwalk, LLC	Gallery Riverwalk	Gallery Riverwalk Developer, LLC	1175 NW South River Drive Miami, FL 33136 Folio: 01-3135-031-0010	5	\$ 5,000,000	-	-	208	\$ 24,038.46	143	141	7	\$ 5,000,000	-	-	
Catherine Flon Estates, LLC	Catherine Flon Estates	Catherine Flon Estates Developer, LLC	On the north side of NE 137th Street, approximately 500 feet west of the intersection of NE 137th Street and NE 5th Avenue, North Miami A portion of Folio # 06-2219-000-1620	2	\$ 5,000,000	-	-	174	\$ 28,735.63	155	141	8	\$ 5,000,000	-	-	
Pinnacle at Southland RN, LLLP	Pinnacle at Southland	Pinnacle Communities, LLC	11155 SW 211 ST Cutter Bay, Florida 33189 Folio: 36-6007-021-0020	8	\$ 3,285,000	\$ 715,000	\$ 50,000	100	\$ 32,850.00	153	135	9	\$ 3,285,000	\$ 715,000	\$ 50,000	
ACRUVA Communities FL04, LLC	Arbors at Leisure City	ACRUVA Community Developers, LLC and ADC Communities II, LLC	28400 South Dixie Highway, Miami, FL 33033 Folio: 30-7904-000-0240	8	\$ 2,725,000	-	-	109	\$ 25,000.00	148	133	10	\$ 2,725,000	-	-	
Richman Capri LIHTC, LLC and Richman Capri WF, LLC	Capri Place	The Richman Group of Florida, Inc	8001 NW 27th Avenue Miami, FL 33147 Folio: 30-3110-048-0300	2	\$ 4,500,000	-	-	180	\$ 25,000.00	133	128	11	\$ 4,500,000	-	-	
Marlin Housing Partners, LP	Residences at Westview Landing	NuRock Development Partners, Inc.	On NW 27th Avenue, Southeast of the intersection of NW 27th Avenue and NW 123rd Street. Folio: 30-2127-010-0120 and 30-2127-011-0200	2	\$ 5,000,000	-	-	130	\$ 38,461.54	142	128	12	\$ 5,000,000	-	-	
Liberty Renaissance Apartments, LLC	Liberty Renaissance	RS Development Corp	1305 NW 61st St. Folio: 01-3114-043-0150 1321 NW 61st St. Folio: 01-3114-043-0160 1331 NW 61st St. Folio: 01-3114-043-0180 1341 NW 61st St. Folio: 01-3114-043-0190 1361 NW 61st St. Folio: 01-3114-043-0200 1320 NW 61st St. Folio: 01-3114-043-0690 1370 NW 61st St. Folio: 01-3114-043-0660	3	\$ 2,450,000	-	-	98	\$ 25,000.00	145	122	13	\$ 2,450,000	-	-	
Dulce Vida Apartments, LLC	Dulce Vida Apartments	Coral Rock Development Group, LLC	1785 NW 35 Street, Miami, FL 33142 Folio: 01-3127-009-0140	3	\$ 5,000,000	-	-	91	\$ 54,945.05	130	119	14	\$ 5,000,000	-	-	
Mary Alice Brown Family Villas, LLC	Mary Alice Brown Family Villas	Opa-locka Community Development Corporation, D/B/A Ten North Group	2888 NW 132 ST and 13105 NW 30 Ave, Opa-Locka, Florida 33054 Folio: 08-2128-021-0010	2	\$ 5,000,000	-	-	216	\$ 37,878.79	115	99	15	\$ 2,500,000	-	-	

MDC013

**FY 2025 SURTAX/SHIP/HOME/HOME CHDO REQUEST FOR APPLICATIONS (RFA)
APPLICATIONS SCORED AND MET PRELIMINARY RFA THRESHOLD ANALYSIS**

MULTI-FAMILY RENTAL COUNTYWIDE																
Entity	Project Name	Developer	Project Address	Commission District	Funding Request Surtax/SHIP	Funding Request HOME/HOME CHDO	Funding Request HOME CHDO Operating	# of Units	Per Unit Cost	Self Score	Average Score	Rank	Funding Recommendation Surtax/SHIP	Funding Recommendation HOME CHDO	Funding Recommendation HOME CHDO Operating	
ACRUVA Community FL 12, LLC*	Osprey Landing*	ACRUVA Community Developers, LLC and ADC Communities II, LLC*	3501 NW 27th Ave, Miami, FL 33142 Folios: 01-3127-001-0410, 01-3127-001-0220, 01-3127-001-0400	2	\$ 5,000,000	-	-	100	\$ 50,000.00	137	67*	16	\$ -	-	-	
Request Totals:					\$ 71,840,000	\$ 715,000	\$ 50,000	2,593					Funding Recommendation Totals:	\$ 64,340,000	\$ 715,000	\$ 50,000

PUBLIC HOUSING/RAD DEVELOPMENTS																
Entity	Project Name	Developer	Project Address	Commission District	Funding Request Surtax/SHIP	Funding Request HOME/HOME CHDO	Funding Request HOME CHDO Operating	# of Units	Per Unit Cost	Self Score	Final Score	Rank	Funding Recommendation Surtax/SHIP	Funding Recommendation HOME CHDO	Funding Recommendation HOME CHDO Operating	
Perrine Apartments, Ltd.	Perrine Village I	Perrine Development, LLC	On Duval Ave, southeast of the intersection of Duval Ave and W Evergreen Street. Unincorporated Miami-Dade, FL 33157 Folio #: 30-5032-035-0020	9	\$ 3,000,000	-	-	100	\$ 30,000.00	169	159	1	\$ 3,000,000	-	-	
HG Phase II, LLC	Homestead Gardens Phase II	DBC Procida LLC	1501 SW 6 St., Homestead, FL 33030 Folio #: 10-7814-000-1110	9	\$ 2,200,000	-	-	88	\$ 25,000.00	148	136	2	\$ 2,200,000	-	-	
Gallery at Little Havana, LLC	Gallery at Little Havana	Gallery at Little Havana Developer, LLC	1275 SW 1st Street Miami, FL 33135 f/k/a Little Havana Homes. Folio: 01-4102-006-0790	5	\$ 3,000,000	-	-	130	\$ 23,076.92	147	119	3	\$ 3,000,000	-	-	
Request Totals:					\$ 8,200,000	\$ -	\$ -	318					Funding Recommendation Totals:	\$ 8,200,000	\$ -	\$ -

ELDERLY HOUSING																
Entity	Project Name	Developer	Project Address	Commission District	Funding Request Surtax/SHIP	Funding Request HOME/HOME CHDO	Funding Request HOME CHDO Operating	# of Units	Per Unit Cost	Self Score	Final Score	Rank	Funding Recommendation Surtax/SHIP	Funding Recommendation HOME CHDO	Funding Recommendation HOME CHDO Operating	
Quail Roost Transit Village V, Ltd.	Quail Roost Transit Village V	Quail Roost V Development, LLC	On Homestead Ave, northwest of the intersection of Homestead Ave and SW 186th St., Unincorporated Miami-Dade, FL 33157 Folio: 30-6005-001-0140	9	\$ 3,000,000	-	-	106	\$ 28,301.89	180	170	1	\$ 3,000,000	-	-	
Redwood CP Holdings I, LLC	Claude Pepper I	Redwood CP Developer, LLC	North of the intersection of NW 16th Ave & NW 135th Street, North Miami, FL Folio: 06-2123-000-0050	2	\$ 3,000,000	-	-	203	\$ 14,778.33	174	163	2	\$ 3,000,000	-	-	
Request Totals:					\$ 6,000,000	\$ -	\$ -	309					Funding Recommendation Totals:	\$ 6,000,000	\$ -	\$ -

FAITH BASED DEVELOPMENT																
Entity	Project Name	Developer	Project Address	Commission District	Funding Request Surtax/SHIP	Funding Request HOME/HOME CHDO	Funding Request HOME CHDO Operating	# of Units	Per Unit Cost	Self Score	Final Score	Rank	Funding Recommendation Surtax/SHIP	Funding Recommendation HOME CHDO	Funding Recommendation HOME CHDO Operating	
TMWL Owner, LLC	TML Homestead Residences	DBC Procida TMWL Homestead, LLC	1350 SW 4 St., Homestead, FL 33030 Folio #: 10-7813-000-0150	9	\$ 2,500,000	-	-	100	\$ 25,000.00	152	143	1	\$ 2,500,000	-	-	
Request Totals:					\$ 2,500,000	\$ -	\$ -	100					Funding Recommendation Totals:	\$ 2,500,000	\$ -	\$ -

SMALL DEVELOPMENTS																
Entity	Project Name	Developer	Project Address	Commission District	Funding Request Surtax/SHIP	Funding Request HOME/HOME CHDO	Funding Request HOME CHDO Operating	# of Units	Per Unit Cost	Self Score	Final Score	Rank	Funding Recommendation Surtax/SHIP	Funding Recommendation HOME CHDO	Funding Recommendation HOME CHDO Operating	
Propelling into Triumph, Inc.	Keys to Triumph: Single-Family Housing Initiative	Cornerstone Group Partners, LLC	8670 NW 14 Avenue, Miami, FL 33147 Folio: 30-3111-046 -0130	2	\$ 356,700	-	-	6	\$ 59,450.00	101	95	1	\$ 356,700	-	-	
Request Totals:					\$ 356,700	\$ -	\$ -	6					Funding Recommendation Totals:	\$ 356,700	\$ -	\$ -
Grand Totals:					\$ 88,896,700	\$ 715,000	\$ 50,000	3,226 **					Funding Recommendation Totals:	\$ 81,396,700	\$ 715,000	\$ 50,000

NOTE: * Application did not meet scoring threshold of 70 points
** Excludes applications not recommended for funding.

MDC014

FY 2025 SURTAX/SHIP/HOME/HOME CHDO REQUEST FOR APPLICATIONS (RFA)

APPLICATIONS DID NOT MEET PRELIMINARY RFA THRESHOLD ANALYSIS

Entity	Project Name	Developer	Project Address	Commission District	Surtax/SHIP	HOME	HOME CHDO	# of Units
Dunn Manor LLC	Dr. Marvin Dunn Manor	Stone Soup Development, Inc.	7000 NW 27th Avenue, Miami, FL 33147 Folio # 30-3116-000-0010	2	\$ 5,000,000.00	\$ -	\$ -	101
Genesis USA Properties I Inc.	North Grove Residences	Genesis USA Properties I, Inc.	16575 North Miami Avenue, North Miami, FL 33169 Folio: 30-2113-007-4030	2	\$ 1,600,000.00	\$ -	\$ -	32
HTG Girl Power, Ltd.	Mama Hattie's House	Matthew A. Rieger	Address: 430 NW 9th ST, Miami, FL 33136 Folio #: 01-0103-030-1020	3	\$ 2,100,000.00	\$ 100,000.00	\$ -	88
Towne Villas SJ LLC	Towne Villas	St. John Community Development Corporation, Inc.	2055 NW 3 Avenue, Miami, FL 33127 Folio: 01-3125-042-0160 255 NW 20 Terrace, Miami, FL 33127 Folio: 01-3125-042-0170	3	\$ 4,500,000.00	\$ -	\$ -	180
Uptown Center, LLC	Uptown Center	Integral Florida, LLC	661 NW 60th ST, Miami, FL 33127 Folio: 01-3113-040-0830 and 01-3113-040-0820	3	\$ 5,000,000.00	\$ -	\$ -	170
2500 NW 7th Street LLC	Viva Building	2500 NW 7th Street LLC	2500 NW 7 Street, Miami, FL 33125 Folio: 01-4103-042-0010	5	\$ 3,880,000.00	\$ -	\$ -	97
Marcia Flats, LLC	Marcia Flats	Renegade Investments, Inc.	300 E 1 AVE, Hialeah, FL 33010 Folio: 04-3118-001-1150 67 E 3 ST, Hialeah, FL 33010 Folio: 04-3118-001-1170	6	\$ 2,900,000.00	\$ -	\$ -	60
WG MF Phase Two LLC	West Grove Phase II	Integral Florida, LLC	1) 01-4121-007-0890; 3685 OAK AVE, MIAMI 2) 01-4121-007-0880; 3676 PERCIVAL AVE, MIAMI 3) 01-4121-007-0870; 3672 PERCIVAL AVE, MIAMI 4) 01-4121-007-0860; 3662 PERCIVAL AVE, MIAMI	7	\$ 2,500,000.00	\$ 2,500,000.00	\$ -	150
ARB Developers Group LLC	Florida City Redevelopment	ARB Developers Group LLC	- 261 NW 16 Street, Florida City, FI 33030 FOLIO # 16-7824-020-0400 - 1405 NW 2 Ct, Florida City, FI 33030 FOLIO # 16-7824-020-0310 - 1406 NW 2 Ave, Florida City, FI 33030 FOLIO # 16-7824-020-0300 - 1414 NW 2 Ave, Florida City, FI 33030 FOLIO # 16-7824-020-0290 - 1421 NW 2 Ct, Florida City, FI 33030 FOLIO # 16-7824-020-0330 - 1422 NW 2 Ave, Florida City, FI 33030 FOLIO # 16-7824-020-0330 - 1429 NW 2 Ct, Florida City, FI 33030 FOLIO # 16-7824-020-0280 - 1430 NW 2 Ave, Florida City, FI 33030 FOLIO # 16-7824-020-0270 - 1437 NW 2 Ct, Florida City, FI 33030 FOLIO # 16-7824-020-0350 - 1438 NW 2 Ave, Florida City, FI 33030 FOLIO # 16-7824-020-0260 - 1445 NW 2 Ct, Florida City, FI 33030 FOLIO # 16-7824-020-0360 - 1446 NW 2 Ave, Florida City, FI 33030 FOLIO # 16-7824-020-0250 - 1453 NW 2 Ct, Florida City, FI 33030 FOLIO # 16-7824-020-0370 - 1454 NW 2 Ave, Florida City, FI 33030 FOLIO # 16-7824-020-0240 - 1461 NW 2 Ct, Florida City, FI 33030 FOLIO # 16-7824-020-0380 - 1462 NW 2 Ave, Florida City, FI 33030 FOLIO # 16-7824-020-0230 - 1469 NW 2 Ct, Florida City, FI 33030 FOLIO # 16-7824-020-0390 - 1470 NW 2 Ave, Florida City, FI 33030 FOLIO # 16-7824-020-0220 - 1478 NW 2 Ave, Florida City, FI 33030 FOLIO # 16-7824-020-0210 - Vacant Lot Folio #16-7824-020-0320	9	\$ 13,000,000.00	\$ -	\$ -	240
Villa Valencia Apartments LLC	Villa Valencia	RS Development Corp	On the north side of SW 268 Street, about 450 feet west of SW 139 Ave, Miami-Dade, FL 33032. Folio: 30-6934-000-0061	9	\$ 5,000,000.00	\$ -	\$ -	126
ALV@110, LLC	Rehabilitation of 110 E 10th Street	ALV@110, LLC	110 E 10th Street, Hialeah, FL 33010	13	\$ 1,040,000.00	\$ -	\$ -	26

MDC015

Miami-Dade County
Conditional Loan Commitment

Date

To: _____ (the "Borrower")

Re: _____ (Project Name/the "Property")

Type: _____

Dear Borrower:

We are pleased to advise you that on _____, **2026**, the Board of County Commissioners (BCC) approved a Conditional Loan Commitment for development activity at the above-listed property (the "Property"). The loan is conditionally committed for the payment of hard construction cost as a portion of the development costs to construct the affordable housing units on the Property. This Conditional Loan Commitment is made based upon FY 2025 Request for Applications requesting Documentary Stamp Surtax (Surtax), State Housing Initiatives Partnership (SHIP), Home Investment Partnerships (HOME), and HOME Community Housing Development Organizations (HOME CHDO) funds. **Resolution No. R- 26** conditionally allocated up to \$_____ of Surtax/SHIP/HOME/HOMECHDO program funds and is subject to the following terms and conditions:

Borrower: _____, or related entity

Project: _____, a ___-unit, _____ style affordable housing community located at _____ in Miami-Dade County, FL _____, in Commission District _____. The development which will serve households with incomes at and below ___% of area median income ("AMI"). See the conditions below regarding applicable AMI for residents based upon the source of funds for the Loan.

Loan Amount: The loan shall be in an amount of not-to-exceed \$_____ as approved by the BCC in Resolution **No. R- -26** for \$_____ and includes all terms and conditions of such BCC approval, including project scope, activity type and, for federal funds, national objective to be achieved (the "Loan"). The loan amount may be decreased as determined by the Mayor or the Mayor's designee, based upon Underwriting (defined below) and information and documentation provided by Borrower.

Conditions: The Loan is conditioned upon the terms, conditions and requirements set forth below (the "Conditions"). The County shall not issue a final unconditional loan commitment, enter into a funding contract, close on the Loan or disburse the Loan funds until all the Conditions are met.

Collateral: Upon satisfaction of the Conditions, Miami-Dade County (County) and Borrower will enter into a funding contract and loan agreement. The Loan shall be evidenced by a promissory note and secured by a construction/permanent mortgage with assignment of leases and rents, a collateral assignment of leases and rents, a collateral assignment of construction documents, a rental regulatory agreement (where applicable), and any other security or collateral as deemed appropriate by the Mayor or Mayor's designee, in his or her sole

discretion, with approval of the County Attorney's Office. Borrower shall additionally be required to provide the County with an environmental indemnification agreement, a UCC-1, title affidavit, partnership affidavit (if applicable), corporate resolution approving the loan documents, opinion of counsel, certification of borrower to borrower's counsel, and title policy making the County an insured. The Collateral shall be determined based upon financial feasibility and subsidy layering underwriting to be performed by County staff in an internal process and by an independent underwriter and paid for by Borrower ("Underwriting") following review of a current title search. Additional forms of security may be required if liens, encumbrances, restrictions or covenants exist on the Property which the Mayor or Mayor's designee determines, in his or her sole discretion, threaten the County's Collateral. The Mayor or Mayor's designee shall determine, in his or her sole discretion and in consultation with the County Attorney's Office, whether the Collateral provided by Borrower is sufficient to close and disburse the Loan.

Interest Rate: Loan terms, including interest rates, are those set forth in the FY 2025 Surtax/SHIP/HOME Request for Applications (RFA), for all funding sources for Multi-family rental projects. Those terms are 0% interest during construction - years 1 and 2-and ___ % interest-only payments for years 3–30 from development cash flow, with another ___% interest accruing and due at maturity. Full principal is due at maturity; and as modified prior to closing by the Mayor or Mayor's designee in accordance with the results of Underwriting.

Repayable: There will be no penalty for prepayment of the Loan (payment of Loan balance before the end of the repayment term). Repayment terms are those set forth in the FY 2025 Surtax/SHIP/HOME Request for Applications RFA for repaid loan funds in accordance with Section 17-02 of the Code. Terms are applicable for all funding sources listed in the FY 2025 Surtax/SHIP/HOME RFA. All terms may be modified prior to closing by the Mayor or Mayor's designee in accordance with the results of Underwriting. The prepayment of any Loan shall not affect the term of affordability set forth in the Rental Regulatory Agreement or in any of the other Loan Documents.

Term: The Loan will be for 30 years, or as may be established prior to closing by the Mayor or Mayor's designee in accordance with the results of Underwriting.

Conditions:

1. Underwriting, as explained above, shall include financial feasibility review, subsidy layering review, and credit review. Underwriting is performed to protect the County's scarce affordable housing funds and is performed to ensure that the Project has sufficient financing to be completed timely and that the Project is not over-subsidized, meaning the Loan is not needed or the Loan Amount is too high. The County reserves the right to reduce the Loan Amount subject to Underwriting. The County further reserves the right to refuse to issue a final, unconditional loan commitment to Borrower or to enter into a contract for the Loan or to close on the Loan in the event that Underwriting determines that the project is financially unfeasible or otherwise is unfeasible. The costs of Underwriting are to be paid by Borrower.
2. Borrower must prove control of the Property through purchase or lease, as evidenced by a deed or lease and recorded memorandum of lease in Borrower's name. Absence of any threat of foreclosure, taking by eminent domain, or pending bankruptcy are additionally required.
3. Borrower must provide the County with written financing commitments showing committed financing for the entire Development Cost of the Project, including any gaps between the Loan and the overall costs to develop the Project. The Development Cost of the Project means the total cost of completing the entire Project, from acquisition to the issuance of Certificate of Occupancy, including but not limited to the costs for acquisition, design and planning, zoning and variances, financing costs, legal costs, construction, and permitting. In the event of a dispute as to what amount constitutes the actual Development Cost, Borrower and County will use the amount determined by Underwriting to be the Development Cost.

4. Conformance of the Project with the County legislation approving the Loan.
5. Complete plans and specifications of the Project.
6. Payment and performance bond in the amount of the entire construction budget or otherwise in conformance with applicable law. Where a payment and performance bond are not required by law, the Mayor or Mayor's designee may alternatively accept – at the Mayor or Mayor's designee's sole discretion – a letter of credit in an amount acceptable to the Mayor or Mayor's designee.
7. Appraisal of the Property showing that the value of the Project and Property, when completed, exceeds the total amount of debt from all sources to be secured by the Project, unless waived by the Mayor or Mayor's designee.
8. A Phase I environmental report requiring no further action.
9. For CDBG and HOME funds, if required, the cost of the HUD environmental assessment must be paid by the borrower.
10. Such other conditions which are customary and reasonable for a loan of this nature, such as adhering to all federal, state and local regulations, ordinances, codes and standards.
11. Meeting all requirements of the State Housing Initiatives Partnership ("SHIP"), Documentary Surtax, Home Investment Partnerships Program ("HOME"), program, as applicable, and County resolutions and ordinances governing affordable housing development.
12. The Loan, if SHIP or Surtax funds, may only be used for the development of affordable housing for residents with household incomes not greater than 140% of AMI. The Loan, if HOME/HOME CHDO or CDBG funds, may only be used for the development of affordable housing for residents with household incomes not greater than 80% of AMI.
13. Pursuant to the Miami-Dade Board of County Commissioners' Resolution No. R-34-15, Developers, its agents and/or representatives, shall provide written notice to the County related to the availability of rental opportunities, including, but not limited to, the number of available units, bedroom size, and rental prices of such rental units at the start of any leasing activity; requiring the developer advertise the information described in newspapers of general circulation.

This Conditional Loan Commitment will expire in six (6) months if not extended by Miami-Dade County. An extension of this Conditional Loan Commitment may be granted at the sole and absolute discretion of Miami-Dade County. Any extension granted will be contingent upon compliance with and in accordance with Resolution No. R-232-14, as applicable and must be signed by the Mayor or Mayor's Designee to be valid. If the loan does not close prior to the expiration or extension of this Conditional Loan Commitment, the funds will be subject to recapture and allocated to other projects. This Conditional Loan Commitment is not assignable. This Conditional Loan Commitment is the sole and complete agreement between the parties as to the terms of the Loan described herein. The terms of this Conditional Loan Commitment may only be changed in writing in a document signed by the Mayor or the Mayor's designee. No representations, written or verbal, of Miami-Dade County employees, or others purporting to act on behalf of Miami-Dade County, may change the terms of this Commitment.

Miami-Dade County wishes to thank you for your proposal and the opportunity to provide financing for this development, and we look forward to closing this transaction.

Sincerely,

Miami-Dade County

Mayor or Mayor Designee

Date: _____

c: Jimmy Morales, Chief Operating Officer

Approved as to Form and Legal Sufficiency

Assistant County Attorney

Date _____



PUBLIC NOTICE

NOTICE OF PUBLIC HEARING ON PROPOSED ALLOCATIONS OF FY 2025 DOCUMENTARY STAMP SURTAX (SURTAX), STATE HOUSING INITIATIVES PARTNERSHIP (SHIP), AND HOME INVESTMENT PARTNERSHIPS COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (HOME/HOME CHDO) PROGRAM AWARDS FOR MULTIFAMILY RENTAL COUNTYWIDE, ELDERLY HOUSING, SMALL DEVELOPMENTS, PUBLIC HOUSING, AND FAITH-BASED DEVELOPMENTS

PUBLIC NOTICE INFORMATION

The Housing Committee of the Board of County Commissioners (BCC) will hold a public hearing on **Tuesday, March 10, 2026, at or after 12:30PM**. Subsequently, the actions described below will be considered for final action by the BCC on Tuesday, March 17, 2026, at 9:30AM. Both meetings will be held inside Board of County Commission Chambers located on the second level of the Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida 33128. The purpose of the hearing is to allow the public an opportunity to comment on the following:

- Allocate \$81,396,700.00 of Documentary Stamp Surtax (Surtax) and State Housing Initiatives Partnership (SHIP) Program Awards for Multifamily Rental Countywide, Elderly Housing, Small Developments, Public Housing, and Faith-Based Developments
- Allocate \$715,000.00 of Home Investment Partnerships Community Housing Development Organizations (HOME/HOME CHDO) and \$50,000.00 of HOME CHDO operating program funds to Pinnacle of Southland RN, LLLP, or Related Entity, for the development of the Pinnacle at Southland project, a 100-unit affordable housing community located at 11155 SW 211 Street, Cutler Bay, Florida 33189.

The proposed FY 2025 Home Investment Partnerships Community Housing Development Organizations (HOME/HOME CHDO) and HOME CHDO operating program awards described above will be available for review beginning on February 13, 2026, online at <https://www.miamidade.gov/global/housing/notices.page>, by calling (786) 469-4316, by requesting a copy via email at communitydevelopmentservices@miamidade.gov, or by publication of a public notice in the Miami Herald on Friday, February 13, 2026.

The public is invited to attend and comment. All interested parties are invited to submit written comments from February 13, 2026, to March 15, 2026, to the attention of Ms. Lakisha Gray, Interim Division Director, Office of Strategic Initiatives and Planning, Housing and Community Development (HCD), 701 NW 1st Court, 14th Floor, Miami, Florida 33136 or via e-mail at communitydevelopmentservices@miamidade.gov.

HCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender expression, gender identity, age, pregnancy, familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call (786) 469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.



MDC020

For legal ads online, go to <http://legalads.miamidade.gov>