

MEMORANDUM

Agenda Item No. 11(A)(7)

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

DATE: February 4, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the Chairperson or Vice Chairperson of the Board to execute Amended and Restated County Deed for Homestead Community Redevelopment Agency, a public body politic and corporate (the "Agency"); authorizing an extension for execution of development or construction agreement and project completion; and authorizing the County Mayor to take all actions necessary to enforce the provisions set forth in such Amended and Restated County Deed, and to exercise all rights contained therein

Resolution No. R-138-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.


Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM

(Revised)

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

DATE: February 4, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(7)

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. 11(A)(7)
2-4-25

RESOLUTION NO. R-138-25

RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AMENDED AND RESTATED COUNTY DEED FOR HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC BODY POLITIC AND CORPORATE (THE “AGENCY”); AUTHORIZING AN EXTENSION FOR EXECUTION OF DEVELOPMENT OR CONSTRUCTION AGREEMENT AND PROJECT COMPLETION; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH AMENDED AND RESTATED COUNTY DEED, AND TO EXERCISE ALL RIGHTS CONTAINED THEREIN

WHEREAS, on August 31, 2020, this Board adopted Resolution No. R-824-20, authorizing the conveyance, pursuant to section 125.38, Florida Statutes, of a total of seven properties, specifically properties bearing Folio Nos. 10-7813-048-0130, 10-7813-048-0120, 10-7813-048-0110, 10-7813-031-0170, 10-7813-031-0150, 10-7813-031-0180, and 10-7813-031-0030 (“Properties”), that are located in District 9 and within the Homestead Community Redevelopment Area to the Homestead Community Redevelopment Agency (“Agency”) for the purpose of developing such properties as a transit-oriented, mixed-use, mixed-income residential and commercial development in accordance with all applicable laws and regulations governing the Community Development Block Grant (“CDBG”) program; and

WHEREAS, Resolution No. R-824-20 included a County deed with restrictions, which deed required the Agency to build affordable housing and create jobs for low- to moderate-income people; and

WHEREAS, the creation of jobs and the development of affordable housing for low-income people are activities that are authorized under the Agency’s community redevelopment plan approved by this Board, as authorized by chapter 163, part III, Florida Statutes; and

WHEREAS, following the adoption of Resolution No. R-824-20, the Agency declined to accept the County deed approved by this Board and asked that changes be made to the County deed restrictions in order to accommodate the Agency's plans for developing the properties; and

WHEREAS, specifically, the Agency requested that deed restrictions set forth in the County deed be revised in order to: (1) permit the Agency the flexibility to develop the properties as residential, commercial or mixed-use, rather than requiring that the Agency develop the properties as a mixed-use (commercial and residential) development; (2) permit the Agency to meet either the affordable housing national objective or the job creation national objective of the CDBG program, rather than requiring that the Agency achieve both national objectives; (3) extend the time the Agency is required to develop the properties from four years to five years; (4) extend the time the Agency is required to achieve the CDBG national objective from five years to six years; (5) change the time at which the value of the properties is assessed (for the purpose of determining the number of jobs to be created per dollar of CDBG investment) from the time the Agency creates the jobs to the time at which the Agency enters into a development agreement with a developer or a construction contract with a general contractor, which agreement must be executed no later than three years after the deed is recorded; (6) establish that the value of the properties (for the purpose of determining the number of jobs to be created per dollar of CDBG investment) shall be the assessed value of the properties unimproved rather than with improvements; and (7) add a force majeure clause to provide extensions of time as to the deadlines in the County deed due to events outside the Agency's control, such as a hurricane, tropical storm or pandemic, but not including the inability to get permits or obtain financing; and

WHEREAS, on June 14, 2021, this Board adopted Resolution No. R-762-21 authorizing the execution of a revised deed to grant the requests of the Agency set forth in the above recital; and

WHEREAS, on October 3, 2024, the Agency submitted a request to the County Commissioner of District 9, attached hereto as Attachment “A,” requesting that the County extend: (1) the deadline for a signed development agreement or construction agreement from January 18, 2025 to January 18, 2027 and (2) the deadline for project completion from January 18, 2027 to January 18, 2029; and

WHEREAS, as justification for the requested extension, the Agency has set forth the reasons enumerated in Attachment A; and

WHEREAS, this Board desires to grant the Agency the requested extensions,

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

Section 1. This Board adopts the foregoing recitals as if fully set forth herein.

Section 2. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice Chairperson of the Board to take all actions necessary to effectuate the execution of an Amended and Restated County Deed (the “amended deed”), in substantially the form attached hereto as Attachment “B,” and incorporated herein by reference, in order to: (1) extend the deadline for a signed development agreement from January 18, 2025 to January 18, 2027 and (2) extend the deadline for project completion from January 18, 2027 to January 18, 2029 for the Properties.

Section 3. This Board further authorizes the County Mayor or County Mayor’s designee to take all actions necessary to exercise any and all rights set forth in the amended deed, including, but not limited to, exercising the County’s option to enforce its reversionary interest after conducting all due diligence, including, but not limited to, title searches and environmental reviews. In the event that the County Mayor or County Mayor’s designee should exercise the County’s reversionary interest, then the County Mayor or County Mayor’s designee shall execute

and record an instrument approved by the County Attorney's Office in the Public Record of Miami-Dade County and provide a copy of such instrument to the Property Appraiser's Office. Alternatively, this Board authorizes the County Mayor or the County Mayor's designee to receive on behalf of the County from the Agency, after conducting all due diligence, including, but not limited to, title searches and environmental reviews, a deed(s) which conveys any or all of the properties back to the County in the event the Agency is unable or fails to comply with the deed restrictions set forth in the deed. Upon the receipt of a deed(s) from the Agency the County Mayor or the County Mayor's designee shall record such deed(s) in the Public Records of Miami-Dade County.

Section 4. This Board authorizes County Mayor or County Mayor's designee to take all actions necessary to effectuate the amended deed, and to exercise all rights conferred therein.

Section 5. This Board directs the County Mayor or County Mayor's designee to provide copies of the recorded amended deed to the Property Appraiser.

Section 6. This Board directs the County Mayor or County Mayor's designee to ensure that proper signage is placed on the Properties identifying the County's name and the name of the district commissioner.

Section 7. The County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the Public Record all deeds, covenants, reverters, and other documents creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Vice Chairman Kionne L. McGhee. It was offered by Commissioner **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Oliver G. Gilbert, III	aye	Roberto J. Gonzalez	aye
Keon Hardemon	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of February, 2025. 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: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Shannon D. Summerset-Williams

Attachment "A"



Honorable Commissioner Kionne L. McGhee
Miami-Dade County
Stephen P. Clark Center
111 NW 1st Street, 320
Miami, Florida 33128

October 3, 2024

City Council

Steven D. Losner
Mayor

Sean L. Fletcher
Vice Mayor

Erica G. Ávila
Councilwoman

Jenifer N. Bailey
Councilwoman

Clemente Canabal
Councilman

Tom Davis
Councilman

Larry Roth
Councilman

Nzeribe (Zerry) Ihekweba, PhD, PE
City Manager

City Hall

100 Civic Court
Homestead, FL 33030
305-224-4400
www.cityofhomestead.com

RE: Homestead Community Redevelopment Agency Request for Extension of Time on Deed Restrictions

Honorable Commissioner McGhee,

I am writing to you on behalf of the Homestead Community Redevelopment Agency ("HCRA") to respectfully request an extension of time to comply with the deed restrictions associated with the conveyance of seven properties from Miami-Dade County ("County") to the HCRA pursuant to Resolutions R-824-20 and R-762-21. Despite the HCRA's best efforts and due diligence as described below, the HCRA has not yet come to terms for a development agreement as will be required by January 18, 2025. In order to best serve the residents of the Homestead Community Redevelopment Area, the City of Homestead, and Miami-Dade County, we are requesting an additional two years to enter into the development agreement and an accompanying two-year extension to the project completion date. This would bring the development agreement deadline to January 18, 2027, and the completion deadline to January 18, 2029. We believe that this additional period will give us the time we need to adequately negotiate with the current developer and leave the option open to solicit other developers should we not be able to come to terms that align with the goals of the HCRA and the restrictions required by the properties.

Procedural History

On August 31, 2020, the Miami-Dade County Board of County Commissioners adopted Resolution R-824-20, authorizing conveyance pursuant to Section 125.38, Florida Statutes, a total of seven properties that are located within the Homestead Community Redevelopment Area to the HCRA. On July 20, 2021, the deed conveying these properties was revised by the MDBCC via Resolution R-762-21 in order to accommodate the HCRA's desired development plans. The HCRA accepted the conveyance of those properties on September 13, 2021, via Resolution CRA2021-09-12. The deed was recorded January 18, 2022.

Properties Conveyed

The County properties conveyed to the HCRA are described by the following Folio Numbers:

1. 10-7813-048-0130
2. 10-7813-048-0120
3. 10-7813-048-0110
4. 10-7813-031-0170
5. 10-7813-031-0150
6. 10-7813-031-0180
7. 10-7813-031-0030

Deed Restrictions

The deed conveying the properties provides certain property development requirements to which the HCRA must adhere. The most relevant restrictions are provided below:

1. **Project Development Requirements.** The HCRA must aggregate the properties and develop a transit-oriented, residential, commercial, or mixed-use, mixed-income project through the creation of jobs or the creation of affordable housing for low-to-moderate income people with incomes not greater than 80% of area median income (AMI).
2. **Project Development Timeline.** The HCRA must execute a development agreement for the project within three years of the recording of the deed, which would be January 18, 2025. The project must achieve a final Certificate of Occupancy within five years of recording of the deed, which would be January 18, 2027.
3. **Extensions of Time.** The County may extend the deadlines set forth in the deed upon the Miami-Dade County Board of County Commissioners finding it necessary to grant such an extension. The extension must be given by the County Mayor or her designee prior to the deadlines and the letter must specify the new time frame for completion of the requirements.

Project Description

The County properties have been aggregated alongside HCRA properties to create approximately 2.2 net acres of land, which forms the Triangle Project. The Triangle Project is envisioned as a mixed-used, mixed-income development at the entrance to Homestead's Historic Southwest Neighborhood. Located alongside the Miami-Dade County Transitway, this catalytic development will disrupt the current pattern of underinvestment and blighted structures throughout the area. The mixed-use character of the development will contribute to an economically vibrant neighborhood. The mixed-income housing will provide much-needed affordability for current residents while also attracting more affluent individuals to the area to increase economic growth and facilitate economic mobility. Building on existing redevelopment in Downtown Homestead, the Triangle Project will serve as an extension to the downtown and become a lively "gateway" into the Historic Southwest.

HCRA Process

Since 2022, the HCRA has acquired additional properties surrounding the parcels conveyed by the County and the existing HCRA parcels in order to create a more impactful development. To date, the HCRA has acquired five parcels, totaling 25,815 square feet of land. The HCRA investment for land purchase alone is \$3,765,000. Once relocation costs and other fees are added, the HCRA investment totals \$4,045,078. It is also important to note that due to the site configuration, the HCRA parcels and the County parcels combine to create a much more impactful development site than either collection of parcels on their own.

The HCRA has conducted numerous community engagement sessions, industry days, and released two solicitations for the Triangle Property Development Partner. The first Request for Proposals was released on March 3, 2023, and closed on May 12, 2023. More than seven hundred vendors were contacted, six attended the pre-proposal meeting, and only one responded. The submission received was not in line with the HCRA's vision for the development in that it proposed a 100% affordable development with no mixed-use elements. Therefore, the proposal was rejected and the HCRA began work on a second solicitation.

The second solicitation released by HCRA was advertised on August 4, 2023, and closed November 17, 2023. More than seven hundred and fifty vendors were contacted, four attended the pre-proposal meeting, and three responded. After staff evaluations, the HCRA Board authorized the HCRA Executive Director to negotiate with the preferred proposer, Luna Development Services, LLC ("Luna" or the "Developer"), at the January 16, 2024 HCRA Board Meeting.

The development as proposed is anticipated to provide 120 rental apartment units earmarked for individuals and families making between twenty and eighty percent of Area Median Income (AMI), as well as 12 rental townhouse units that will provide market rate housing opportunities. The site will also include approximately 3,500 square feet of retail/commercial space and a collection of community greenspaces and pedestrian areas accessible to both residents and the public.

Since the authorization to negotiate, HCRA Staff and the Developer have met on numerous occasions and refined the Developer's proposal to be the best deal for the HCRA and its residents. However, the HCRA and Developer have yet to come to terms on a deal.

Sanitary Sewer Moratorium

An additional challenge the HCRA faces in complying with the timeline for development is an ongoing sanitary sewer moratorium in the project area. The site is serviced by Homestead Pump Station 15, which has been placed in absolute moratorium by Miami-Dade County Department of Environmental Resource Management ("DERM"). Based on discussions with the City of Homestead's Wastewater Utility, the moratorium will likely continue through 2026 due to project funding compliance requirements and monitoring required by DERM before the moratorium can be lifted. This challenge means that a construction permit cannot be issued until the moratorium has lifted, which creates a significant obstacle to compliance with the original project timeline.

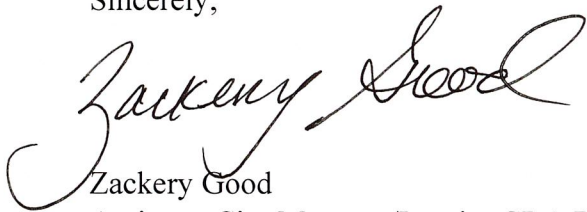
HCRA Request for Extension of Time

As the January 18, 2025, deadline approaches, the HCRA is respectfully requesting an extension of time of two years – adjusting the deadline for a signed development agreement to January 18, 2027, and the deadline for project completion from January 18, 2027, until January 18, 2029.

While HCRA Staff is hopeful that a deal will be negotiated prior to the deadline, it is out of an abundance of caution that we request additional time to allow negotiations to continue or for the HCRA to pivot to another developer or solicitation if needed. This additional time will allow the HCRA the flexibility it needs to adequately represent the best interest of its residents and the residents of the City of Homestead and Miami-Dade County.

Should you have any questions or need additional documentation, please contact me at zgood@homesteadfl.gov or 305-224-4415.

Sincerely,

A handwritten signature in black ink, reading "Zackery Good". The signature is fluid and cursive, with the first name "Zackery" being more prominent than the last name "Good".

Zackery Good

Assistant City Manager/Interim CRA Director

City of Homestead/Homestead Community Redevelopment Agency

Enclosures:

Exhibit 1 – Recorded Deed

Exhibit 2 – Property Map

Exhibit 3 – Proposed Project Renderings



CFN 2022R0051153
OR BK 32966 Pgs 3723-3740 (18Pgs)
RECORDED 01/18/2022 13:59:04
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Instrument prepared by and returned to:
Brenda Kuhns Neuman
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Folio No: 10-7813-048-0130
10-7813-048-0120
10-7813-048-0110
10-7813-031-0170
10-7813-031-0150
10-7813-031-0180
10-7813-031-0030

COUNTY DEED

THIS DEED, made this 18th day of Jan., 2022 by MIAMI-DADE COUNTY, a political subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY, a public body politic and corporate (the "Agency"), whose address is 212 NW 1st Ave, Homestead, 33030, or its successors and assigns.

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the Agency, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Agency, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions (the "Deed Restrictions"):

1. That the Properties shall be used in the community interest and welfare in accordance with section 125.38, Florida Statutes, and in a manner which meets a national objective by completing either one or a combination of eligible activities of the federal Community Development Block Grant ("CDBG") program, which program requirements are set forth in 24 Code of Federal Regulations, Part 570 (the "CDBG Regulations").
 - a. **Project Development Requirements.** The following requirements set forth in this subsection (a) shall be called the "Project Development Requirements". The Agency shall aggregate the Properties and improve them by developing a transit-oriented, residential, commercial, or mixed-use,



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mixed-income project (the "Project") according to the criteria for national objectives set forth in 24 C.F.R. § 570.208 (the "Criteria") by either the creation of jobs (as set forth in subsection b below) or by the creation of affordable housing for low- to moderate-income people with incomes not greater than 80 percent of area median income as published by the United States Department of Housing and Urban Development for Miami-Dade County ("AMI") (as set forth in subsection c below). The Project shall be developed within five (5) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. The Agency shall enter into a development agreement with a developer or enter into a construction contract with a general contractor for the development of the Project within three (3) years of the recording of this Deed. The date of execution of the development agreement or construction contract shall be considered the time of valuation for the purposes of the Deed Restrictions ("Time of Valuation"). At the Time of Valuation, the Agency must confirm with the County the number of jobs and/or the number of housing units that will be provided to meet the requirements set forth in this Deed.

- b. **Job Creation Requirements.** The following requirements set forth in this subsection b shall be called the "Job Creation Requirements". If the Agency elects to meet the Criteria through compliance with the Job Creation Requirements, the Agency shall create within six (6) years of the date this Deed is recorded at least one (1) full-time or equivalent permanent job for every \$35,000.00 of value of the Properties (as described below), of which at least 51% shall be filled by or made available to low- to moderate-income employees with incomes not greater than 80 percent of AMI in accordance with the CDBG Regulations (the "Required Jobs").
- i. Because the Project is a mixed-use project, the number of jobs created shall be counted in the aggregate for the Properties.
 - ii. The value of the Properties shall be the assessed value unimproved, as determined by an appraiser satisfactory to the County at the Time of Valuation.
 - iii. The number of jobs required shall be rounded up to the next whole number.
 - iv. By way of example, if the improved Properties at the Time of Valuation have a combined market value of \$500,000.00, then the Agency will be required to show documentation that it created fifteen (15) jobs (\$500,000.00 divided by \$35,000.00 equals 14.28, rounded up makes 15).
 - v. The Required Jobs do not need to be offered directly by the Agency but may be offered by a third party at the request of the Agency. The Agency shall require said third party to complete the Agreement for Financial Assistance/Technical Assistance Services for the Creation of Jobs, attached as part of Exhibit C.
 - vi. If the Agency elects to meet the Criteria through compliance with the Job Creation Requirements, each Required Job must be held by



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qualified individuals for a combined period of no less than twelve (12) months. However, it is not required that one individual hold the Required Job for the entire twelve (12) months. Required Jobs may be established by combining the employment periods of any number of employees needed to cover the twelve (12) month period required to meet the definition of a single full-time job. If the Agency elects to meet the Criteria through compliance with the Job Creation Requirements, the Required Jobs must be created prior to the end of the five-year period beginning upon recordation of this Deed. After the twelve (12) month period during which the Required Jobs were held by qualified individuals, the Job Creation Requirements will be satisfied and no additional jobs will be required.

- vii. If the Agency elects to meet the Criteria through the Job Creation Requirements, the Agency shall submit documentation in substantially the form attached hereto as Exhibits B and C to the County to establish compliance with the Job Creation Requirements.
- c. **Affordable Housing Requirements.** The following requirements set forth in this subsection (c) shall be called the “Affordable Housing Requirements”. If the Agency elects to meet the Criteria through the Affordable Housing Requirements, the Agency shall develop and set aside the maximum number of housing units permitted by the applicable zoning and building codes for the Properties and shall set aside at least 51 percent of those housing units (the “Dwelling Units”) to qualified households with household incomes not greater than 80% of AMI and shall complete and return to the County documentation in substantially the form attached hereto as Exhibit B. If the Agency elects to meet the Criteria through compliance with the Affordable Housing Requirements, the Agency shall complete said requirements within six (6) years of the date this Deed is recorded.
 - i. The Project may be commercial, residential or mixed-use project. The number of Dwelling Units set aside for qualified households shall be counted in the aggregate for the Properties.
 - ii. The Dwelling Units shall remain affordable for a period of 20 years. Affordability shall be determined in accordance with the CDBG program and the CDBG Regulations. If the Agency elects to meet the Criteria through the Affordable Housing Requirements, the Agency shall set the rents of the Dwelling Units in accordance with the CDBG Regulations and in consultation with the County’s Public Housing and Community Development Department (“PHCD”). If the Agency elects to meet the Criteria through the Affordable Housing Requirements, the Agency shall cooperate with PHCD to conduct Compliance Review to determine whether these affordable housing restrictions have been satisfied.
- d. **Sewer Requirements.** In accordance with Resolution No. R-365-21 adopted by the Board of County Commissioners on April 20, 2021, the Agency is required to connect the Project to a sanitary sewer system, and septic tank use



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is not permitted.

2. **Extensions of Time.** The County may, in its sole and absolute discretion, extend the deadlines set forth in this Deed upon the Miami-Dade County Board of County Commissioners finding it necessary to grant such an extension. In order for any notice of extension of time to be effective, it shall:
 - a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such extension and specifying the new time frame in which the Agency must complete the requirements. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said notice of extension. If no notice of extension is recorded and (i) the Agency has not entered into a development agreement with a developer or entered into a construction contract with a general contractor for the development of the Project within three (3) years from the date of recording this Deed, (ii) a certificate of occupancy is not issued within five (5) years from the date of recording this Deed, (iii) the sewer requirements set forth in section 1(d) are not met at the time a certificate of occupancy is issued, or (iv) the Agency has failed to meet the Criteria through compliance with the Job Creation Requirements or Affordable Housing Requirements within six (6) years from the date of recording this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
 - c. **Force majeure.** Non-performance or delayed performance shall be excused to the extent that performance is rendered impossible or delayed by a Force Majeure Event. A Force Majeure Event shall mean: any causes beyond a party's reasonable control, including, but not limited to, a strike, fire, earthquake, explosion, hurricane or tropical storm, flood, terrorism, hostility, revolution, civil commotion, pandemics, epidemics, local disease outbreaks, public health emergencies, quarantines, casualty, the unavailability of labor, acts of God, or other similar reason, providing that the party claiming the existence of a Force Majeure Event delivers written notice to the other party of such event within 30 calendar days of the commencement of such event. Notwithstanding the foregoing, any potentially excused delays or interruptions in timely satisfying performance hereunder due solely to a timely noticed and properly claimed and bona fide Force Majeure Event shall be temporary, and full and timely satisfaction of all applicable performance obligations hereunder shall resume as soon as practicable after the Force Majeure Event precluding proper performance has ended, abated, or subsided to the extent that performance is no longer precluded. The following shall not constitute a Force Majeure Event: foreseen or foreseeable events or conditions; delay in, or refusal by, a governmental authority in granting a permit; delays in obtaining or the inability to obtain or close on financing. In no event shall a delay due to a Force Majeure Event last longer than six months.

3. **Environmental Review.** In the event that the environmental review required by



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the CDBG Regulations takes longer than one year from the date of recording this Deed to complete, all deadlines set forth in this Deed shall automatically be extended one year.

4. The Agency shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade Board of County Commissioners. Notwithstanding this restriction, the County Mayor or County Mayor's designee may, upon written request from the Agency and in the County Mayor or County Mayor's designee's sole and absolute discretion, issue a written consent for the Properties to be transferred by an instrument which shall contain the deed restrictions set forth in this Deed to another person or entity who will comply with the deed restrictions set forth in this Deed. Notwithstanding the foregoing, the County acknowledges that transfers or assignments to the City of Homestead will not require any prior approvals from the Miami-Dade Board of County Commissioners and the Agency shall only be required to notify the Miami-Dade County Board of County Commissioners of the transfer.
5. Notwithstanding any transfer of the Properties, the Agency shall monitor compliance of the Deed Restrictions set forth herein and shall enforce these Deed Restrictions as to any owner or occupant of the Properties until the Deed Restrictions are satisfied.
6. The Agency shall pay real estate taxes and assessments on the Properties or any part thereof when due. The Agency shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach which lien is not satisfied or bonded off within thirty (30) days of filing of the lien, provided, however, that the Agency may encumber the Properties with any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the improvements as determined by an appraiser. Any such lien or encumbrance shall be subordinate to the Deed Restrictions and the County's reversionary interest.
7. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth in Section 1 herein, or if the Agency fails to satisfy the Deed Restrictions described in Section 1 herein in the manner and within the timeframes set forth therein, or if the Agency ceases to exist prior to complying with the Deed Restrictions, or if any term of this Deed is not complied with, title to the subject Property shall revert to the County, at the option of the County; provided however that if the failure of the Agency to comply with any term of this Deed is of a nature that may be corrected, the County will provide the Agency notice of the non-compliance and shall allow the Agency sixty (60) days to comply with the terms of this Deed prior to exercising any reverter rights. In the event of such reverter, the Agency shall immediately deed the Property back to the County, and the County shall have the right to immediate possession of such the Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Agency. The County retains a reversionary interest in the Property, which right may be exercised by the County in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.



MDC016

5 PMA

8. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed Restrictions listed above, the County shall furnish the Agency with an appropriate instrument acknowledging satisfaction with all Deed Restrictions listed above. Such satisfaction of Deed Restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.



6 *Alen*

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____

Deputy Clerk

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

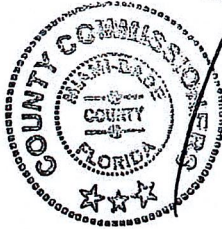
By: _____

Chairperson or Vice-Chairperson

Approved for legal sufficiency:

By: _____

Brenda Kuhns Neuman
Assistant County Attorney



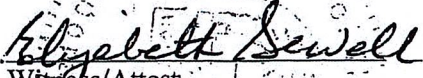
The foregoing was authorized by Resolution No. R-762-21 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 20th day of July, 2021.

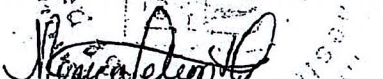


MDC018

7 BKN

IN WITNESS WHEREOF, HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY, a public body politic and corporate, has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 2021, and it is hereby approved and accepted.

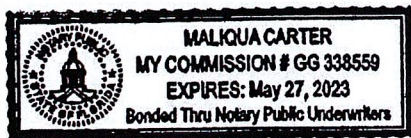

Witness/Attest


Witness/Attest

By: 
Name: _____
Title: _____

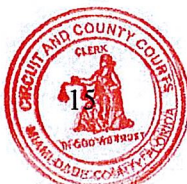
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of September, 2021, by _____ as _____ of Homestead Community Redevelopment Agency on behalf of Homestead Community Redevelopment Agency.




Signature
MALQUA CARTER
Printed Name
Notary Public, State of Florida

☒ Personally Known or ☐ Produced Identification
Type of Identification Produced



CAR NO. 3319 - EXHIBIT 3

John

MDC019

EXHIBIT A

Folio	Legal Description
10-7813-048-0130	NELSONS ADDN PB 1-94 PARCELS 18-16-03 & 05 AKA LOT 15 LESS S14.5FT & LOT 16 LESS N5.5FT
10-7813-048-0120	NELSON S ADDN PB 1-94 S14.5FT OF LOT 15 & N5.5FT OF LOT 16
10-7813-048-0110	NELSONS ADDITION PB 1-94 PARCEL 18-16-02 AKA E1/2 OF LOT 13 & ALL LOT 14 LESS N10FT FOR R/W
10-7813-031-0170	NOBLES ADDITION PB 1-190 LOT 28 LESS S3FT FOR RD AKA PARCEL #18-17-02
10-7813-031-0150	13 57 38 NOBLES ADDITION PB 1-190 LOTS 25-26 & 27 LESS S3FT FOR RD
10-7813-031-0180	NOBLES ADDITION PB 1-190 PARCEL 18-17-03 AKA LOTS 29-30-31
10-7813-031-0030	NOBLES ADDITION PB 1-190 LOT 3



MDC020

9 BKA

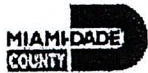
EXHIBIT B

General CDBG Intake Eligibility Form



MDC021

10/11/11



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

GENERAL CDBG INTAKE ELIGIBILITY FORM

LIMITED INCOME (LMI) LIMITED CLIENTELE (LMC) / LIMITED JOBS (LMJ) / LIMITED HOUSING (LMH)

NAME:		PHONE:	
ADDRESS:		ZIP:	
Gender: ☐ Male ☐ Female		Ethnicity: ☐ Hispanic ☐ Not Hispanic	
Race (Please check the race category which applies to you):			
☐ White	☐ Black/African American	☐ American Indian/Alaskan Native	
☐ Asian	☐ Black/African American & White	☐ American Indian/Alaskan Native & White	
☐ Asian & White	☐ Native Hawaiian/Other Pacific Islander	☐ Other: Multi Racial	
☐ American Indian or Alaskan Native & Black/African American			

List Yourself and all Other Persons Occupying Home	Relationship	Gender	Age	Employed?
1.	Self			☐ Yes ☐ No
2.				☐ Yes ☐ No
3.				☐ Yes ☐ No
4.				☐ Yes ☐ No
5.				☐ Yes ☐ No
6.				☐ Yes ☐ No
7.				☐ Yes ☐ No
8.				☐ Yes ☐ No

INCOME VERIFICATION DATA

The assistance you receive is determined in part by the size of your household and your income. All income and assets will require verification before eligibility will be granted. Income includes all money coming into the household from all persons over 18 years old. Wages, salaries, tips, commissions; Self-employment income; Retirement, Survivor, or Disability pensions; Social Security or Railroad retirement; Supplemental Security Income, Aid to Families with Dependent Children (AFDC), Temporary Assistance to Needy Families (TANF), Food Stamps, or other public assistance, or public welfare programs; Interest, dividends, net rental income, or income from estates or trusts; and any other sources of income received regularly, including Veterans' (VA) payments, unemployment compensation, alimony, and child support must be disclosed.

Household Member	Source of Income	Gross Monthly Amount Received
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$

Income Eligibility Acceptable Documentation: Copy of Pay Stubs (from previous employer), Aid to Families with Dependent Children (AFDC) or Temporary Assistance to Needy Families (TANF) Official Printout/letter, Food Stamp Official Printout/letter, Letter confirming amount of unemployment benefits received, proof of child support or alimony, proof of SSA/SSI or Veteran's Benefits, or proof of retirement income. **MUST ATTACH A COPY OF DOCUMENTS – NO EXCEPTIONS.**

I, the undersigned applicant, do hereby authorize _____ to verify my personal records, including wages, pensions, and investments. It is understood that this authorization is granted for the sole purpose of certifying my eligibility for federal financial assistance, and that all information acquired in this regard will remain confidential.

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Signature of Applicant

Date



MDC022

CD/17/51712/N3

11/1/17



**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
GENERAL CDBG INTAKE ELIGIBILITY FORM**

CDBG INCOME ELIGIBILITY	24 CFR 570.208	
Activity classified under family size and income	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
Activity is classified based on income eligibility requirements that restrict it exclusively to low- and moderate-income persons	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

DEFINITIONS / 24 CFR 570.3

Family means all persons living in the same household who are related by birth, marriage or adoption.

Household means all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Income. For the purpose of determining whether a family or household is low- and moderate-income under subpart C of this part, grantees may select any of the three definitions listed below for each activity, except that integrally related activities of the same type and qualifying under the same paragraph of 570.208(a) shall use the same definition of income. The option to choose a definition does not apply to activities that qualify under 570.208(a)(1) (Area benefit activities), except when the recipient carries out a survey under 570.208(a)(1)(vi). Activities qualifying under 570.208(a)(1) generally must use the area income data supplied to recipients by HUD. The **three definitions** are as follows:

(i) **Annual income as defined** under the Section 8 Housing Assistance Payments program at 24 CFR 813.106 (except that if the CDBG assistance being provided is homeowner rehabilitation under 570.202, the value of the homeowner's primary residence may be excluded from any calculation of Net Family Assets); or

Estimate the annual income of a family or household by projecting the prevailing rate of income of each person at the time assistance is provided for the individual, family, or household (as applicable).

Estimated annual income shall include income from all family or household members, as applicable. Income or asset enhancement derived from the CDBG-assisted activity shall not be considered in calculating estimated annual income.

Low- and moderate-income household means a household having an income equal to or less than the Section 8 low-income limit established by HUD.

Low- and moderate-income person means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose.

Low-income household means a household having an income equal to or less than the Section 8 very low-income limit established by HUD.

Low-income person means a member of a family that has an income equal to or less than the Section 8 very low-income limit established by HUD. Unrelated individuals shall be considered as one-person families for this purpose.

INSTRUCTIONS FOR IMPLEMENTING AGENCY

You must first seek third party verification. This is a verification that is received directly from the source of income. The request can be by mail, fax, or email. It must be clearly evidenced that it was received from the source.

FY 2020 INCOME LIMITS Effective April 1, 2020

Area Median Income (AMI): \$59,100				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
☐	1	☐	\$19,200	☐	\$32,000	☐	\$51,200
☐	2	☐	\$21,950	☐	\$36,600	☐	\$58,500
☐	3	☐	\$24,700	☐	\$41,150	☐	\$65,800
☐	4	☐	\$27,400	☐	\$45,700	☐	\$73,100
☐	5	☐	\$30,680	☐	\$49,400	☐	\$78,950
☐	6	☐	\$35,160	☐	\$53,050	☐	\$84,800
☐	7	☐	\$39,640	☐	\$56,700	☐	\$90,650
☐	8	☐	\$44,120	☐	\$60,350	☐	\$96,500

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



This material is available in an accessible format upon request.



CD/17/51712/V3

MDC023

1200

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT REQUIRED DOCUMENTATION FOR INCOME VERIFICATION

If an agency has an activity that has been classified as Low-Mod Clientele (LMC), Low-Mod Jobs (LMJ), or Low-Mod Housing (LMH), the agency will be required to obtain information from low-to-moderate income households/persons in order to verify income eligibility. Please note that income eligibility is determined based on household income and size. Below is a list of acceptable documentation to confirm income eligibility. It is important to note that all funded agencies will be responsible to maintain such documentation on file for five years after the Public Housing and Community Development (PHCD) has informed the agency through an official close out/report or letter that activity is closed.

- **Client's Paycheck Stubs, Social Security Insurance (SSI) Checks, TANF (Temporary Assistance for Needy Families) checks, or other public assistance checks** – A photocopy should be made of the two (2) most recent pay period check stubs, benefit checks received by the client, or the notification of electronic transfer;
- **SSI, SSD, Food Stamp, or Other Benefit Cards/IDs** – If the cards indicate the income level of the client, a photocopy of the card can document income;
- **W2 Form or Tax Return Form** – A photocopy of the client's W2 form from his/her most current employer for wages earned or a photocopy of the client's most recent tax return form may document income;
- **SSI and TANF Letters of Notification of Benefits** – Social Security and the Department of Children and Families issue letters of notification of benefits to clients informing them of their approval for benefits and the amounts of the benefits to be received. A photocopy of these letters will be sufficient proof of income;
- **Other benefit notification letters** may be acceptable if they indicate the client's income level (e.g., Social Security Administration, Medicaid, Medicare, Food Stamps, etc);
- **Letter of acceptance from the school lunch program**

HUD INCOME LIMITS FOR MIAMI-DADE COUNTY

FY 2020 U.S. HUD INCOME LIMITS for Miami-Dade County Effective April 1, 2020			
Area Median Income (AMI): \$ 59,100	EXTREMELY LOW (30% of Median)	VERY LOW (50% of Median)	LOW (80% of Median)
FAMILY SIZE	LESS THAN:	VERY LOW	GREATER THAN:
1 person	\$19,200	\$32,000	\$51,200
2 persons	\$21,950	\$36,600	\$58,500
3 persons	\$24,700	\$41,150	\$65,800
4 persons	\$27,400	\$45,700	\$73,100
5 persons	\$30,680	\$49,400	\$78,950
6 persons	\$35,160	\$53,050	\$84,800
7 persons	\$39,640	\$56,700	\$90,650
8 persons	\$44,120	\$60,350	\$96,500

New tables are published yearly by USHUD and will be provided to the Agency when available.



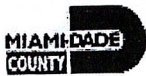
CD/58/32615

13 B11

Exhibit C
CDBG Job Creation Forms



14 BCR



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

AGREEMENT FOR FINANCIAL ASSISTANCE/TECHNICAL ASSISTANCE SERVICES FOR THE CREATION OF JOBS

In order to receive the various forms of Financial/Technical Assistance available through _____, businesses must enter into an Agreement to make "available" and to "document" the job creation for the benefit of low and moderate-income residents resulting from the technical assistance and/or financial assistance provided to your business.

Through this Agreement, you are committing your business operating under the name of _____ to:

- 1) Make available 51% of the resulting jobs to low- and moderate-income individuals.
- 2) Provide a list of the job titles of the permanent jobs expected to be created, which will be available to low/moderate-income individuals and which jobs require special skills or education and which are part-time, if any;
- 3) Provide a description of steps to be taken by your business to ensure that low- and moderate-income individuals receive first consideration for the jobs created;
- 4) Maintain a list of permanent jobs filled, available to low- and moderate-income individuals, and a brief description of the hiring process; and
- 5) Complete an annual report of all jobs created with names, income status, position titles, healthcare benefits, if any, and whether persons hired were unemployed at the time of hiring.

The applicant signing below understands the information in this Agreement, understands that _____ will not provide all the assistance requested by your business until action is executed.

(Agreed By) Signature of Applicant

Date

Duns Number – Required/Mandatory
(To obtain a DUNS #, PLEASE CALL 1-866-705-5711)

Intake Office (Name of Agency)

Date

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



This material is available in an accessible format upon request.



AMCD/_/62112

15 BLM



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT
JOB CREATION VERIFICATION (ELIGIBLE BLOCK GROUP)

THE COMPANY IN WHICH YOU ARE APPLYING FOR EMPLOYMENT HAS RECEIVED FEDERAL ASSISTANCE. THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

To determine if the business and/or employee is located and/or lives in an eligible block group please visit:
<https://gisweb.miamidade.gov/communityservices/>

Instructions: Type the activity address into the blank space under Community Services. At the bottom of the screen click on the tab titled "Demographics". Click on the "Business Incentive" tab. Next, click (\$) symbol in upper right corner and reenter activity address. On the right of the page, business incentives will appear, click on **Community Development Block Group or Enterprise Zone**.

(Must attach map printout, copy of a valid driver's license and one (1) of the following: utility bill (e.g., FPL or Water and Sewer bill), or school records.)

Name of Eligible Block Group #: _____

Name of Employer: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Name of Employee: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Date of Hire: _____ Were you unemployed prior to taking your job? ☐ Yes ☐ No

Does your employer offer employer sponsored health care benefits? ☐ Yes ☐ No

Please check the box next to the job title that best describes your position:

- | | | |
|---|---|--|
| ☐ Officials and Managers | ☐ Sales | ☐ Operatives (semi-skilled) |
| ☐ Professional | ☐ Office and Clerical | ☐ Laborer (unskilled) |
| ☐ Technicians | ☐ Craft work (skilled) | ☐ Service workers |

Job Title: _____ Full Time: ☐ Yes ☐ No If part-time, number of hours: _____ / wk

DEMOGRAPHIC INFORMATION

Gender: ☐ Male ☐ Female

Ethnicity: ☐ Hispanic ☐ Not Hispanic

Racial Category (select one below):

- | | | |
|---|---|---|
| ☐ White | ☐ Black/African American | ☐ American Indian/Alaskan Native |
| ☐ Asian | ☐ Black/African American & White | ☐ American Indian/Alaskan Native & White |
| ☐ Asian & White | ☐ Native Hawaiian/Other Pacific Islander | ☐ Other: Multi Racial |
| ☐ American Indian or Alaskan Native & Black/African American | | |

Total Family Size (Please circle one): 1 2 3 4 5 6 7 8

Total Family Size Income: \$ _____

NOTE: EMPLOYER MUST INCLUDE A COPY OF THE ABOVE EMPLOYEE'S FIRST PAY STUB - NO EXCEPTIONS.

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Employee's Name (Print/Type) _____

Employee's Signature _____

Date _____

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



This material is available in an accessible format upon request.

16
P/M



**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT
JOB CREATION VERIFICATION (NON-ELIGIBLE BLOCK GROUP)**

THE COMPANY IN WHICH YOU ARE APPLYING FOR EMPLOYMENT HAS RECEIVED FEDERAL ASSISTANCE. THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Name of Employer: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Name of Employee: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Date of Hire: _____ Were you unemployed prior to taking your job? ☐ Yes ☐ No

Does your employer offer employer sponsored health care benefit? ☐ Yes ☐ No

Please check the box next to the job title that best describes your position:

- | | | |
|---|---|--|
| ☐ Officials and Managers | ☐ Sales | ☐ Operatives (semi-skilled) |
| ☐ Professional | ☐ Office and Clerical | ☐ Laborer (unskilled) |
| ☐ Technicians | ☐ Craft work (skilled) | ☐ Service workers |

Job Title: _____ Full Time: ☐ Yes ☐ No If part-time, number of hours: _____ / wk

DEMOGRAPHIC INFORMATION

Gender: ☐ Male ☐ Female

Ethnicity: ☐ Hispanic ☐ Not Hispanic

Racial Category (select one below):

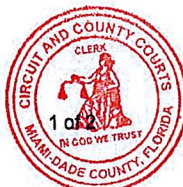
- | | | |
|---|---|---|
| ☐ White | ☐ Black/African American | ☐ American Indian/Alaskan Native |
| ☐ Asian | ☐ Black/African American & White | ☐ American Indian/Alaskan Native & White |
| ☐ Asian & White | ☐ Native Hawaiian/Other Pacific Islander | ☐ Other: Multi Racial |
| ☐ American Indian or Alaskan Native & Black/African American | | |

Total Family Size (Please circle one): 1 2 3 4 5 6 7 8

Total Family Size Income: \$ _____

NOTE: EMPLOYER MUST INCLUDE A COPY OF THE ABOVE EMPLOYEE'S FIRST PAY STUB – NO EXCEPTIONS.

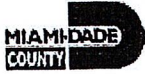
 Please see reverse side for family size and household income.



CD/25/61512/N2

MDC028

17
PDR



**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT
JOB CREATION VERIFICATION (NON-ELIGIBLE BLOCK GROUP)**

FY 2021 INCOME LIMITS Effective April 1, 2021

Area Median Income (AMI): \$61,000				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
☐	1	☐	\$19,000	☐	\$31,650	☐	\$50,650
☐	2	☐	\$21,700	☐	\$36,200	☐	\$57,850
☐	3	☐	\$24,400	☐	\$40,700	☐	\$65,100
☐	4	☐	\$27,100	☐	\$45,200	☐	\$72,300
☐	5	☐	\$31,040	☐	\$48,850	☐	\$78,100
☐	6	☐	\$35,580	☐	\$52,450	☐	\$83,900
☐	7	☐	\$40,120	☐	\$56,050	☐	\$89,700
☐	8	☐	\$44,660	☐	\$59,700	☐	\$95,450

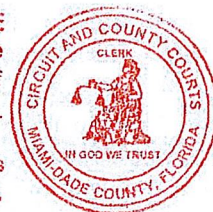
BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Employee's Name (Print/Type)

Employee's Signature

Date

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on Jan 18 day of 22
AD 20
WITNESS my hand and Official Seal.
HARVEY RUVIN, Clerk of Circuit and County Courts
By [Signature] D.C.



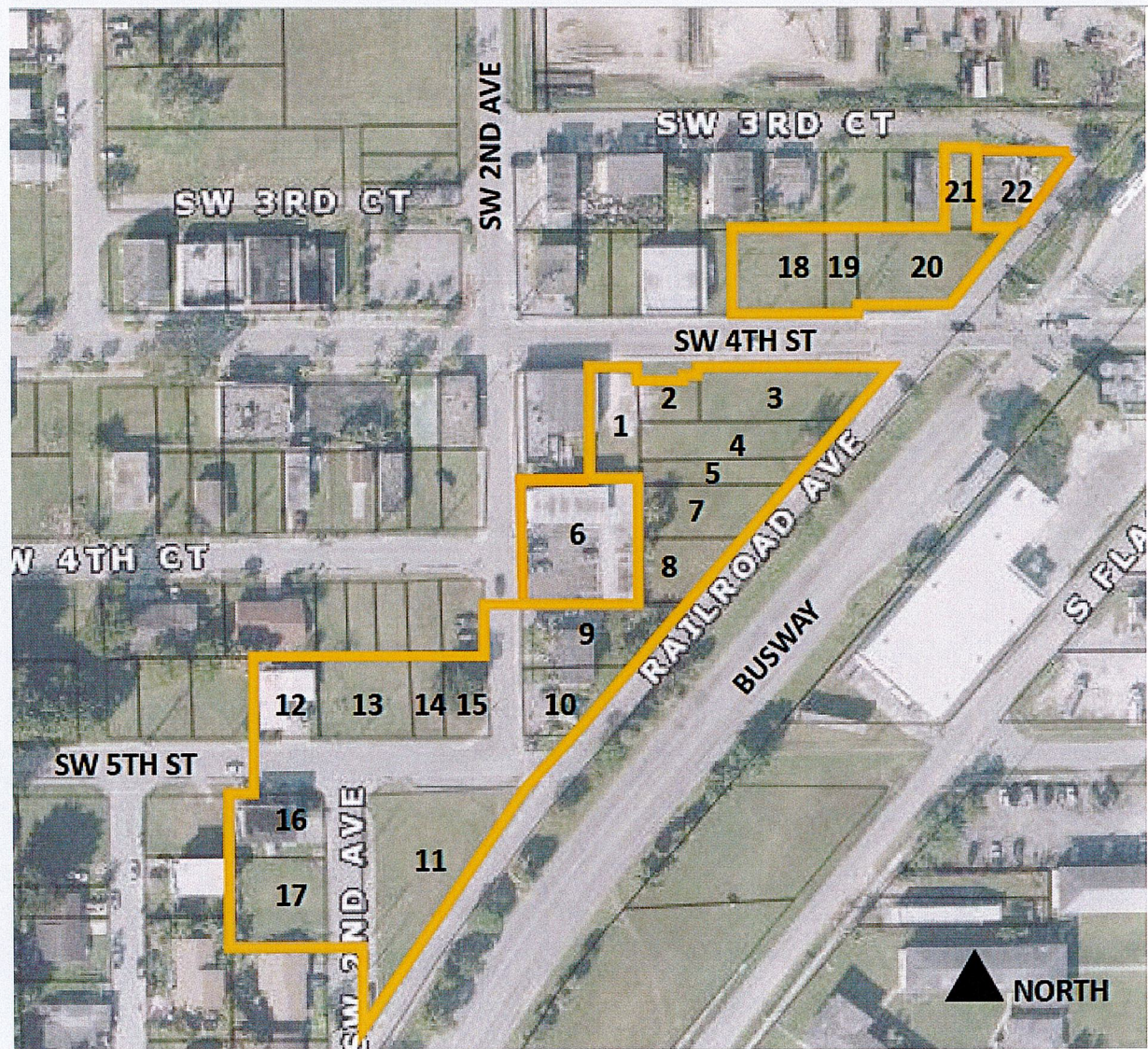
Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



This material is available in an accessible format upon request.

CD/25/61512/V3

18
[Signature]



Homestead CRA	TRIANGLE PARCELS						
Map ID	Folio	Size (SF)	Zoning & FLUM	Southwest Master Plan Subarea Map	Note		
South of 4th Street (Triangle Site)							
1	10-7813-048-0090	3600	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use	A PUN district shall be a minimum of twenty-five (25) acres in size		
2	10-7813-048-0100	2064	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use	Primary Land Use: Vacant Gov.		
3	10-7813-048-0110	4884	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
4	10-7813-048-0130	9600	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
5	10-7813-048-0120	2180	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
6	10-7813-048-0060	10,000	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
7	10-7813-048-0130		PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use	SF part of #4		
8	10-7813-048-0150	2625	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use	Primary Land Use: Vacant Gov. *City-owned		
9	10-7813-048-0050	5375	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
10	10-7813-048-0040	3125	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use	Primary Land Use: Vacant Gov.		
11	10-7813-044-0010	15,215	Civic/ Gov	SWPUN/ Neighborhood Mixed Use			
12	10-7813-042-0320	3250	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
13	10-7813-042-0340	4875	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use	Primary Land use: Vacant Gov.		
14	10-7813-042-0360	1625	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use	Primary Land Use: Vacant Gov.		
15	10-7813-042-0370	3016	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use	Primary Land use: Vacant Gov. - Owned by Miami Dade County		
16	10-7813-044-0030	3766	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
17	10-7813-044-0040	5625	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
TOTAL		80825			Total sq ft does not include road closures		
TOTAL (ACRE)		1.86					
North of 4th Street							
18	10-7813-031-0150	5625	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
19	10-7813-031-0170	1875	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
20	10-7813-031-0180	10,215	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
21	10-7813-031-0030	1875	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
22	10-7813-031-0010	1965	PUN - Planned Urban Neighborhood	SWPUN/ Neighborhood Mixed Use			
TOTAL		21555			Total sq ft does not include road closures		
TOTAL (ACRE)		0.495					
Note on Density:							

The maximum net residential density for a PUN shall not exceed twenty (20) dwelling units per acre for a single residential parcel, and fifteen (15) dwelling units per acre as the average residential density for all subareas or districts that permit residential uses as identified within the neighborhood master plan. Notwithstanding the foregoing density restrictions, a single residential parcel designated PUN Subarea: Traditional Multifamily neighborhood, may be developed utilizing a maximum net residential density of thirty-one (31) dwelling units per acre for a mixed-use multifamily senior residential community, provided that all residential units shall be reserved, dedicated, and restricted exclusively for use as senior/ and or elderly housing.



MDC032



MDC033

Attachment “B”

Instrument prepared by and returned to:
Shannon D. Summerset-Williams
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Folio No: See Exhibit “A” attached.

This Amended and Restated County Deed shall supersede and replace the County Deed recorded in Official Record Book 32966 Pages 3723-3740 of the Public Records of Miami-Dade County on January 18, 2022.

AMENDED AND RESTATED COUNTY DEED

THIS DEED, made this day of _____, 2024 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, (hereinafter “County”), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY**, a public body politic and corporate (the “Agency”), whose address is 212 NW 1st Ave, Homestead, 33030, or its successors and assigns.

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the Agency, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Agency, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the “Properties”):

As legally described in Exhibit “A” attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions (the “**Deed Restrictions**”):

1. That the Properties shall be used in the community interest and welfare in accordance with section 125.38, Florida Statutes, and in a manner which meets a national objective by completing either one or a combination of eligible activities of the federal Community Development Block Grant (“**CDBG**”) program, which program requirements are set forth in 24 Code of Federal Regulations, Part 570 (the “**CDBG Regulations**”).
 - a. Project Development Requirements. The following requirements set forth in this subsection (a) shall be called the “Project Development Requirements”. The Agency shall aggregate the Properties and improve them by developing a transit-oriented, residential, commercial, or mixed-use, 8 mixed-income project (the “**Project**”) according to the criteria for national objectives set forth in 24 C.F.R. § 570.208 (the “**Criteria**”) by either the

creation of jobs (as set forth in subsection b below) or by the creation of affordable housing for low- to moderate-income people with incomes not greater than 80 percent of area median income as published by the United States Department of Housing and Urban Development for Miami-Dade County (“AMI”) (as set forth in subsection c below). The Project shall be developed by January 18, 2029, as evidenced by the issuance of a final Certificate of Occupancy. The Agency shall enter into a development agreement with a developer or enter into a construction contract with a general contractor for the development of the Project by January 18, 2027. The date of execution of the development agreement or construction contract shall be considered the time of valuation for the purposes of the Deed Restrictions (“**Time of Valuation**”). At the Time of Valuation, the Agency must confirm with the County the number of jobs and/or the number of housing units that will be provided to meet the requirements set forth in this Deed.

- b. **Job Creation Requirements.** The following requirements set forth in this subsection b shall be called the “**Job Creation Requirements**”. If the Agency elects to meet the Criteria through compliance with the Job Creation Requirements, the Agency shall create by January 18, 2030 at least one (1) full-time or equivalent permanent job for every \$35,000.00 of value of the Properties (as described below), of which at least 51% shall be filled by or made available to low- to moderate-income employees with incomes not greater than 80 percent of AMI in accordance with the CDBG Regulations (the “**Required Jobs**”).
- i. Because the Project is a mixed-use project, the number of jobs created shall be counted in the aggregate for the Properties.
 - ii. The value of the Properties shall be the assessed value unimproved, as determined by an appraiser satisfactory to the County at the Time of Valuation.
 - iii. The number of jobs required shall be rounded up to the next whole number.
 - iv. By way of example, if the improved Properties at the Time of Valuation have a combined market value of \$500,000.00, then the Agency will be required to show documentation that it created fifteen (15) jobs (\$500,000.00 divided by \$35,000.00 equals 14.28, rounded up makes 15).
 - v. The Required Jobs do not need to be offered directly by the Agency but may be offered by a third party at the request of the Agency. The Agency shall require said third party to complete the Agreement for Financial Assistance/Technical Assistance Services for the Creation of Jobs, attached as part of Exhibit C.
 - vi. If the Agency elects to meet the Criteria through compliance with the Job Creation Requirements, each Required Job must be held by qualified individuals for a combined period of no less than twelve (12) months. However, it is not required that one individual hold the Required Job for the entire twelve (12) months. Required Jobs may be established by combining the employment periods of any number of employees needed to cover the twelve (12) month period required to meet the definition of a single full-time job. If the Agency elects to meet the Criteria through compliance with the Job Creation Requirements, the Required Jobs must be created prior to the end of the five-year period beginning upon recordation of this Deed. After the twelve (12) month period during which the Required Jobs were

held by qualified individuals, the Job Creation Requirements will be satisfied and no additional jobs will be required.

- vii. If the Agency elects to meet the Criteria through the Job Creation Requirements, the Agency shall submit documentation in substantially the form attached hereto as Exhibits B and C to the County to establish compliance with the Job Creation Requirements.
- c. **Affordable Housing Requirements.** The following requirements set forth in this subsection (c) shall be called the “**Affordable Housing Requirements**”. If the Agency elects to meet the Criteria through the Affordable Housing Requirements, the Agency shall develop and set aside the maximum number of housing units permitted by the applicable zoning and building codes for the Properties and shall set aside at least 51 percent of those housing units (the “Dwelling Units”) to qualified households with household incomes not greater than 80% of AMI and shall complete and return to the County documentation in substantially the form attached hereto as Exhibit B. If the Agency elects to meet the Criteria through compliance with the Affordable Housing Requirements, the Agency shall complete said requirements by January 18, 2030.
 - i. The Project may be commercial, residential or mixed-use project. The number of Dwelling Units set aside for qualified households shall be counted in the aggregate for the Properties.
 - ii. The Dwelling Units shall remain affordable for a period of 20 years. Affordability shall be determined in accordance with the CDBG program and the CDBG Regulations. If the Agency elects to meet the Criteria through the Affordable Housing Requirements, the Agency shall set the rents of the Dwelling Units in accordance with the CDBG Regulations and in consultation with the County’s Public Housing and Community Development Department (“PHCD”). If the Agency elects to meet the Criteria through the Affordable Housing Requirements, the Agency shall cooperate with PHCD to conduct Compliance Review to determine whether these affordable housing restrictions have been satisfied.
- ci. **Sewer Requirements.** In accordance with Resolution No. R-365-21 adopted 10 by the Board of County Commissioners on April 20, 2021, the Agency is required to connect the Project to a sanitary sewer system, and septic tank use is not permitted.
- 2. **Extensions of Time.** The County may, in its sole and absolute discretion, extend the deadlines set forth in this Deed upon the Miami-Dade County Board of County Commissioners finding it necessary to grant such an extension. In order for any notice of extension of time to be effective, it shall:
 - a. Be given by the County Mayor or the County Mayor’s designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor’s designee giving such extension and specifying the new time frame in which the Agency must complete the requirements. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said notice of extension. If no notice of extension is recorded and (i) the Agency has not entered into a development agreement

with a developer or entered into a construction contract with a general contractor for the development of the Project by January 18, 2027, (ii) a certificate of occupancy is not issued by January 18, 2029 (iii) the sewer requirements set forth in section 1(d) are not met at the time a certificate of occupancy is issued, or (iv) the Agency has failed to meet the Criteria through compliance with the Job Creation Requirements or Affordable Housing Requirements by January 18, 2030, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.

- c. **Force majeure.** Non-performance or delayed performance shall be excused to the extent that performance is rendered impossible or delayed by a Force Majeure Event. A Force Majeure Event shall mean: any causes beyond a party's reasonable control, including, but not limited to, a strike, fire, earthquake, explosion, hurricane or tropical storm, flood, terrorism, hostility, revolution, civil commotion, pandemics, epidemics, local disease outbreaks, public health emergencies, quarantines, casualty, the unavailability of labor, acts of God, or other similar reason, providing that the party claiming the existence of a Force Majeure Event delivers written notice to the other party of such event within 30 calendar days of the commencement of such event. Notwithstanding the foregoing, any potentially excused delays or interruptions in timely satisfying performance hereunder due solely to a timely noticed and properly claimed and bona fide Force Majeure Event shall be temporary, and full and timely satisfaction of all applicable performance obligations hereunder shall resume as soon as practicable after the Force Majeure Event precluding proper performance has ended, abated, or subsided to the extent that performance is no longer precluded. The following shall not constitute a Force Majeure Event: foreseen or foreseeable events or conditions; delay in, or refusal by, a governmental authority in granting a permit; delays in obtaining or the inability to obtain or close on financing. In no event shall a delay due to a Force Majeure Event last longer than six months.
3. **Environmental Review.** In the event that the environmental review required by the CDBG Regulations takes longer than one year from the date of recording this Deed to complete, all deadlines set forth in this Deed shall automatically be extended one year.
4. The Agency shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade Board of County Commissioners. Notwithstanding this restriction, the County Mayor or County Mayor's designee may, upon written request from the Agency and in the County Mayor or County Mayor's designee's sole and absolute discretion, issue a written consent for the Properties to be transferred by an instrument which shall contain the deed restrictions set forth in this Deed to another person or entity who will comply with the deed restrictions set forth in this Deed. Notwithstanding the foregoing, the County acknowledges that transfers or assignments to the City of Homestead will not require any prior approvals from the Miami-Dade Board of County Commissioners and the Agency shall only be required to notify the Miami-Dade County Board of County Commissioners of the transfer.
5. Notwithstanding any transfer of the Properties, the Agency shall monitor compliance of the Deed Restrictions set forth herein and shall enforce these Deed Restrictions as to any owner or occupant of the Properties until the Deed Restrictions are satisfied.

6. The Agency shall pay real estate taxes and assessments on the Properties or any part thereof when due. The Agency shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach which lien is not satisfied or bonded off within thirty (30) days of filing 12 of the lien, provided, however, that the Agency may encumber the Properties with any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the improvements as determined by an appraiser. Any such lien or encumbrance shall be subordinate to the Deed Restrictions and the County's reversionary interest.
7. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth in Section 1 herein, or if the Agency fails to satisfy the Deed Restrictions described in Section 1 herein in the manner and within the timeframes set forth therein, or if the Agency ceases to exist prior to complying with the Deed Restrictions, or if any term of this Deed is not complied with, title to the subject Property shall revert to the County, at the option of the County; provided however that if the failure of the Agency to comply with any term of this Deed is of a nature that may be corrected, the County will provide the Agency notice of the noncompliance and shall allow the Agency sixty (60) days to comply with the terms of this Deed prior to exercising any reverter rights. In the event of such reverter, the Agency shall immediately deed the Property back to the County, and the County shall have the right to immediate possession of such the Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Agency. The County retains a reversionary interest in the Property, which right may be exercised by the County in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
8. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed Restrictions listed above, the County shall furnish the Agency with an appropriate instrument acknowledging satisfaction with all Deed Restrictions listed above. Such satisfaction of Deed Restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF

JUAN FERNANDEZ-BARQUIN, CLERK

COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Anthony Rodriguez, Chairman

Approved for legal sufficiency:

By: _____
Shannon D. Summerset-Williams
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -2__ approved by the Board of
County Commissioners of Miami-Dade County, Florida, on the day of , 202__.

IN WITNESS WHEREOF, HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY, a public body politic and corporate, has caused this document to be executed by their respective and duly authorized representative on this 16 day of December, 2024, and it is hereby approved and accepted.

Jacquelin Dobbie
Witness/Attest
Printed Name: Jacquelin Dobbie
Address: 1461 SE 2nd CT
Homestead FL 33035

By: [Signature]
Name: Nzeribe Ihekweba, PhD, PE
Title City Manager and Executive Director
Address: 100 Civic Court, Homestead, Florida 33030

[Signature]
Witness/Attest
Printed Name: Josh A. Rios
Address: 100 Civic Ct
Homestead, FL 33030

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (check one)
☒ physical presence or ☐ online notarization, this day of December 16, 2024,
by Nzeribe Zerry Ihekweba as City Manager of **HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY**, a public body politic and corporate.

[Signature]
Signature



☐ Personally Known or ☐ Produced Identification
Type of Identification Produced

EXHIBIT A

FOLIO NUMBER	LEGAL DESCRIPTION
10-7813-048-0130	NELSONS ADDN PB 1-94 PARCELS 18-16-03 & 05 AKA LOT 15 LESS S14.5FT & LOT 16 LESS N5.5FT
10-7813-048-0120	NELSON S ADDN PB 1-94 S14.5FT OF LOT 15 & N5.5FT OF LOT 16
10-7813-048-0110	NELSONS ADDITION PB 1-94 PARCEL 18-16-02 AKA E1/2 OF LOT 13 & ALL LOT 14 LESS N10FT FOR R/W
10-7813-031-0170	NOBLES ADDITION PB 1-190 LOT 28 LESS S3FT FOR RD AKA PARCEL #18-17-02
10-7813-031-0150	13 57 38 NOBLES ADDITION PB 1-190 LOTS 25-26 & 27 LESS S3FT FOR RD
10-7813-031-0180	NOBLES ADDITION PB 1-190 PARCEL 18-17-03 AKA LOTS 29-30-31
10-7813-031-0030	NOBLES ADDITION PB 1-190 LOT 3

EXHIBIT B

General CDBG Intake Eligibility Form



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

GENERAL CDBG INTAKE ELIGIBILITY FORM

LIMITED INCOME (LMI) LIMITED CLIENTELE (LMC) / LIMITED JOBS (LMJ) / LIMITED HOUSING (LMH)

NAME:		PHONE:	
ADDRESS:		ZIP:	
Gender: ☐ Male ☐ Female Ethnicity: ☐ Hispanic ☐ Not Hispanic			
Race (Please check the race category which applies to you):			
☐ White	☐ Black/African American	☐ American Indian/Alaskan Native	
☐ Asian	☐ Black/African American & White	☐ American Indian/Alaskan Native & White	
☐ Asian & White	☐ Native Hawaiian/Other Pacific Islander	☐ Other: Multi Racial	
☐ American Indian or Alaskan Native & Black/African American			
List Yourself and all Other Persons Occupying Home			
Relationship	Gender	Age	Employed?
1. Self			☐ Yes ☐ No
2.			☐ Yes ☐ No
3.			☐ Yes ☐ No
4.			☐ Yes ☐ No
5.			☐ Yes ☐ No
6.			☐ Yes ☐ No
7.			☐ Yes ☐ No
8.			☐ Yes ☐ No

INCOME VERIFICATION DATA

The assistance you receive is determined in part by the size of your household and your income. All income and assets will require verification before eligibility will be granted. Income includes all money coming into the household from all persons over 18 years old. Wages, salaries, tips, commissions; Self-employment income; Retirement, Survivor, or Disability pensions; Social Security or Railroad retirement; Supplemental Security Income, Aid to Families with Dependent Children (AFDC), Temporary Assistance to Needy Families (TANF), Food Stamps, or other public assistance, or public welfare programs; Interest, dividends, net rental income, or income from estates or trusts; and any other sources of income received regularly, including Veterans' (VA) payments, unemployment compensation, alimony, and child support must be disclosed.

Household Member	Source of Income	Gross Monthly Amount Received
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$

Income Eligibility Acceptable Documentation: Copy of Pay Stubs (from previous employer), Aid to Families with Dependent Children (AFDC) or Temporary Assistance to Needy Families (TANF) Official Printout/letter, Food Stamp Official Printout/letter, Letter confirming amount of unemployment benefits received, proof of child support or alimony, proof of SSA/SSI or Veteran's Benefits, or proof of retirement income. **MUST ATTACH A COPY OF DOCUMENTS – NO EXCEPTIONS.**

I, the undersigned applicant, do hereby authorize _____ to verify my personal records, including wages, pensions, and investments. It is understood that this authorization is granted for the sole purpose of certifying my eligibility for federal financial assistance, and that all information acquired in this regard will remain confidential.

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Signature of Applicant

Date





PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

GENERAL CDBG INTAKE ELIGIBILITY FORM

CDBG INCOME ELIGIBILITY	24 CFR 570.208	
Activity classified under family size and income	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
Activity is classified based on income eligibility requirements that restrict it exclusively to low- and moderate-income persons	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

DEFINITIONS / 24 CFR 570.3

Family means all persons living in the same household who are related by birth, marriage or adoption.

Household means all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Income. For the purpose of determining whether a family or household is low- and moderate-income under subpart C of this part, grantees may select any of the three definitions listed below for each activity, except that integrally related activities of the same type and qualifying under the same paragraph of 570.208(a) shall use the same definition of income. The option to choose a definition does not apply to activities that qualify under 570.208(a)(1) (Area benefit activities), except when the recipient carries out a survey under 570.208(a)(1)(vi). Activities qualifying under 570.208(a)(1) generally must use the area income data supplied to recipients by HUD. The **three definitions** are as follows:

(i) Annual income as defined under the Section 8 Housing Assistance Payments program at 24 CFR 813.106 (except that if the CDBG assistance being provided is homeowner rehabilitation under 570.202, the value of the homeowner's primary residence may be excluded from any calculation of Net Family Assets); or

Estimate the annual income of a family or household by projecting the prevailing rate of income of each person at the time assistance is provided for the individual, family, or household (as applicable).

Estimated annual income shall include income from all family or household members, as applicable. Income or asset enhancement derived from the CDBG-assisted activity shall not be considered in calculating estimated annual income.

Low- and moderate-income household means a household having an income equal to or less than the Section 8 low-income limit established by HUD.

Low- and moderate-income person means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose.

Low-income household means a household having an income equal to or less than the Section 8 very low-income limit established by HUD.

Low-income person means a member of a family that has an income equal to or less than the Section 8 very low-income limit established by HUD. Unrelated individuals shall be considered as one-person families for this purpose.

INSTRUCTIONS FOR IMPLEMENTING AGENCY

You must first seek third party verification. This is a verification that is received directly from the source of income. The request can be by mail, fax, or email. It must be clearly evidenced that it was received from the source.

FY 2020 INCOME LIMITS Effective April 1, 2020

Area Median Income (AMI): \$59,100				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
☐	1	☐	\$19,200	☐	\$32,000	☐	\$51,200
☐	2	☐	\$21,950	☐	\$36,600	☐	\$58,500
☐	3	☐	\$24,700	☐	\$41,150	☐	\$65,800
☐	4	☐	\$27,400	☐	\$45,700	☐	\$73,100
☐	5	☐	\$30,680	☐	\$49,400	☐	\$78,950
☐	6	☐	\$35,160	☐	\$53,050	☐	\$84,800
☐	7	☐	\$39,640	☐	\$56,700	☐	\$90,650
☐	8	☐	\$44,120	☐	\$60,350	☐	\$96,500

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



This material is available in an accessible format upon request.

CD/17/51712/N3

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT REQUIRED DOCUMENTATION FOR INCOME VERIFICATION

If an agency has an activity that has been classified as Low-Mod Clientele (LMC), Low-Mod Jobs (LMJ), or Low-Mod Housing (LMH), the agency will be required to obtain information from low-to-moderate income households/persons in order to verify income eligibility. Please note that income eligibility is determined based on household income and size. Below is a list of acceptable documentation to confirm income eligibility. It is important to note that all funded agencies will be responsible to maintain such documentation on file for five years after the Public Housing and Community Development (PHCD) has informed the agency through an official close out/report or letter that activity is closed.

- **Client's Paycheck Stubs, Social Security Insurance (SSI) Checks, TANF (Temporary Assistance for Needy Families) checks, or other public assistance checks** – A photocopy should be made of the two (2) most recent pay period check stubs, benefit checks received by the client, or the notification of electronic transfer;
- **SSI, SSD, Food Stamp, or Other Benefit Cards/IDs** – If the cards indicate the income level of the client, a photocopy of the card can document income;
- **W2 Form or Tax Return Form** – A photocopy of the client's W2 form from his/her most current employer for wages earned or a photocopy of the client's most recent tax return form may document income;
- **SSI and TANF Letters of Notification of Benefits** – Social Security and the Department of Children and Families issue letters of notification of benefits to clients informing them of their approval for benefits and the amounts of the benefits to be received. A photocopy of these letters will be sufficient proof of income;
- **Other benefit notification letters** may be acceptable if they indicate the client's income level (e.g., Social Security Administration, Medicaid, Medicare, Food Stamps, etc);
- **Letter of acceptance from the school lunch program**

HUD INCOME LIMITS FOR MIAMI-DADE COUNTY

FY 2020 U.S. HUD INCOME LIMITS for Miami-Dade County Effective April 1, 2020			
Area Median Income (AMI): \$ 59,100	EXTREMELY LOW (30% of Median)	VERY LOW (50% of Median)	LOW (80% of Median)
FAMILY SIZE	LESS THAN:	VERY LOW	GREATER THAN:
1 person	\$19,200	\$32,000	\$51,200
2 persons	\$21,950	\$36,600	\$58,500
3 persons	\$24,700	\$41,150	\$65,800
4 persons	\$27,400	\$45,700	\$73,100
5 persons	\$30,680	\$49,400	\$78,950
6 persons	\$35,160	\$53,050	\$84,800
7 persons	\$39,640	\$56,700	\$90,650
8 persons	\$44,120	\$60,350	\$96,500

New tables are published yearly by USHUD and will be provided to the Agency when available.

Exhibit C
CDBG Job Creation Forms



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

AGREEMENT FOR FINANCIAL ASSISTANCE/TECHNICAL ASSISTANCE SERVICES FOR THE CREATION OF JOBS

In order to receive the various forms of Financial/Technical Assistance available through _____, businesses must enter into an Agreement to **make "available"** and to "document" the job creation for the benefit of low and moderate-income residents resulting from the technical assistance and/or financial assistance provided to your business.

Through this Agreement, you are committing your business operating under the name of _____ to:

- 1) **Make available** 51% of the resulting jobs to low- and moderate-income individuals.
- 2) Provide a list of the job titles of the permanent jobs expected to be created, which **will be available to** low/moderate-income individuals and which jobs require special skills or education and which are part-time, if any;
- 3) Provide a description of steps to be taken by your business to ensure that low- and moderate-income individuals receive first consideration for the jobs created;
- 4) Maintain a list of permanent jobs filled, available to low- and moderate-income individuals, and a brief description of the hiring process; and
- 5) Complete an annual report of all jobs created with names, income status, position titles, healthcare benefits, if any, and whether persons hired were unemployed at the time of hiring.

The applicant signing below understands the information in this Agreement, understands that _____ will not provide all the assistance requested by your business until action is executed.

(Agreed By) Signature of Applicant

Date

Duns Number – Required/Mandatory
(To obtain a DUNS #, PLEASE CALL 1-866-705-5711)

Intake Office (Name of Agency)

Date

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



This material is available in an accessible format upon request.

AMCD/___/62112



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT BLOCK GRANT
JOB CREATION VERIFICATION (ELIGIBLE BLOCK GROUP)

THE COMPANY IN WHICH YOU ARE APPLYING FOR EMPLOYMENT HAS RECEIVED FEDERAL ASSISTANCE. THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

To determine if the business and/or employee is located and/or lives in an eligible block group please visit:

<https://gisweb.miamidade.gov/communityservices/>

Instructions: Type the activity address into the blank space under Community Services. At the bottom of the screen click on the tab titled "Demographics". Click on the "Business Incentive" tab. Next, click (\$) symbol in upper right corner and reenter activity address. On the right of the page, business incentives will appear, click on **Community Development Block Group** or **Enterprise Zone**.

(Must attach map printout, copy of a valid driver's license and one (1) of the following: utility bill (e.g., FPL or Water and Sewer bill), or school records.)

Name of Eligible Block Group #: _____

Name of Employer: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Name of Employee: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Date of Hire: _____ Were you unemployed prior to taking your job? ☐ Yes ☐ No

Does your employer offer employer sponsored health care benefits? ☐ Yes ☐ No

Please check the box next to the job title that best describes your position:

- | | | |
|---|---|--|
| ☐ Officials and Managers | ☐ Sales | ☐ Operatives (semi-skilled) |
| ☐ Professional | ☐ Office and Clerical | ☐ Laborer (unskilled) |
| ☐ Technicians | ☐ Craft work (skilled) | ☐ Service workers |

Job Title: _____ Full Time: ☐ Yes ☐ No If part-time, number of hours: _____ / wk

DEMOGRAPHIC INFORMATION

Gender: ☐ Male ☐ Female

Ethnicity: ☐ Hispanic ☐ Not Hispanic

Racial Category (select one below):

- | | | |
|---|---|---|
| ☐ White | ☐ Black/African American | ☐ American Indian/Alaskan Native |
| ☐ Asian | ☐ Black/African American & White | ☐ American Indian/Alaskan Native & White |
| ☐ Asian & White | ☐ Native Hawaiian/Other Pacific Islander | ☐ Other: Multi Racial |
| ☐ American Indian or Alaskan Native & Black/African American | | |

Total Family Size (Please circle one): 1 2 3 4 5 6 7 8

Total Family Size Income: \$ _____

NOTE: EMPLOYER MUST INCLUDE A COPY OF THE ABOVE EMPLOYEE'S FIRST PAY STUB – NO EXCEPTIONS.

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Employee's Name (Print/Type)

Employee's Signature

Date

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.





**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT
JOB CREATION VERIFICATION (NON-ELIGIBLE BLOCK GROUP)**

THE COMPANY IN WHICH YOU ARE APPLYING FOR EMPLOYMENT HAS RECEIVED FEDERAL ASSISTANCE. THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Name of Employer: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Phone Number: _____

Name of Employee: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Phone Number: _____

Date of Hire: _____ Were you unemployed prior to taking your job? ☐ Yes ☐ No
Does your employer offer employer sponsored health care benefit? ☐ Yes ☐ No

Please check the box next to the job title that best describes your position:

- | | | |
|---|---|--|
| ☐ Officials and Managers | ☐ Sales | ☐ Operatives (semi-skilled) |
| ☐ Professional | ☐ Office and Clerical | ☐ Laborer (unskilled) |
| ☐ Technicians | ☐ Craft work (skilled) | ☐ Service workers |

Job Title: _____ Full Time: ☐ Yes ☐ No If part-time, number of hours: _____ / wk

DEMOGRAPHIC INFORMATION

Gender: ☐ Male ☐ Female

Ethnicity: ☐ Hispanic ☐ Not Hispanic

Racial Category (select one below):

- | | | |
|---|---|---|
| ☐ White | ☐ Black/African American | ☐ American Indian/Alaskan Native |
| ☐ Asian | ☐ Black/African American & White | ☐ American Indian/Alaskan Native & White |
| ☐ Asian & White | ☐ Native Hawaiian/Other Pacific Islander | ☐ Other: Multi Racial |
| ☐ American Indian or Alaskan Native & Black/African American | | |

Total Family Size (Please circle one): 1 2 3 4 5 6 7 8

Total Family Size Income: \$ _____

NOTE: EMPLOYER MUST INCLUDE A COPY OF THE ABOVE EMPLOYEE'S FIRST PAY STUB - NO EXCEPTIONS.



Please see reverse side for family size and household income.





**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT
JOB CREATION VERIFICATION (NON-ELIGIBLE BLOCK GROUP)**

FY 2021 INCOME LIMITS Effective April 1, 2021

Area Median Income (AMI): \$61,000				Please check the appropriate family size and income.			
☒	Family Size	☒	Extremely Low (30% of Median)	☒	Very Low (50% of Median)	☒	Low (80% of Median)
☐	1	☐	\$19,000	☐	\$31,650	☐	\$50,650
☐	2	☐	\$21,700	☐	\$36,200	☐	\$57,850
☐	3	☐	\$24,400	☐	\$40,700	☐	\$65,100
☐	4	☐	\$27,100	☐	\$45,200	☐	\$72,300
☐	5	☐	\$31,040	☐	\$48,850	☐	\$78,100
☐	6	☐	\$35,580	☐	\$52,450	☐	\$83,900
☐	7	☐	\$40,120	☐	\$56,050	☐	\$89,700
☐	8	☐	\$44,660	☐	\$59,700	☐	\$95,450

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Employee's Name (Print/Type)

Employee's Signature

Date

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



This material is available in an accessible format upon request.

CFN 2026R0153434
OR BK 35191 Pgs 1869-1883 (15Pgs)
RECORDED 03/06/2026 09:39:33
DEED DOC TAX \$0.60
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Instrument prepared by and returned to:
Shannon D. Summerset-Williams
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

This Amended and Restated County Deed shall supersede and replace the County Deed recorded in Official Record Book 32966 Pages 3723-3740 of the Public Records of Miami-Dade County on January 18, 2022.

AMENDED AND RESTATED COUNTY DEED

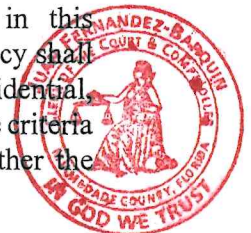
THIS DEED, made this 6th day of January, 2026 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY**, a public body politic and corporate, created by the City of Homestead, pursuant to Section 163.356, Florida Statutes (the "Agency"), whose address is 212 NW 1st Ave, Homestead, 33030, or its successors and assigns.

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the Agency, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Agency, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions (the "**Deed Restrictions**"):

1. That the Properties shall be used in the community interest and welfare in accordance with section 125.38, Florida Statutes, and in a manner which meets a national objective by completing either one or a combination of eligible activities of the federal Community Development Block Grant ("**CDBG**") program, which program requirements are set forth in 24 Code of Federal Regulations, Part 570 (the "**CDBG Regulations**").
- a. Project Development Requirements. The following requirements set forth in this subsection (a) shall be called the "Project Development Requirements". The Agency shall aggregate the Properties and improve them by developing a transit-oriented, residential, commercial, or mixed-use, 8 mixed-income project (the "**Project**") according to the criteria for national objectives set forth in 24 C.F.R. § 570.208 (the "**Criteria**") by either the



creation of jobs (as set forth in subsection b below) or by the creation of affordable housing for low- to moderate-income people with incomes not greater than 80 percent of area median income as published by the United States Department of Housing and Urban Development for Miami-Dade County ("AMI") (as set forth in subsection c below). The Project shall be developed by January 18, 2029, as evidenced by the issuance of a final Certificate of Occupancy. The Agency shall enter into a development agreement with a developer or enter into a construction contract with a general contractor for the development of the Project by January 18, 2027. The date of execution of the development agreement or construction contract shall be considered the time of valuation for the purposes of the Deed Restrictions ("**Time of Valuation**"). At the Time of Valuation, the Agency must confirm with the County the number of jobs and/or the number of housing units that will be provided to meet the requirements set forth in this Deed.

- b. **Job Creation Requirements.** The following requirements set forth in this subsection b shall be called the "**Job Creation Requirements**". If the Agency elects to meet the Criteria through compliance with the Job Creation Requirements, the Agency shall create by January 18, 2030 at least one (1) full-time or equivalent permanent job for every \$35,000.00 of value of the Properties (as described below), of which at least 51% shall be filled by or made available to low- to moderate-income employees with incomes not greater than 80 percent of AMI in accordance with the CDBG Regulations (the "**Required Jobs**").
- i. Because the Project is a mixed-use project, the number of jobs created shall be counted in the aggregate for the Properties.
 - ii. The value of the Properties shall be the assessed value unimproved, as determined by an appraiser satisfactory to the County at the Time of Valuation.
 - iii. The number of jobs required shall be rounded up to the next whole number.
 - iv. By way of example, if the improved Properties at the Time of Valuation have a combined market value of \$500,000.00, then the Agency will be required to show documentation that it created fifteen (15) jobs (\$500,000.00 divided by \$35,000.00 equals 14.28, rounded up makes 15).
 - v. The Required Jobs do not need to be offered directly by the Agency but may be offered by a third party at the request of the Agency. The Agency shall require said third party to complete the Agreement for Financial Assistance/Technical Assistance Services for the Creation of Jobs, attached as part of Exhibit C.
 - vi. If the Agency elects to meet the Criteria through compliance with the Job Creation Requirements, each Required Job must be held by qualified individuals for a combined period of no less than twelve (12) months. However, it is not required that one individual hold the Required Job for the entire twelve (12) months. Required Jobs may be established by combining the employment periods of any number of employees needed to cover the twelve (12) month period required to meet the definition of a single full-time job. If the Agency elects to meet the Criteria through compliance with the Job Creation Requirements, the Required Jobs must be created prior to the end of the five-year period beginning upon recordation of this Deed. After the twelve (12) month period during which the Required Jobs were held by qualified individuals, the Job Creation Requirements will be satisfied and no additional jobs will be required.



- vii. If the Agency elects to meet the Criteria through the Job Creation Requirements, the Agency shall submit documentation in substantially the form attached hereto as Exhibits B and C to the County to establish compliance with the Job Creation Requirements.
- c. **Affordable Housing Requirements.** The following requirements set forth in this subsection (c) shall be called the “**Affordable Housing Requirements**”. If the Agency elects to meet the Criteria through the Affordable Housing Requirements, the Agency shall develop and set aside the maximum number of housing units permitted by the applicable zoning and building codes for the Properties and shall set aside at least 51 percent of those housing units (the “Dwelling Units”) to qualified households with household incomes not greater than 80% of AMI and shall complete and return to the County documentation in substantially the form attached hereto as Exhibit B. If the Agency elects to meet the Criteria through compliance with the Affordable Housing Requirements, the Agency shall complete said requirements by January 18, 2030.
- i. The Project may be commercial, residential or mixed-use project. The number of Dwelling Units set aside for qualified households shall be counted in the aggregate for the Properties.
- ii. The Dwelling Units shall remain affordable for a period of 20 years. Affordability shall be determined in accordance with the CDBG program and the CDBG Regulations. If the Agency elects to meet the Criteria through the Affordable Housing Requirements, the Agency shall set the rents of the Dwelling Units in accordance with the CDBG Regulations and in consultation with the County’s Housing and Community Development Department (“HCD”). If the Agency elects to meet the Criteria through the Affordable Housing Requirements, the Agency shall cooperate with HCD to conduct Compliance Review to determine whether these affordable housing restrictions have been satisfied.
- d. **Sewer Requirements.** In accordance with Resolution No. R-365-21 adopted 10 by the Board of County Commissioners on April 20, 2021, the Agency is required to connect the Project to a sanitary sewer system, and septic tank use is not permitted.
2. **Extensions of Time.** The County may, in its sole and absolute discretion, extend the deadlines set forth in this Deed upon the Miami-Dade County Board of County Commissioners finding it necessary to grant such an extension. In order for any notice of extension of time to be effective, it shall:
- a. Be given by the County Mayor or the County Mayor’s designee prior to the event of the reverter; and
- b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor’s designee giving such extension and specifying the new time frame in which the Agency must complete the requirements. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said notice of extension. If no notice of extension is recorded and (i) the Agency has not entered into a development agreement with a developer or entered into a construction contract with a general contractor for the development of the Project by January 18, 2027, (ii) a certificate of occupancy is



not issued by January 18, 2029, (iii) the sewer requirements set forth in section 1(d) are not met at the time a certificate of occupancy is issued, or (iv) the Agency has failed to meet the Criteria through compliance with the Job Creation Requirements or Affordable Housing Requirements by January 18, 2030, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.

- c. **Force majeure.** Non-performance or delayed performance shall be excused to the extent that performance is rendered impossible or delayed by a Force Majeure Event. A Force Majeure Event shall mean: any causes beyond a party's reasonable control, including, but not limited to, a strike, fire, earthquake, explosion, hurricane or tropical storm, flood, terrorism, hostility, revolution, civil commotion, pandemics, epidemics, local disease outbreaks, public health emergencies, quarantines, casualty, the unavailability of labor, acts of God, or other similar reason, providing that the party claiming the existence of a Force Majeure Event delivers written notice to the other party of such event within 30 calendar days of the commencement of such event. Notwithstanding the foregoing, any potentially excused delays or interruptions in timely satisfying performance hereunder due solely to a timely noticed and properly claimed and bona fide Force Majeure Event shall be temporary, and full and timely satisfaction of all applicable performance obligations hereunder shall resume as soon as practicable after the Force Majeure Event precluding proper performance has ended, abated, or subsided to the extent that performance is no longer precluded. The following shall not constitute a Force Majeure Event: foreseen or foreseeable events or conditions; delay in, or refusal by, a governmental authority in granting a permit; delays in obtaining or the inability to obtain or close on financing. In no event shall a delay due to a Force Majeure Event last longer than six months.
3. **Environmental Review.** In the event that the environmental review required by the CDBG Regulations takes longer than one year from the date of recording this Deed to complete, all deadlines set forth in this Deed shall automatically be extended one year.
4. The Agency shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade Board of County Commissioners. Notwithstanding this restriction, the County Mayor or County Mayor's designee may, upon written request from the Agency and in the County Mayor or County Mayor's designee's sole and absolute discretion, issue a written consent for the Properties to be transferred by an instrument which shall contain the deed restrictions set forth in this Deed to another person or entity who will comply with the deed restrictions set forth in this Deed. Notwithstanding the foregoing, the County acknowledges that transfers or assignments to the City of Homestead will not require any prior approvals from the Miami-Dade Board of County Commissioners and the Agency shall only be required to notify the Miami-Dade County Board of County Commissioners of the transfer.
5. Notwithstanding any transfer of the Properties, the Agency shall monitor compliance of the Deed Restrictions set forth herein and shall enforce these Deed Restrictions as to any owner or occupant of the Properties until the Deed Restrictions are satisfied.
6. The Agency shall pay real estate taxes and assessments on the Properties or any part thereof when due. The Agency shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach which lien is not satisfied or bonded off within thirty (30) days of filing 12 of the lien, provided, however,



that the Agency may encumber the Properties with any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the improvements as determined by an appraiser. Any such lien or encumbrance shall be subordinate to the Deed Restrictions and the County's reversionary interest.

7. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth in Section 1 herein, or if the Agency fails to satisfy the Deed Restrictions described in Section 1 herein in the manner and within the timeframes set forth therein, or if the Agency ceases to exist prior to complying with the Deed Restrictions, or if any term of this Deed is not complied with, title to the subject Property shall revert to the County, at the option of the County; provided however that if the failure of the Agency to comply with any term of this Deed is of a nature that may be corrected, the County will provide the Agency notice of the noncompliance and shall allow the Agency sixty (60) days to comply with the terms of this Deed prior to exercising any reverter rights. In the event of such reverter, the Agency shall immediately deed the Property back to the County, and the County shall have the right to immediate possession of such the Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Agency. The County retains a reversionary interest in the Property, which right may be exercised by the County in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
8. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed Restrictions listed above, the County shall furnish the Agency with an appropriate instrument acknowledging satisfaction with all Deed Restrictions listed above. Such satisfaction of Deed Restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

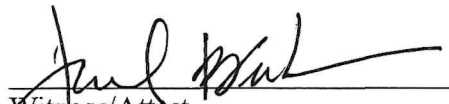
JUAN FERNANDEZ-BARQUIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

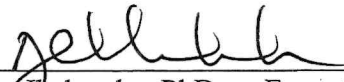


IN WITNESS WHEREOF, HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, created by the City of Homestead, pursuant to Section 163.356, Florida Statutes, has caused this document to be executed by their respective and duly authorized representative, this 26th day of January, 2026, and it is hereby approved and accepted.


Witness/Attest
Printed Name: Josh A. Rios
Address: 212 NW 1st Avenue
Homestead, FL 33030


Witness/Attest
Printed Name: DAVID RIOS
Address: 212 NW 1st Avenue
Homestead, FL 33030

HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, created by the City of Homestead, pursuant to Section 163.356, Florida Statutes ("Agency")

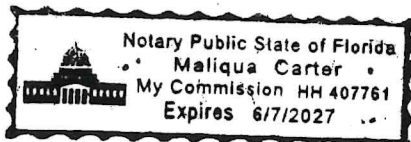
By: 
Nzeribe Ihekawaba, PhD, as Executive Director for the Agency and as City Manager for the City of Homestead

ATTEST: 
By: 
Elizabeth Sewell, MMC, City Clerk

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or _____ online notarization, this 26th day of January, 2026, by Nzeribe Ihekawaba, PhD, as Executive Director of **HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic, created by the City of Homestead, pursuant to Section 163.356, Florida Statutes, and as City Manager for the City of Homestead, on behalf of the Agency. He is (✓) personally known to me or _____ has produced _____ as identification.




Notary Public; State of Florida

MALIQUEA CARTER
Printed Name

Commission expires on: 6/7/2027



EXHIBIT A**FOLIO NUMBER****LEGAL DESCRIPTION**

10-7813-048-0130	NELSONS ADDN PB 1-94 PARCELS 18-16-03 & 05 AKA LOT 15 LESS S14.5FT & LOT 16 LESS N5.5FT
10-7813-048-0120	NELSON S ADDN PB 1-94 S14.5FT OF LOT 15 & N5.5FT OF LOT 16
10-7813-048-0110	NELSONS ADDITION PB 1-94 PARCEL 18-16-02 AKA E1/2 OF LOT 13 & ALL LOT 14 LESS N10FT FOR R/W
10-7813-031-0170	NOBLES ADDITION PB 1-190 LOT 28 LESS S3FT FOR RD AKA PARCEL #18-17-02
10-7813-031-0150	13 57 38 NOBLES ADDITION PB 1-190 LOTS 25-26 & 27 LESS S3FT FOR RD
10-7813-031-0180	NOBLES ADDITION PB 1-190 PARCEL 18-17-03 AKA LOTS 29-30-31
10-7813-031-0030	NOBLES ADDITION PB 1-190 LOT 3

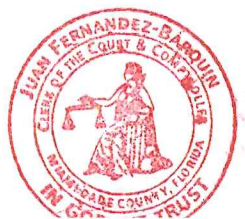


EXHIBIT B

General CDBG Intake Eligibility Form





HOUSING AND COMMUNITY DEVELOPMENT REQUIRED DOCUMENTATION FOR INCOME VERIFICATION

If an agency has an activity that has been classified as Low-Mod Clientele (LMC), Low-Mod Jobs (LMJ), or Low-Mod Housing (LMH), the agency will be required to obtain information from low-to-moderate income households/persons in order to verify income eligibility. Please note that income eligibility is determined based on household income and size. Below is a list of acceptable documentation to confirm income eligibility. It is important to note that all funded agencies will be responsible to maintain such documentation on file for five years after the Housing and Community Development (HCD) has informed the agency through an official close out/report or letter that activity is closed.

- **Client's Paycheck Stubs, Social Security Insurance (SSI) Checks, TANF (Temporary Assistance for Needy Families) checks, or other public assistance checks** – A photocopy should be made of the two (2) most recent pay period check stubs, benefit checks received by the client, or the notification of electronic transfer;
- **SSI, SSD, Food Stamp, or Other Benefit Cards/IDs** – If the cards indicate the income level of the client, a photocopy of the card can document income;
- **W2 Form or Tax Return Form** – A photocopy of the client's W2 form from his/her most current employer for wages earned or a photocopy of the client's most recent tax return form may document income;
- **SSI and TANF Letters of Notification of Benefits** – Social Security and the Department of Children and Families issue letters of notification of benefits to clients informing them of their approval for benefits and the amounts of the benefits to be received. A photocopy of these letters will be sufficient proof of income;
- **Other benefit notification letters** may be acceptable if they indicate the client's income level (e.g., Social Security Administration, Medicaid, Medicare, Food Stamps, etc);
- **Letter of acceptance from the school lunch program**

HUD INCOME LIMITS FOR MIAMI-DADE COUNTY

FY 2025 U.S. HUD INCOME LIMITS for Miami-Dade County Effective June 1, 2025			
Area Median Income (AMI): \$87,200	EXTREMELY LOW (30% of Median)	VERY LOW (50% of Median)	LOW (80% of Median)
FAMILY SIZE	LESS THAN:	VERY LOW	GREATER THAN:
1 person	\$26,050	\$43,400	\$69,400
2 persons	\$29,750	\$49,550	\$79,300
3 persons	\$33,450	\$55,750	\$89,200
4 persons	\$37,150	\$61,950	\$99,100
5 persons	\$40,150	\$66,950	\$107,050
6 persons	\$43,100	\$71,900	\$115,000
7 persons	\$46,100	\$76,850	\$122,900
8 persons	\$49,050	\$81,800	\$130,850

New tables are published yearly by USHUD and will be provided to the Agency when available.





HOUSING AND COMMUNITY DEVELOPMENT

GENERAL CDBG INTAKE ELIGIBILITY FORM

LIMITED INCOME (LMI) LIMITED CLIENTELE (LMC) / LIMITED JOBS (LMJ) / LIMITED HOUSING (LMH)

NAME:		PHONE:	
ADDRESS:		ZIP:	
Gender: ☐ Male ☐ Female		Ethnicity: ☐ Hispanic ☐ Not Hispanic	
Race (Please check the race category which applies to you):			
☐ White	☐ Black/African American	☐ American Indian/Alaskan Native	
☐ Asian	☐ Black/African American & White	☐ American Indian/Alaskan Native & White	
☐ Asian & White	☐ Native Hawaiian/Other Pacific Islander	☐ Other: Multi Racial	
☐ American Indian or Alaskan Native & Black/African American			
List Yourself and all Other Persons Occupying Home	Relationship	Gender	Age
1.	Self		
2.			
3.			
4.			
5.			
6.			
7.			
8.			

INCOME VERIFICATION DATA

The assistance you receive is determined in part by the size of your household and your income. All income and assets will require verification before eligibility will be granted. Income includes all money coming into the household from all persons over 18 years old. Wages, salaries, tips, commissions; Self-employment income; Retirement, Survivor, or Disability pensions; Social Security or Railroad retirement; Supplemental Security Income, Aid to Families with Dependent Children (AFDC), Temporary Assistance to Needy Families (TANF), Food Stamps, or other public assistance, or public welfare programs; Interest, dividends, net rental income, or income from estates or trusts; and any other sources of income received regularly, including Veterans' (VA) payments, unemployment compensation, alimony, and child support must be disclosed.

Household Member	Source of Income	Gross Monthly Amount Received
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$

Income Eligibility Acceptable Documentation: Copy of Pay Stubs (from previous employer), Aid to Families with Dependent Children (AFDC) or Temporary Assistance to Needy Families (TANF) Official Printout/letter, Food Stamp Official Printout/letter, Letter confirming amount of unemployment benefits received, proof of child support or alimony, proof of SSA/SSI or Veteran's Benefits, or proof of retirement income. **MUST ATTACH A COPY OF DOCUMENTS – NO EXCEPTIONS.**

I, the undersigned applicant, do hereby authorize _____ to verify my personal records, including wages, pensions, and investments. It is understood that this authorization is granted for the sole purpose of certifying my eligibility for federal financial assistance, and that all information acquired in this regard will remain confidential.

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Signature of Applicant

Date





HOUSING AND COMMUNITY DEVELOPMENT GENERAL CDBG INTAKE ELIGIBILITY FORM

CDBG INCOME ELIGIBILITY	24 CFR 570.208	
Activity classified under family size and income	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
Activity is classified based on income eligibility requirements that restrict it exclusively to low- and moderate-income persons	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

DEFINITIONS / 24 CFR 570.3

Family means all persons living in the same household who are related by birth, marriage or adoption.

Household means all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Income. For the purpose of determining whether a family or household is low- and moderate-income under subpart C of this part, grantees may select any of the three definitions listed below for each activity, except that integrally related activities of the same type and qualifying under the same paragraph of 570.208(a) shall use the same definition of income. The option to choose a definition does not apply to activities that qualify under 570.208(a)(1) (Area benefit activities), except when the recipient carries out a survey under 570.208(a)(1)(vi). Activities qualifying under 570.208(a)(1) generally must use the area income data supplied to recipients by HUD. The **three definitions** are as follows:

(i) **Annual income as defined** under the Section 8 Housing Assistance Payments program at 24 CFR 813.106 (except that if the CDBG assistance being provided is homeowner rehabilitation under 570.202, the value of the homeowner's primary residence may be excluded from any calculation of Net Family Assets); or

Estimate the annual income of a family or household by projecting the prevailing rate of income of each person at the time assistance is provided for the individual, family, or household (as applicable).

Estimated annual income shall include income from all family or household members, as applicable. Income or asset enhancement derived from the CDBG-assisted activity shall not be considered in calculating estimated annual income.

Low- and moderate-income household means a household having an income equal to or less than the Section 8 low-income limit established by HUD.

Low- and moderate-income person means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose.

Low-income household means a household having an income equal to or less than the Section 8 very low-income limit established by HUD.

Low-income person means a member of a family that has an income equal to or less than the Section 8 very low-income limit established by HUD. Unrelated individuals shall be considered as one-person families for this purpose.

INSTRUCTIONS FOR IMPLEMENTING AGENCY

You must first seek third party verification. This is a verification that is received directly from the source of income. The request can be by mail, fax, or email. It must be clearly evidenced that it was received from the source.

FY 2025 INCOME LIMITS Effective June 1, 2025

Area Median Income (AMI): \$87,200				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
☐	1	☐	\$26,050	☐	\$ 43,400	☐	\$69,400
☐	2	☐	\$29,750	☐	\$ 49,550	☐	\$79,300
☐	3	☐	\$33,450	☐	\$ 55,750	☐	\$89,200
☐	4	☐	\$37,150	☐	\$ 61,950	☐	\$99,100
☐	5	☐	\$40,150	☐	\$ 66,950	☐	\$107,050
☐	6	☐	\$43,100	☐	\$ 71,900	☐	\$115,000
☐	7	☐	\$46,100	☐	\$ 76,850	☐	\$122,900
☐	8	☐	\$49,050	☐	\$ 81,800	☐	\$130,850

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



This material is available in an accessible format upon request.





VIVIENDA Y DESARROLLO COMUNITARIO

FORMULARIO GENERAL DE ADMISION PARA CDBG

INGRESOS (LMI, por sus siglas en ingles), CLIENTELA (LMC, por sus siglas en ingles) / EMPLEOS (LMJ, por sus siglas en ingles) / VIVIENDAS (LMH, por sus siglas en ingles) BAJOS Y MODERADOS

NOMBRE:		TELEFONO:			
DIRECCION:		CODIGO POSTAL:			
Género: ☐ Masculino ☐ Femenino		Origen étnico: ☐ Hispano ☐ No Hispano			
Raza (Por favor, marque la categoría de raza que le corresponde):					
☐ Blanco	☐ Negro/Afro Americano	☐ Indígena Estadounidense/Nativo de Alaska			
☐ Asiático	☐ Negro/Afro Americano y Blanco	☐ Indígena Estadounidense/Nativo de Alaska y Blanco			
☐ Asiático y Blanco	☐ Nativo de Hawái/ Otras Islas del Pacífico	☐ Otros: Multi Racial			
☐ Indígena Estadounidense / Nativo de Alaska / Afro Americano					
Menciónese a Usted mismo y a todas las personas que ocupan la Vivienda		Parentesco	Género	Edad	Empleado?
1.		Autónomo			☐ Si ☐ No
2.					☐ Si ☐ No
3.					☐ Si ☐ No
4.					☐ Si ☐ No
5.					☐ Si ☐ No
6.					☐ Si ☐ No
7.					☐ Si ☐ No
8.					☐ Si ☐ No

DATOS DE LA VERIFICACIÓN DE INGRESOS

La ayuda que Usted recibe se determina en parte por el número de miembros en su núcleo familiar y de sus ingresos. Todos los ingresos y los bienes deberán ser verificados antes de que la elegibilidad sea concedida. El ingreso incluye todas las sumas de dinero que reciben todos los miembros del núcleo familiar mayores de 18 años. Los salarios, sueldos, propinas, comisiones; los ingresos como trabajador por cuenta propia; Pensiones de jubilación, de supervivencia, por discapacidad; la jubilación del Seguro Social o del Ferrocarril, el Ingreso Suplementario de Seguridad, la Ayuda a las Familias con Niños Dependientes (AFDC, por sus siglas en inglés), la Ayuda Temporal a las Familias Necesitadas (TANF, por sus siglas en inglés), los Sellos para Alimentos, u otro tipo de ayuda pública, o de programas públicos de ayuda social, o de ingresos provenientes de patrimonios o fideicomisos; así como otras fuentes regulares de ingresos, incluyendo los pagos a los Veteranos (VA, por sus siglas en inglés), la compensación por desempleo, la pensión alimenticia y la manutención de menores deberán ser declarados.

Miembros del Núcleo Familiar	Fuente de Ingresos	Monto del Ingreso Bruto Mensual Recibido
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$

Documentación Aceptable para verificar la Elegibilidad a partir de los Ingresos: Copia de las colillas de pago (del empleador anterior), la Ayuda a las Familias con Niños Dependientes (AFDC, por sus siglas en inglés) o la Ayuda Temporal a las Familias Necesitadas (TANF, por sus siglas en inglés) la Impresión o la Carta Oficial de las Estampillas de Alimentos, la Carta confirmando la cantidad de beneficios percibidos por desempleo, la prueba de la manutención de menores o del pago de la pensión alimenticia, la prueba del SSA/SSI o de los Beneficios de los Veteranos o la prueba de los ingresos por jubilación. **DEBERÁ ADJUNTARSE UNA COPIA DE LOS DOCUMENTOS – SIN EXCEPCIÓN.**

Quien suscribe, el solicitante, por medio de la presente autorizo a _____ a fin de que verifique mis antecedentes personales, incluyendo: _____ los salarios, pensiones e inversiones. Se entiende que esta autorización se otorga con el único propósito de certificar mi elegibilidad para la ayuda financiera federal, y que toda la información adquirida en este sentido seguirá siendo confidencial.

CON MI FIRMA, RECONOZCO QUE TODA LA INFORMACIÓN QUE HE PROPORCIONADO ES VERDADERA Y CORRECTA A MI LEAL SABER Y ENTENDER. SOY CONCIENTE DE QUE SI HAGO ALGUNA DECLARACIÓN FALSA INTENCIONALMENTE EN ESTA CERTIFICACIÓN O EN CUALQUIER OTRA DOCUMENTACIÓN QUE PROPORCIONE PARA LA ELEGIBILIDAD DEL PROGRAMA, PUEDO SER CASTIGADO CON MULTAS O CON LA CÁRCEL DE HASTA CINCO (5) AÑOS, O AMBOS, BAJO LA SECCIÓN 1001 DEL TÍTULO 18, DEL CÓDIGO DE LOS ESTADOS UNIDOS, Y QUE TAMBIÉN PODRÍA ESTAR SUJETO A LAS MULTAS Y SANCIONES CIVILES Y/O ADMINISTRATIVAS PERTINENTES.

Firma del Solicitante

Fecha



This material is available in an accessible format upon request.





VIVIENDA Y DESARROLLO COMUNITARIO

FORMULARIO GENERAL DE ADMISION PARA CDBG

ELEGIBILIDAD DE LOS INGRESOS PARA EL SUBSIDIO EN BLOQUE PARA EL DESARROLLO COMUNITARIO (CDBG, por sus siglas en inglés)	24 CFR 570.208	
Actividad clasificada bajo los ingresos y la composición del grupo familiar	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
La actividad se clasifica a partir de los requisitos de elegibilidad de los ingresos que se limitan exclusivamente a las personas de ingresos bajos y moderados	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

DEFINICIONES / 24 CFR 570.3

Familia: Se refiere a todas las personas que vivan en la misma casa, que están relacionadas por nacimiento, matrimonio o adopción.

Núcleo Familiar: Se refiere a todas las personas que ocupan la vivienda. Los ocupantes podrían ser una sola familia, una persona viviendo sola, dos o más familias viviendo juntas o cualquier otro grupo de personas relacionadas o no que compartan las condiciones en materia de vivienda.

Ingresos: Con el fin de determinar si los ingresos de una familia o de un núcleo familiar son bajos o moderados dentro de la Subsección C de esta sección, los beneficiarios podrían seleccionar cualquiera de las tres definiciones enumeradas abajo para cada actividad, salvo que las actividades integralmente relacionadas que sean del mismo tipo y que califiquen dentro del mismo apartado del 570.208(a) deban utilizar la misma definición de los ingresos. La opción de elegir una definición no se aplica a las actividades que califican con el 570.208(a)(1) (Actividades de beneficio del área), salvo cuando el beneficiario lleve a cabo una investigación de acuerdo con el 570.208(a)(1)(vi). Las actividades que califican de acuerdo con el 570.208(a)(1) generalmente deberán utilizar los datos de ingresos del área provistos por HUD a los beneficiarios. Las tres definiciones son las siguientes:

(i) **Los ingresos anuales** tal como se los define en el programa de Pagos de Ayuda para la Vivienda de la Sección 8 en el Título 24 del Código Federal de Regulaciones 813.106 (salvo que la ayuda para la CDBG que se proporcione tenga relación con la rehabilitación al propietario de acuerdo con el 570.202, el valor de la residencia principal del propietario se podría excluir del cálculo de los Activos Netos de la Familia); o bien

Calcular los ingresos anuales de una familia o de un núcleo familiar efectuando una proyección de la tasa predominante de ingresos de cada persona al momento de proporcionársele la ayuda a la persona, a la familia o al núcleo familiar (según corresponda).

El Ingreso anual estimado deberá incluir los ingresos de toda la familia o de los miembros del núcleo familiar, según sea el caso. La mejora en los ingresos o en los bienes derivada de la actividad de la ayuda del CDBG no se considerará para calcular los ingresos anuales.

Hogar de ingresos bajos y moderados se refiere a un núcleo familiar que tiene un ingreso igual o inferior al límite de bajos ingresos de la Sección 8 establecido por HUD. (LMH, por sus siglas en inglés)

Persona de ingresos bajos y moderados se refiere a un miembro de la familia cuyo ingreso es equivalente o inferior al límite de ingresos bajos de la Sección 8 establecido por HUD. Los individuos no emparentados se considerarán familias unipersonales para este propósito. (LMI, por sus siglas en inglés)

Hogar de ingresos bajos se refiere a un hogar con un ingreso igual o inferior al límite de ingresos muy bajo de la Sección 8 establecido por HUD. (LMH, por sus siglas en inglés)

Persona de Bajos Ingresos se refiere a un miembro de una familia cuyo es un ingreso igual o inferior al límite de ingresos muy bajos de la Sección 8 establecido por HUD. Los individuos no emparentados deberán considerarse como familias unipersonales para este propósito. (LMC, por sus siglas en inglés)

INSTRUCCIONES PARA LA AGENCIA DE EJECUCIÓN

Usted deberá pedir primeramente la verificación de terceros. Se trata de una verificación proveniente directamente de la fuente de ingresos. La solicitud puede ser enviada por correo, por fax o por correo electrónico. Deberá quedar bien claro que fue recibida de la fuente.

FY 2025 INCOME LIMITS Effective June 1, 2025

Area Median Income (AMI): \$87,200				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
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☐	7	☐	\$46,100	☐	\$76,850	☐	\$122,900
☐	8	☐	\$49,050	☐	\$81,800	☐	\$130,850

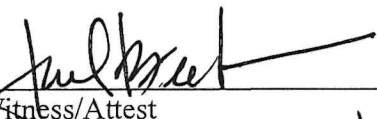
Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



IN WITNESS WHEREOF, HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, created by the City of Homestead, pursuant to Section 163.356, Florida Statutes, has caused this document to be executed by their respective and duly authorized representative, this ____ day of January, 2026, and it is hereby approved and accepted.

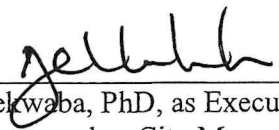


Witness/Attest
Printed Name: Josh Rios
Address: 212 NW 1st Avenue
Homestead, FL 33030



Witness/Attest
Printed Name: JARED BUTLER
Address: 212 NW 1st Avenue
Homestead, FL 33030

HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, created by the City of Homestead, pursuant to Section 163.356, Florida Statutes ("Agency")

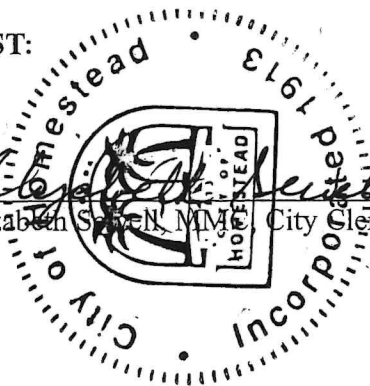
By: 

Nzeribe Ihekawaba, PhD, as Executive Director
for the Agency and as City Manager for the City
of Homestead

ATTEST:

By: 

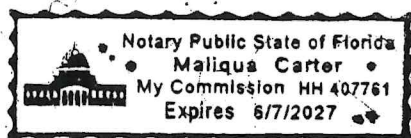
Elizabeth Spivey, M.M.C., City Clerk

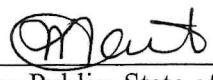


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ____ online notarization, this 26th day of January, 2026, by Nzeribe Ihekawaba, PhD, as Executive Director of **HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic, created by the City of Homestead, pursuant to Section 163.356, Florida Statutes, and as City Manager for the City of Homestead, on behalf of the Agency. He is (✓) personally known to me or ____ has produced ____ as identification.





Notary Public; State of Florida

MALIQUEA CARTER

Printed Name

Commission expires on: 6/7/2027

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I hereby certify that the foregoing is a
true and correct copy of the original on
file in this office MAR 06 2026
JUAN FERNANDEZ-BARQUIN, Clerk of the
Court and Comptroller, Miami-Dade County

Deputy Clerk 

Tina Anderson #2408632

