

MEMORANDUM

Agenda Item No. 8(K)(3)

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

DATE: December 16, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving, after a public hearing, the filing of substantial amendments to Fiscal Years (FY) 2016, 2019, and 2021-2025 action plans and the corresponding FY 2013-2017, as extended through FY 2019, FY 2020-2024, and FY 2025-2029 Consolidated Plans, in order to recapture \$1,132,820.78 of Community Development Block Grant (CDBG) funds, \$150,000.00 of HOME Investment Partnerships (HOME) funds, and \$3,535.28 of Emergency Solutions Grants (ESG) funds, and the filing of substantial amendments to the FY 2009 and 2010 Action Plans, and the corresponding FY 2008-2012 Consolidated Plan, in order to change the activity for the Florida City Village Phase VII project from rental to homeownership; authorizing the County Mayor to take all actions necessary to accomplish the change in activity for Florida City Village Phase VII project from rental to homeownership; and authorizing the County Mayor to award the reallocated funds to eligible applicants and activities, execute the conditional loan commitments, standard shell contracts, agreements, loan documents, and amendments to accomplish the purposes set forth herein, shift funds and funding sources awarded to a project to any new affiliated entities created for the purpose of carrying out a project, and, upon a determination that such actions are in the best interest of the County, subordinate and/or modify the terms of contracts, amendments and loan documents, and exercise termination, waiver, acceleration and other provisions in said agreements and documents

Resolution No. R-1213-25

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

GBK/ks


Geri Bonzon-Keenan
County Attorney

MDC001

Memorandum



Date: December 16, 2025

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

From: Daniella Levine Cava
Mayor 

Subject: Recommendations to recapture and reallocate Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) Program funds and to Change the Scope of the Florida City Village Phase VII Project from Rental to Homeownership

Executive Summary

The purpose of this item is to seek the Miami-Dade County Board of County Commissioners' (Board) approval of the recommendations to recapture and reallocate Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) Program funds. This item also seeks Board approval, at the request of Centro Campesino Farmwork Center, Inc. (CCFC), to change the scope of the Florida City Village Phase VII project located at 905 NW 4th Terrace and 926 NW 3rd Lane, Florida City, FL., 33034, within District 9 represented by Vice Chairman Kionne L. McGhee, from rental to homeownership. On June 7, 2011, this Board, in accordance with Resolution No. R-447-11, authorized a substantial amendment to the FY 2010 Action Plan to change the scope of the CCFC's Florida City Village Phase VII project from homeownership to rental. This item now seeks authorization, at the request of CCFC, to change the scope of the project back from rental to homeownership.

Recommendation

It is recommended that the Board:

1. Approve substantial amendments to the FY 2016, 2019, and 2021-2025 Action Plans and the corresponding FY 2013-2017, as extended through FY 2019, FY 2020-2024, and FY 2025-2029 Consolidated Plans in order to recapture \$1,132,820.78 of CDBG funds, \$150,000.00 of HOME funds, and \$3,535.28 of ESG funds which will be reallocated to activities as set forth in Exhibits A and B of the resolution;
2. Authorize the County Mayor or County Mayor's designee to the recapture funds from agencies that have declined awards, agencies that have completed activities with remaining balances, and activities that were cancelled due to the inability to meet a United States Department of Housing and Urban Development's (HUD) National Objective, as outlined in Exhibit A of the resolution as follows: \$1,132,820.78 of FY 2016, 2019, 2021-2023, and 2025 CDBG funds; 150,000.00 of FY 2009, 2010, and 2024 HOME funds, and \$3,535.28 of FY 2023 ESG funds
3. Authorize the County Mayor or County Mayor's designee to award the reallocated funds to eligible applicants and activities identified in Exhibit B of the resolution;
4. Authorize the County Mayor or County Mayor's designee to execute the conditional loan commitments in substantially the form attached to the resolution as Exhibit C, standard shell contracts, agreements, loan documents, and amendments to accomplish the purposes set forth in

this legislation, and to shift funds and funding sources awarded to a project to any new affiliated entities created for the purpose of carrying out a project;

5. Authorize the County Mayor or County Mayor's designee, upon a determination that such actions are in the best interest of the County, to subordinate and/or modify the terms of contracts, amendments and loan documents so long as such modifications are approved by the County's Attorney's Office as to form and legal sufficiency and are not substantially inconsistent with this resolution, and to exercise termination, waiver, acceleration and other provisions in said agreements and documents;
6. Approve substantial amendments to the FY 2009 and 2010 Action Plans, and the corresponding FY 2008-2012 Consolidated Plan, to change the activity for Florida City Village Phase VII project from rental to homeownership, and
7. Authorize the County Mayor or County Mayor's designee to take all actions necessary to accomplish the change in scope for the Florida City Village Phase VII project from rental to homeownership, including the execution of the Declaration of Restrictive Covenant, and the recordation of the covenant in the public record;

Scope

Though the Florida City Village Phase VII project is located at 905 NW 4th Terrace and 926 NW 3rd Lane, Florida City, FL., 33034, within District 9 represented by Vice Chairman Kionne L. McGhee, this agenda item has a countywide impact.

Delegation of Authority

This item requests a delegation of authority to authorize the County Mayor or County Mayor's designee to: (1) award the allocated funds to eligible activities identified in Exhibit B that is attached to the resolution; (2) change the activity of the Florida City Village Phase VII project from rental to homeownership and execute any documents to effectuate the change in activity, including the execution of the Declaration of Restrictive Covenant and the recordation the covenant in the public record; (3) execute all conditional loan commitments, standard shell contracts, agreements, loan documents, and amendments to accomplish the purposes set forth in this legislation, and to shift funds and funding sources awarded to a project to any new affiliated entities created for the purpose of carrying out a project; and (4) upon a determination that such actions are in the best interest of the County, subordinate and/or modify the terms of contracts, amendments and loan documents so long as such modifications are approved by the County's Attorney's Office as to form and legal sufficiency and are not substantially inconsistent with this resolution, and to exercise termination, waiver, acceleration and other provisions in said agreements and documents.

Fiscal Impact/Funding Source

This item consists of the recapture and reallocation of \$1,132,820.78 of CDBG funds, \$150,000.00 of HOME funds, and \$3,535.28 of ESG funds. The funding allocations recommended in this item have no negative fiscal impact on the County's General Revenue fund.

Track Record/Monitoring

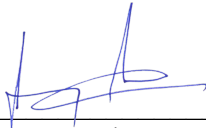
Nathan Kogon, AICP, Director, Housing and Community Development Department (Department) will monitor all CDBG, HOME and ESG activities. The Department will monitor all projects to ensure compliance with Federal, State, and County guidelines and policies.

Citizen Participation Requirements

The substantial amendments were advertised for public comment on August 21, 2025, with a 30-day comment period that ended on September 22, 2025. Advertisements were placed in English in the Miami Herald and Miami Times, as well as in Spanish, and Creole publications. The substantial amendment was posted on the Department's website for public review.

Background

The Department also recommends substantial amendments to the FY 2009 and 2010 Action Plans and the corresponding FY 2008-2012 Consolidated Plans to change the scope for CCFC's Florida City Village Phase VII project from rental to homeownership. In 2009 and 2010, a total of \$1,400,365 in HOME funds was allocated to complete ten units under Phase VII of the Florida City Village homeownership project, but CCFC was unable to pursue Phase VII of the project as a for-sale homeownership project due to prevailing market conditions. A copy of the request letter from CCFC, dated July 25, 2025, is attached to this memo as Attachment 1. In the request letter, CCFC indicates its intention to sell the homes to existing, income-qualified tenants. Due to the change in scope, the County will terminate any existing rental regulatory agreements and will require that CCFC ensures that each homebuyer executes a restrictive covenant in favor of the County. Furthermore, any government led effort to create new pathways for residents to achieve homeownership, particularly through initiatives that leverage existing rental assistance is considered to be proactive. Beyond temporary relief, these programs offer long term solutions for the community and encourage residents to build equity and generational wealth.



Jimmy Morales
Chief Operating Officer

Attachments

Board of Directors

Ana Castilla
President

Melanie Garman
Vice President

Marco Tejada
Treasurer

Thomas Dorsey
Secretary

Directors:
Ed Duarte

Francisco Escalante
Johnny Farias
Guadalupe Alegre Mai
Carolyn Pates
Enrique Villaronga

Leadership Team

John Martínez
Executive Director

Maria Villacampa
Chief Financial Officer

Jorge Barrios
Director of Construction

Barbara Cesar
Director of Education

Marvin Diaz
Property Manager

Bill Sevilla
Director of Community
Development and Asset
Building

Nadine Lewis
Director of People and
Culture



July 25, 2025

RE: Request to Transition Ten Single-Family Homes (Florida City Village Phase VII) from rental to homeownership

Mr. Nathan Kogon, Director
Miami-Dade County Housing and Community Development (HCD)
701 NW 1st Court, 14th Floor
Miami, Florida 33136

On behalf of the Centro Campesino Farmworker Center, Inc. (Centro Campesino), we respectfully request approval to convert (change back) ten Single-Family Homes from rental to homeownership in the Florida City Village Phase VII.

We intend to sell the homes to the existing, income-qualified tenants. If, for any reason, an existing tenant no longer meets the income qualification and/or is not interested in a home purchase, we will sell the homes to local income-qualified homebuyers. Each prospective homebuyer will be required to take a HUD-approved homeownership course, participate in housing counseling, and (to the extent possible) participate in the HCD down payment assistance program.

Additionally, we request approval to pay off the existing HOME loan to Miami-Dade County's HCD, using the proceeds from the sale of each property in proportion, and the County providing individual releases of liens at the closing of the sale of each home, rather than being required to make the full loan payment once a home is sold, as the loan is currently structured.

This project was originally intended for homeownership, but was later changed to a rental due to prevailing market conditions at the time. In 2011, the Miami-Dade County Board of Commissioners approved a "change in scope from homeownership to rental". *Please refer to the June 7, 2011, BCC resolution R447-11.

I trust that you approve our request.

Sincerely,

John Martinez
John Martinez
Executive Director

XC: Centro Campesino Board of Directors

**Miami-Dade County Department of Housing and Community Development
Recapture Recommendations**

Exhibit A

RECAPTURE RECOMMENDATIONS									EXHIBIT A	
Program Year & IDs No.	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	Reason for Recapture	Amount to be Recaptured	
CDBG - PUBLIC SERVICE (PS)										
2021	Dade Institute Foundation, Inc	IT Training	Provide IT training and certification. [CDF 2 = \$42,646.52]	PS	CDBG	1140 E 163 Street, Suite 22, North Miami Beach, FL 33161	2	Project did not meet a CDBG National Objective.	\$ 42,646.52	
2025	Dozier & Dozier Construction Academy	Kitchen Incubator Program	Provide rehabilitation of low- and moderate-income owner-occupied single-family homes. [CDF 3 = \$108,880.00]	PS	CDBG	6114 NW 7 Ave, Miami, FL 33127	3	New activity identified for funding.	\$ 108,880.00	
2025	Martin Luther King Economic Development Corporation	Kitchen Incubator Program	Provide kitchen incubator services for low- and moderate-income businesses. [CDF 3 = \$27,000.00]	PS	CDBG	6114 NW 7 Ave, Miami, FL 33127	3	Activity scope and funding amount is being changed.	\$ 27,000.00	
2022	Richmond Perrine Optimist Club, Inc of Miami	Youth Program	Youth program. [CDF 9 = \$10,000]	PS	CDBG	18055 Homestead Ave Miami, FL 33157	9	Agency declined the award.	\$ 10,000.00	
2022	Magicwaste Youth Foundation Inc.	Excalbur Project	Services for young people emerging from the foster care system. [CDF 12 = \$20,000]	PS	CDBG	8600 NW 17 Street Suite 130, Doral, FL 33126	12	Agency declined the award.	\$ 20,000.00	
2023	The Allapattah Collaborative Community Development Corporation	Small Business Technical Assistance Program	Provide business technical assistance to 35 low and medium income businesses.	PS-TA	CDBG	1951 NW 7th Avenue, Suite 600 Miami, FL 33136	3	Project did not meet a CDBG National Objective.	\$ 79,172.58	
CDBG-PS SUBTOTAL:									\$ 287,699.10	
CDBG - PUBLIC FACILITIES AND CAPITAL IMPROVEMENTS (PFCI)										
2016/5625	Miami-Dade County Transportation and Public Works	NW 18 Avenue Project	Infrastructure improvements along the NW 18th Avenue corridor.	PFCI	CDBG	NW 18th Ave from NW 62nd Street to NW 71st Street	3	Project is complete and there is a remaining balance.	\$ 524,030.48	
2019	Miami-Dade County Transportation and Public Works	NW 46th Street Improvements	Infrastructure improvements along the NW 46 Street corridor.	PFCI	CDBG	NW 46th Street from NW 2nd Avenue to NW 37th Avenue	3	Project funded by another source.	\$ 321,091.20	
CDBG-PFCI SUBTOTAL:									\$ 845,121.68	
HOME - TENANT BASED RENTAL ASSISTANCE (TBRA)									CDBG RECAPTURES GRANDTOTAL	\$ 1,132,820.78
2024	Citrus Health Network, Inc.	Tenant Based Rental Assistance	Provide HOME homeless tenant based rental assistance.	TBRA	HOME	4175 W 20th Avenue, Hialeah, FL 33012	13	Agency no longer operates a TBRA program and declined the award.	\$ 150,000.00	
HOME TBRA SUBTOTAL:									\$ 150,000.00	
HOME RECAPTURES GRANDTOTAL:									\$ 150,000.00	

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Miami-Dade County Department of Housing and Community Development

Recapture Recommendations

Exhibit A

RECAPTURE RECOMMENDATIONS									EXHIBIT A	
Program Year & IDIS No.	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	Reason for Recapture	Amount to be Recaptured	
EMERGENCY SOLUTIONS GRANT - EMERGENCY SHELTER (ES)										
2023/6078	Camillus House, Inc.	Emergency Shelter Outreach Program	Provide emergency shelter services to people experiencing homelessness.	Homeless	ESG	1603 NW 7th Avenue, Miami, FL 33136	3	Project is complete and there is a remaining balance.	\$ 3,535.28	
ESG-ES SUBTOTAL:									\$ 3,535.28	
ESG RECAPTURES GRANDTOTAL									\$ 3,535.28	
LEGEND										
CDBG - Community Development Block Grant										
CW = County Wide										
PS = Public Service										
PS-TA = Public Service Technical Assistance										
PFCI = Public Facilities and Capital Improvements										
ED = Economic Development										
HOME = HOME Investment Partnerships										
TBRA = Tenant Based Rental Assistance										
ESG = Emergency Solutions Grant										
ES = Emergency Shelter										

Miami-Dade County Department of Housing and Community Development
Reallocation Recommendations

Exhibit B

REALLOCATION RECOMMENDATIONS								EXHIBIT B
Program Year	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	Commission District	Amount to be Reallocated
CDBG - PUBLIC SERVICE (PS)								
2025	Award Excellence Training Institution, Inc.	District 3 Workforce Development and Apprenticeship Training Initiative	Workforce training program for low- and moderate-income residents. [CDF 3 = \$27,000]	PS	CDBG	2190 Ai Baba Ave, Opa-Locka, FL 33054	3	\$ 27,000.00
CDBG-PS SUBTOTAL:								\$ 27,000.00
CDBG - ECONOMIC DEVELOPMENT (ED)								
2025	Martin Luther King Economic Development Corporation	Kitchen Incubator Program	Provide kitchen incubator services and technical assistance to small businesses; create 4 jobs. [CDF 3 = \$108,880.00]	ED	CDBG	6114 NW 7th Ave Miami, FL 33127	3	\$ 108,880.00
2025	Miami-Dade County Housing and Community Development	District 2 CDF - Economic Development	Provide economic development for Countywide residents, allocated in each commission district. [CDF 2 = \$42,646.52]	ED	CDBG	701 NW 1st Court, Miami, FL 33136	2	\$ 42,646.52
2025	Miami-Dade County Housing and Community Development	District 9 CDF - Economic Development	Provide economic development for Countywide residents, allocated in each commission district. [CDF 9 = \$10,000]	ED	CDBG	701 NW 1st Court, Miami, FL 33136	9	\$ 10,000.00
2025	Miami-Dade County Housing and Community Development	District 12 CDF - Economic Development	Provide economic development for Countywide residents, allocated in each commission district. [CDF 12 = \$20,000]	ED	CDBG	701 NW 1st Court, Miami, FL 33136	12	\$ 20,000.00
CDBG-ED SUBTOTAL:								\$ 181,526.52
CDBG - HOUSING								
2025	Miami-Dade County Housing and Community Development	Rainbow Village Redevelopment	Demolition of the a vacant public housing site in preparation for future redevelopment.	Housing	CDBG	2140 NW 3rd Avenue, Miami, FL 33136	3	\$ 750,000.00
2025	Miami-Dade County Housing and Community Development	Housing Rehabilitation	Provide rehabilitation and site improvements at public housing developments	Housing	CDBG	701 NW 1st Court, Miami, FL 33136	CW	\$ 174,294.26
CDBG-HOUSING SUBTOTAL:								\$ 924,294.26
CDBG REALLOCATIONS GRAND TOTAL:								\$ 1,132,820.78

Miami-Dade County Department of Housing and Community Development
Reallocation Recommendations

Exhibit B

REALLOCATION RECOMMENDATIONS								EXHIBIT B
Program Year	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	Commission District	Amount to be Reallocated
HOME - TENANT BASED RENTAL ASSISTANCE (TBRA)								
2025	Chapman Partnership	Homeless Prevention and Rapid Rehousing	Providing rental assistance to individuals and families experiencing homelessness or at risk of homelessness.	TBRA	HOME	1550 North Miami Avenue Miami, FL 33136	CW	\$ 150,000.00
HOME - HOUSING								HOME-TBRA SUBTOTAL: \$ 150,000.00
2009, 2010/4822	Centro Campesino Farmworker Center, Inc.	Florida City Village Phase VII - Homeownership	Provide homeownership opportunities to low- and moderate-income households.	Housing	HOME	10 single-family homes located within the Florida City PUD subdivision on Lots 12-15, Block 4; Lots 7 and 8, Block 5, and; Lots 19-22, Block 6.	9	\$ 1,400,365.00
HOME HOUSING SUBTOTAL: \$ 1,400,365.00								
HOME REALLOCATIONS GRAND TOTAL: \$ 1,550,365.00								
EMERGENCY SOLUTIONS GRANT - HOMELESS PREVENTION & RAPID REHOUSING (HP-RRH)								
2025	Camillus House, Inc.	Homeless Prevention and Rapid Rehousing	Provide Homeless Prevention and Rapid Rehousing Services	Homeless	ESG	1603 NW 7th Avenue, Miami, FL 33136	3	\$ 3,535.28
ESG HP-RRH SUBTOTAL: \$ 3,535.28								
ESG REALLOCATIONS GRAND TOTAL: \$ 3,535.28								
LEGEND								
CDBG - Community Development Block Grant								
PS = Public Service								
ED = Economic Development								
CW = County Wide								
HOME = HOME Investment Partnerships								
TBRA = Tenant Based Rental Assistance								
ESG = Emergency Solutions Grant								
HP-RRH = Homeless Prevention and Rapid Rehousing								

MDC009

**Miami-Dade County
Conditional Loan Commitment**

Date

To:

Re:

Dear Borrower:

We are pleased to advise you that on ____, 2025, the Board of County Commissioners (BCC) approved a Conditional Loan Commitment for development activity at the above-listed property (the "Property"). This Conditional Loan Commitment is made based upon the application submitted by Borrower in response to the FY 2025 Request for Applications for Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds, or based on the request submitted by the borrower for loan funds and conditionally allocating up to \$_____ of ____ program funds to ____ and is subject to the following terms and conditions:

Borrower: _____, or related entity

Project: _____, located at _____, in Miami-Dade County, FL, within Commission District _____. The development/activity will serve _____ with incomes at and below 80% of area median income ("AMI"). See the conditions below regarding applicable AMI for residents based upon the source of funds for the Loan.

Loan Amount: The loan shall be in an amount of not-to-exceed \$_____ as approved by the BCC in Resolution No. R-____-25 for \$_____ and includes all terms and conditions of such BCC approval, including project scope, activity type and, for federal funds, national objective to be achieved (the "Loan"). The loan amount may be decreased as determined by the Mayor or the Mayor's designee, based upon Underwriting (defined below) and information and documentation provided by Borrower.

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

Collateral: Upon satisfaction of the Conditions, Miami-Dade County (County) and Borrower will enter into a funding contract and loan agreement. The Loan shall be evidenced by a promissory note and secured by a construction/permanent mortgage with assignment of leases and rents, a collateral assignment of leases and rents, a collateral assignment of construction documents, a rental regulatory agreement (where applicable), and any other security or collateral as deemed appropriate by the Mayor or Mayor's designee, in his or her sole discretion, with approval of the County Attorney's Office. Borrower shall additionally be required to provide the County with an environmental indemnification agreement, a UCC-1, title affidavit, partnership affidavit (if applicable), corporate resolution approving the loan documents, opinion of counsel, certification of borrower to borrower's counsel, and title policy making the County an insured. The Collateral shall be determined based upon financial feasibility and subsidy layering underwriting to be performed by County staff in an internal process and by an independent underwriter and paid for by Borrower

("Underwriting") following review of a current title search. Additional forms of security may be required if liens, encumbrances, restrictions or covenants exist on the Property which the Mayor or Mayor's designee determines, in his or her sole discretion, threaten the County's Collateral. The Mayor or Mayor's designee shall determine, in his or her sole discretion and in consultation with the County Attorney's Office, whether the Collateral provided by Borrower is sufficient to close and disburse the Loan.

Interest Rate: Loan terms, including the interest rate, are those set forth in the FY 2025 HOME Request for Applications (RFA) for affordable housing projects. Those terms are 0% interest during years 1 and 2-and 1.0% interest-only payments from development cash flow in years 3–30, with another 1.0% interest accruing and due at maturity. Full principal is due at maturity; and as modified prior to closing by the Mayor or Mayor's designee in accordance with the results of Underwriting.

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

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

Conditions:

1. Underwriting, as explained above, shall include financial feasibility review, subsidy layering review, and credit review. Underwriting is performed to protect the County's scarce affordable housing funds and is performed to ensure that the Project has sufficient financing to be completed timely and that the Project is not over-subsidized, meaning the Loan is not needed or the Loan Amount is too high. The County reserves the right to reduce the Loan Amount subject to Underwriting. The County further reserves the right to refuse to issue a final, unconditional loan commitment to Borrower or to enter into a contract for the Loan or to close on the Loan in the event that Underwriting determines that the project is financially unfeasible or otherwise is unfeasible. The costs of Underwriting are to be paid by Borrower.
2. Borrower must prove control of the Property through purchase or lease, as evidenced by a deed or lease and recorded memorandum of lease in Borrower's name. Absence of any threat of foreclosure, taking by eminent domain, or pending bankruptcy are additionally required.
3. Borrower must provide the County with written financing commitments showing committed financing for the entire Development Cost of the Project, including any gaps between the Loan and the overall costs to develop the Project. The Development Cost of the Project means the total cost of completing the entire Project, from acquisition to the issuance of Certificate of Occupancy, including but not limited to the costs for acquisition, design and planning, zoning and variances, financing costs, legal costs, construction, and permitting. In the event of a dispute as to what amount constitutes the actual Development Cost, Borrower and County will use the amount determined by Underwriting to be the Development Cost.
4. Conformance of the Project with the County legislation approving the Loan.
5. Complete plans and specifications of the Project.
6. Payment and performance bond in the amount of the entire construction budget or otherwise in conformance with applicable law. Where a payment and performance bond is not required by law, the Mayor or Mayor's designee may alternatively accept – at the Mayor or Mayor's designee's sole discretion – a letter of credit in an amount acceptable to the Mayor or Mayor's designee.
7. Appraisal of the Property showing that the value of the Project and Property, when completed, exceeds the total amount of debt from all sources to be secured by the Project, unless waived by the Mayor or Mayor's designee.

8. A Phase I environmental report requiring no further action.
9. For CDBG and HOME funds, the cost of the HUD environmental assessment, if required will be paid by the borrower.
10. Such other conditions which are customary and reasonable for a loan of this nature, such as adhering to all Federal, State and local regulations, ordinances, codes and standards.
11. Meeting all requirements of the State Housing Initiatives Partnership ("SHIP"), Documentary Surtax or Home Investment Partnerships Program ("HOME") and Community Development Block Grant (CDBG) programs, as applicable, and County resolutions and ordinances governing affordable housing development.
12. Compliance with Resolution No. R-346-15, establishing a maximum total development cost per unit; and, where applicable, Resolution No. R-343-15, establishing a maximum amount of total development costs that may be paid with Documentary Surtax funds.
13. The Loan, if SHIP or Surtax funds, may only be used for the development of affordable housing for residents with household incomes not greater than 140% of AMI. The Loan, if HOME or CDBG funds, may only be used for the development of affordable housing for residents with household incomes not greater than 80% of AMI.
14. Pursuant to the Miami-Dade Board of County Commissioners' Resolution No. R-34-15, Developers, its agents and/or representatives, shall provide written notice to the County related to the availability of rental opportunities, including, but not limited to, the number of available units, bedroom size, and rental prices of such rental units at the start of any leasing activity; requiring the developer advertise the information described in newspapers of general circulation.

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

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

Sincerely,

Miami-Dade County

Daniella Levine Cava, Mayor

Date: _____

c: Jimmy Morales, Chief Operating Officer



MEMORANDUM

(Revised)

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

DATE: December 16, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(3)

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(K)(3)
12-16-25

RESOLUTION NO. R-1213-25

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, THE FILING OF SUBSTANTIAL AMENDMENTS TO FISCAL YEARS (FY) 2016, 2019, AND 2021-2025 ACTION PLANS AND THE CORRESPONDING FY 2013-2017, AS EXTENDED THROUGH FY 2019, FY 2020-2024, AND FY 2025-2029 CONSOLIDATED PLANS, IN ORDER TO RECAPTURE \$1,132,820.78 OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS, \$150,000.00 OF HOME INVESTMENT PARTNERSHIPS (HOME) FUNDS, AND \$3,535.28 OF EMERGENCY SOLUTIONS GRANTS (ESG) FUNDS, AND THE FILING OF SUBSTANTIAL AMENDMENTS TO THE FY 2009 AND 2010 ACTION PLANS, AND THE CORRESPONDING FY 2008-2012 CONSOLIDATED PLAN, IN ORDER TO CHANGE THE ACTIVITY FOR THE FLORIDA CITY VILLAGE PHASE VII PROJECT FROM RENTAL TO HOMEOWNERSHIP; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CHANGE IN ACTIVITY FOR FLORIDA CITY VILLAGE PHASE VII PROJECT FROM RENTAL TO HOMEOWNERSHIP; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO AWARD THE REALLOCATED FUNDS TO ELIGIBLE APPLICANTS AND ACTIVITIES, EXECUTE THE CONDITIONAL LOAN COMMITMENTS, STANDARD SHELL CONTRACTS, AGREEMENTS, LOAN DOCUMENTS, AND AMENDMENTS TO ACCOMPLISH THE PURPOSES SET FORTH HEREIN, SHIFT FUNDS AND FUNDING SOURCES AWARDED TO A PROJECT TO ANY NEW AFFILIATED ENTITIES CREATED FOR THE PURPOSE OF CARRYING OUT A PROJECT, AND, UPON A DETERMINATION THAT SUCH ACTIONS ARE IN THE BEST INTEREST OF THE COUNTY, SUBORDINATE AND/OR MODIFY THE TERMS OF CONTRACTS, AMENDMENTS AND LOAN DOCUMENTS, AND EXERCISE TERMINATION, WAIVER, ACCELERATION AND OTHER PROVISIONS IN SAID AGREEMENTS AND DOCUMENTS

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

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

Section 1. This Board ratifies and adopts the matters set forth in the accompanying justification memorandum as if fully set forth herein.

Section 2. This Board approves the filing of substantial amendments to the Fiscal Years (FY) 2016, 2019, and 2021-2025 Action Plans and the corresponding FY 2013-2017, as extended through FY 2019, FY 2020-2024, and FY 2025-2029 Consolidated Plans, in order to recapture \$1,132,820.78 of CDBG funds; \$150,000.00 of HOME funds; and \$3,535.28 of ESG funds which will be reallocated to activities as set forth in Exhibits A and B, which are attached hereto and incorporated herein by reference.

Section 3. This Board authorizes the County Mayor or County Mayor's designee to award the reallocated funds to eligible applicants and activities as identified in Exhibit B.

Section 4. This Board authorizes the County Mayor or County Mayor's designee to execute the conditional loan commitments in substantially the form attached as Exhibit C, which is attached hereto and incorporated herein by reference, standard shell contracts, agreements, loan documents, and amendments to accomplish the purposes set forth herein, and to shift funds and funding sources awarded to a project to any new affiliated entities created for the purpose of carrying out a project.

Section 5. This Board authorizes the County Mayor or County Mayor's designee, upon a determination that such actions are in the best interest of the County, to subordinate and/or modify the terms of contracts, amendments, and loan documents so long as such modifications are

approved by the County Attorney's Office as to form and legal sufficiency and are not substantially inconsistent with this resolution, and to exercise termination, waiver, acceleration and other provisions in said agreements and documents.

Section 6. This Board approves the filing of substantial amendments to the FY 2009 and 2010 Action Plans, and the corresponding FY 2008-2012 Consolidated Plan, in order to change the activity for Florida City Village Phase VII project from rental to homeownership.

Section 7. This Board authorizes the County Mayor or County Mayor's designee to take all actions necessary to accomplish the change in activity for the Florida City Village Phase VII project from rental to homeownership. This Board authorizes the County Mayor or County Mayor's designee to execute any additional documents or amendments thereto in order to effectuate the purposes of this resolution, including the execution of a restrictive covenant in favor of the County with each homebuyer, subject to the approval of the same by the County Attorney's Office as to form and legal sufficiency.

Section 8. This Board directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the covenant(s), and any instrument creating or reserving a real property interest, or interests, in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This 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 foregoing resolution was offered by Commissioner **Vicki L. Lopez**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** 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
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of December, 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.

mmg

Melissa M. Gallo