STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING FINANCE CORPORATION

CASE NO. 2023-003VW

CITADELLE VILLAGE, LLC,

Petitioner,

vs.

FHFC Application No. 2018-033BS
REQUEST FOR APPLICATIONS: 2017-108

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

PETITION FOR WAIVER OF RULE 67-48.0072(21)(b), FLORIDA ADMINISTRATIVE CODE

Pursuant to section 120.542, Florida Statutes, ("F.S.") and rule 28-104.002, Florida Administrative Code, ("F.A.C.") Petitioner, Citadelle Village, LLC ("Citadelle") submits this Petition to Respondent, Florida Housing Finance Corporation ("Florida Housing") for a waiver of rule 67-48.0072(21)(b) F.A.C. (2017), which was in effect at the time the Petitioner submitted its Application in response to Florida Housing's Request for Applications 2017-108, SAIL Financing of Affordable Multifamily Housing Developments to be used in conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits (the "RFA"). Citadelle Village seeks an additional extension allowed under the rule for the issuance of a firm loan commitment. In support of this Petition, Citadelle Village states:

A. PETITIONER AND ATTORNEY

1. The name, address, telephone number, and email address for Petitioner is: Citadelle Village, LLC, 1022 W. 23rd Street, 3rd Floor, Panama City, FL 32405, 850-769-8981,

jim.boyd@royalamerican.com. For purposes of this proceeding, the contact information for Petitioner shall be that of the undersigned counsel.

2. The name, address, telephone number, and email address for Petitioner's attorney is: James A. Boyd, Jr., General Counsel, Royal American Development, Inc., 1022 W. 23rd Street, 3rd Floor, Panama City, FL 32405; 850-769-8981; jim.boyd@royalamerican.com.

B. BACKGROUND

3. Florida Housing issued the RFA on August 31, 2017. On December 8, 2017, the Florida Housing Board of Directors ("Board") approved recommendations to fund certain Applicants. Following litigation, the Board on May 4, 2018, approved a Final Order that resolved all pending litigation, which allowed staff to proceed with all necessary credit underwriting activities. As part of this process staff issued a preliminary commitment letter and invitation to enter credit underwriting to Citadelle Village.

4. The following current background information regarding Citadelle Village is provided to facilitate staff's preparation of memorandum to the Florida Housing Board of Directors ("Board"):

- Development Name: Citadelle Village – Located in the Little Haiti area of Miami
- Developer, including at least one natural person Principal: Citadelle Village Developer, LLC.
- Jeannette B. Chapman
- County of Development: Miami-Dade
- Number of Units: 96
- Type: High Rise
- Set Asides: 10% at 28% AMI; 90% at 60% AMI
- Demographics: Family
- Funding Amounts: SAIL - $3,600,000; ELI - $600,000; Annual 4% Housing Credits - $754,301; and MMRB - $12,050,000

5. The Citadelle Village Development is located in an area of Miami, Florida called Little Haiti. During the 1970s and 80s, large populations of immigrants from the Caribbean – especially Haiti - settled in the area. While Little Haiti was originally a haven for poor immigrants moving to Miami, currently more upscale redevelopment of the area is leading to those original residents being pushed out. Specifically,

over the last few years, a massive gentrification of Little Haiti lead by the Magic City Development among others is pushing out the lower socioeconomic residents that have called Little Haiti home for many years.

6. Additionally, Little Haiti has the unique physical attribute of having one the highest elevations above sea level in all of Miami Dade County. Accordingly, given the climate change fears, developers having been buying large swaths of Little Haiti property, driving up rents for both residents and businesses and leading to the further reduction of opportunities for the areas original residents.

7. In an effort to fight this tide of gentrification and to provide much needed affordable housing in Little Haiti, the Haitian American Community Development Corporation ("HACDC") along with the original Citadelle Village Development Team submitted the Application to Florida Housing and ultimately received an Invitation to Credit Underwriting on May 4, 2018. However, almost immediately it became apparent to the HACDC and the original Development Team that the initial Application financial numbers and amount requested was flawed as there were insufficient sources to develop Citadelle Village. This result was compounded by the impacts of the COVID Pandemic as it related to construction costs. Unfortunately, the original Development Team was unable to secure any additional funding sources to allow the proposed Development to move forward.

8. In 2019, HACDC reached out to the Manager and Member of a new Developer, Royal American Development Corporation, Inc. to see if it was willing to replace members of the original Development Team and secure additional funding sources necessary to move the Development forward. On April 25, 2019, HACDC sent a letter to Florida Housing requesting a change in Citadelle Village's Applicant and Developer structure to replace the original Developer with Citadelle Village Developer, LLC whose membership is comprised of Little Haiti Housing Association, Inc. as the 40% Member and Royal American Development, Inc. as the 60% Manager & Member.. That request was reviewed and approved

by the Board on May 10, 2019, and the new Development Team began the process of solving the financial shortfalls and moving the proposed Development forward.

9. In accordance with rule 67-48.0072(21)(b), F.A.C. and the preliminary commitment letter to Citadelle Village the firm loan commitment was to be issued within nine months of the acceptance to enter credit underwriting. The acceptance of the initiation to Credit Underwriting was acknowledged on May 4, 2018, which gave Citadelle Village a firm loan commitment issuance deadline of February 4, 2019.

10. Rule 67-48.0072(21)(b), F.A.C. allows Applicants to ask for one extension of up to six months to secure a firm loan commitment. On January 4, 2019, Florida Housing received an extension request from Citadelle Village to extend the firm loan commitment issuance deadline to August 4, 2019. The letter cited rising construction costs creating a gap in funding projections. Based on the staff recommendation the Board approved the request at its Board meeting on February 1, 2019. Consistent with the extension approval, Citadelle Village paid a non-refundable extension fee of one percent of the loan amount as required by rule 67-48.0072(21)(b), F.A.C.

11. Citadelle Village, beginning in July of 2019 has requested seven extensions of time to obtain a firm loan commitment which have all been approved by the Board. Through these requests the deadline has been extended from August 4, 2019, to its current date of December 27, 2022.

12. At this time Citadelle Village is in need of an additional 180-day extension of the time to obtain a firm loan commitment, up to and including June 26, 2023, for the reasons discussed below. Because Rule 67-48.0072(21)(b), F.A.C. allows only one six-month extension to secure a firm loan commitment, which has already been approved, an additional rule waiver is now required and is requested through this Petition.

13. The requested waiver is permanent in nature.

C. RULE FROM WHICH WAIVER IS SOUGHT

14. Rule 67-48.0072(21)(b), F.A.C. (2017) provides:

> (b) For SAIL, EHCL, and HOME that is not in conjunction with competitive **HC**, unless stated otherwise in a competitive solicitation, the firm loan commitment must be issued within nine (9) months of the Applicant's acceptance to enter credit underwriting. Unless an extension is approved by the Corporation in writing, failure to achieve credit underwriting report approval and issuance of a firm loan commitment by the specified deadline shall result in withdrawal of the preliminary commitment. Applicants may request one (1) extension of up to six (6) months to secure a firm loan commitment. All extension requests must he submitted in writing to the program administrator and contain the specific reasons for requesting the extension and shall detail the time frame to achieve a firm loan commitment. In determining whether to grant an extension, the Corporation shall consider the facts and circumstances of the Applicant's request, inclusive of the responsiveness of the Development team and its ability to deliver the Development timely. The Corporation shall charge a non-refundable extension fee of one (1) percent of each loan amount if the request to extend the credit underwriting and firm loan commitment process beyond the initial nine (9) month deadline is approved. If, by the end of the extension period, the Applicant has not received a firm loan commitment, then the preliminary commitment shall be withdrawn.
>
> (Emphasis supplied).

D. STATUTES IMPLEMENTED BY THE RULE

15. Rule 67-48.0072(21)(b), F.A.C. implements section 420.5087, F.S. (State Apartment Incentive Loan Program), section 420.5089, F.S. (HOME Investment Partnership Program and HOME Investment Partnership Fund), and section 420.5099, F.S. (allocation of the low-income housing tax credit program). All of these programs are part of the Florida Housing Finance Corporation Act, found at sections 420.501-420.517, F.S. One of the purposes of the Act is "to create new programs to stimulate the construction and substantial rehabilitation of rental housing for eligible persons and families." 420.502(8), F.S.

E. JUSTIFICATION FOR REQUESTED WAIVER

16. Section 120.542(1), F.S. provides that "[s]trict application of uniformly applicable rule requirements can lead to unreasonable, unfair, and unintended results in particular instances. The Legislature finds that it is appropriate in such cases to adopt a procedure for agencies to provide relief to persons subject to regulation." That procedure requires those seeking a variance of, or waiver from, a particular rule to demonstrate that application of the rule would create a substantial hardship or would violate principles of fairness. *Id.,* 120.542(2), F.S. Petitions for variances and waivers also are required to demonstrate the purposes of the underlying statute will be achieved. *Id.*

17. Several obstacles have prevented Citadelle Village from obtaining a firm loan commitment. Due to a variety of market conditions and the COVID Pandemic, construction costs have increased across all trades. Due to these increased costs, the Citadelle Village Development Team had to significantly revise the hard cost estimates, resulting in an increase of over $4,000,000, or approximately 20% over the initial costs calculated just three short years ago. Despite these increases, Citadelle Village is still within the Total Development Cost Per Unit Limitation described on pages 67-68 of the RFA.

18. In an effort to address the significant cost increases facing the project, the new Citadelle Village Development Team, once approved by the Board immediately began pursuing additional financing from several local government sources including the, A) Miami-Dade Surtax Funding, and B) a new City of Miami Set-Aside General Obligation Fund for Affordable Housing (“GOB”). GOB funds are funds to be used exclusively for affordable housing development in the Little Haiti area of Miami. In addition to the $1,000,000 in County Surtax pledged in the initial Application, the new Development Team requested and obtained an additional commitment of $2,400,000 in County Surtax Funding. This combined $3,400,000 moved the project viability forward but additional funding was still needed.

19. While Citadelle Village has to date been awarded funding by Miami Dade County in the amount of $3,400,000.00 in surtax funding, the process for obtaining the additional GOB funds was unfortunately put on hold due to the COVID Pandemic. The GOB contains an estimated $100,000,000 set aside for the development of affordable housing in the City of Miami. The first $15,000,000 of the GOB was awarded at the beginning of year 2020. However, due to the impact of COVID, the remaining $85,000,000 was not distributed and the process for allocating the remaining funds was put on hold. Citadelle Village anticipated receiving the final portion of additional funding once the City of Miami reopened the allocation process for the $85,000,000 in GOB funding.

20. To further complicate the GOB award process, Citadelle Village had been working with its respective City Commissioner to facilitate the award of the GOB funds. Unfortunately, the City Commissioner the Development Team had been working with has moved on to become a Dade County Commissioner and Citadelle Village had to "restart the conversation" with a new City Commissioner. Citadelle Village anticipates continued support for the project.

21. On October 29, 2021, the Housing and Commercial Loan Committee for the City of Miami approved the new Development Teams request for an additional $3,000,000 in gap financing from the GOB set aside. For reasons beyond Citadelle Village's control, the City of Miami Commission reduced the GOB request to $2,000,000 and finally approved the commitment of the additional funds at the February 10, 2022, Board meeting. (See attached Exhibit A)

22. In addition to this GOB funding, Michael Liu, Director of Miami-Dade County Public Housing, is willing to commit twenty-five (25) Project Based Vouchers to Citadelle Village as long as Citadelle Village receives this requested extension. Between the additional funds referenced in Paragraph

21 above and the commitment of Project Based Vouchers, The Citadelle Village Development Team can now move forward to a firm commitment.

23. Since securing approval of additional $2,000,000 in February 2022, the new Citadelle Village Development Team has moved forward with the proposed Development as rapidly as possible. Please keep in mind that all additional funds, while approved, had not been immediately allocated as explained above. Despite this reality and the delays, beginning in February of 2022, the new Citadelle Village Development Team spent or committed in excess of $750,000 for various third-party reports and professional fees. These expenditures include, but are not limited to, environmental reports, geotechnical reports, survey, re-platting services, market study, attorney's fees, civil plans and architectural plans. While some of the reports have been completed – environmental, geotechnical and Site Plan approval submittal package for example – other development items will take several months to complete – i.e., architectural, and civil plans. The Site Plan approval submittal package is ready for submittal pending an updated survey. Once Site Plan approval has been submitted, Citadelle Village anticipates an additional 90 days till permit ready plans will be completed. Based upon Citadelle Village's underwriter receiving the permit ready plans by the end of March 2023, Citadelle is projecting it's Credit Underwriting Report will be presented to the Board for final approval at the June 2023 Board meeting.

24. Once the new Development Team was able to secure the necessary funding for the Citadelle Village Development, the Development process has move forward rapidly. Some specific development actions that have been initiated since the 1st quarter of 2022 include environmental studies, re- platting of the site, civil and architectural plans, submittal for Site Plan approval, etc. The new Development Team has moved the project forward in exactly the manner their involvement was initially represented in 2019. The new Development Team exhaustively pursued various additional funding sources and once sufficient funding sources were secured, the Citadelle Village Development moved forward.

25. Without this context, the number of extensions required for Citadelle Village may be hard to justify. However, Citadelle Village is not the typical Development nor is the Applicant or new Development Team typical. In reality, before sufficient funding sources were secured, Citadelle Village was an underwater Development that could not meet the basic Florida Housing Credit Underwriting Report requirements. The new Applicant and Development Team's position is that, in reality, Citadelle Village's Invitation to Credit Underwriting should reflect a 2022 start date since the Development was unable to move forward upon the receipt of its initial Invitation to Credit Underwriting. Due to the new Development Team's hard work in securing additional funding sources, numerous local prominent individuals have also invested their support and resources for the Development and are committed to seeing Citadelle Village completed. (See Attachment B)

26. It should be noted that all the additional funding sources secured for the Citadelle Village Development came from sources other than Florida Housing. A prominent mantra of Florida Housing over the last few years has been that Applicants and Developers must look to other, typically local, sources to provide any additional funds developments may require. The new Development Team has done exactly that.

27. The issues described above have created a "substantial hardship" for Citadelle Village that justifies a waiver of Rule 67-48.0072(21)(b), F.A.C. Citadelle Village believes an additional extension of 180 days would allow Citadelle Village sufficient time to secure the firm loan commitment.

28. The requested waiver will not adversely affect any party, including any other party that applied to receive SAIL funding in the RFA or Florida. Housing. A denial of the requested waiver, however, would result in substantial economic hardship to Citadelle Village, as it has incurred significant costs to date in an effort to ensure that the proposed development proceeds to completion. Additionally, denial of

the waiver would deprive Miami-Dade County and the Little Haiti community of much-needed new affordable rental units. If this Petition is not granted, Citadelle Village will be unable to obtain SAIL funding, which would cause the proposed development to be not viable.

29. The statutes underlying rule 67-48.0072(21)(b), F.S. will be served by the approval of Citadelle Village's waiver request. One of the statutory goals of the Florida Housing Finance Corporation Act is for proceeds of a SAIL loan to be used to facilitate the availability of decent, safe, and sanitary housing in Florida to low-income persons and households. § 420.502(4), F.S. This Act was passed to create inducements and opportunities for private and public investment in rental housing to increase the supply of affordable housing for low-income persons and households. By granting this waiver request, Florida Housing would further the goal of increasing the supply of affordable housing units.

F. ACTION REQUESTED

30. For the reasons expressed, Citadelle Village respectfully requests that the Florida Housing Board grant the requested waiver of rule 67-48.0072(21)(b), F.A.C. as Citadelle Village has demonstrated a "substantial hardship." Citadelle Village is specifically requesting an additional 180 days - up to and including June 26, 2023, to secure the firm loan commitment.

Respectfully submitted on January 11, 2023

James A. Boyd, Jr.

James A. Boyd, Jr.
Florida Bar No. 994405
General Counsel
ROYAL AMERICAN DEVELOPMENT, INC.
1022 W. 23rd Street, 3rd Floor
Panama City, FL 32405
Tel: (850)769-8981
Email: jim.boyd@royalamerican.com

Counsel for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the Petition for Waiver is being served by electronic transmission for filing with Ana McGlamory, Agency Clerk (CorporationClerk@Floridahousing.org) and Hugh Brown, General Counsel (Hugh.Brown@floridahousing.org) for the Florida Housing Finance Corporation, at 227 N. Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, and that a copy served via electronic transmission on the Joint Administrative Procedures Committee, at (JAPC@leg.state.fl.us), at 680 Pepper Building, 111 W. Madison Street, Tallahassee, FL 32399, this 11th day of January 2023.

/s/ James A. Boyd, Jr.
James A. Boyd, Jr.

Exhibit A

City of Miami

Resolution R-22-0043

Legislation

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

File Number: 11381 **Final Action Date: 2/10/2022**

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), ALLOCATING FUNDING ON A REIMBURSEMENT BASIS TO CITADELLE VILLAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("DEVELOPER"), IN AN AMOUNT NOT TO EXCEED TWO MILLION DOLLARS ($2,000,000.00) FROM THE PROPOSED TRANCHE 2 MIAMI FOREVER AFFORDABLE HOUSING LIMITED AD VALOREM BONDS FOR THE AFFORDABLE HOUSING COMPONENTS OF A TWELVE (12) STORY, MIXED-USE MULTIFAMILY RENTAL PROJECT TO BE LOCATED AT 181 NORTHEAST 82 STREET TO BE KNOWN AS "CITADELLE VILLAGE" BEING DEVELOPED BY THE DEVELOPER; SUCH ALLOCATION MUST BE IN COMPLIANCE WITH THE HOUSING AND COMMERCIAL LOAN COMMITTEE MEMORANDUM, AS AMENDED, ATTACHED AND INCORPORATED AS EXHIBIT "A," AND ALL APPLICABLE FEDERAL, STATE OF FLORIDA, LOCAL, AND CITY OF MIAMI ("CITY") LAWS, RULES, AND REGULATIONS FOR AFFORDABLE HOUSING PROJECTS, INCLUDING BUT NOT LIMITED TO THE CITY'S AFFORDABLE HOUSING BONDS PROJECTS STRATEGIES, THE TRANCHE 2 AFFORDABLE HOUSING INTENT TO REIMBURSE RESOLUTION, AND THE TRANCHE 2 MIAMI FOREVER AFFORDABLE HOUSING LIMITED AD VALOREM BONDS; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ANY AND ALL NECESSARY DOCUMENTS, INCLUDING AMENDMENTS, EXTENSIONS, AND MODIFICATIONS, ALL IN FORMS ACCEPTABLE TO THE CITY ATTORNEY AND BOND COUNSEL, FOR SAID PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

SPONSOR(S): Commissioner Christine King

WHEREAS, on March 14, 2019, pursuant to Resolution Nos. R-19-0062 and R-19-0111, the City Commission authorized the initiation of validation proceedings for the November 7, 2017 Bond Referendum ("Voter Referendum") and the issuance of the City of Miami's ("City") taxable and tax-exempt bonds in the aggregate principal amount not exceeding Four Hundred Million Dollars ($400,000,000.00) in one or more separate series of City Tax-Exempt and Taxable Limited Ad Valorem Tax Bonds (collectively, "Miami Forever Bonds"), including tax-exempt and taxable bonds in one or more separate series not exceeding One Hundred Million Dollars ($100,000,000.00) for affordable housing and economic development capital projects ("Affordable Housing and Economic Development Bonds"); and

WHEREAS, the City Commission expects to provide for the issuance by the City of its Tranche 2 taxable and tax-exempt limited ad valorem bonds payable from ad valorem taxes, provided that the capital projects debt millage not exceed the rate of 0.5935 mills in accordance with the November 7, 2017 bond referendum approved by the voters, initially in an expected not to exceed total maximum principal amount of Forty Million Dollars ($40,000,000.00), in order to, among other things, reimburse the City for funds advanced by the City for certain expenses

ATTACHMENT A

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated as fully set forth in this Section.

Section 2. The City Commission hereby authorizes[1] and directs the City Manager to allocate in accordance with the terms and conditions of the HCLC Memo, as amended, funding on a reimbursement basis in an amount not to exceed Two Million Dollars ($2,000,000.00) from the proposed Tranche 2 Miami Forever Affordable Housing Limited Ad Valorem Bonds for the Citadelle Village project being developed by Developer, subject to compliance with the HCLC Memo, attached and incorporated as Exhibit "A," and all applicable Federal, State, local, and City laws, rules, and regulations for affordable housing projects, including but not limited to, the City's Tranche 2 Affordable Housing Bonds Projects Strategies, the Tranche 2 Affordable Housing Intent to Reimburse Resolution, and the Tranche 2 Miami Forever Affordable Housing Limited Ad Valorem Bonds.

Section 3. The City Manager is authorized[1] to negotiate and execute any and all necessary documents, including amendments, extensions, and modifications, all in forms acceptable to the City Attorney and Bond Counsel, for said purpose.

Section 4. This Resolution shall take effect immediately upon its adoption.

APPROVED AS TO FORM AND CORRECTNESS:

[1] The herein authorization is further subject to compliance with all legal requirements that may be imposed, including but not limited to, those prescribed by City Charter and City Code provisions.

MIAMI-DADE COUNTY
Daniella Levine Cava
Mayor

Public Housing and Community Development
701 NW 1st Court, 16th Floor
Miami, FL 33136-3914
T 786-469-4100 • F 786-469-4199

miamidade.gov

December 13, 2022

Harold L. "Trey" Price
Executive Director
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

Re: Extension of Funding for Citadelle Village - 2018-033BS

Dear Mr. Price and Staff:

As the Director of Public Housing and Community Development Department for Miami-Dade County, I respectfully urge you to grant an extension of funding for Citadelle Village. Citadelle Village will provide 96 units of needed affordable housing to lower income families in Miami-Dade. Citadelle Village is being codeveloped by the Haitian American Community Development Corporation (HACDC) and Royal American Development.

The site for the project is on land owned by the HACDC, a nonprofit developer of affordable housing that has been serving lower income residents of Miami for 35 years. Citadelle Village will not only help revitalize the Little Haiti community, but it will also provide long-term financial stability to the HACDC.

Your consideration of this extension for Citadelle Village is greatly appreciated.

Sincerely,

Michael Liu
Director of Public Housing & Community Development

ATTACHMENT B

City of Miami, Florida

CHRISTINE KING
CHAIRWOMAN - DISTRICT 5

CITY HALL
3500 PAN AMERICAN DRIVE
MIAMI, FLORIDA 33133
(305) 250-5390

December 8, 2022

Harold L. "Trey" Price
Executive Director
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

Re: Extension of Funding for Citadelle Village - 2018-033BS

Dear Mr. Price and Staff:

As the City of Miami Commissioner for District 5, I represent the area in which Citadelle Village is located. My administration has been working diligently to continue to create affordable housing opportunities for our residents. To that end, I have worked closely with community-focused developments like Citadelle Village. It has recently been brought to my attention that Citadelle Village is in need of a funding extension; this correspondence is a formal request for you to grant the extension.

Citadelle Village will provide 96 units of desperately needed affordable housing to lower income families in Miami. The development is being codeveloped by the Haitian American Community Development Corporation (HACDC) and Royal American Development. These partners have secured a commitment for $2.99 million of City funding, $3.4 million in County funding, and 25 Section 8 vouchers.

The site for the project is on land owned by the HACDC, a nonprofit developer of affordable housing that has been serving lower income residents of Miami for 35 years! Citadelle Village will help revitalize the Little Haiti community and will also provide long-term financial stability to the HACDC. Both the HACDC and Royal American have been working to move this development forward and have committed substantial resources to Citadelle Village.

The project is now in the final stage of development – obtaining its building permits. It is crucial that Florida Housing Finance Corporation grants this extension so that this much needed development comes to fruition. The completion of this development is a necessary component of our District's plan to address the need for affordable housing in the City of Miami.

Please grant the requested funding extension for this vital affordable housing project for the residents of Miami!

Sincerely,

Christine King
City of Miami District 5 Commissioner

City of Miami

ARTHUR NORIEGA, V
City Manager

January 3, 2023

Harold L. "Trey" Price
Executive Director
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

Re: Extension of Funding for Citadelle Village - 2018-033BS

Dear Mr. Price and Staff:

As Director of the Department of Housing and Community Development for the City of Miami, my department and the City Administration have been dedicated to doing everything possible to create more affordable housing for our residents. Citadelle Village will provide 96 units of desperately needed affordable housing to lower income families in Miami. Citadelle Village is being codeveloped by the Haitian American Community Development Corporation (HACDC) and Royal American Development. These partners have secured a commitment for $2.99 million of City funding, not to mention $3.4 million in County funding, plus 25 Section 8 vouchers.

The site for the project is on land owned by the HACDC, a nonprofit developer of affordable housing who has been serving lower income residents of Miami for 35 years! Citadelle Village will not only help revitalize the Little Haiti community, but it will also provide long-term financial stability to the HACDC. Both the HACDC and Royal American have been working diligently to move the project forward and have made substantial financial and time commitments to Citadelle Village. The project is in the final stage of development – obtaining its building permits. This project has been a major commitment of the HACDC's time and resources, literally putting its current office building into the project. Not granting an extension by FHFC would deny the city of these affordable housing opportunities as well prove detrimental for the HACDC.

I respectfully request that you extend your commitment of funding to Citadelle Village, an extremely important affordable housing project for the residents of the City of Miami.

Sincerely,

for
George Mensah
Director of Community and Economic Development

City of Miami, Florida

FRANCIS SUAREZ
MAYOR

3500 PAN AMERICAN DRIVE
MIAMI, FLORIDA 33133
(305) 250-5300
FAX (305) 854-4001

December 8, 2022

Harold L. "Trey" Price
Executive Director
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

Re: Extension of Funding for Citadelle Village - 2018-033BS

Dear Mr. Price and Staff:

My administration and our community has been dedicated to doing everything possible to create more affordable housing for our residents. Therefore, I respectfully urge you to grant an extension of funding to the Citadelle Village project. Citadelle Village will provide 96 units of desperately needed affordable housing to lower income families in Miami. Citadelle Village is being codeveloped by the Haitian American Community Development Corporation (HACDC) and Royal American Development. These partners have secured a commitment for $2.99 million of City funding, not to mention $3.4 million in County funding, plus 25 Section 8 vouchers.

The site for the project is on land owned by the HACDC, a nonprofit developer of affordable housing who has been serving lower income residents of Miami for 35 years! Citadelle Village will not only help revitalize the Little Haiti community, but it will also provide long-term financial stability to the HACDC. Both the HACDC and Royal American have been working diligently to move the project forward and have made substantial financial and time commitments to Citadelle Village. The project is in the final stage of development – obtaining its building permits. Because this project has been a major commitment of the HACDC's time and resources, literally putting its current office building into the project, if FHFC does not grant the extension it could be the death nil for the HACDC. Please do not pull the plug on this vital affordable housing project for the residents of Miami!

Sincerely,

Francis X. Suarez
Mayor of Miami