



**Public Housing and Community Development
Miami-Dade Housing Choice Voucher Program**

P.O. Box 521750
Miami, FL 33152-1750

TTD/TTY Florida Relay Service
1-800-955-8771 or Dial 771

Customer Service Number: 305-403-3222/ Fax: 786-358-5893

Si necesita ayuda con este formulario, llame al 305-403-3222

Si w bezwen asistans ak fòm sa a, tanpri rele 305-403-3222

AMENDMENT TO PBV HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT

HAP CONTRACT AND PROPERTY

Project Name: Verde Garden

Project Location: 12600 SW 280 Street Homestead, FL 33033

HAP Contract Effective Date: 12/14/2015 HAP Contract Expiration Date: 12/10/2030

Number of Units under HAP Contract: OBR: 1BR: 2BR: 8 3BR: 17 4BR: 10

Property Owner: Carrfour Supportive Housing Inc.

Name of Owner/Company Officer: Stephanie Berman Title: President

Address: 1398 SW 1st St, #1201 Phone Number: (305) 371-8300

AMENDMENT TO THE HAP CONTRACT

UNITS

24 CFR 983-207 HAP contract amendments (to add or substitute contract units)

Pursuant to 24 CFR 983-207, the following units are being added, removed or substituted:

Units Added:	Units Removed:
Please see Exhibit A	<u>Address</u> <u>Unit</u> <u>Bedrooms</u> <u>Bathrooms</u>
	None

OWNER AGREEMENT

The owner has read the terms of the HAP Contract amendment and agrees to all the amendments as described herein. This amendment does not alter, waive, annul, vary or affect any provision, condition or term, except as herein specifically provided, or affect or impair any rights, powers, or remedies under the HAP Contract. The terms and conditions of the HAP Contract shall continue in full force and effect except as amended hereby.

Official Use: Amendment Type: Extension _____ Vacancy Payments: _____ Units X





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**Miami Dade Public Housing
and Community Development**

Property Owner

[Handwritten Signature]

Signature of authorized representative

Michael Liu

Name of Authorized Representative (Print)

1/10/2020

Date

[Handwritten Signature]

Signature of authorized representative

Stephane Bernard

Name of Authorized Representative (Print)

11/19/19

Date





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Exhibit A

Units effective 11/01/2019

#	Address	Unit Number	City	State	Zip Code	# of Bedrooms	# of Bathrooms
1	28200 SW 126 CT	5D	Homestead	Florida	33033	2	2
2	28200 SW 124 PL	9B	Homestead	Florida	33033	2	2
3	28201 SW 124 PL	10B	Homestead	Florida	33033	2	2
4	28300 SW 126 CT	17C	Homestead	Florida	33033	2	2
5	28301 SW 126T CT	18C	Homestead	Florida	33033	2	2
6	28301 SW 124 PL	22C	Homestead	Florida	33033	2	2
7	28301 SW 124 PL	23C	Homestead	Florida	33033	2	2
8	12450 SW 283 TERR	27B	Homestead	Florida	33033	2	2
9	12450 SW 283 TERR	27E	Homestead	Florida	33033	2	2
10	28100 SW 125 AVE	3B	Homestead	Florida	33033	3	2
11	28201 SW 126 CT	6D	Homestead	Florida	33033	3	2
12	28251 SW 125 AVE	14D	Homestead	Florida	33033	3	2
13	28200 SW 124 PL	9E	Homestead	Florida	33033	3	2
14	28301 SW 125 CT	19B	Homestead	Florida	33033	3	2
15	28250 SW 126 CT	11A	Homestead	Florida	33033	3	2
16	28251 SW 125 AVE	14A	Homestead	Florida	33033	4	2
17	28301 SW 125 AVE	20E	Homestead	Florida	33033	4	2

Units will be effective the date they pass inspection

#	Address	Unit Number	City	State	Zip Code	# of Bedrooms	# of Bathrooms
18	28251 SW 126 CT	12D	Homestead	Florida	33033	2	2
19	12450 SW 283 TERR	27F	Homestead	Florida	33033	2	2
20	28101 SW 126 CT	2B	Homestead	Florida	33033	3	2
21	28251 SW 126 CT	12A	Homestead	Florida	33033	3	2
22	28301 SW 124 PL	22E	Homestead	Florida	33033	3	2
23	12490 SW 283 TERR	26B	Homestead	Florida	33033	3	2
24	28100 SW 125 CT	3A	Homestead	Florida	33033	4	2

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25	28201 SW 126 CT	6E	Homestead	Florida	33033	4	2
26	28200 SW 125 CT	7A	Homestead	Florida	33033	4	2
27	28201 SW 125 AVE	8A	Homestead	Florida	33033	4	2
28	28251 SW 125 AVE	14E	Homestead	Florida	33033	4	2
29	12600 SW 283 TERR	23F	Homestead	Florida	33033	4	2
30	12500 SW 283 TERR	25B	Homestead	Florida	33033	4	2

Current units under HAP contract

#	Address	Unit Number	City	State	Zip Code	# of Bedrooms	# of Bathrooms
1	28101 SW 125 AVE	4C	Homestead	Florida	33033	2	2
2	28200 SW 124 PL	9C	Homestead	Florida	33033	2	2
3	28200 SW 125 CT	7C	Homestead	Florida	33033	2	2
4	28250 SW 124 PL	15B	Homestead	Florida	33033	2	2
5	28250 SW 126 CT	11B	Homestead	Florida	33033	2	2
6	28251 SW 125 AVE	14C	Homestead	Florida	33033	2	2
7	12550 SW 283 TERR	24B	Homestead	Florida	33033	3	2
8	12600 SW 283 TERR	23E	Homestead	Florida	33033	3	2
9	28101 SW 125 CT	3E	Homestead	Florida	33033	3	2
10	28201 SW 124 PL	10A	Homestead	Florida	33033	3	2
11	28201 SW 124 PL	10E	Homestead	Florida	33033	3	2
12	28201 SW 125 AVE	8D	Homestead	Florida	33033	3	2
13	28201 SW 126 CT	6B	Homestead	Florida	33033	3	2
14	28250 SW 125 CT	13D	Homestead	Florida	33033	3	2
15	28251 SW 124 PL	16A	Homestead	Florida	33033	3	2
16	28300 SW 124 PL	21E	Homestead	Florida	33033	3	2
17	28300 SW 125 CT	19D	Homestead	Florida	33033	3	2
18	28301 SW 125 AVE	20B	Homestead	Florida	33033	3	2
19	28301 SW 126 CT	18A	Homestead	Florida	33033	3	2
20	28301 SW 126 CT	18E	Homestead	Florida	33033	3	2
21	12450 SW 283 TERR	27G	Homestead	Florida	33033	4	2

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22	12490 SW 283 TERR	26A	Homestead	Florida	33033	4	2
23	12490 SW 283 TERR	26F	Homestead	Florida	33033	4	2
24	12500 SW 283 TERR	25F	Homestead	Florida	33033	4	2
25	12550 SW 283 TERR	24A	Homestead	Florida	33033	4	2
26	28100 SW 125 CT	3F	Homestead	Florida	33033	4	2
27	28100 SW 126 CT	1A	Homestead	Florida	33033	4	2
28	28100 SW 126 CT	1F	Homestead	Florida	33033	4	2
29	28101 SW 125 AVE	4A	Homestead	Florida	33033	4	2
30	28101 SW 125 AVE	4F	Homestead	Florida	33033	4	2
31	28101 SW 126 CT	2F	Homestead	Florida	33033	4	2
32	28200 SW 125 CT	7E	Homestead	Florida	33033	4	2
33	28250 SW 124 PL	15A	Homestead	Florida	33033	4	2
34	28250 SW 125 CT	13A	Homestead	Florida	33033	4	2
35	28300 SW 124 PL	21A	Homestead	Florida	33033	4	2

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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

September 19, 2019

Ms. Stephanie Berman
CARRFOUR SUPPORTIVE HOUSING INC
1398 SW 1st Street, 12th Floor
Miami, Florida 33135

Subject: Section 8 Project Based Voucher Program
VERDE GARDENS
12600 SW 280 Street, Homestead, Florida 33033

Dear Ms. Borman:

I am pleased to inform you that funding for 30 units (11) two bedroom units, (10) three bedroom units, and (9) four bedroom units under the Project-Based Voucher Program, have been reserved for the VERDE GARDENS project located at 12600 SW 280 Street, Homestead, Florida 33033.


Please note that final approval is subject to the Department of Housing and Urban Development approval of additional Project Based Vouchers to the Public Housing and Community Development Housing Choice Voucher Division and the completion of the preliminary and final analyses of any additional required documentation. We have completed the Site and Neighborhood Review. However, prior to a Housing Assistance Payment Contract (HAP) being executed, pursuant to 24 CFR 983.11(b), you will need to have an Environmental Impact Review as required in 24 CFR Part 58 completed.

For your information, a rental appraisal will be conducted to determine the unit rents prior to execution of the Contract. In no case, however, can the rents exceed the currently published Fair Market Rents or HUD-approved exception payment standards. If applicable, it is important that you not begin any construction work prior to your executing an Agreement with this Agency.

Please note that this project will be subject to the accessibility requirements outlined in Section 504 of the Rehabilitation Act of 1973 with amendments, the Americans with Disabilities Act of 1990 and Uniform Federal Accessibility Standards, including, but not limited to, five percent (5%) of the assisted units must be physically accessible, one percent (1%) of the assisted units must be accessible for the visually impaired and one percent (1%) of the assisted units must be accessible to the hearing impaired. Moreover, units located along accessible paths must meet adaptability criteria pursuant to the Acts indicated above.

We look forward to working with you on this project. You will be contacted in the near future to arrange a Housing Quality Standards (HQS) inspection of the site and units. If you have any questions about this process, please contact the PHCD HCV Division Director, Crystal Coleman, at 786-460-4206.

Sincerely,


Michael Liu
Director

C: Crystal Coleman, S-8 HCV Division Director

