

Memorandum



Date: July 22, 2025

To: Jimmy Morales, Chief Operating Officer
Office of the Mayor

Thru: Terrence Smith
Assistant County Attorney

From: Nathan Kogon, AICP, Director
Housing and Community Development

Subject: Urban League of Greater Miami, Inc. – Sugar Hill Apartments

Attached for your review and approval are three original sets of the Amendment #1 Rental Regulatory Agreement for Urban League of Greater Miami, Inc., Sugar Hill Apartments. The amendment increases 100 percent of the Surtax set-aside units from an area median income (AMI) of 60 percent to 80 percent or below.

The Sugar Hill Apartments has a total of 132 units and is located at 1411 NW 71st Street, Miami, Florida, 33147 in Commission District 3.

The Urban League requested an increase in AMI in response to ongoing increases in operational and maintenance costs, including insurance utilities, and essential capital improvements necessary to preserve the quality and long-term viability of the property. The adjustment to 80% AMI would provide flexibility in their operating budget to ensure they can continue to deliver safe, stable and well-maintained housing to their residents.

Staff have reviewed all relevant information pertaining to this request with the County Attorney's Office and there are no concerns.

Following approval, please forward all copies of the agreement to the Clerk of the Board for final processing. If you have any questions or concerns relating to this agreement, please contact Phyllis Tynes at 786-469-4167.

Attachments

C: Clarence Brown, Deputy Director, HCD
Christina Salinas-Cotter, Assistant Director, HCD
Phyllis Tynes, Supervisor, HCD