

NEWS PALMETTO BAY

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County conducts ribbon-cutting ceremony for Quail Roost Station

BY GARY ALAN RUSE

Miami-Dade County Mayor Daniella Levine Cava and officials from the county's Department of Housing and Community Development, Department of Transit and Public Works, along with Florida Housing Finance Corporation, Housing Finance Authority of Miami-Dade County, Atlantic Pacific Companies, EAC Developers, East Coast Development Enterprise, Palmetto Homes of Miami, and Wells Fargo participated in a formal ribbon-cutting ceremony for the grand opening of Quail Roost Station on Thursday, Apr. 24.

The project is an affordable housing community located along the South Dade TransitWay in Miami-Dade County, at 18505 Homestead Ave. The development purpose is the revitalization of the local community and is the first phase of a larger six-phase re-

development initiative. Quail Roost Station provides 200 high-quality affordable homes. Mayor Daniella Levine Cava explained the importance of the project.

"Today marks a milestone in our ongoing commitment to equitable, transit-oriented development that enhances the quality of life for our residents. Quail Roost Station is more than housing — it's a promise of opportunity, dignity, and sustainable growth for South Dade families," Mayor Levine Cava said.

The project is comprised of 33 studio, 132 one-bedroom, 23 two-bedroom, eight three-bedroom, three four-bedroom and one five-bedroom units. The property features a community room, business center, fitness center, and on-site laundry facilities. All affordable housing units are set at 22 percent to 80 percent of the Area Median Income (AMI). Rental prices range from \$737 to \$2,065. Phase two broke ground in August 2024 with expected completion by the end of



County officials and others are pictured during the Quail Roost Station ribbon-cutting ceremony.



Quail Roost Station affordable housing community

(Photos courtesy: Miami-Dade County)

2025. The phased approach underscores a long-term commitment to community enhancement and sustainable development.

"The opening of Quail Roost Station represents a new chapter for our community — one where affordability, accessibility, and opportunity come together," said Miami-Dade County Commission vice chair Kionne L. McGhee. "We are building more than homes; we're building a stronger, more connected District 9."

It is directly adjacent to one of the 14 new Bus Rapid Transit (BRT) stations scheduled to open this year.

"I am happy to see that Miami-Dade County is opening this transit-supportive development next to the TransitWay where we will be launching the county's first-ever Bus Rapid Transit express service this summer," said Stacy L. Miller, PE, Miami-Dade Department of Transportation and Public Works (DTPW) director and CEO.

Nathan Kogon, Miami-Dade County Department of Housing and Community Development interim director, added, "Quail

Roost Station exemplifies our vision for inclusive housing that supports families at every stage of life."

Funding consists of \$6.5 million in State Apartment Incentive Loan (SAIL) program; \$10 million in Miami-Dade County Surtax funds; \$1 million from a Development Inflation Adjustment Fund (DIAP) loan; a \$4.3 million transit grant from FDOT/FTA; a \$3.7 million loan from the National Housing Trust Fund; as well as construction and permanent loans from Wells Fargo.

Quail Roost Station already is providing affordable housing for households from the redevelopment of Perrine Villas and Perrine Gardens. These two properties a few blocks north of Quail Roost Station are being redeveloped by A/P and partners and will be renamed as Perrine Village with the first phase expected to be completed in 2026.

"Quail Roost Station is the result of what's possible when public and private sectors come together with a shared mission to create lasting, impactful change," said Kenneth Naylor, A/P, president of Development.

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