



FOR IMMEDIATE RELEASE

Quail Roost Station, a Community for Families Located Along the South Dade TransitWay, Celebrated the Grand Opening of its First Phase

MIAMI, FL (Thursday, April 24, 2025) – Miami-Dade County’s Department of Housing and Community Development (HCD) and Department of Transportation and Public Works (DTPW), along with Florida Housing Finance Corporation and Housing Finance Authority (HFA) of Miami-Dade County in partnership with Atlantic Pacific Companies (A|P), EAC Developers, East Coast Development Enterprise, Palmetto Homes of Miami, and Wells Fargo celebrated the grand opening of Quail Roost Station’s first phase today. The first phase of Quail Roost Station is part of a comprehensive six-phase redevelopment initiative aimed at revitalizing the local community. Phase two broke ground in August 2024 with expected completion by end of 2025. The phased approach underscores a long-term commitment to community enhancement and sustainable development.

The affordable housing community has 200 units for families, comprised of 33 studios, 132 one-bedrooms, 23 two-bedrooms, 8 three-bedrooms, 3 four-bedrooms, and 1 five-bedroom. The property features a community room, business center, fitness center, and on-site laundry facilities. All of the affordable housing units are set at 22% to 80% of the Area Median Income (AMI). Rental prices range from \$737 - \$2,065.

“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,” said **Daniella Levine Cava**, Miami-Dade County Mayor.

“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 Vice Chairman **Kionne L. McGhee**. “We are building more than homes; we’re building a stronger, more connected District 9.”

It is strategically located along the South Dade TransitWay corridor at 18505 Homestead Ave., offering residents direct access to public transportation with increased mobility and connectivity. 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 directly next to the South Dade TransitWay where we will be launching the County’s first-ever Bus Rapid Transit express service this summer,” said **Stacy L. Miller**, P.E., Miami-Dade Department of Transportation and Public Works (DTPW) Director and CEO. “By leveraging partnerships with the public and private sector, we are continuing to enhance Miami-Dade County’s goals to strengthen our economy, connectivity, the environment, and greater engagement.”

“Quail Roost Station exemplifies our vision for inclusive housing that supports families at every stage of life. This development is a testament to what we can accomplish through strong partnerships and a shared commitment to community-centered progress,” said **Nathan Kogon**, Miami-Dade County Department of Housing and Community Development, Interim Director.

Funding for Quail Roost Station consists of \$6.5 million in State Apartment Incentive Loan (SAIL) program; \$10 million in Miami-Dade County Surtax funds; \$1 million from Development Inflation Adjustment Fund (DIAF) 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’s first phase is already serving the community by providing affordable housing for households needing placement from the redevelopment commencement 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. It 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 Development. “We are committed to building transit-oriented communities that are not only affordable, but vibrant and connected. This is just the beginning of a long-term vision for the area.”

“Don’t count your time. Make your time count by pouring it into purpose. Every home we build reflects that purpose—rooted in care, time, and an unwavering commitment to affordable housing. Quail Roost Station I stands as a true model of our mission,” said **Ario Lundy**, Palmetto Homes of Miami, Owner.

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About Miami-Dade County's Department of Housing and Community Development

Miami-Dade County's Department of Housing and Community Development manages more than 6,500 public housing apartments and provides financial help through the federal Section 8 program to more than 19,000 families. Its support services include assisted living facilities for the elderly and self-sufficiency programs for its tenants. It relies on federal and state grant programs to fund programs and works closely with the U.S. Department of Housing and Urban Development's (HUD) on its public housing and, with the State of Florida, the development of affordable housing.

About Florida Housing Finance Corporation

The Florida Housing Finance Corporation (Florida Housing) was created by the state Legislature over 40 years ago to assist in providing a range of affordable housing opportunities for residents that help make Florida communities great places in which to live, work, and do business. Our vision is to be recognized as an outstanding provider of innovative, measurable, data-driven and fiscally sustainable solutions that respond to the affordable housing challenges of our state. Today, Florida Housing continues its mission by increasing affordable housing opportunities and ensuring that its programs are well matched to the needs of those we serve. We know that we cannot accomplish our mission alone. As such, we continue to work with local governments, non-profits, elected officials and others to help spread the importance of affordable housing in Florida's communities.

About Housing Finance Authority (HFA) of Miami-Dade County

The Housing Finance Authority of Miami-Dade County (HFA) generates funds for affordable housing activities through the sale of mortgage revenue bonds for the purpose of financing multifamily rental housing. The multifamily program provides low interest financing to housing developers for new construction or rehabilitation of existing buildings that will result in affordable housing. Since 1980, the HFA has issued Multifamily Mortgage Revenue Bonds to fund the construction and/or rehabilitation of 35,677 rental units.

About Atlantic Pacific Companies

Atlantic Pacific Companies (A|P) is a fifth-generation, family-owned real estate company with expertise in acquisitions, development, construction, and management of multifamily communities throughout the United States. A|P has over \$5.7 billion of assets under management and employs 600 skilled professionals in Florida, Texas, California, Georgia, North Carolina, Maryland, and Washington D.C. For more information about A|P and its array of real estate services including property management, investment management, development, and construction, visit www.apcompanies.com.

About EAC Developers

EAC Developers (EAC-D) is headquartered in Miami-Dade County and focuses on the development of affordable housing in proximity to transit corridors. EAC-D's partnership with A|P shapes our ability to handle larger scale developments that provide jobs and affordable housing for the residents of Miami-Dade County.

About Palmetto Homes of Miami

Palmetto Homes of Miami, Inc. is a Florida-based residential construction company specializing in single-family housing. Established on March 5, 1996, the company is led by President Ario Lundy. In addition to its construction services, Palmetto Homes of Miami, Inc. is associated with Atlantic Pacific Companies (A|P), a fifth-generation real estate company with expertise in affordable housing and community development. The company also collaborates with Palmetto Homes Urban Development Group, a 501(c)(3) non-profit organization dedicated to providing restoration and nurturing to at-risk youth, equipping them with skills for successful and productive lives. The company has been involved in various construction projects across Miami-Dade County, including residential and commercial developments. Their services encompass custom home building, multi-family new construction, framing, and other residential construction projects. They built the first green homes with solar panels in Opa-Locka, Florida 2024. For more information about their services or to inquire about potential projects, you can contact Palmetto Homes of Miami, Inc. at their email address palmettohomes1@bellsouth.net.

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