

Campbell Arms Apartments

800 NE 12th Ave
Homestead, FL 33030



Project Partners

- U.S. Department of Housing and Urban Development (HUD)

The Preservation Challenge

Built in 1968, Campbell Arms is a 201 unit multi-family apartment complex located approximately 30 miles south of Miami in the suburb of Homestead. After being severely damaged by Hurricane Andrew in 1996, the property went through the LIHPRHA program extending its use agreement for 50 years and precluding any distributions. With a 236 IRP contract and no Section 8, this property primarily houses working families employed by the farms in the surrounding regions.

POAH's Role

POAH coordinated with HUD to complete a transfer of physical assets. Additionally, POAH staff worked with HUD officials to modify the existing Use Agreement to strike in correct occupancy requirements. The Use Agreement was written as if the property has a project-based Section 8 contract; this language was amended out to bring the property occupancy back into compliance. POAH will be refinancing this property in the year to come.