Memorandum

Date: September 19, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

Agenda Item No. 2(B)(3)
October 21, 2025

From: Daniella Levine Cava
Mayor

Subject: Final Report – Miami-Dade County's Eviction Diversion Pilot Program – File No. 231222

Executive Summary

Pursuant to Resolution No. R-205-23, the Administration is presenting a Final Program Report on the Eviction Diversion Pilot Program ("Program") to the Board of County Commissioners ("Board"). Through this Program, the County committed more than $2.9 million to Legal Services of Greater Miami ("LSGMI") and a coalition of community-based organizations, including the Cuban American Bar Association ("CABA") Pro Bono Legal Services, the Haitian Lawyers Association and the Wilkie D. Ferguson, Jr. Bar Association, to provide direct outreach and free legal assistance to families at-risk of eviction. This program was created following Board action with the goal of supporting housing stability for our community, benefiting residents and landlords and relieving pressure on the local homeless continuum of care.

Managed by the County's Office of Housing Advocacy, the Eviction Diversion Program provides outreach and legal support to low-income County residents at or below 80 percent Area Median Income to prevent homelessness and housing instability. Research shows that evictions have lasting negative impacts on families and communities. Evictions can cause pressures on employment, lower credit scores, impair ability to re-rent, impact health outcomes, as well as affect educational trajectories of school-age residents. Providing free legal support to at-risk tenants in eviction proceedings can also benefit landlords by ensuring resolutions are more likely to be completed out of court, are enforced, and are fairer to both parties.

With County support, the Program has provided legal assistance in approximately 2,060 eviction cases between 2023 and 2024, ranging from legal advice and brief legal services to extended representation. 617 low-income families received extended representation by the partners, of which 251 evictions were prevented, and 296 evictions were delayed allowing the tenant critical time to avoid homelessness by arranging for a more stable transition. In almost 90% of the extended representation cases, eviction judgements were prevented or delayed to allow tenants to secure new housing. Furthermore, this legal support resulted in over $3.6 million in total funds avoided or recovered for such tenants. As shown in the report attached, this increase in legal representation for those facing eviction provided important benefit for residents either by preventing evictions or providing additional time that led to an easier transition.

Preliminary analysis of County Clerk of Courts data during the pilot period indicates a 59 percent increase in the number of tenants with legal representation at eviction proceedings compared to 2019, a pre-pandemic base year. As of 2025, the Program partners have successfully leveraged the

County funds to almost $3 million in subsequent public and philanthropic grants to serve thousands of additional tenants at-risk of or facing eviction, including support by U.S. Department of Housing and Urban Development, the Wells Fargo Foundation, and the City of Miami Beach.

This Program has been highlighted by *The Florida Bar News* and has featured comprehensive engagement including door-to-door outreach to 15,000 tenants, 3,000 referrals to LSGMI, as well as tenant education, office hours, and tabling events in each County Commission District serving over 1,000 residents.

The Final Report, attached to this memorandum as Exhibit 1, includes a detailed report of total expenditures of the Project, demographic profile of residents assisted via legal services and education and outreach, the total number of cases handled as well as success stories from tenants in each County Commission District.

Outlined below are some key accomplishments outlined in the Final Report:

- The Project far exceeded its legal assistance goal of handling 1,046 cases by assisting in 2,060 cases, almost doubling the Project goal.

- LSGMI handled over 1,400 Project cases and provided extended representation to nearly 30 percent of the tenants assisted; CABA Pro Bono Legal Services assisted nearly 500 and provided extended legal representation in 33 percent of cases. The Haitian Lawyers Association and the Wilkie D. Ferguson, Jr. Bar Association handled over 100 cases and provided extended representation in 21 percent of cases.

- Tenants provided legal assistance by the Project reflected a cross-section of the County. Roughly 47 percent of the households served contained families with children, 19 percent identified as older adults (60 years old and over), and 25 percent identified as disabled.

- Legal staff dedicated over 7,000 hours advocating in extended representation cases, which included drafting legal proceedings, negotiating settlements, and representation in court or mediation.

Background

On July 19, 2022, the Board approved Resolution No. R-711-22, sponsored by Commissioner Eileen Higgins, that directed the County Mayor to conduct a community needs assessment evaluating the need among low-income Miami-Dade County residents for legal representation or legal services during landlord disputes and the eviction process, and to identify and include funds in the 2022-23 budget for this purpose.

In response to Resolution No. R-711-22, the County Mayor provided this information, Legistar No. 221754 (Mayor's Updated Information for Community Needs Assessment Regarding Legal Assistance for Evictions), which found that there is significant need among the County's low-income residents for legal representation during landlord disputes and the eviction process, and a program designed to support free or low-cost legal assistance could benefit residents, landlords, and the local homeless continuum of care.

On June 6, 2023, the Board approved Resolution R-205-23, authorizing execution of an 15-month Eviction Diversion Pilot Program grant agreement and awarded up to $2,900,000 to LSGMI, with sub-grant awards to the following groups: $321,153 to the CABA; $94,380 to Community Justice Project ("CJP"); $384,184 to Miami Workers Center ("MWC"); $125,000 to Haitian Lawyers Association ("HLA"); and $125,000 to the Wilkie D. Ferguson, Jr. Bar Association ("WDFJBA").

Due to the Program's success and deep community need, the Administration recaptured and relocated $259,000 from the Workforce Housing Incentive Program ("WHIP") to the Program, as per Budget Ordinance No. 23-78 and Resolution No. R.-205-23.

At the recommendation of Commissioner Marleine Bastien, the Board passed a motion extending the effective term to September 30, 2024, granting the Program three additional months for a total of 18 months. A total of $3,159,000.00 funds were allocated to the Program. A detailed expenditure report is attached as Exhibit 2.

Conclusion

In conclusion, the Program has helped to increase the number of tenants with legal representation at eviction proceedings and prevented and delayed hundreds of evictions. Additionally, the Program implemented a robust referral and intake system that effectively coordinated legal aid services across multiple providers, ensuring tenants received the comprehensive support they needed.

Pursuant to rule 5.06(j) of the Board's rules of Procedure, this report will be placed on an agenda of the full Board without committee review.

Should you require further information or have any questions, please contact Sonia J. Grice, CAHSD Department Director at (786) 469-4616.

Attachments

Exhibit 1: LSGMI FY 23-24 Eviction Diversion Project Final Report
Exhibit 2: FY 23-24 Expenditure Report
Exhibit 3: Community Justice Project – An Assessment of Eviction Court Filings and Eviction Case Outcomes in Miami-Dade County
Exhibit 4: Amendment No. 3 to LSGMI – Grant Agreement FY 23-24
Exhibit 5: Budget Modification
Exhibit 6: Eviction Diversion Progress Report - 10-1-24 to 7-31-25.

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Miami-Dade County Eviction Diversion Project

Final Report 2023 – 2024

Reporting Period: March 17, 2023 – September 30, 2024

Contact responsible for the report:

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A. Project Overview

The Need

Miami-Dade is proud to be a vibrant, multi-cultural community, home to families working hard at their shot at the American dream. However, there is a challenging reality that dominates everyday life for hundreds of thousands of residents. Miami-Dade County was considered the most competitive rental market in the country in 2023, with an average of 22 people competing for every available apartment in the area (more than double the national average). Miami-Dade has been ranked one of the most unaffordable areas in the country, with a September 2023 study ranking Miami as the overall least affordable city in the United States.

The impact of the affordable housing crisis has been more acute due to the addition of an economic crisis that has strained thousands of families. A study from February 2024 found that South Florida is one of the metropolitan areas most affected by inflation, with the US Bureau of Labor Statistics (BLS) reporting that, while the national year-on-year consumer price index stood at 3.2%, Miami's year-on-year inflation was at 4.90%. These combined scenarios have led South Florida to be considered one of the most cost-burdened real estate markets in the country, with 50% of all Miami-Dade households paying more than 30% of their income for their housing. Among Miami-Dade renters with incomes below $50,000, the rate of cost burdened households is as high as 90%. In comparison, the national average of extremely low-income renters who are severely cost burdened is 75%.

As a result of the housing and financial pressures, Miami-Dade County had 19,479 evictions filed in 2023, exceeding pre-pandemic levels. With this escalating crisis and the urgent need to keep families stably housed, providing legal representation to tenants facing eviction is a highly effective means of keeping families housed, benefiting communities by preventing homelessness and saving millions of government dollars per year, as families avoid the homeless continuum of care. Without legal assistance, most tenants lose their cases and are ultimately evicted. In addition to displacing families from their homes, evictions have a lasting negative impact on mental and physical health, family unity, and economic well-being, and have devastating effects on the community as a whole.

Project Objective

Providing legal assistance to tenants facing eviction helps tenants remain in their home and avoid homelessness. The Miami-Dade County Eviction Diversion Project objective is to serve tenants residing in Miami-Dade County who are at risk of or facing eviction and with a household income of up to 80% of the Area Median Income (AMI), through direct legal assistance, outreach, and education activities. The Project partners are Legal Services of Greater Miami (LSGMI), Miami Workers Center (MWC), Community Justice Project (CJP), Cuban American Bar Association Pro Bono Legal Services (CABA), Haitian Lawyers Association (HLA), and Wilkie D. Ferguson, Jr. Bar Association (WDFJBA).

The Project goals were to:

1. Provide legal assistance in 1046 cases for low-income tenants in Miami-Dade.
2. Conduct 69 door-to-door outreach instances.
3. Conduct 15 outreach office hours.
4. Conduct 11 tabling events.
5. Conduct 19 tenant education events.

Partner Roles

As the lead partner, **LSGMI** (1) sub-granted and coordinated the Project partners, (2) received referrals and direct requests for legal assistance for tenants facing eviction; (3) conducted screening interviews to determine eligibility for legal assistance; (4) referred eligible cases to CABA; (5) conducted substantive intake interviews for tenants eligible for assistance from LSGMI; (6) and provided direct legal assistance to eligible tenants. LSGMI also participated in outreach events along with the other Project partners.

CABA (1) accepted tenant referrals from LSGMI, (2) conducted substantive intake interviews for tenants referred by LSGMI; (3) provided direct legal assistance to eligible tenants; and (4) participated in outreach events along with the other Project partners.

WDFJBA and **HLA** (1) hired Pro Bono Coordinators responsible for recruiting efforts and for Project services, (2) provided direct legal assistance to eligible tenants in cases assigned by LSGMI; and (3) participated in outreach events along with the other Project partners.

CJP served as the lead on research and evaluation for the Project. CJP engaged a vendor to evaluate the impact of the education, outreach, and legal assistance provided to tenants facing eviction. CJP also worked with the Clerk of Courts to collect eviction data, developed workflows to provide the list of tenants facing eviction to MWC to facilitate door-to-door outreach, and developed a referral mechanism for the MWC outreach staff to send cases to LSGMI. Additionally, CJP was also a partner on LSGMI's HUD funded eviction defense project and provided legal assistance to tenants facing eviction as a part of that project. Providing direct legal assistance to tenants informed CJP's capacity to effectively evaluate this Project.

MWC was the lead for outreach coordination and educating tenants facing eviction on housing rights and access to available resources, including the Office of Housing Advocacy. MWC also conducted weekly door-to-door outreach to tenants in Miami-Dade who had evictions filed against them.

B. Project Activities

Partner Coordination

Beginning April 2023, the Partners met monthly to review deliverables; solve pending questions regarding referrals, applicant screening, and workflows; discuss legal strategies; and plan education and outreach events. CJP helped coordinate the monthly meetings and set the meetings' agenda. These meetings were instrumental in developing and refining the Project procedures and workflows and strengthening the collaborative relationship between the Partners.

Door-to-Door Outreach

MWC was responsible for the door-to-door outreach efforts. MWC had a team of outreach staff dedicated to conducting weekly door-to-door outreach. MWC used weekly data from the Miami-Dade Clerk of Courts identifying tenants who had an eviction filed by their landlord. MWC outreach staff used the tenant information to send its outreach staff to contact tenants based on their location. The outreach staff knocked on doors and advised the tenants about the eviction process, resources available to them, and offered to refer them for legal assistance. The name and contact information for tenants who agreed to be referred for legal assistance was sent to LSGMI for screening. If the tenant was not home when the outreach staff knocked on their door, the outreach staff left doorhangers (designed and printed in English, Spanish, and Haitian Creole) at the tenants' doors. The doorhangers included the Project phone number and a QR code for the Project website that provides tenants with resources on the eviction process.

MWC conducted 2,155 door-to-door outreach instances, which is **31 times more than the Project goal** of 69 door-to-door outreach instances. Additionally, MWC reached 15,169 tenants through door-to-door outreach and referred 3,151 tenants to LSGMI for legal assistance. The table below shows the number of tenants reached and referred through door-to-door outreach in each District.

Door-to-Door Outreach Activities		
Commission District	**Number of Tenants Reached**	**Number of Tenants Referred**
District 1	1680	365
District 2	1852	389
District 3	1576	372
District 4	1290	248
District 5	1479	274
District 6	956	198
District 7	764	162
District 8	1104	225
District 9	1305	237
District 10	872	167
District 11	807	178
District 12	690	151
District 13	794	185
Total	**15,169**	**3,151**

Table 1: Door-to-Door Outreach Activities by District

Office Hours, Tenant Education, & Tabling Events



Know Your Rights presentation to the community in District 2.

The Project engaged in three types of outreach events to help spread visibility about the available services and educate tenants about the eviction process: Office Hours events (one-on-one clinics where tenants meet with an attorney to discuss their legal issues), Tenant Education events ("Know Your Rights" presentations on landlord/tenant law and project services), and Tabling events (events where MDC Eviction Diversion partners staff a table with information about available services). In some cases, one event could serve more than one function and be counted in 2 or 3 of the event categories. MWC was responsible for coordinating most of the outreach and education events, working with the Commissioner's staff in each district to schedule and attend all these events. The Project conducted 35 unique events across all 13 Commission Districts. The table below shows the events conducted in each district by event type.

Outreach Events by District				
Commission District	**Office Hours**	**Tenant Education**	**Tabling**	**Tenants Reached**
District 1	1	2	2	35
District 2	1	3	3	134
District 3	1	4	5	282
District 4	1	1	1	30
District 5	1	1	1	25
District 6	1	1	1	25
District 7	1	1	2	75
District 8	1	2	3	139
District 9	1	1	2	32
District 10	1	2	2	50
District 11	1	2	1	85
District 12	1	2	2	20
District 13	1	2	2	181
Total	**13**	**24**	**27**	**1113**

Table 2: Outreach Events by District



Know Your Rights presentation to the community in District 13.

Legal Assistance

The tenants referred by MWC and tenants who applied for services directly at LSGMI were screened by LSGMI's intake staff to determine if they qualified for project services. Eligible tenants were assigned to the Partners based on capacity. Tenants assisted by the legal Partners received legal services in three categories: advice & counsel, brief legal services, and extended representation. Tenants receiving advice and counsel spoke to an attorney or paralegal who reviewed the facts in their case, advised them regarding their rights in eviction proceedings, and provided them any deadlines and defenses to their eviction. Tenants receiving brief legal services obtained assistance with filing their answer, preparing a motion to determine rent, communication with a third party involved in the case, or some other legal assistance short of full legal representation to assist them with their eviction. Tenants receiving extended representation were assigned to an attorney who drafted legal pleadings, negotiated a settlement in their case, represented them in court or mediation, or other extensive legal assistance.

The Project exceeded its legal assistance goal of handling 1046 cases. The Partners handled a total of 2060 cases, which is **197% of the Project goal**. The table below shows the cases handled by the Project broken down by Commission District and level of service. These cases were a combination of clients referred by MWC and applicants contacting LSGMI directly.

Cases Handled by Commission District				
Commission District	**Advice**	**Brief Legal Services**	**Extended Representation**	**Total**
District 1	129	43	62	234
District 2	181	72	108	361
District 3	268	108	172	548
District 4	36	15	10	61
District 5	50	13	50	113
District 6	59	14	29	102
District 7	31	9	16	56
District 8	58	26	24	108
District 9	116	34	90	240
District 10	33	13	6	52
District 11	21	6	6	33
District 12	49	9	21	79
District 13	37	13	23	73
Total	**1068**	**375**	**617**	**2060**

Table 3: Cases Handled by Commission District

As the lead legal Partner, LSGMI handled over 1400 Project cases and provided extended representation to nearly 30% of the tenants assisted. CABA assisted nearly 500 tenants and provided extended representation in 33% of cases. HLA and WDFJBA handled over 100 cases combined and provided extended representation in 21% of cases. The table below shows the breakdown of cases handled by each Partner by level of service.

Cases Handled by Partner				
Partner	**Advice & Counsel**	**Brief Legal Services**	**Extended Representation**	**Total**
LSGMI	759	289	438	1486
CABA	245	69	158	472
WDFJBA	50	16	12	78
HLA	14	1	9	24
Total	**1068**	**375**	**617**	**2060**

Table 4: Cases Handled by Partner

The Project provided extended representation to 617 tenants at risk of or facing eviction and attorneys and paralegals dedicated over **7,000 hours** advocating for these tenants. The attorneys representing these tenants were able to prevent the eviction or delay the eviction judgment to allow the tenant to secure new housing in nearly 90% of cases. Additionally, the extended representation resulted in over **$3.6M in funds avoided or recovered for the tenants**. These results demonstrate the significant impact of providing legal representation to low-income tenants facing eviction. The table below shows the breakdown of outcomes for extended representation cases.

Outcomes of Extended Representation Cases				
Delayed Eviction Judgment	**Prevented Eviction**	**Received Eviction Judgment**	**Relocated With Dignity**	**Total**
296	251	52	18	617

Table 5: Outcomes of Extended Representation Cases

Tenant Demographics

The tenants assisted by the Project represent a cross-section of the County's diverse population. Notably, 66% of the tenants served were women, 48% Black, 41% Hispanic, 59% households earning less than 30% of the Area Median Income, 47% households with minor children, 25% disabled, and 19% Seniors. Below are charts detailing some of the demographics of the tenants who received legal assistance through the Project.

Gender	Total
Female	1384
Male	673
Not Known/Not Provided	3
Race	**Total**
Black	999
White	710
American Indian & Alaska Native	10
Asian & Pacific Islander	7
Other	281
Not Known/Not Provided	53
Ethnicity	**Total**
Hispanic	856
Non-Hispanic	1155
Not Known/Not Provided	49

Table 6: Tenant Demographics



Commissioner K. McGhee during a Know Your Rights presentation in District 9

C. Leveraging Other Funding Sources

In response to the eviction and affordable housing crisis in Miami-Dade, LSGMI has actively pursued funding from a variety of sources to meet the legal needs of low-income tenants. As a result of its efforts, LSGMI secured funding from the US Department of Housing and Urban Development (HUD), Miami-Dade County – CBO, local elected officials, and municipalities, as well as statewide and national foundations. During the grant term, LSGMI **leveraged over $2.2M** from other grants to increase its capacity to serve an additional 2,124 low-income tenants at risk of or facing eviction. The table below shows the number of tenants served with these leveraged grant funds and the level of service provided.

Cases Handled with Other Funding Sources				
Advice & Counsel	**Brief Legal Services**	**Extended Representation**	**Remaining Open**	**Total Cases**
1052	415	538	119	2124

Table 7: Cases Handled with Other Funding Sources

D. Success Stories

While the numbers shared above provide some context for the scope of the services provided, the most significant impact of the Project is how it improved the lives of the tenants assisted. Below are stories about how the Project services made a difference in the lives of residents across our County.

District 1

In March 2024, MWC reached Ms. Jackson* through their Door-to-Door Outreach efforts in District 1. Ms. Jackson, a disabled 75-year-old veteran, was facing eviction and needed help. MWC referred her to LSGMI for evaluation and assistance. A Project attorney contacted Ms. Jackson and learned that she was facing eviction because she had been withholding her rent payments due to the terrible condition issues in her apartment. On the same day Ms. Jackson was contacted by the attorney, a default judgment was entered against her. The attorney assigned to her case immediately filed a motion to set aside the judgment. After the initial hearing, her attorney began negotiations with the landlord's representative, leading to a favorable settlement. Ms. Jackson's landlord agreed to give her more time to relocate and to forfeit about $10,000 in past due rent payments. As a result of this assistance, Ms. Jackson avoided homelessness and was able to move with dignity.

District 2

In January 2024, Mr. Roberts* contacted LSGMI because his family was facing eviction, and he needed help. Mr. Roberts was living in a low-income housing tax credit property and was the sole caregiver for his disabled mother when he received a non-renewal notice followed by a 7-day notice to vacate. A Project attorney represented Mr. Roberts, negotiating with the landlord to achieve a pre-lawsuit settlement that secured his lease renewal, and worked with Mr. Roberts' mother's medical provider to support their request for reasonable accommodations. The legal assistance prevented an eviction lawsuit from being filed against Mr. Roberts and ensured that he and his mother remained stably housed.

District 3

In January 2024, Ms. Gonzalez* contacted LSGMI because her family was at risk of eviction, and she needed help. A single mother of two, Ms. Gonzalez withheld her rent payment due to conditions issues that her landlord refused to address. As retaliation, her landlord initially had the apartment's utilities shut off and ultimately filed for eviction. A Project attorney represented Ms. Gonzalez in her eviction case and filed a prohibited practices countersuit, which resulted in a successful settlement with a payoff of almost $5,000 for Ms. Gonzalez and a dismissal of her eviction case. The legal assistance provided Ms. Gonzalez and her children with ongoing housing stability.

District 4

In April 2024, Ms. Sutton* attended one of the outreach events organized by the Project, because she was facing eviction and needed help. Ms. Sutton had fallen behind on her rent after going through two emergency surgeries that made it impossible for her to work for two months. Ms. Sutton attempted to work out a payment plan with the landlord, but when the deal fell through, an eviction was filed. Her Project attorney identified a condition issue in her unit that provided a basis for opposing the eviction complaint. After a difficult negotiation, a successful settlement was reached, providing Ms. Sutton with a reasonable payment plan that allowed her to remain in her home. The Project services helped Ms. Sutton remain stably housed while recovering.

District 5

In January 2023, Ms. Ortiz* was referred to LSGMI by Commissioner Eileen Higgins's office. After 20 years living in the same apartment, Ms. Ortiz, who was 94 years old at the time, had her month-to-month lease terminated. Ms. Ortiz has significant health issues and was unable to move but her landlord would not accept her rent and filed an eviction for non-payment. A Project attorney represented Ms. Ortiz and worked for months to resolve the eviction, even attempting resolution of the case at mediation which was unsuccessful. In September 2023, the Project attorney represented Ms. Ortiz at trial, with the court ruling in her favor and allowing her to remain in her home.

District 6

In February 2024, Ms. Silva* contacted LSGMI because her family was facing eviction, and she needed help. After having unexpected family expenses, Ms. Silva fell behind on her rent, which put her and her minor son at immediate risk of homelessness. A Project attorney represented Ms. Silva in her eviction case and reached a settlement on her behalf that allowed her to remain in her home and obligated her landlord to complete much needed repairs. The legal assistance received ensured Ms. Silva and her son's ongoing housing stability and improved their housing conditions.

District 7

In September 2023, MWC reached Ms. Jones* through their Door-to-Door Outreach, referring her to LSGMI for evaluation and assistance. A Project attorney contacted Ms. Jones and learned that she was facing eviction due to non-payment of rent but that her apartment had serious conditions issues that had previously been reported to the landlord. Since the landlord had not responded or made any of the repairs, Ms. Jones decided to withhold rent payment, hoping that this would spur the landlord to action. The Project attorney assisted Ms. Jones in filing a timely answer and motion to determine rent. As a result, Ms. Jones's landlord agreed to waive several months of past due rent and dismissed her eviction. The settlement agreement allowed the family to stay in the unit through the holidays, securing extra time to save and relocate to a new apartment.

District 8

In February 2024, Ms. Ferrel* contacted LSGMI because she was facing an eviction from Section 8 and needed help. She experienced serious health problems that caused her to lose her job and fall behind with her rent. Relying on disability benefits as her only source of income, she applied for rental assistance, but an eviction was filed before her application was approved. A Project attorney represented Ms. Ferrel in her eviction and negotiated a settlement with her landlord while coordinating with the rental assistance program. As a result, Ms. Ferrel avoided eviction, which enabled her to continue participating in the Section 8 program.

District 9

In June 2023, Ms. Collins* contacted LSGMI because her family was facing an eviction and needed help. Ms. Collins, a disabled single mother caring for her 5 children, was struggling to pay the rent of her project-based Section 8 apartment after losing her job. A Project attorney represented Ms. Collins in her eviction case, successfully negotiating a settlement prior to the court hearing. As a result, her eviction was voluntarily dismissed, and Ms. Collins and her family were able to remain in their home.

District 10

In March 2024, Mr. Rosario* contacted LSGMI because he was at risk of eviction. Being 72 years old, disabled, and living alone, Mr. Rosario did not know how to proceed when he received a notice to vacate his apartment. Mr. Rosario's landlord tried to illegally evict him in January by disconnecting his electricity and refused to accept his rent payment. A Project attorney represented Mr. Rosario and negotiated with his landlord to resolve the eviction. Ultimately, the landlord agreed to waive several months of rent that would have been paid while the case was pending, in exchange for dismissing any counterclaims for the prohibited practice of disconnecting

a utility. Mr. Rosario received additional time in his home, avoided an eviction judgment, and was able to save money to relocate.

District 11

In March 2023, Mr. Jansen* contacted LSGMI because his family was facing an eviction and needed help. Mr. Jansen's family had an eviction filed against them after being told by their landlord that they could not keep the dog that had been serving as an emotional support animal for Mr. Jansen's daughter while she battled mental health issues. A Project attorney represented Mr. Jansen and filed a motion on his behalf but, not willing to jeopardize his daughter's health and well-being, the family ultimately decided to relocate. To ensure that an eviction judgment did not jeopardize his chances of securing a new home, the Project attorney successfully negotiated a payment plan for the small amount that Mr. Jansen had failed to pay since the beginning of the process, in exchange for the dismissal.

District 12

In March 2024, Mr. Bruno* contacted LSGMI because his family was facing eviction. Mr. Bruno had attempted to pay the rent, but the landlord would not accept it. Mr. Bruno then paid into the Court Registry once the eviction was filed but a default judgment was erroneously entered against him. A Project attorney represented Mr. Bruno at a hearing where the Judge agreed to vacate the final judgment. The Project Attorney was then able to negotiate with the landlord who agreed to waive all the attorney's fees, dismiss the eviction, and allowed Mr. Bruno's family to remain in their home. Through the Project's legal assistance, Mr. Bruno and his family were able to remain stably housed.

District 13

In January 2024, Ms. Ibanez* contacted LSGMI because her family was being evicted. A Project attorney contacted Ms. Ibanez and learned that she was facing eviction due to non-payment because she was late in paying her rent and her landlord would not accept the late payment. The attorney entered a Notice of Appearance and filed an answer to the eviction complaint. As a result of obtaining legal representation, Ms. Ibanez and her landlord reached a settlement agreement that allowed her family to remain in their home and the eviction against her was dismissed.

*Clients names changed to protect their privacy.

E. Lessons Learned

This Project is an innovative and collaborative approach to respond to the housing and affordability crisis faced by low-income Miami-Dade tenants. To work effectively, the Project required strong partners willing to put in the hard work necessary to establish effective and efficient workflows, define and collect case and outcome data, strategize about effective legal strategies, and

collaborate on outreach and education. In developing these workflows and systems, the Partners learned several key lessons which were incorporated into the Project and fuel its ongoing success.

Establishing Referral & Data Collection Procedures

Each Partner plays an important and interconnected role while using different tools and databases to serve clients. Establishing clear procedures for sharing eviction filing information, identifying tenants to contact for door-to-door outreach, referring tenants for screening for Project services, assigning eligible tenants to a legal Partner, and collecting data on case outcomes was critical to manage the significant volume of tenants served and track referral and case progress. The Partners developed procedures at the start of the Project and continued to refine them as appropriate. One significant development was the digital integration of the form used by MWC outreach staff to refer tenants with LSGMI's case management system. This integration made the referral process more efficient and effective.

Increasing Capacity

Early in the grant term, the Partners realized that to provide extended representation to more tenants, it would be necessary to significantly increase the number of tenants served overall. This meant the Partners would need to develop the capacity to provide Advice & Counsel and Brief Legal Services to significantly more tenants than initially anticipated. In many cases, providing Advice & Counsel or Brief Legal Services may be the best option because the tenant may not have any viable defenses to the eviction or may want to relocate rather than fight the eviction because they cannot afford the rent going forward. Therefore, to find cases where Extended Representation is the best option, the Partners had to significantly increase their overall capacity to serve tenants.

To do this, LSGMI restructured its Tenants Rights Unit to handle a high volume of cases while maximizing its capacity to represent tenants. The Unit was restructured into three separate units: Brief Service Unit, Private Housing Unit, and Subsidized Housing Unit. All eligible tenants served by LSGMI are first seen by the Brief Service Unit that collects the relevant facts and documents, reviews these, and provides advice or brief legal assistance. If the Unit determines that the case is amenable for more extensive services, the tenant is sent to either the Private Housing or Subsidized Housing Unit based on the type of rental housing they live in. The Private Housing and Subsidized Housing Unit attorneys are then able to provide extended representation in cases where they can have the most impact.

As the Project continues to grow and develop, the Partners will continue to meet regularly to discuss any challenges that arise to ensure tenants continue to receive information about their rights during the eviction process and can access high-quality legal assistance.

F. Evaluation & Impact

Evaluation

CJP is working with an evaluator, Dr. Shaoming Cheng from the Department of Public Policy & Administration at Florida International University, who is reviewing the Project referral, intake, and outcome data along with the Clerk of Courts eviction filing data to evaluate the impact of the Project on overall eviction filings and outcomes. This evaluation is expected to take several months as the evaluator will need to review individual case outcomes from the Court. However, the evaluator conducted a preliminary analysis of the eviction data for the County during the grant period which is included with this report. One notable finding in Dr. Cheng's "A Descriptive Analysis of Eviction Notices in Miami-Dade County" report is that "while poverty may play a role in eviction rates, eviction notices are otherwise distributed relatively evenly throughout the county, occurring across diverse census tracts rather than being concentrated in specific communities. This widespread distribution of eviction notices suggests that eviction is an issue affecting many parts of the county, irrespective of most specific community characteristics." This appears to indicate that eviction remains a widespread issue across our community and there is an ongoing need for legal assistance for tenants facing eviction.

In attempting to understand the overall impact of this program, Dr. Cheng analyzed Miami-Dade County Clerk of Courts data for all residential eviction filings and accompanying records on represented and unrepresented parties. This data reflects only those receiving Extended Representation, the highest level of service, where an attorney formally files an appearance on behalf of a tenant before the court (e.g. see fig.1). When compared to 2019, a pre-COVID base year, an average of 49 additional tenants per quarter had an attorney appear on their behalf in court during the grant term, a 42% increase. When zooming into the most recent year of available data (July 2023-June 2024), once the program was working at full capacity, 68 additional households were accompanied by an attorney per quarter, a **59% increase in represented tenants across the County**. The overwhelming majority of these cases were handled by Project Partners and would not have been possible without the Miami-Dade County Eviction Diversion Pilot Program and leveraged grant funds, including the HUD Eviction Prevention Project.

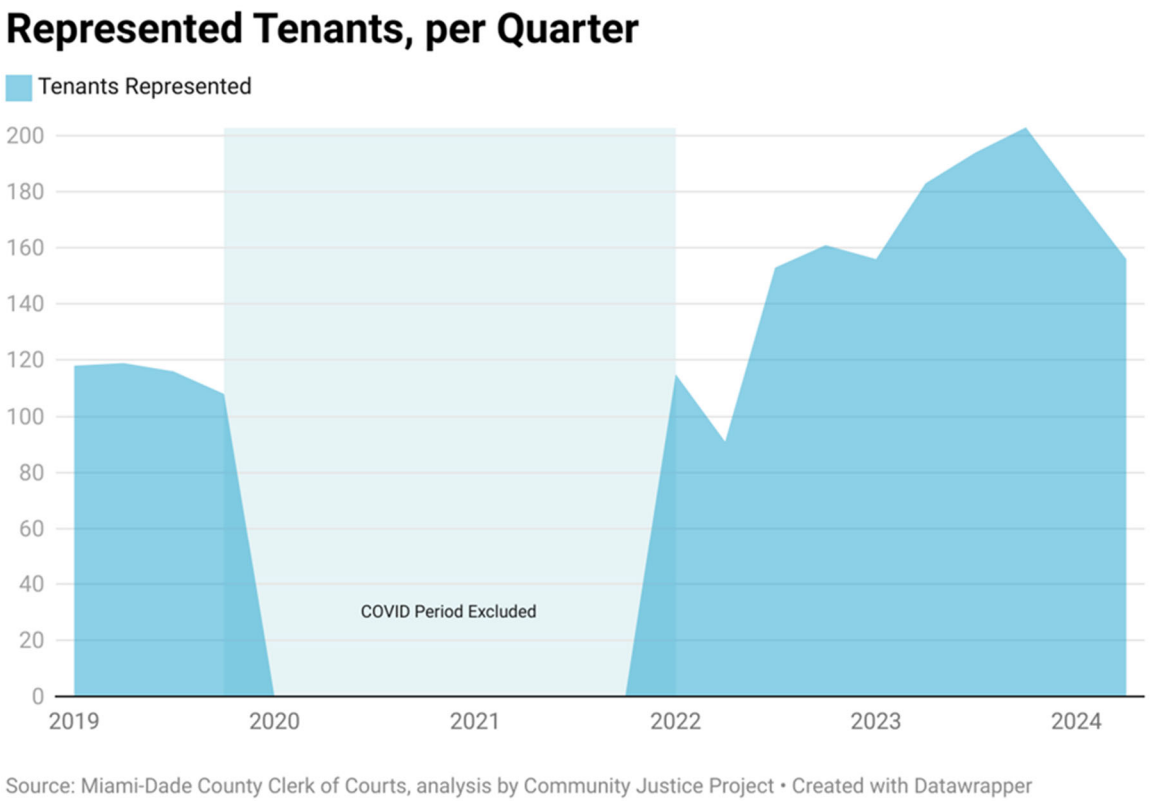


Fig. 1. Number of tenants represented in eviction filings in Miami-Dade County, by Quarter, between 2019 and 2024. Chart compiled by CJP with data from the MDC County of Clerk of Court.

The data comparing Miami-Dade to other large Florida counties is also encouraging. While most counties in the state and all other large counties, except Orange, saw increases in eviction filings between 2022 and 2023, Miami-Dade County is an outlier in that it saw a notable decrease in eviction filings (e.g. see fig. 2). The Partners will continue to monitor this trend and its potential impact on tenants in our community as 2024 data becomes available.

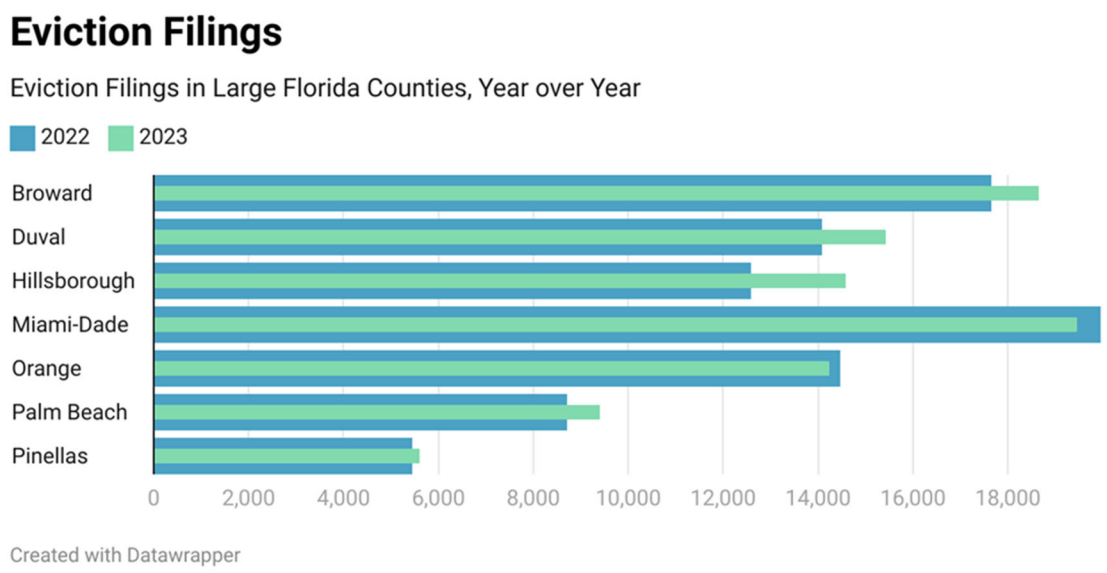


Fig. 2. Number of eviction filings in large Florida Counties in 2022 and 2023. Chart compiled by CJP with data from the MDC County of Clerk of Court.

Impact

The County funding for this Project had a direct impact on the tenants reached through events and door-to-door outreach and those who received legal assistance. However, the impact of the Project extends beyond those directly served. The funding enabled the Partners to develop procedures for working together effectively and building capacity to serve tenants on a large scale. This capacity enabled the Partners to respond to large scale evictions impacting dozens of low-income tenants and mobile home park residents including Lincoln Fields apartments, Little Gables mobile home park, and Palm Lakes mobile home park.

Miami-Dade County Eviction Diversion Project

https://www.stayhoused305.com/

Monica Vigues-Pitan
Chief Executive Officer
https://www.legalservicesmiami.org

Lesley Mendoza
Executive Director
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Santra Denis
Executive Director
https://miamiworkerscenter.org

Alana Greer
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https://www.communityjusticeproject.com

Michaèl's Déborah Saint–Vil
President
https://haitianlawyersassociation.org

Dwayne Robinson
President
https://wdfjba.wildapricot.org

Delores Holley
Director - Office of Housing Advocacy
Community Action and Human Services Department
https://www.miamidade.gov/housingadvocacy/

Exhibit 2

Grantee Name: Legal Services of Greater Miami, Inc

Reporting Period:	3/17/2023-9/30/2024
Date Submitted:	11/12/2024
Finance Contact Person:	Antonio Necuze, CFO

Cost Category	Budgeted Project Expenses	Actual Project Expenses	LSGMI Budget	LSGMI Actuals March '23 - September '24	MWC Budget	MWC Actuals March '23 - September '24	CABA Budget	CABA Actuals March '23 - September '24	CJP Budget	CJP Actuals March '23 - September '24	WDFJBA Rev Budget	WDFJBA Actuals March '23 - September '24	HLA Budget	HLA Actuals March '23 - September '24
A. Personnel Costs:														
1. Staff Salaries	$1,874,071.85	$1,900,586.28	$1,198,315.47	$1,224,829.90	$329,275.78	$329,275.78	$298,484.42	$298,484.42	$47,996.18	$47,996.18	$0.00	$0.00	$0.00	$0.00
2. Employee Benefits	$309,363.21	$315,395.65	$239,342.42	$245,374.86	$11,893.83	$11,893.83	$44,542.64	$44,542.64	$13,584.32	$13,584.32	$0.00	$0.00	$0.00	$0.00
3. Total Personnel Costs	**$2,183,435.06**	**$2,215,981.93**	**$1,437,657.89**	**$1,470,204.76**	**$341,169.61**	**$341,169.61**	**$343,027.06**	**$343,027.06**	**$61,580.50**	**$61,580.50**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
B. Non Personnel Costs:														
1. Space*	$145,862.25	$145,862.25	$145,862.25	$145,862.25	$0.00	$0.00	$0.00	$0.00		$0.00		$0.00	$0.00	$0.00
2. Furniture & Equipment	$20,359.70	$20,359.70	$15,762.75	$15,762.75	$699.00	$699.00	$3,700.00	$3,700.00		$0.00	$197.95	$197.95	$0.00	$0.00
3. Supplies	$20,730.69	$18,886.86	$12,660.00	$12,660.00	$2,930.63	$2,930.63	$2,940.06	$2,940.06		$0.00	$0.00	$0.00	$2,200.00	$356.17
4. Telephone/Internet*	$83,691.83	$83,267.11	$67,214.50	$67,214.50	$8,857.16	$8,857.16	$5,820.17	$5,820.17		$0.00	$0.00	$0.00	$1,800.00	$1,375.28
5. Travel	$8,933.41	$6,933.41	$2,671.87	$2,671.87	$4,261.54	$4,261.54	$0.00	$0.00		$0.00		$0.00	$2,000.00	$0.00
6. Training	$7,703.57	$8,253.75	$5,835.02	$7,580.20	$0.00	$0.00	$618.55	$618.55		$0.00		$0.00	$1,250.00	$55.00
7. Library*	$19,590.91	$19,590.91	$15,120.75	$15,120.75	$0.00	$0.00	$4,470.16	$4,470.16		$0.00		$0.00	$0.00	$0.00
8. Insurance*	$31,457.50	$26,457.50	$24,097.50	$24,097.50	$0.00	$0.00	$0.00	$0.00		$0.00	$2,360.00	$2,360.00	$5,000.00	$0.00
9. Dues & Fees (not to exceed $5,000)	$6,416.50	$5,666.50	$5,266.50	$5,266.50	$0.00	$0.00	$400.00	$400.00		$0.00	$0.00	$0.00	$750.00	$0.00
10. Audit*	$21,342.75	$20,142.75	$16,142.75	$16,142.75	$0.00	$0.00	$4,000.00	$4,000.00		$0.00		$0.00	$1,200.00	$0.00
11. Litigation	$37,207.75	$32,903.32	$24,125.20	$26,926.20	$0.00	$0.00	$0.00	$0.00	$3,082.55	$3,082.55	$5,000.00	$2,894.57	$5,000.00	$0.00
12. Contract Services to Clients (Direct Costs)	$263,996.31	$255,996.23	$17,054.26	$17,054.26	$0.00	$0.00	$0.00	$0.00	$41,500.00	$41,500.00	$117,442.05	$117,442.05	$88,000.00	$79,999.92
13. Contract Services to Program*	$178,111.93	$179,692.21	$166,111.93	$167,692.21	$12,000.00	$12,000.00	$0.00	$0.00		$0.00		$0.00	$0.00	$0.00
14. Other Operating (Indirect Costs. Pro Rata share formula not required. This line item is capped at 10% of budget)	$130,159.84	$119,005.57	$69,342.83	$69,342.83	$36,842.06	$36,842.06	$0.00	$0.00	$6,174.95	$6,174.95	$0.00	$0.00	$17,800.00	$6,645.73
15. Total Non-Personnel Costs	**$975,564.94**	**$943,018.07**	**$587,268.11**	**$593,394.57**	**$65,590.39**	**$65,590.39**	**$21,948.94**	**$21,948.94**	**$50,757.50**	**$50,757.50**	**$125,000.00**	**$122,894.57**	**$125,000.00**	**$88,432.10**
C. Grand Total	**$3,159,000.00**	**$3,159,000.00**	**$2,024,926.00**	**$2,063,599.33**	**$406,760.00**	**$406,760.00**	**$364,976.00**	**$364,976.00**	**$112,338.00**	**$112,338.00**	**$125,000.00**	**$122,894.57**	**$125,000.00**	**$88,432.10**

MDC022

An Assessment of Eviction Court Filings and Eviction Case Outcomes in Miami-Dade County

By

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Submitted to:

Community Justice Project
3000 Biscayne Blvd #106, Miami, FL 33137

August 20, 2025

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I. BACKGROUND

The Eviction Diversion Pilot Program is a critical initiative funded by Miami-Dade County, which allocated up to $2,900,000.00 from the FY 2022-23 budget to Legal Services of Greater Miami, Inc. (LSGMI), a non-profit organization with over 50 years of service to low-income residents. The program aims to provide direct outreach and legal assistance to residents facing evictions, with the goal of helping them remain in their homes. In partnership with a cohort of sub-grantee organizations, including the Cuban American Bar Association Pro Bono Legal Services, Community Justice Project, Miami Workers Center, Haitian Lawyers Association, and the Wilkie D. Ferguson, Jr. Bar Association, LSGMI will implement a multi-faceted approach. The program includes legal aid, door-to-door outreach, recruitment and training of volunteer attorneys, tenant education workshops, and program evaluation, all designed to address the growing eviction crisis in Miami-Dade County. The grant's funding will be used to support these services and ensure that at-risk residents have access to vital legal and educational resources.

Because the Eviction Diversion Pilot Program is still ongoing, a full impact assessment of its legal assistance to vulnerable tenants is not yet available. While immediate metrics, such as outreach efforts and legal cases handled, are being tracked, a more comprehensive evaluation will take time to develop due to the lengthy nature of court proceedings and judgments. The effects of legal interventions on housing stability and eviction outcomes require time to fully materialize. However, an impact assessment is being prepared and will be presented once sufficient data is collected to measure the program's effectiveness accurately.

The current report, therefore, will be descriptive in nature, focusing on key aspects of the Eviction Diversion Pilot Program's early stages and ongoing efforts. It will highlight time trends in eviction court filings, providing insight into how these have evolved since the program's inception. Additionally, the report will examine the spatial distribution of eviction court filings across various areas, identifying patterns and disparities in eviction risks among different communities. Finally, the report will explore correlations between eviction court filings and community characteristics, such as poverty rates, unemployment rates, and rental cost burden. This analysis will offer an initial understanding of where eviction challenges are most concentrated and may help guide future program adjustments and resource allocations. The descriptive analysis in this report will also lay the foundation for a future, comprehensive impact assessment. By identifying time trends, spatial patterns, and correlations between eviction court filings and community characteristics, this analysis will help establish baseline conditions. These early findings will provide valuable context for evaluating the program's long-term effectiveness once the legal processes conclude and more comprehensive data becomes available. Ultimately, this groundwork will support a more robust impact assessment, allowing for a clearer understanding of the program’s role in housing stability and eviction diversion.

II. UNIT OF ANALYSIS: CENSUS TRACTS

Miami-Dade County has 518 census tracts, according to the U.S. 2020 Census. These census tracts are small, relatively permanent subdivisions of a county, typically ranging from 1,200 to 8,000 people. They do not follow political or administrative boundaries and are designed and

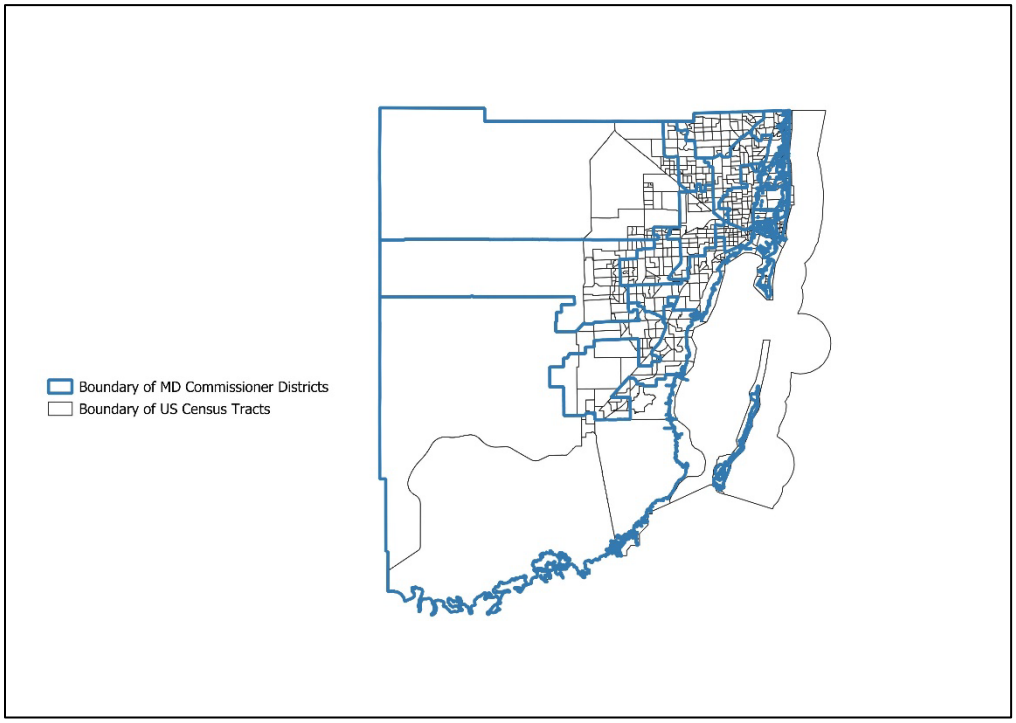
used for statistical purposes to represent homogeneous neighborhoods or areas in terms of population characteristics, housing, and living conditions.

Miami-Dade County is divided into 13 commissioner districts, each represented by an elected Commissioner who serves on the Miami-Dade Board of County Commissioners. A single commissioner district covers many census tracts, depending on population density. After each decennial census, the boundaries of commissioner districts may be adjusted based on census tract data to account for population growth or shifts, ensuring each district represents a similar number of residents.

Census tracts offer more granular data than Miami-Dade commissioner districts, providing a finer level of detail that reveals local conditions with greater precision. This granularity allows for a deeper understanding of social, economic, and housing trends at the neighborhood level, enabling policymakers to identify localized issues like poverty, eviction rates, or housing instability that might be masked within broader district-wide data. As a result, census tract data supports more targeted policy interventions and resource allocation, ensuring that solutions are tailored to the specific needs of smaller communities within the broader districts.

This map, Figure 1, visually represents the relationship between commissioner districts and census tracts. The commissioner districts are outlined in blue, indicating the boundaries for governance and representation. In contrast, the census tracts are delineated with black borders, providing a framework for statistical analysis and demographic data collection. This juxtaposition allows for a clear understanding of how commissioner districts intersect with census tracts, facilitating granular insights into community characteristics and eviction cases.

Figure 1: Spatial and Nest Structure of Census Tracts and Commissioner Districts



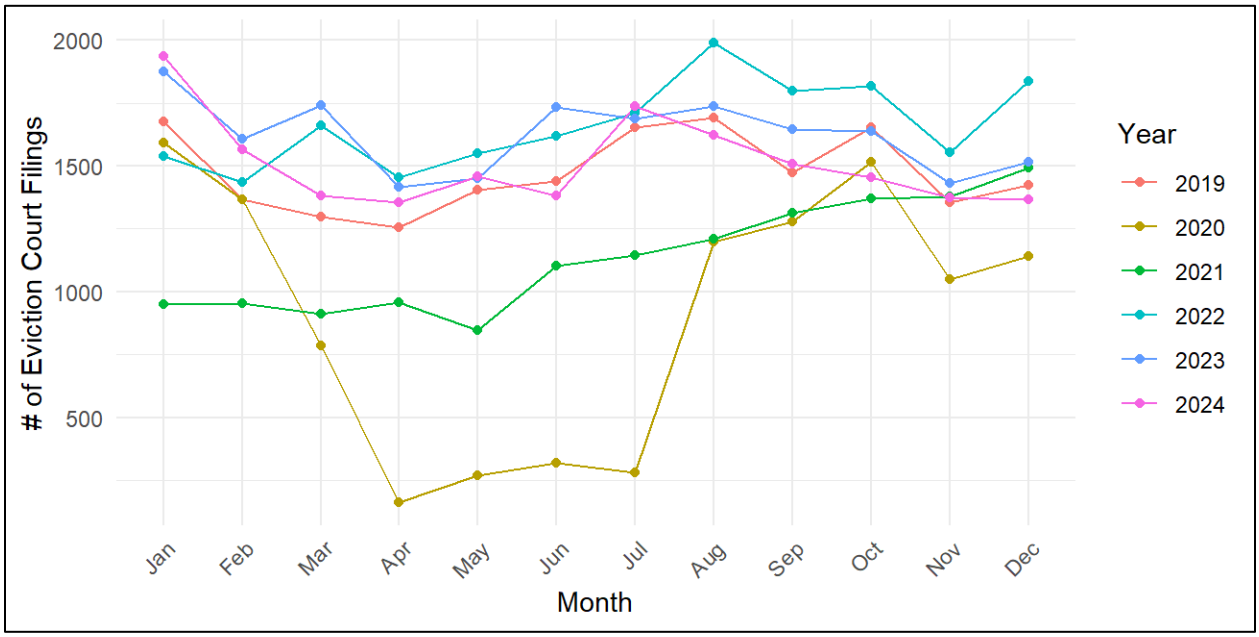
III. TIME TRENDS OF EVICTION COURT FILINGS

Table 1 and Figure 2 shows monthly trends in eviction court filings from January to December over a six-year period (2019-2024)[1]. Each colored line represents a different year, enabling clear comparison of eviction court filings over time. A consistent seasonal pattern emerges across all years, i.e., filings typically peaking in January, declining through the spring months, and rising again in late summer and early fall. This seasonal variation may reflect underlying economic or employment factors that influence eviction activity throughout the year. The year 2020 stands out for a sharp decline in filings from March to July, reaching its lowest point in April. This likely results from COVID-19 eviction moratoriums and court closures. Following mid-2020, filings gradually increased, though some months remained below pre-pandemic levels. By 2022 through 2024, monthly filings stabilized, generally ranging between 1,400 and 2,000 cases, signaling a return to more typical eviction patterns overall.

Table 1: Eviction Court Filings in Miami-Dade County Over Years

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
2019	1678	1365	1299	1254	1403	1439	1654	1691	1473	1653	1354	1424	17687
2020	1594	1366	785	162	270	317	279	1199	1277	1517	1050	1142	10958
2021	948	953	912	956	845	1103	1145	1210	1313	1369	1379	1494	13627
2022	1540	1435	1662	1454	1551	1619	1711	1990	1800	1819	1553	1838	19972
2023	1874	1607	1741	1416	1450	1732	1688	1736	1646	1639	1433	1517	19479
2024	1935	1565	1380	1356	1458	1383	1739	1621	1507	1456	1376	1366	18142

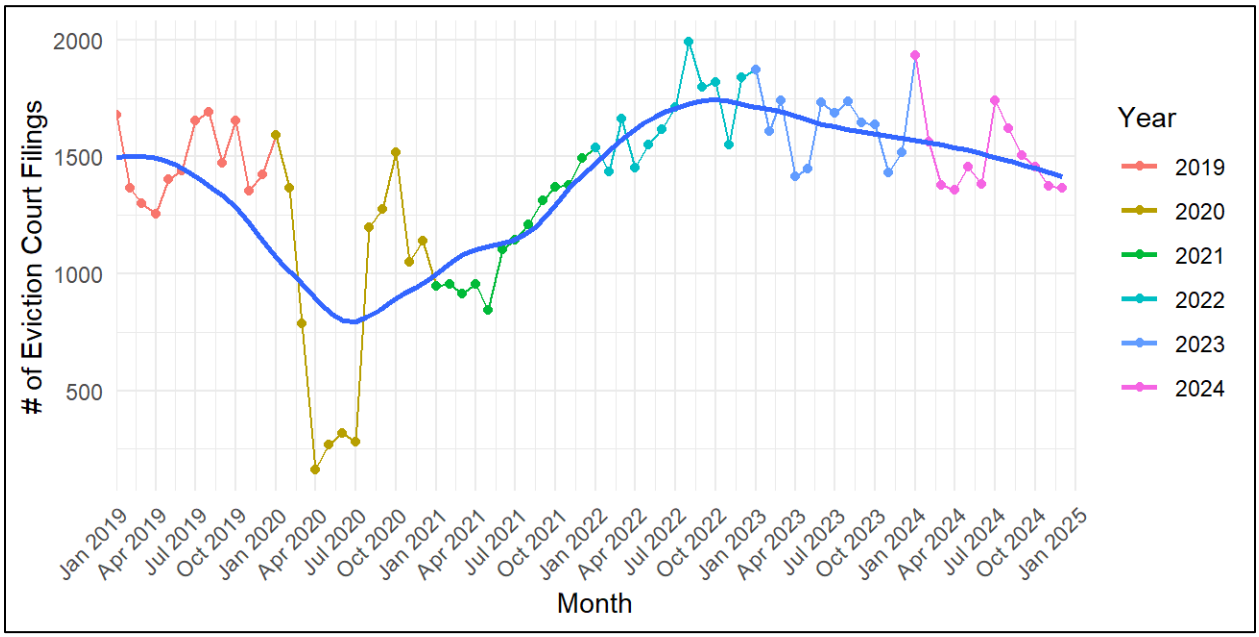
Figure 2: Seasonal Pattern of Eviction Court Filings



[1] Monthly data of eviction court filings are obtained from the Shimberg Center for Housing Studies, http://flhousingdata.shimberg.ufl.edu/eviction-foreclosure/results?nid=4300.

Figure 3 presents monthly eviction court filings from January 2019 through December 2024, with each year represented by a distinct color and a smoothed trend line highlighting overall filing patterns. The year 2020 marks a significant deviation, as filings sharply declined from March through April, likely due to COVID-19-related eviction moratoriums, court closures, and associated restrictions. Filings remained suppressed for several months before gradually rising toward the end of the year. From 2021 onward, eviction activity steadily rebounded, with filings increasing through 2022 and peaking around September at nearly 1,700 cases. This surge aligns with the expiration of the federal eviction moratorium, originally enacted under the CARES Act in March 2020 and extended by the CDC until it was struck down in August 2021. In the most recent years (2022–2024), filings stabilized between 1,400 and 2,000 per month, with a slight downward trend suggesting a gradual decline in eviction activity. The blue smoothed trend line captures the overall trajectory of key shifts in eviction filing patterns over time, i.e., initial stability, the sharp pandemic-era drop, the subsequent rebound, and the recent modest decrease.

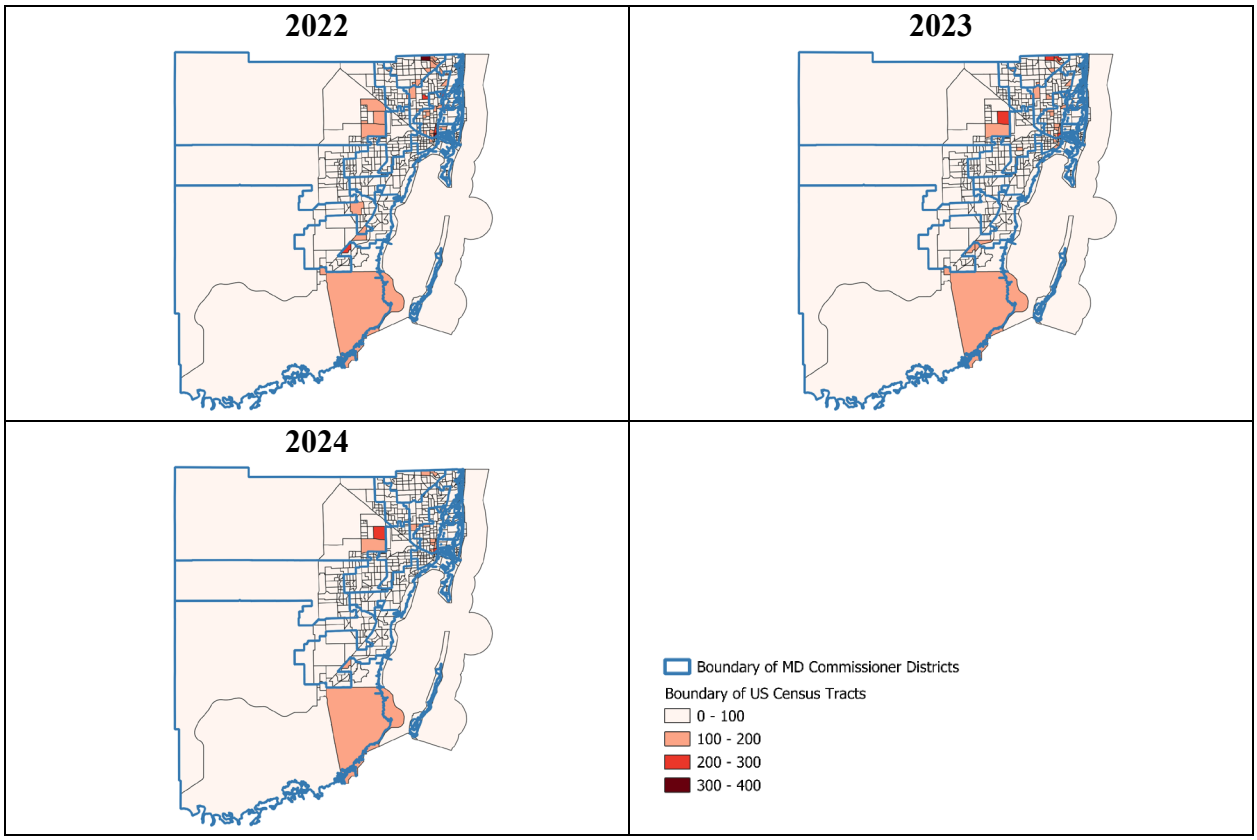
Figure 3: Time Trend of Eviction Court Filings



IV. SPATIAL DISTRIBUTION OF EVICTION COURT FILINGS

The maps, shown in Figure 4, are designed to visually demonstrate the spatial distribution of eviction cases in the Miami-Dade County in 2022-2024. The blue outlines represent the boundaries of the commissioner districts, while the intensity of the red color indicates the number of eviction cases within each census tract—darker shades of red signify a higher number of cases. Over the years, the geographic patterns of eviction cases have remained stable and consistent, suggesting that certain areas may be more vulnerable to eviction due to underlying economic, demographic, and housing characteristics.

Figure 4: Spatial Distribution of Eviction Cases



V. CORRELATION OF EVICTION COURT FILINGS AND COMMUNITY CHARACTERISTICS

An in-depth analysis of eviction court filings was conducted at the U.S. Census tract level, covering the years 2022, 2023, and 2024. As shown in Table 2, the results reveal no substantial correlation between eviction court filings and various community characteristics, specifically, median household income, income per capita, unemployment rate, poverty rate, median rent, percentage of renters who are cost burdened (i.e., spending 30% or more gross income on rent), % of black or African American population, and % of Hispanic population. The study examined both the absolute number of eviction court filings within each tract and adjusted eviction court filings by dividing them by the total population and the number of housing units in each tract. The findings suggest that there is no strong relationship between the number of eviction court filings and factors such as population density or housing unit availability. However, one notable exception was found: a moderate correlation of approximately 0.5 exists between eviction court filings standardized by housing units and poverty rate. This indicates that while poverty may play a role in eviction rates, eviction court filings are otherwise distributed relatively evenly throughout the county, occurring across diverse census tracts rather than being concentrated in specific communities. This widespread distribution of eviction court filings suggests that eviction is an issue affecting many parts of the county, irrespective of most specific community characteristics.

Table 2: Correlation of Eviction Court Filings and Community Characteristics

	Median household income	Income per capita	Unemploy-ment rate	Poverty rate	Median rent	% of cost burdened renters*	% of black or African American	% of Hispanic
# of eviction court filings, 2022	-0.309	-0.218	0.247	0.326	-0.280	0.065	0.414	-0.262
# of eviction court filings, 2023	-0.297	-0.208	0.253	0.327	-0.267	0.055	0.403	-0.250
# of eviction court filings, 2024	-0.263	-0.181	0.212	0.302	-0.218	0.047	0.333	-0.197
# of eviction court filings standardized by total pop, 2022	-0.310	-0.159	0.272	0.361	-0.280	0.036	0.395	-0.284
# of eviction court filings standardized by total pop, 2023	-0.270	-0.121	0.242	0.332	-0.240	0.022	0.358	-0.265
# of eviction court filings standardized by total pop, 2024	-0.224	-0.099	0.191	0.297	-0.189	0.013	0.283	-0.206
# of eviction court filings standardized by total housing units, 2022	-0.362	-0.297	0.410	0.489	-0.346	0.097	0.481	-0.320
# of eviction court filings standardized by total housing units, 2023	-0.332	-0.258	0.337	0.418	-0.323	0.083	0.489	-0.295
# of eviction court filings standardized by total housing units, 2024	-0.279	-0.217	0.283	0.381	-0.262	0.073	0.386	-0.222
# of eviction court filings standardized by total rental units, 2022	-0.193	-0.233	0.277	0.226	-0.161	0.045	0.503	-0.378
# of eviction court filings standardized by total rental units, 2023	-0.157	-0.180	0.224	0.170	-0.133	0.033	0.486	-0.356
# of eviction court filings standardized by total rental units, 2024	-0.120	-0.145	0.164	0.149	-0.096	0.022	0.356	-0.252

* Cost burdened when 30% or more household gross income is spent on rent

The analysis of the correlation between eviction court filings and demographic characteristics, specifically the percentage of Black or African American and Hispanic populations, shows similar results. There is a moderate correlation between these demographic factors and eviction filings, whether measured in absolute terms or standardized by total population, total housing units, or total rental units. Interestingly, the correlation signs differ: the Black or African

American population is positively associated with eviction filings, while the Hispanic population shows a negative association. This divergence in correlation signs may result from the complex interplay of socioeconomic status, neighborhood effects, and structural inequalities unique to each community. Black or African American households may face greater economic hardship, higher rent burdens, and systemic barriers, making them more susceptible to eviction. Additionally, these communities might be concentrated in areas with lower investment and higher rental costs, correlating with higher eviction filings. Together, these factors illustrate how varied neighborhood conditions, economic challenges, and historical inequalities shape the correlation between demographic characteristics and eviction court filings.

VI. TIME TRENDS OF EVICTION CASES WITH DEFAULT JUDGEMENTS

In Florida, pertaining to eviction cases, a default judgment is issued when a tenant does not respond to the eviction complaint within the legally mandated timeframe, typically 5 days from when the tenant is served the eviction court filing. If the tenant fails to file a response or contest the eviction, the landlord can request the court to issue a default judgment in their favor. Once a default judgment is granted, the landlord is entitled to a writ of possession, which allows the sheriff to remove the tenant from the rental property. The writ of possession typically gives the tenant 24 hours to vacate the premises after it is served. Default judgments are common among eviction cases when tenants either do not understand the legal process or lack the resources to contest the eviction. The process moves more quickly with a default judgment, as there is no need for a hearing to be scheduled, and the landlord can regain possession of the property sooner.

Legal assistance for tenants is critical in preventing default judgments, particularly for those who lack legal knowledge, time, or resources to navigate the eviction process effectively. Many tenants may not fully understand their rights or the steps they need to take to respond to an eviction court filing, leading to missed deadlines or improper filings that result in default judgments. Additionally, tenants balancing work, family responsibilities, or financial hardships often do not have the time or capacity to engage with the legal system, leaving them vulnerable to losing their homes without a fair hearing. By providing legal representation and guidance, programs like the Eviction Diversion Pilot can help tenants better understand their legal options, file appropriate responses in a timely manner, and present defenses that could delay or stop the eviction process. Such programs would ultimately reduce the number of default judgments, ensure that more residents have an equitable opportunity to present their case, and keep more residents in their homes.

Data on eviction cases resulting in default judgments, collected through public records requests, reveal notable trends from 2019 to 2022, as shown in Table 3 and Figure 5. Default judgments peaked in 2022, while 2019 recorded the next highest figures. In contrast, both 2020 and 2021 had reductions in default judgments compared to 2019, likely due to the federal eviction moratorium in response to COVID-19. This moratorium provided temporary relief to renters by halting eviction proceedings, which reduced default judgment filings for nonpayment cases. The 2022 surge, which followed the moratorium's expiration, highlights underlying factors in post-pandemic housing instability and underscores the importance of providing legal services to

tenants facing eviction. This data can help highlight the impacts of tenant legal support programs, particularly in mitigating default judgments and promoting housing stability.

Table 3: Default Judgments in Miami-Dade County by Years

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	1435	1169	1126	1062	1203	1294	1456	1491	1335	1467	1186	1261
2020	1432	1223	709	158	258	298	242	1105	1190	1330	917	997
2021	843	769	773	817	737	992	998	1065	1159	1222	1257	1314
2022	1397	1336	1513	1321	1422	1512	1594	1654				

Figure 5: Default Judgments in Miami-Dade County by Years

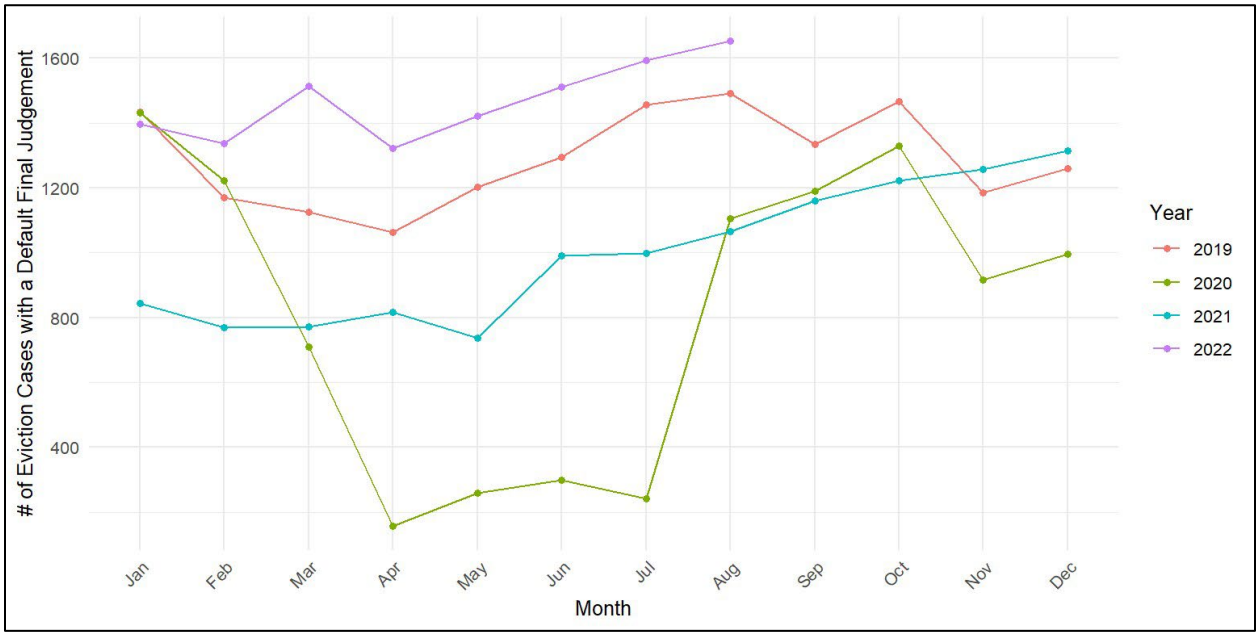
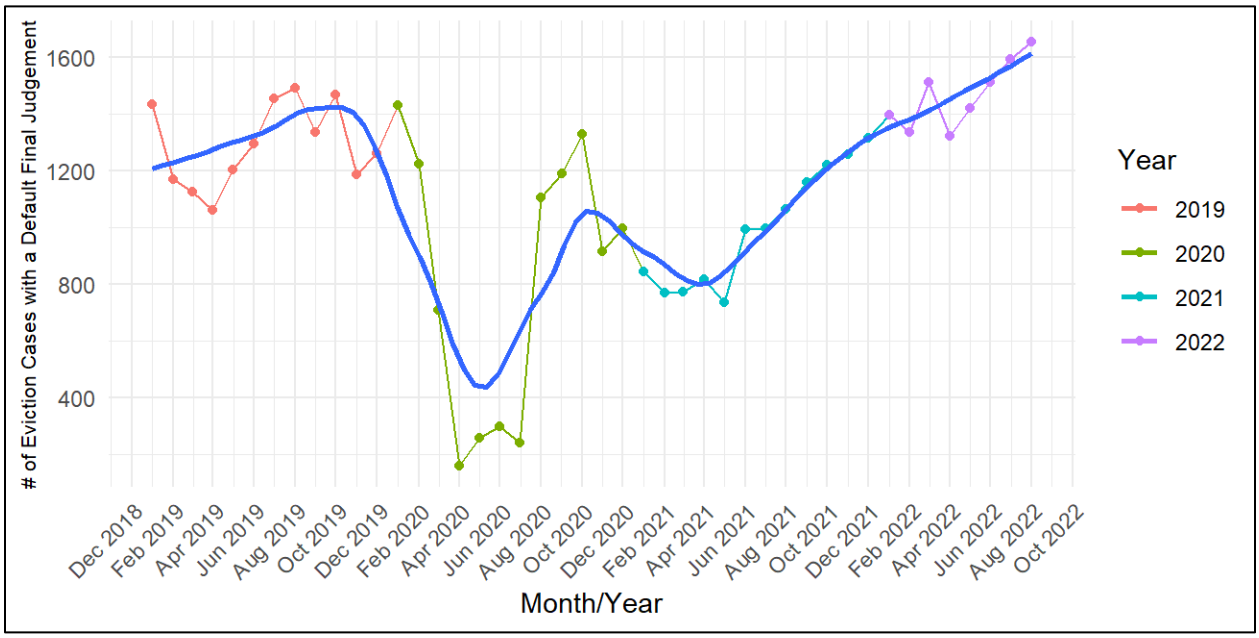


Figure 6 displays the monthly number of eviction cases with a default final judgment from December 2018 to October 2022. In 2019, the number of default final judgments remained relatively stable, fluctuating between 1,200 and 1,400 per month. A sharp decline occurred in early 2020, with cases falling below 200 per month by May. This decline coincided with the onset of COVID-19, when many states and local governments imposed eviction moratoriums that prevented landlords from filing or enforcing evictions. Additionally, due to COVID-19, courts faced closures or operated under significant restrictions, which limited their capacity and often led to the suspension of non-essential court activities, including eviction proceedings. These emergency measures slowed or paused the eviction process, resulting in the sharp reduction in default judgments. Beginning in 2021, default final judgments gradually rebounded, stabilizing around 800 to 1,000 per month, and by 2022, the number of judgments steadily rose, surpassing pre-pandemic levels and exceeding 1,600 per month by October. The overall trend, illustrated by the smooth curve, reflects a pronounced U-shape, indicating a steep pandemic-era drop followed by rapid growth, likely due to a combination of backlog filings, rollback of protections, and increased housing instability.

Figure 6: Time Trend of Default Judgments in Miami-Dade County

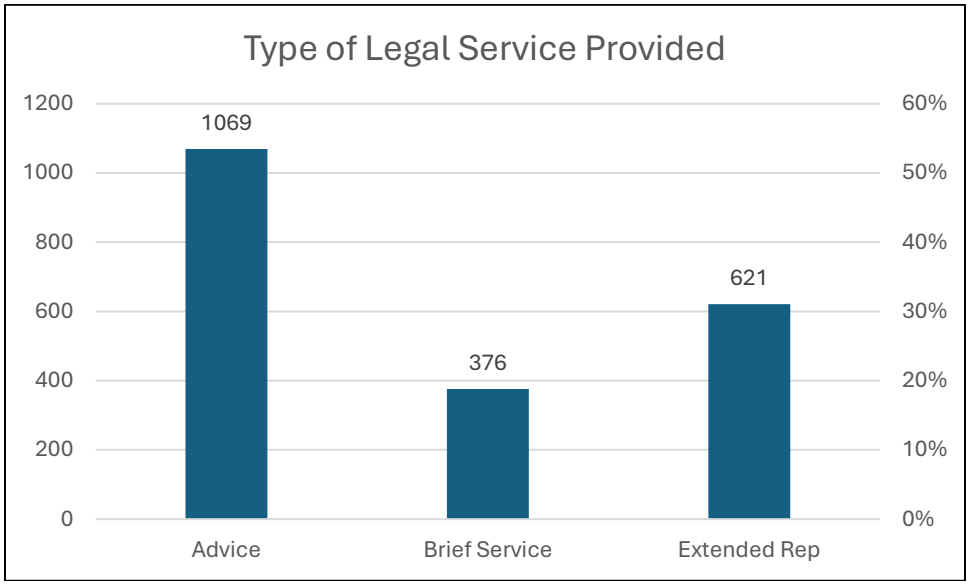


VII. LEGAL ASSISTANCE RECIPIENTS AND EVICTION CASE OUTCOMES

The Eviction Diversion Pilot Program, funded by Miami-Dade County, is a vital initiative that enabled Legal Services of Greater Miami, Inc. (LSGMI), a nonprofit organization with over 50 years of experience serving low-income residents, to provide direct outreach and legal assistance to individuals facing eviction. The primary goal of the program, along with LSGMI's leadership and efforts, is to help families at risk of eviction remain in their homes. A total of 2,066 eviction cases received legal services, ranging from advice, to brief assistance, and to extended representation. As of September 30, 2024, there were 211 pending eviction cases, including 88 in federally subsidized housing, 64 involving private landlord–tenant arrangements, 10 in public housing, and 49 in mobile homes.

Figure 7 presents a breakdown: over half of the families received advice, approximately 20% received brief services, and slightly more than 30% received extended representation.

Figure 7: Types of Legal Services Provided to Households Facing Eviction



Among the 1,445 eviction cases that received advice or brief service, approximately 60% involved private housing, while about 30% pertained to subsidized housing. Cases related to mobile homes or public housing were very few. Please see Figure 8 for more details. This pattern is understandable because the motivations and processes for eviction differ by housing type. In private housing, landlords often initiate eviction proceedings to recover delinquent rent or enforce lease terms. In contrast, evictions in public housing are governed by different rules and dispute resolution mechanisms that emphasize compliance and eligibility, resulting in fewer formal eviction cases. In addition, the families receiving advice and brief services were predominantly low-income, with 60% of households earning below 30% of the area median income (AMI), 30% within the 30-49% AMI range, and 15% within the 50-79% AMI range. No families receiving legal assistance had incomes above 100% of the AMI. Approximately 60% of individuals who received advice and brief services were female.

Figure 8: Characteristics of Households Receiving Advice or Brief Services

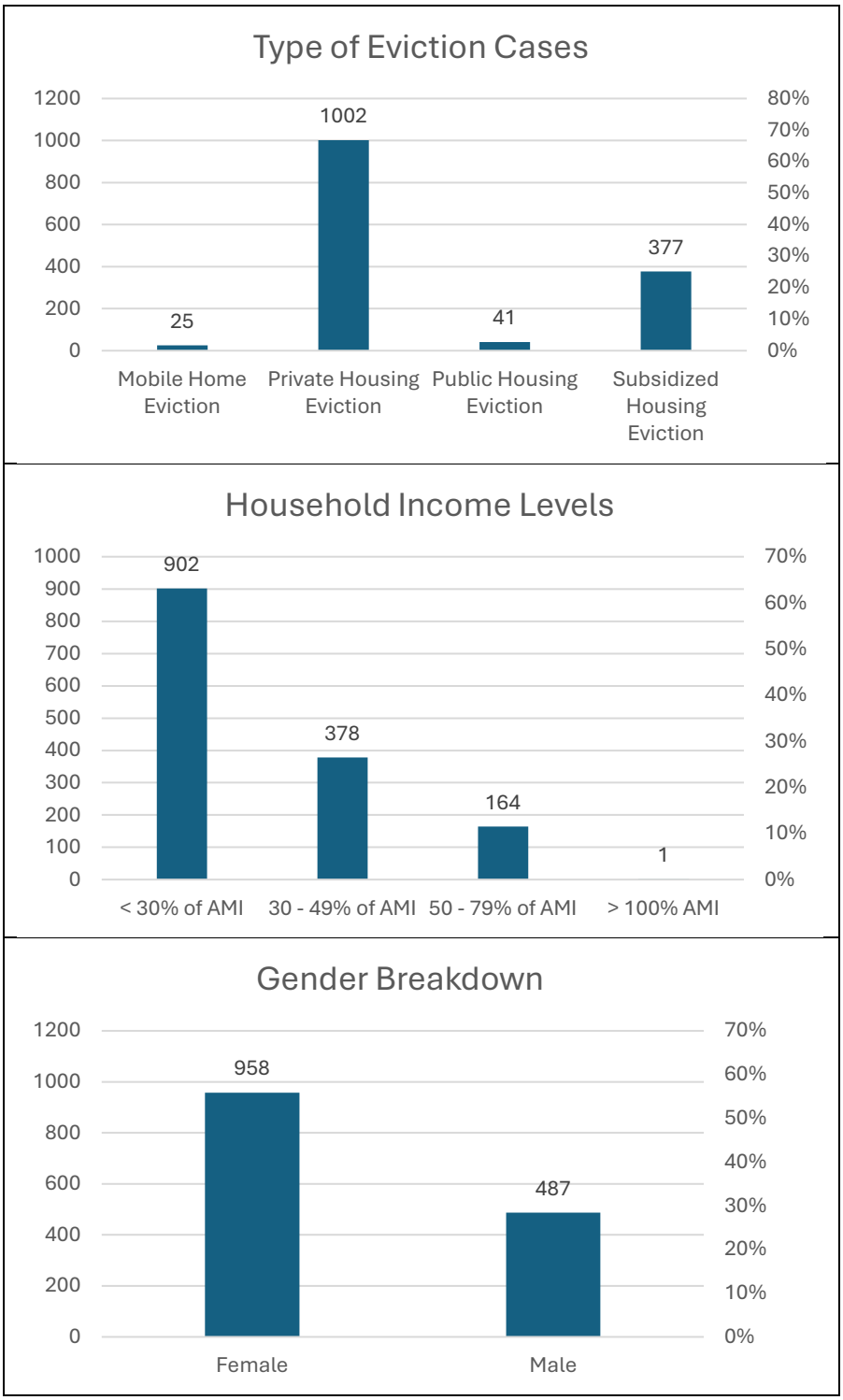
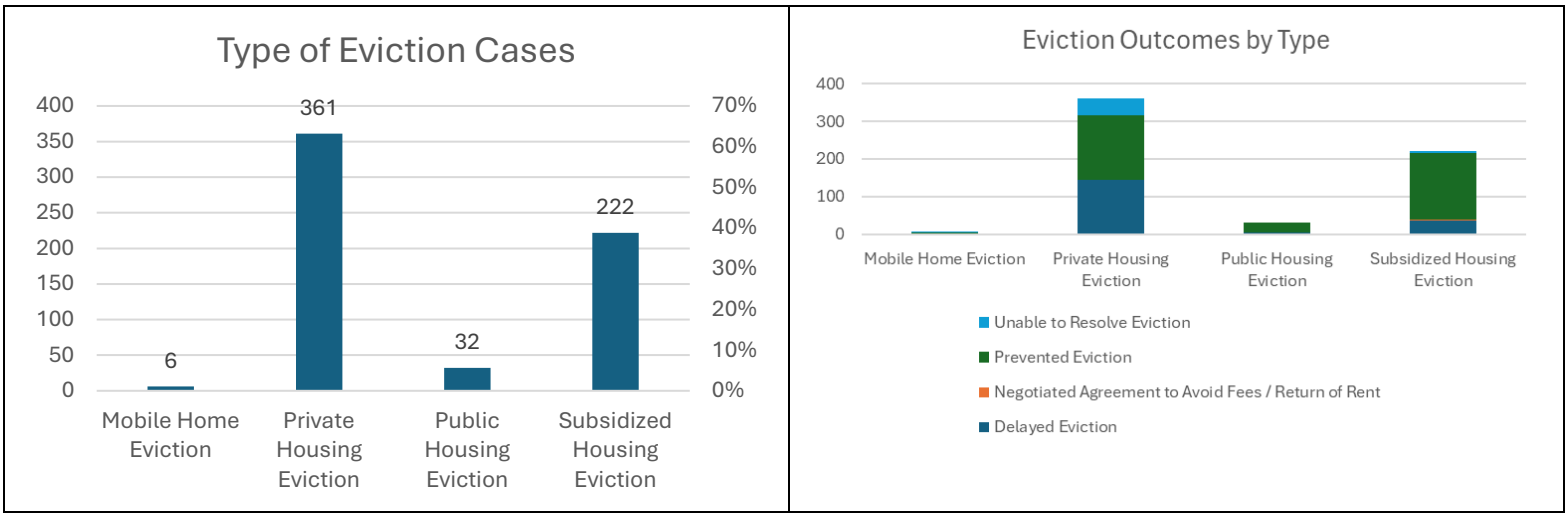


Figure 9 illustrates the eviction outcomes for households that received extended representation and underscores the effectiveness of the legal assistance provided through the Eviction Diversion

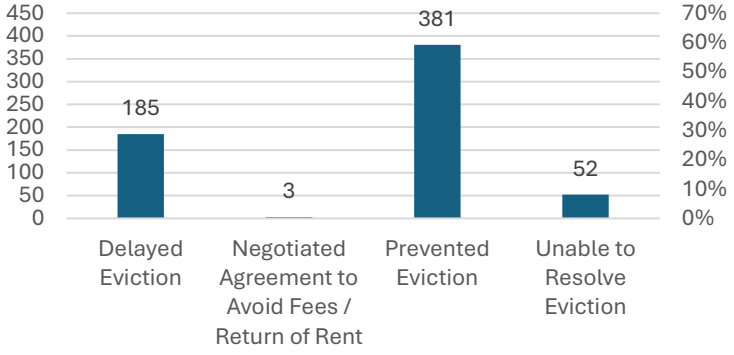
Pilot Program, a key initiative funded by Miami-Dade County. Among a total of 621 cases[2], most resulted in the prevention or delay of eviction, thus reflecting the program's success in helping families remain in their homes during times of crisis. Only a small number of cases remained unresolved or required negotiated agreements. These favorable outcomes were particularly evident in private and subsidized housing cases, where legal support had the greatest impact. Extended representation predominantly serves women and low-income households, a pattern similarly observed among those who received advice and brief services. In addition to preventing eviction, the program also helped reduce its most serious downstream effects. The overwhelming majority of households did not experience homelessness, school displacement, or unemployment because of eviction. While some data were marked as unknown, the overall outcomes highlight the program's critical role in promoting housing stability and safeguarding vulnerable families from the far-reaching impacts of eviction.

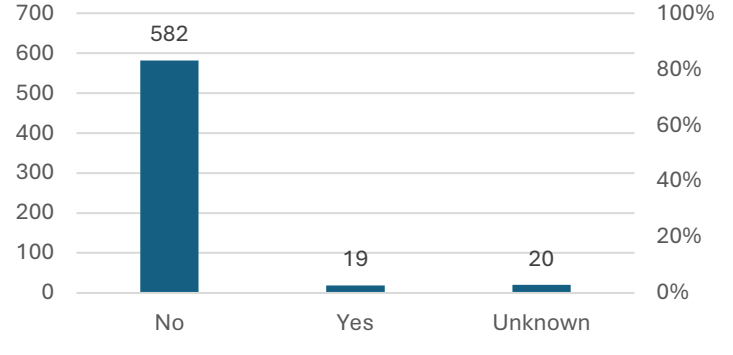
To support more robust future evaluations of the Eviction Diversion Pilot Program's effectiveness, it is strongly recommended that the Miami-Dade County court case number be systematically preserved for every case served. This unique identifier is essential for linking individuals who received various forms of legal assistance, such as extended representation, brief services, or legal advice, to their corresponding court records. Preserving this linkage enables evaluators to access detailed procedural information, track case outcomes over time, and build more complete analytic datasets. Just as importantly, it allows for the identification and selection of a comparable group of eviction cases within the Miami-Dade County court system that did not receive any legal assistance. This is a critical step for conducting well-designed, rigorous quasi-experimental analyses, including matched comparisons or difference-in-differences models, to more accurately and credibly assess the program's impact on eviction prevention and housing stability.

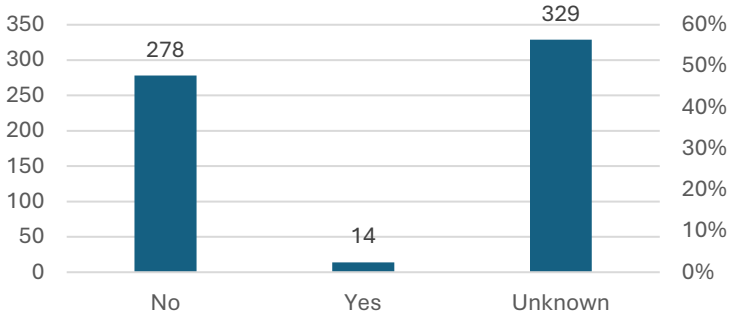
Figure 9: Eviction Outcomes

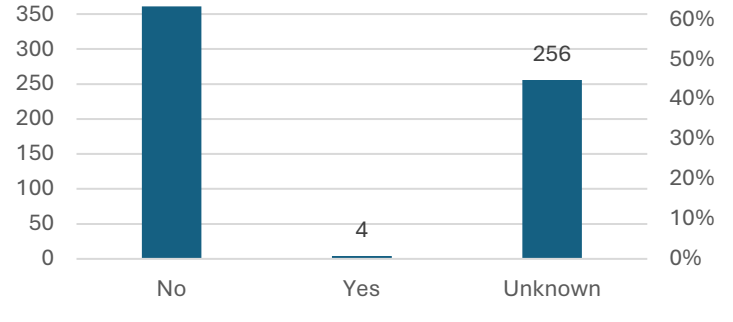


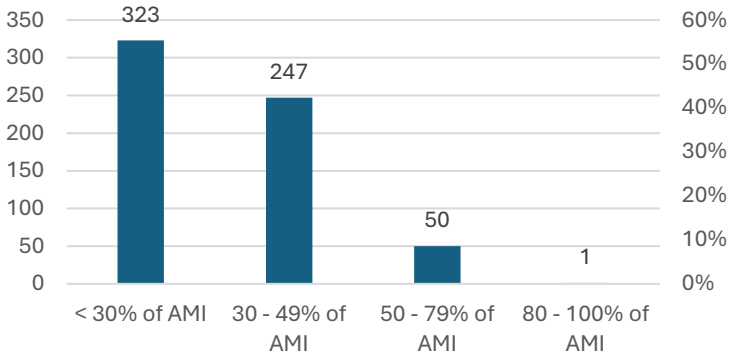
[2] The total number of assisted eviction cases may show slight variation depending on the reporting period, as some cases could be reopened for additional support.

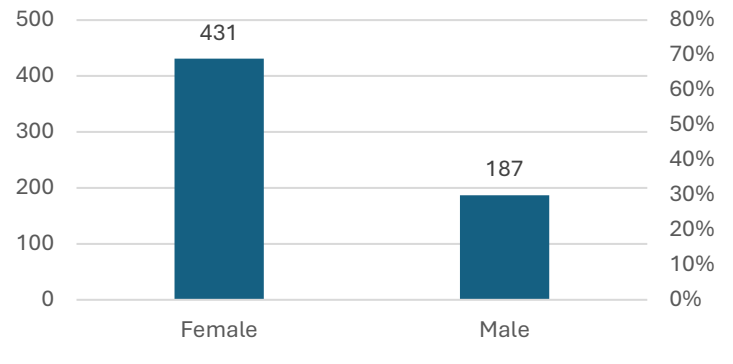

Eviction Outcomes
450
400
350
300
250
200
150
100
50
0
70%
60%
50%
40%
30%
20%
10%
0%
185
3
381
52
Delayed Eviction
Negotiated Agreement to Avoid Fees / Return of Rent
Prevented Eviction
Unable to Resolve Eviction


Eviction Induced Homeless
700
600
500
400
300
200
100
0
100%
80%
60%
40%
20%
0%
582
19
20
No
Yes
Unknown


Eviction Induced School Displacement among Children
350
300
250
200
150
100
50
0
60%
50%
40%
30%
20%
10%
0%
278
14
329
No
Yes
Unknown


Eviction Induced Unemployment
400
350
300
250
200
150
100
50
0
70%
60%
50%
40%
30%
20%
10%
0%
361
4
256
No
Yes
Unknown


Household Income Levels
350
300
250
200
150
100
50
0
60%
50%
40%
30%
20%
10%
0%
323
247
50
1
< 30% of AMI
30 - 49% of AMI
50 - 79% of AMI
80 - 100% of AMI


Gender Breakdown
500
400
300
200
100
0
80%
70%
60%
50%
40%
30%
20%
10%
0%
431
187
Female
Male

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OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Project Name: Eviction Diversion
Location: County-wide
Resolution# R-205-23 and Budget Ordinance No. O-23-78

AMENDMENT THREE
TO THE
GRANT AGREEMENT BY AND BETWEEN MIAMI-DADE COUNTY, FLORIDA AND LEGAL SERVICES OF GREATER MIAMI, INC. FOR THE EVICTION DIVERSION PILOT PROGRAM

Miami-Dade County, a political subdivision of the State of Florida, by and through its Community Action and Human Services Department, (hereinafter referred to as "the County" or "Grantor"), and Legal Services of Greater Miami, Inc., (hereinafter referred to as "Legal Services" "LSGMI" or "Grantee"), collectively referred to as the "parties", hereby agree to this retroactive amendment to the Grant Agreement dated **May 5, 2023** between the County and Legal Services (hereinafter called "the Agreement") and therefore makes the following recitals:

WHEREAS, the County and Legal Services entered into the Agreement for the provision of the Eviction Diversion Project ("Project"); and

WHEREAS, the Effective Term of the Agreement ended on September 30, 2024; and

WHEREAS, as part of the Project, Legal Services had partner agencies, or sub-grant recipients, who performed services under the Agreement; and

WHEREAS, some of the partner agencies were unable to expend the funding allocated to them under the sub-grant awards prior to end of the Effective Term, and where other partner agencies, such as Legal Services, had additional expenditures during the Effective Term that were eligible for reimbursement under the terms of the Agreement, the parties wish to amend the scope of work and budget for the Agreement accordingly; and

WHEREAS, the Agreement allows for amendment by written consent of the County and Legal Services;

Now, therefore, in consideration of the mutual covenants recorded herein and made part of this Amendment, the County and Legal Services agree to retroactively amend, as of the date of the end of the Effective Term, September 30, 2024, the Agreement as follows:

The above whereas clauses are incorporated herein by reference.

The parties agree to the following amendments:

I. **Article 33. Attachments** is hereby removed in its entirety and replaced with the following

Attachment A: Revised Scope of Work A-3
Attachment B: Revised Budget B-3

This Amendment and all its attachments are hereby made a part of the Contract. Except for any changes enumerated above, all provisions of the contract shall remain in full force and effect.

[SIGNATURES ON THE FOLLOWING PAGE]

LEGAL SERVICES OF GREATER MIAMI, INC.

By: _____

Name: Monica Vigues-Pitan

Title: CEO

Date: 4/30/2025

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, on this 30th day of April, 2025, by

(Name) Monica Vigues-Pitan

(Title) CEO for

(Name of Agency) Legal Services Of Greater Miami

Said person is ✓ personally known or ____ produced the following identification:

_____

Signature: _____
Notary Public – State of Florida, Miami-Dade County

Print Name: Destiny George

Notary Seal/Stamp:

Notary Public State of Florida
Destiny N. George
My Commission
HH 265596
Exp. 5/19/2026

MIAMI-DADE COUNTY

By: David Clodfelter
DIRECTOR OMB

Name: David Clodfelter

Title: Mayor's Designee

Date: 05/05/2025

ATTEST: Juan Fernandez-Barquin,
Clerk of the Court and Comptroller

By: _____
(Deputy Clerk Signature)

Print Name: Eva Osorio e405757

Date: 5/5/2025

Signature:

COUNTY COMMISSIONERS MIAMI-DADE COUNTY FLORIDA

Leigh C Kobrinski
Asst. County Attorney

Approval for form and legal sufficiency

Print Name: Leigh C. Kobrinski

ATTACHMENT A-3

Miami-Dade County Eviction Diversion Project Scope of Service

Project Summary: Increase housing stability for low to moderate-income Miami-Dade County residents facing eviction.

Partner Programs:

(1) LEGAL SERVICES

Eligibility for Services: Tenants residing in Miami-Dade County who are at risk of or facing eviction and with a household income of up to 80% of the Area Median Income (AMI).

Legal Service Provider Partners and Roles:

Legal Services of Greater Miami, Inc. (LSGMI) will serve as the Grantee and lead legal partner and will: (1) receive all referrals from outside organizations and direct requests for legal assistance from tenants facing eviction; (2) conduct screening interviews to determine eligibility for legal assistance according to the Project; (3) provide direct legal assistance to eligible tenants or refer cases to Sub-Grantee Cuban American Bar Association Pro Bono Legal Services (CABA) based on eligibility criteria agreed upon by Legal Services and CABA.

CABA Pro Bono (CABA) will serve as a Sub-Grantee and will accept eligible referrals from Legal Services and provide direct legal assistance to eligible tenants.

Community Justice Project (CJP) will serve as a Sub-Grantee and will accept eligible referrals from Legal Services and provide direct legal assistance to eligible tenants.

Wilkie D. Ferguson Bar Association will participate in the Project by hiring a Pro Bono Coordinator who will be responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events.

Haitian Lawyers Association will hire a Pro Bono Coordinator responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events.

(2) EDUCATION AND OUTREACH

Education and Outreach Providers and Roles:

Legal Services will coordinate the tenant education events in collaboration with sub-grantees CABA, Miami Workers' Center, Inc., Haitian Lawyers Association, Wilkie D. Ferguson Bar Association and Community Justice Project.

Miami Workers Center (MWC) will lead door-to-door tenant outreach and education in Miami-Dade County. Outreach workers will conduct weekly door-to-door canvassing, educating impacted tenants and their communities on the eviction process, housing rights, access to available resources including the County's Office of Housing Advocacy, and refer eligible tenants to LSGMI. MWC's weekly canvassing and outreach will target renters on the eviction list as well as tenants at-risk of eviction in all Commission Districts in Miami-Dade County. Outreach workers will also host in-district office hours.

CABA will participate in and support the tenant education events, when possible, and provide information needed to create tenant rights training materials for MWC.

Wilkie D. Ferguson Bar Association will participate in and support the tenant education events. The Wilkie D. Ferguson, Jr. Bar Association will participate in the Project by hiring a Pro Bono Coordinator who will be responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events.

Haitian Lawyers Association will participate in and support the tenant education events. The Haitian Lawyers Association will hire a Pro Bono Coordinator responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events. Additionally, the Haitian American will advise the Program partners on outreach strategies to the Haitian community in Miami-Dade County.

(3) RESEARCH AND PROGRAM EVALUATION

Legal Services will engage the Community Justice Project, Inc. (CJP) will be the lead partner on research and evaluation for the Project. The Project will evaluate the impact of the education, outreach, and legal assistance provided to tenants facing eviction.

Program Deliverables:

Deliverable	Quantity for Contract Term	Coordinating Agency	Partners Involved
Tenant Cases	1191 cases	LSGMI	CABA/CJP/WDFBA/HLA
Outreach Office Hours	15 sessions	MWC	WDFBA/HLA
Tabling Events	11 events	MWC	WDFBA/HLA
Door to Door Outreach Events	69 events	MWC	WDFBA/HLA
Tenant Education Events	19 events	LSGMI	CABA/MWC/WDFBA/HLA/CJP
Program Reports and Evaluation	3 reports (60-day report on local hiring, mid-cycle, closeout report including program evaluation)	LSGMI	CABA/MWC/WDFBA/HLA/CJP

Staffing:

LEGAL SERVICES OF GREATER MIAMI

Grant funds will support:

- 7 Staff Attorneys ("Project attorneys") designated solely to delivering direct legal assistance to tenants facing eviction.
- 1 Supervising Attorney designated solely to providing direct client services to tenants in the Program, which may include client counseling and/or delivering direct legal assistance to tenants facing eviction, and supervision of Project staff.
- 2 Paralegals designated solely to conducting intake, supporting the Project attorneys in the delivery of legal services, and assisting with the Project's tenant education events.
- 2 Legal Secretaries designated solely to providing legal and administrative support to Project Staff.
- 3 Intake Specialist designated solely to conducting intake screening interviews, determining eligibility for the Project, and assigning cases to the Project attorneys for substantive interviews and assistance.
- 2 Program Administration Staff designated solely to being responsible for programmatic and fiscal grant compliance with the Project, data collection and reporting.

CABA Pro Bono Legal Services

Grant funds will support:

- 1 Staff Attorney designated solely to delivering direct legal assistance to tenants facing eviction as part of the Project.
- 1 Supervising Attorney designated solely to providing direct client services and supervision of Project staff.
- 1 Paralegal designated solely to conducting intake, supports the Project attorneys in the delivery of legal services, and assists with education events.

Community Justice Project

Grant funds will support:

- 1 Project Coordinator. Coordinates Project partners, develops evaluation criteria in conjunction with other Partners. CJP will serve as lead on research and evaluation for the Project. CJP will create an automated system to compile eviction filing data and create weekly canvassing lists, which Miami Workers Center and other community partners will use for door-to- door outreach. CJP will create a metrics-driven dashboard, convene regular meetings with the Program partners to coordinate implementation, prepare evaluation criteria to monitor impact on housing stability. In addition to overall data monitoring and evaluation, CJP will create a dashboard with Commission District data available to Commissioners and the County Administration. CJP will identify additional support for evaluating the impact of legal assistance and outreach on housing stability.
- 1 Staff Attorney delivering direct legal assistance to tenants facing eviction as part of the Project.

Miami Workers Center

Grant funds will support:

- 6 Outreach & Education part-time staff designated solely to the Project who will conduct door to door canvasing, tenant education events, office hours, and tabling events.
- 1 Supervisor designated solely to the Project who will provide direct supervision of outreach staff.
- 1 Program Administration Staff working part-time on the Project who will be responsible for programmatic and fiscal grant compliance, data collection and reporting.

WILKIE D. FERGUSON BAR ASSOCIATION

Grant funds will support:

- 1 Pro Bono Coordinator who will be responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events.

HAITIAN LAWYERS ASSOCIATION

Grant funds will support:

- 1 Pro Bono Coordinator responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events. Additionally, the Haitian American will advise the Program partners on outreach strategies to the Haitian community in Miami- Dade County.

Project Timeline

Months 1 – 4 **March 17, 2023 – June 30, 2023**		
Activities/Milestones	**Project Partners**	**Objective**
• Establish Project protocols, including procedures to establish client eligibility, identify data collection and reporting requirements, and modify case management system to collect and report required data. • Hire attorneys and support staff necessary to achieve project objectives. • Open, at a minimum, 46 cases for legal assistance to tenant households facing eviction.	LSGMI CABA CJP WFGBA HLA	Provide Legal Assistance
• Conduct 3 tenant education Events in coordination with MWC.	LSGMI CABA MWC HLA WDFBA	Educate Tenants on Their Rights

• Conduct 8 weekly door to door outreach campaigns. • Host 2 office hours. • Attend 2 tabling events	MWC CJP HLA WDFBA	Outreach to Tenants At-Risk of Eviction

Months 5 - 8 **July 1, 2023 – Oct 31, 2023**		
Activities/Milestones	**Project Partners**	**Objective**
• Open 275 new cases to provide legal assistance to tenant households facing eviction. • Continue to provide legal services in previously opened cases that remain open.	LSGMI CABA WDFBA HLA	Provide Legal Assistance
• Conduct 4 tenant education Events in coordination with MWC.	LSGMI CABA WDFBA HLA	Educate Tenants on Their Rights
• Conduct 15 weekly door to door outreach campaigns. • Host 4 office hours. • Attend 3 tabling events	MWC CJP HLA WDFBA	Outreach to Tenants At-Risk of Eviction

Months 9 – 12 **Nov 1, 2023 – Feb 28, 2024**		
Activities/Milestones	**Project Partners**	**Objective**
• Open 275 new cases to provide legal assistance to tenant households facing eviction. • Continue to provide legal services in previously opened cases that remain open.	LSGMI CABA WDFBA HLA	Provide Legal Assistance
• Conduct 4 tenant education Events in coordination with MWC.	LSGMI CABA WDFBA HLA	Educate Tenants on Their Rights
• Conduct 16 weekly door to door outreach campaigns. • Host 5 office hours. • Attend 3 tabling events	MWC CJP HLA WDFBA	Outreach to Tenants At-Risk of Eviction

Months 13 – 16 **March 1, 2024 – June 30, 2024**		
Activities/Milestones	**Project Partners**	**Objective**

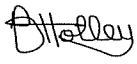
• Open 275 new cases to provide legal assistance to tenant households facing eviction. • Continue to provide legal services in previously opened cases that remain open.	LSGMI CABA WDFBA HLA	Provide Legal Assistance
• Conduct 4 tenant education Events in coordination with MWC.	LSGMI CABA WDFBA HLA	Educate Tenants on Their Rights
• Conduct 15 weekly door to door outreach campaigns. • Host 4 office hours. • Attend 3 tabling events	MWC CJP HLA WDFBA	Outreach to Tenants At-Risk of Eviction

Months 17 – 19 **July 1, 2024 – September 30, 2024**		
Activities/Milestones	**Project Partners**	**Objective**
• Open 320 new cases to provide legal assistance to tenant households facing eviction. • Continue to provide legal services in previously opened cases that remain open.	LSGMI CABA WDFBA HLA CJP	Provide Legal Assistance
• Conduct 4 tenant education Events in coordination with MWC.	LSGMI CABA WDFBA HLA	Educate Tenants on Their Rights
• Conduct 15 weekly door to door outreach campaigns.	MWC CJP HLA WDFBA	Outreach to Tenants At-Risk of Eviction

ATTACHMENT B-3
BUDGET

Budget Allocation by Partner

Partner	Original Award Amount	Additional Gap Funding	Reallocated Amount	Total Award
Legal Services of Greater Miami (Grantee)	$1,850,283	$174,643	$38,674 (underspent by HLA & WDFJBA)	$2,088,600
Cuban American Bar Association (Sub-Grant)	$321,153	$43,823		$364,976
Miami Workers Center (Sub- Grant)	$384,184	$22,576		$406,760
Wilke D. Ferguson, Jr. Bar Association	$125,000	$0	-2,106	$122,894
Haitian Lawyers Association	$125,000	$0	-$36,568	$88,432
Community Justice Project (Sub- Grant)	$94,380	$17,958		$112,338
Project Total	**$2,900,000.00**	**$259,000**		**$3,159,000**

Signature: 

Email: officedelores.holley@miamidade.gov

Signature: 

Email: william.porro@miamidade.gov

Memorandum

Date: May 2, 2025

To: David Clodfelter, Director
Office of Management and Budget

From: Sonia Grice, Director *Sonia Grice*
Community Action and Human Services Department

Subject: Grant Agreement Between Miami-Dade County and Legal Services of Greater Miami, Inc. – Eviction Diversion Pilot Program

---

For your approval and electronic signature, please find attached Amendment Three to the Grant Agreement by and between Miami-Dade County (the County) and Legal Services of Greater Miami, Inc. (LSGMI) for the Eviction Diversion Pilot Program. The amendment will effectuate the following changes:

This amendment will accurately reflect the actual amounts recaptured and reallocated: $36,568 from the Haitian Lawyers Association (HLA) and $2,107 from the Wilkie D. Ferguson, Jr. Bar Association (WDFJBA), totaling $38,674. Amendment Two to the grant agreement only recaptured $25,000 from HLA. Furthermore, Amendment Two does not represent the full amount from HLA of $36,568 or the $2,107 from WDFJBA. Consequently, we need to address a shortfall of $13,674.

Article 33. Attachments: The scope of work and budget were removed in its entirety and replaced with the following:

- **Attachment A-3:** Revised Scope of Work
- **Attachment B-3:** Revised Budget

The Agreement has been approved as to form and legal sufficiency, by Assistant County Attorney Leigh Kobrinski. Once your electronic signature is affixed, the electronic document will be forwarded to the Clerk of the Board for attestation.

Should you have any questions, please contact Ms. Delores Holley, Director of the Office of Housing and Advocacy at (786) 469-4741.

Your approval is requested.

Attachments

C: William Porro, Assistant Director, CAHSD

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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

This Budget Modification, B-3a and its attachment is hereby made a part of the Contract and is being attached to Amendment No. 3 to correct a scrivener's error.

ATTACHMENT B-3a
BUDGET

Budget Allocation by Partner

Partner	Original Award Amount	Additional Gap Funding	Reallocated Amount	Total Award
Legal Services of Greater Miami (Grantee)	$1,850,283	$174,643	$38,674 (underspent by HLA & WDFJBA)	$2;063,600
Cuban American Bar Association (Sub-Grant)	$321,153	$43,823		$364,976
Miami Workers Center (Sub- Grant)	$384,184	$22,576		$406,760
Wilke D. Ferguson, Jr. Bar Association	$125,000	$0	-2,106	$122,894
Haitian Lawyers Association	$125,000	$0	-$36,568	$88,432
Community Justice Project (Sub- Grant)	$94,380	$17,958		$112,338
Project Total	**$2,900,000.00**	**$259,000**		**$3,159,000**

Attachment B: Revised Budget B-3a

This Budget Modification, B-3a and its attachment is hereby made a part of the Contract and is being attached to Amendment No. 3 to correct a scrivener's error.

LEGAL SERVICES OF GREATER MIAMI, INC.

By: mp
Monica Vigues-Pitan (May 13, 2025 14:05 EDT)

Name: Monica Vigues-Pitan

Title: ceo

Date: 05/13/2025

WITNESS ONE:

Signature: Christiane Spode

Print Name: Christiane Spode

WITNESS TWO:

Signature:

Print Name: Ilenia SanchezBryson

MIAMI-DADE COUNTY

By: David Clodfelter
DIRECTOR OMB

Name: David Clodfelter

Title: Mayor's Designee

Date: 05/13/2025

ATTEST:

Juan Fernandez-Barquin,
Clerk of the Court and Comptroller

By:
(Deputy Clerk Signature)

Print Name: Eva Osorio e405757

Date: 05/14/2025

COUNTY COMMISSIONERS MIAMI-DADE COUNTY FLORIDA

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Project Name: Eviction Diversion
Location: County-wide
Resolution# R-205-23 and Budget Ordinance No. O-23-78

AMENDMENT THREE
TO THE
GRANT AGREEMENT BY AND BETWEEN MIAMI-DADE COUNTY, FLORIDA AND LEGAL SERVICES OF GREATER MIAMI, INC. FOR THE EVICTION DIVERSION PILOT PROGRAM

Miami-Dade County, a political subdivision of the State of Florida, by and through its Community Action and Human Services Department, (hereinafter referred to as "the County" or "Grantor"), and Legal Services of Greater Miami, Inc., (hereinafter referred to as "Legal Services" "LSGMI" or "Grantee"), collectively referred to as the "parties", hereby agree to this retroactive amendment to the Grant Agreement dated **May 5, 2023** between the County and Legal Services (hereinafter called "the Agreement") and therefore makes the following recitals:

WHEREAS, the County and Legal Services entered into the Agreement for the provision of the Eviction Diversion Project ("Project"); and

WHEREAS, the Effective Term of the Agreement ended on September 30, 2024; and

WHEREAS, as part of the Project, Legal Services had partner agencies, or sub-grant recipients, who performed services under the Agreement; and

WHEREAS, some of the partner agencies were unable to expend the funding allocated to them under the sub-grant awards prior to end of the Effective Term, and where other partner agencies, such as Legal Services, had additional expenditures during the Effective Term that were eligible for reimbursement under the terms of the Agreement, the parties wish to amend the scope of work and budget for the Agreement accordingly; and

WHEREAS, the Agreement allows for amendment by written consent of the County and Legal Services;

Now, therefore, in consideration of the mutual covenants recorded herein and made part of this Amendment, the County and Legal Services agree to retroactively amend, as of the date of the end of the Effective Term, September 30, 2024, the Agreement as follows:

The above whereas clauses are incorporated herein by reference.

The parties agree to the following amendments:

I. **Article 33. Attachments** is hereby removed in its entirety and replaced with the following

Attachment A: Revised Scope of Work A-3
Attachment B: Revised Budget B-3

This Amendment and all its attachments are hereby made a part of the Contract. Except for any changes enumerated above, all provisions of the contract shall remain in full force and effect.

[SIGNATURES ON THE FOLLOWING PAGE]

LEGAL SERVICES OF GREATER MIAMI, INC.

By: _____

Name: Monica Vigues-Pitan

Title: CEO

Date: 4/30/2025

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, on this 30th day of April, 2025, by

(Name) Monica Vigues-Pitan

(Title) CEO for

(Name of Agency) Legal Services Of Greater Miami

Said person is ✓ personally known or ____ produced the following identification:

_____

Signature: _____
Notary Public – State of Florida, Miami-Dade County

Print Name: Destiny George

Notary Seal/Stamp:

Notary Public State of Florida
Destiny N. George
My Commission
HH 265596
Exp. 5/19/2026

MIAMI-DADE COUNTY

By: David Clodfelter
DIRECTOR DHS

Name: David Clodfelter

Title: Mayor's Designee

Date: 05/05/2025

ATTEST: Juan Fernandez-Barquin,
Clerk of the Court and Comptroller

By: _____
(Deputy Clerk Signature)

Print Name: Eva Osorio e405757

Date: 5/5/2025

Signature:

COUNTY COMMISSIONERS MIAMI-DADE COUNTY FLORIDA

Leigh C Kobrinski
Asst. County Attorney

Approval for form and legal sufficiency

Print Name: Leigh C. Kobrinski

ATTACHMENT A-3

Miami-Dade County Eviction Diversion Project Scope of Service

Project Summary: Increase housing stability for low to moderate-income Miami-Dade County residents facing eviction.

Partner Programs:

(1) LEGAL SERVICES

Eligibility for Services: Tenants residing in Miami-Dade County who are at risk of or facing eviction and with a household income of up to 80% of the Area Median Income (AMI).

Legal Service Provider Partners and Roles:

Legal Services of Greater Miami, Inc. (LSGMI) will serve as the Grantee and lead legal partner and will: (1) receive all referrals from outside organizations and direct requests for legal assistance from tenants facing eviction; (2) conduct screening interviews to determine eligibility for legal assistance according to the Project; (3) provide direct legal assistance to eligible tenants or refer cases to Sub-Grantee Cuban American Bar Association Pro Bono Legal Services (CABA) based on eligibility criteria agreed upon by Legal Services and CABA.

CABA Pro Bono (CABA) will serve as a Sub-Grantee and will accept eligible referrals from Legal Services and provide direct legal assistance to eligible tenants.

Community Justice Project (CJP) will serve as a Sub-Grantee and will accept eligible referrals from Legal Services and provide direct legal assistance to eligible tenants.

Wilkie D. Ferguson Bar Association will participate in the Project by hiring a Pro Bono Coordinator who will be responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events.

Haitian Lawyers Association will hire a Pro Bono Coordinator responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events.

(2) EDUCATION AND OUTREACH

Education and Outreach Providers and Roles:

Legal Services will coordinate the tenant education events in collaboration with sub-grantees CABA, Miami Workers' Center, Inc., Haitian Lawyers Association, Wilkie D. Ferguson Bar Association and Community Justice Project.

Miami Workers Center (MWC) will lead door-to-door tenant outreach and education in Miami-Dade County. Outreach workers will conduct weekly door-to-door canvassing, educating impacted tenants and their communities on the eviction process, housing rights, access to available resources including the County's Office of Housing Advocacy, and refer eligible tenants to LSGMI. MWC's weekly canvassing and outreach will target renters on the eviction list as well as tenants at-risk of eviction in all Commission Districts in Miami-Dade County. Outreach workers will also host in-district office hours.

CABA will participate in and support the tenant education events, when possible, and provide information needed to create tenant rights training materials for MWC.

Wilkie D. Ferguson Bar Association will participate in and support the tenant education events. The Wilkie D. Ferguson, Jr. Bar Association will participate in the Project by hiring a Pro Bono Coordinator who will be responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events.

Haitian Lawyers Association will participate in and support the tenant education events. The Haitian Lawyers Association will hire a Pro Bono Coordinator responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events. Additionally, the Haitian American will advise the Program partners on outreach strategies to the Haitian community in Miami-Dade County.

(3) RESEARCH AND PROGRAM EVALUATION

Legal Services will engage the Community Justice Project, Inc. (CJP) will be the lead partner on research and evaluation for the Project. The Project will evaluate the impact of the education, outreach, and legal assistance provided to tenants facing eviction.

Program Deliverables:

Deliverable	Quantity for Contract Term	Coordinating Agency	Partners Involved
Tenant Cases	1191 cases	LSGMI	CABA/CJP/WDFBA/HLA
Outreach Office Hours	15 sessions	MWC	WDFBA/HLA
Tabling Events	11 events	MWC	WDFBA/HLA
Door to Door Outreach Events	69 events	MWC	WDFBA/HLA
Tenant Education Events	19 events	LSGMI	CABA/MWC/WDFBA/HLA/CJP
Program Reports and Evaluation	3 reports (60-day report on local hiring, mid-cycle, closeout report including program evaluation)	LSGMI	CABA/MWC/WDFBA/HLA/CJP

Staffing:

LEGAL SERVICES OF GREATER MIAMI

Grant funds will support:

- 7 Staff Attorneys ("Project attorneys") designated solely to delivering direct legal assistance to tenants facing eviction.
- 1 Supervising Attorney designated solely to providing direct client services to tenants in the Program, which may include client counseling and/or delivering direct legal assistance to tenants facing eviction, and supervision of Project staff.
- 2 Paralegals designated solely to conducting intake, supporting the Project attorneys in the delivery of legal services, and assisting with the Project's tenant education events.
- 2 Legal Secretaries designated solely to providing legal and administrative support to Project Staff.
- 3 Intake Specialist designated solely to conducting intake screening interviews, determining eligibility for the Project, and assigning cases to the Project attorneys for substantive interviews and assistance.
- 2 Program Administration Staff designated solely to being responsible for programmatic and fiscal grant compliance with the Project, data collection and reporting.

CABA Pro Bono Legal Services

Grant funds will support:

- 1 Staff Attorney designated solely to delivering direct legal assistance to tenants facing eviction as part of the Project.
- 1 Supervising Attorney designated solely to providing direct client services and supervision of Project staff.
- 1 Paralegal designated solely to conducting intake, supports the Project attorneys in the delivery of legal services, and assists with education events.

Community Justice Project

Grant funds will support:

- 1 Project Coordinator. Coordinates Project partners, develops evaluation criteria in conjunction with other Partners. CJP will serve as lead on research and evaluation for the Project. CJP will create an automated system to compile eviction filing data and create weekly canvassing lists, which Miami Workers Center and other community partners will use for door-to- door outreach. CJP will create a metrics-driven dashboard, convene regular meetings with the Program partners to coordinate implementation, prepare evaluation criteria to monitor impact on housing stability. In addition to overall data monitoring and evaluation, CJP will create a dashboard with Commission District data available to Commissioners and the County Administration. CJP will identify additional support for evaluating the impact of legal assistance and outreach on housing stability.
- 1 Staff Attorney delivering direct legal assistance to tenants facing eviction as part of the Project.

Miami Workers Center

Grant funds will support:

- 6 Outreach & Education part-time staff designated solely to the Project who will conduct door to door canvasing, tenant education events, office hours, and tabling events.
- 1 Supervisor designated solely to the Project who will provide direct supervision of outreach staff.
- 1 Program Administration Staff working part-time on the Project who will be responsible for programmatic and fiscal grant compliance, data collection and reporting.

WILKIE D. FERGUSON BAR ASSOCIATION

Grant funds will support:

- 1 Pro Bono Coordinator who will be responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events.

HAITIAN LAWYERS ASSOCIATION

Grant funds will support:

- 1 Pro Bono Coordinator responsible for recruiting and training volunteer attorneys to handle eviction defense cases. The Pro Bono Coordinator will also assist in coordinating training of the pro bono attorneys and participation in client education events. Additionally, the Haitian American will advise the Program partners on outreach strategies to the Haitian community in Miami- Dade County.

Project Timeline

Months 1 – 4 **March 17, 2023 – June 30, 2023**		
Activities/Milestones	**Project Partners**	**Objective**
• Establish Project protocols, including procedures to establish client eligibility, identify data collection and reporting requirements, and modify case management system to collect and report required data. • Hire attorneys and support staff necessary to achieve project objectives. • Open, at a minimum, 46 cases for legal assistance to tenant households facing eviction.	LSGMI CABA CJP WFGBA HLA	Provide Legal Assistance
• Conduct 3 tenant education Events in coordination with MWC.	LSGMI CABA MWC HLA WDFBA	Educate Tenants on Their Rights

• Conduct 8 weekly door to door outreach campaigns. • Host 2 office hours. • Attend 2 tabling events	MWC CJP HLA WDFBA	Outreach to Tenants At-Risk of Eviction

Months 5 - 8 July 1, 2023 – Oct 31, 2023		
Activities/Milestones	**Project Partners**	**Objective**
• Open 275 new cases to provide legal assistance to tenant households facing eviction. • Continue to provide legal services in previously opened cases that remain open.	LSGMI CABA WDFBA HLA	Provide Legal Assistance
• Conduct 4 tenant education Events in coordination with MWC.	LSGMI CABA WDFBA HLA	Educate Tenants on Their Rights
• Conduct 15 weekly door to door outreach campaigns. • Host 4 office hours. • Attend 3 tabling events	MWC CJP HLA WDFBA	Outreach to Tenants At-Risk of Eviction

Months 9 – 12 Nov 1, 2023 – Feb 28, 2024		
Activities/Milestones	**Project Partners**	**Objective**
• Open 275 new cases to provide legal assistance to tenant households facing eviction. • Continue to provide legal services in previously opened cases that remain open.	LSGMI CABA WDFBA HLA	Provide Legal Assistance
• Conduct 4 tenant education Events in coordination with MWC.	LSGMI CABA WDFBA HLA	Educate Tenants on Their Rights
• Conduct 16 weekly door to door outreach campaigns. • Host 5 office hours. • Attend 3 tabling events	MWC CJP HLA WDFBA	Outreach to Tenants At-Risk of Eviction

Months 13 – 16 March 1, 2024 – June 30, 2024		
Activities/Milestones	**Project Partners**	**Objective**

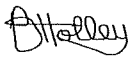
• Open 275 new cases to provide legal assistance to tenant households facing eviction. • Continue to provide legal services in previously opened cases that remain open.	LSGMI CABA WDFBA HLA	Provide Legal Assistance
• Conduct 4 tenant education Events in coordination with MWC.	LSGMI CABA WDFBA HLA	Educate Tenants on Their Rights
• Conduct 15 weekly door to door outreach campaigns. • Host 4 office hours. • Attend 3 tabling events	MWC CJP HLA WDFBA	Outreach to Tenants At-Risk of Eviction

Months 17 – 19 **July 1, 2024 – September 30, 2024**		
Activities/Milestones	**Project Partners**	**Objective**
• Open 320 new cases to provide legal assistance to tenant households facing eviction. • Continue to provide legal services in previously opened cases that remain open.	LSGMI CABA WDFBA HLA CJP	Provide Legal Assistance
• Conduct 4 tenant education Events in coordination with MWC.	LSGMI CABA WDFBA HLA	Educate Tenants on Their Rights
• Conduct 15 weekly door to door outreach campaigns.	MWC CJP HLA WDFBA	Outreach to Tenants At-Risk of Eviction

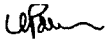
ATTACHMENT B-3
BUDGET

Budget Allocation by Partner

Partner	Original Award Amount	Additional Gap Funding	Reallocated Amount	Total Award
Legal Services of Greater Miami (Grantee)	$1,850,283	$174,643	$38,674 (underspent by HLA & WDFJBA)	$2,088,600
Cuban American Bar Association (Sub-Grant)	$321,153	$43,823		$364,976
Miami Workers Center (Sub- Grant)	$384,184	$22,576		$406,760
Wilke D. Ferguson, Jr. Bar Association	$125,000	$0	-2,106	$122,894
Haitian Lawyers Association	$125,000	$0	-$36,568	$88,432
Community Justice Project (Sub- Grant)	$94,380	$17,958		$112,338
Project Total	**$2,900,000.00**	**$259,000**		**$3,159,000**

Signature: 

Email: officedelores.holley@miamidade.gov

Signature: 

Email: william.porro@miamidade.gov

Memorandum

MIAMI-DADE COUNTY

Date: May 2, 2025

To: David Clodfelter, Director
Office of Management and Budget

From: Sonia Grice, Director *Sonia Grice*
Community Action and Human Services Department

Subject: Grant Agreement Between Miami-Dade County and Legal Services of Greater Miami, Inc. – Eviction Diversion Pilot Program

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For your approval and electronic signature, please find attached Amendment Three to the Grant Agreement by and between Miami-Dade County (the County) and Legal Services of Greater Miami, Inc. (LSGMI) for the Eviction Diversion Pilot Program. The amendment will effectuate the following changes:

This amendment will accurately reflect the actual amounts recaptured and reallocated: $36,568 from the Haitian Lawyers Association (HLA) and $2,107 from the Wilkie D. Ferguson, Jr. Bar Association (WDFJBA), totaling $38,674. Amendment Two to the grant agreement only recaptured $25,000 from HLA. Furthermore, Amendment Two does not represent the full amount from HLA of $36,568 or the $2,107 from WDFJBA. Consequently, we need to address a shortfall of $13,674.

Article 33. Attachments: The scope of work and budget were removed in its entirety and replaced with the following:

- **Attachment A-3:** Revised Scope of Work
- **Attachment B-3:** Revised Budget

The Agreement has been approved as to form and legal sufficiency, by Assistant County Attorney Leigh Kobrinski. Once your electronic signature is affixed, the electronic document will be forwarded to the Clerk of the Board for attestation.

Should you have any questions, please contact Ms. Delores Holley, Director of the Office of Housing and Advocacy at (786) 469-4741.

Your approval is requested.

Attachments

C: William Porro, Assistant Director, CAHSD

Eviction Diversion YTD Totals

Year to Date Period: 10/01/2024-07/31/2025

District	Education & Outreach Events		MWC Door to Door Outreach			Legal Assistance			
	Events*	**Attendees**	**Instances**	**People Reached**	**People Referred**	**Total Cases Handled**	**Remaining Open**	**Closed Cases**	
County-Wide	3	28						*Advice & Brief Service*	*Extended Representation*
1	1	43	94	596	136	121	30	57	34
2	2	60	98	586	128	206	73	89	44
3	1	45	83	566	113	276	41	154	81
4	1	42	79	444	89	30	9	14	7
5	1	36	83	443	78	64	14	33	17
6	1	30	66	390	67	31	3	17	11
7	1	32	59	354	70	19	4	10	5
8	1	25	63	417	86	42	12	19	11
9	1	31	65	454	103	96	9	48	39
10	0	0	54	384	72	22	7	9	6
11	0	0	49	385	73	12	2	8	2
12	0	0	52	335	62	52	12	17	23
13	0	0	47	376	57	48	3	33	12
Total	**13**	**372**	**892**	**5730**	**1134**	**1019**	**219**	**508**	**292**

**Detailed event log on following page.*

MDC064

Outreach Events

Reporting Period	10/01/2024-07/31/2025

Event Name	Date	Event Type	Location	District	Attendees
Tenants Know Your Rights	2/8/2025	Tenant Education	Model City Library - 2211 NW 54th St, Miami, FL 33142	3	45
Tenants Know Your Rights	3/15/2025	Tenant Education	Arcola Lakes Senior Center - 8401 NW 14th Avenue Miami, FL 33147	2	45
Tenants Know Your Rights	3/29/2025	Tenant Education	North Dade Regional Library - 2455 NW 183rd Street Miami Gardens, FL 33056	1	43
Tenants Know Your Rights	4/26/2025	Tenant Education	Haulover Park, 10800 Collins Ave, Miami Beach, FL 33154	4	42
Tenants Know Your Rights	4/12/2025	Tenant Education	Miami Springs Community Center, 1401 Westward Dr, Miami Springs, FL 33166	6	30
Tenants Know Your Rights	5/3/2025	Tenant Education	José Martí Park - 351 SW 4th Ave, Miami, FL 33130	5	36
Tenants Know Your Rights	5/31/2025	Tenant Education	Elizabeth Virrick Park - 3255 Plaza Street, Miami, FL 33133	7	32
Tenants Know Your Rights	6/21/2025	Tenant Education	Coral Reef Branch Library 9211 Coral Reef Drive Miami, FL 33157	8	25
Tenants Know Your Rights	7/19/2025	Tenant Education	Naranja Branch Library, 14850 SW 280th Street, Homestead, FL 33032	9	31
Eviction Diversion Training for CAHSD's FSCD	7/22/2025	Provider Education	Miami Gardens CRC - 16405 NW 25 Avenue, Miami, FL 33054	County-wide	10
Eviction Diversion Training for CAHSD's FSCD	7/24/2025	Provider Education	Cullmer Center - 1600 NW 3rd Ave, Miami, FL 33136	County-wide	11
Eviction Diversion Training for CAHSD's FSCD	7/29/2025	Provider Education	Florida City/Homestead Community Center -1600 NW 6th Court, Florida City, FL	County-wide	7
Eviction Diversion Presentation	7/31/2025	Tenant Education	Gwen Cherry Park - 7090 NW 22nd Ave, Miami, FL 33147	2	15

Eviction Diversion Progress Report

Reporting Period: 07/01/2025-07/31/2025

District	Education & Outreach Events		Legal Assistance		
	Events*	Attendees	Total Cases Closed	Closed Cases	
				Advice & Brief Service	*Extended Representation*
County-Wide	3	28			
1	0	0	13	12	1
2	1	15	18	17	1
3	0	0	23	20	3
4	0	0	2	2	0
5	0	0	6	5	1
6	0	0	4	3	1
7	0	0	1	1	0
8	0	0	3	1	2
9	1	31	8	7	1
10	0	0	1	1	0
11	0	0	2	3	-1
12	0	0	0	0	0
13	0	0	8	6	2
Total	**5**	**74**	**89**	**78**	**11**

**Detailed event log on following page.*

MDC066

Outreach Events

Reporting Period	07/01/2025-07/31/2025

Event Name	Date	Event Type	Location	District	Attendees
Tenants Know Your Rights	7/19/2025	Tenant Education	Naranja Branch Library, 14850 SW 280th Street, Homestead, FL 33032	9	31
Eviction Diversion Training for CAHSD's FSCD	7/22/2025	Provider Education	Miami Gardens CRC - 16405 NW 25 Avenue, Miami, FL 33054	County-wide	10
Eviction Diversion Training for CAHSD's FSCD	7/24/2025	Provider Education	Cullmer Center - 1600 NW 3rd Ave, Miami, FL 33136	County-wide	11
Eviction Diversion Training for CAHSD's FSCD	7/29/2025	Provider Education	Florida City/Homestead Community Center -1600 NW 6th Court, Florida City, FL	County-wide	7
Eviction Diversion Presentation	7/31/2025	Tenant Education	Gwen Cherry Park - 7090 NW 22nd Ave, Miami, FL 33147	2	15