MEMORANDUM

HC
Agenda Item No. 3(A)

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

DATE: November 10, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the County Mayor to submit a Section 18 demolition application to the United States Department of Housing and Urban Development ("HUD") for Scattered Sites 9D and 11D, consisting of 56 public housing units, including 16 units at Scattered Site 9D and 40 units at Scattered Site 11D; authorizing the demolition of the Sites subject to HUD approval; authorizing the County Mayor to competitively select and award a demolition contract through the Miscellaneous Construction Contracts ("MCC") 7360 plan of Miami-Dade County in an amount up to $740,000.00, without further Board approval, and to exercise all provisions contained therein, including termination provisions; and authorizing the County Mayor to execute amendments to Annual Contribution Contracts, agreements, releases from declarations, and any other documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellation, and termination clauses contained therein

The accompanying resolution was prepared by the Housing and Community Development Department and placed on the agenda at the request of Commissioner Keon Hardemon.

for
Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum

Date: January 20, 2026

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

From: Daniella Levine Cava
Mayor

Subject: Recommendation to Approve the Submission of a Section 18 Application with the United States Department of Housing and Urban Development for the Demolition of Scattered Sites 9D and 11D

Executive Summary

This item seeks the Miami-Dade Board of County Commissioners' ("Board") authorization to permit the County Mayor or County Mayor's designee to submit a Section 18 demolition application to the United States Department of Housing and Urban Development (HUD), as required for the demolition of the vacant Public Housing Scattered Sites 9D and 11D located in District 3. The future redevelopment plans for the site will be submitted to the Board for approval at a later date.

These properties are located at 3169 NW 21 Ave, Miami, Florida 33142 (Folio No. 01-3127-078-0010), and 1919 NW 29 Street, Miami, Florida 33142 (Folio No. 01-3127-077-0010), respectively, within District 3, represented by Commissioner Keon Hardemon (Attachment 1.) The units have been vacant since 2024 due to a recurring flooding condition which caused substantial damage to the units, and which would require costly infrastructure improvements to address. As a result of the persistent flooding and deteriorated condition of the sites, residents were relocated between 2023 and 2024. The Department of Housing and Community Development (the "Department") conducted a Physical Needs Assessment (PNA) of Scattered Sites 9D and 11D (the "Sites") in accordance with guidelines established by the United States Department of Housing and Urban Development (HUD). The PNA concluded that the estimated rehabilitation costs for the Sites and the infrastructure necessary to alleviate the flooding condition exceed HUD's threshold for physical obsolescence, indicating that substantial rehabilitation would not be financially feasible under HUD's established criteria.

Recommendation

It is recommended that the Board:

1. Authorize the County Mayor or County Mayor's designee to submit, on behalf of Miami-Dade County (County), a Section 18 demolition application to HUD for the Sites, consisting of: (i) Scattered Sites 9D, comprising 16 units and located within the area bounded by NW 32nd Avenue to the north, NW 19th Avenue to the east, NW 31st Street to the south, and NW 21st Street to the west; and (ii) Scattered Sites 11D, comprising 40 units and located within the area bounded by NW 30th Street to the north, NW 19th Avenue to the east, NW 29th Street to the south, and NW 21st Avenue to the west;
2. Approve the demolition of the Sites, subject to HUD's approval; Subject to HUD's approval of the demolition application, authorize the County Mayor or County Mayor's designee to competitively select and award a demolition contract through the Miscellaneous Construction Contracts (MCC) 7360 Plan of Miami-Dade County in an amount up

to $740,000.00 without further approval of the Board, and to exercise all provisions contained therein, including termination and amendment provisions that are consistent with the attached resolution; and

3. Authorize the County Mayor or County Mayor's designee to execute amendment(s) to the Annual Contribution Contract(s), which provides for the County's receipt of public housing subsidy, agreements, a release of the declaration of trust, and any other related documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellations, and termination clauses contained therein.

Scope
The scope of this project pertains to the Sites, which are located in District 3, represented by Commissioner Keon Hardemon. As required by the Board's Rules of Procedure, notice has been provided to Commissioner Keon Hardemon. Notification has also been issued to the City of Miami.

Fiscal Impact/Funding Source
The estimated cost of demolition is approximately $740,000.00. The Department is currently developing a redevelopment strategy for the sites, which will determine how the demolition will be carried out and the applicable funding source. Depending on the strategy pursued, The Department may undertake the demolition using Public Housing Capital Fund Program (CFP) funds or another available Department funding source for which demolition is an eligible expense, or the demolition obligation may be undertaken and funded by a future developer partner. If funded by the County, demolition costs will be recouped as part of future negotiations with a developer partner or purchaser. Any redevelopment strategy requiring Board approval will be presented to the Board for consideration at a later date. The Department is seeking demolition approval at this time to advance this long-lead activity and minimize the period during which the vacant buildings remain on the sites. No General Funds will be used to fund the demolition.

Track Record/Monitor
The Department is the County department overseeing this project and the persons responsible for monitoring are Director Nathan Kogon and Construction Manager 3 Ariel Rodilla.

Delegated Authority
Upon approval of this item, the County Mayor or County Mayor's designee will be authorized to: (a) submit a Section 18 demolition application to HUD related to the Site; (b) competitively select a demolition contractor and award a contract to such contractor, without further approval of the Board, and exercise all provisions contained therein that are consistent with the purposes set forth in this resolution, including, but not limited to termination clauses; and (c) execute amendment(s) to the Annual Contribution Contract(s), which provides for the County's receipt of public housing subsidy, agreements, a release of the declaration of trust, and any other related documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellations, and termination clauses contained therein.

Background The Sites have been affected by recurring flooding due to on-site and off-site drainage deficiencies. Several drainage studies have been conducted over the years to evaluate the causes of the flooding and identify potential mitigation measures, including a study completed in 2025 to estimate the costs necessary to address these conditions. In an effort to mitigate flooding, a retaining wall was installed; however, this intervention was not successful in addressing the issue.

Following the relocation of residents, the Sites became susceptible to trespassing, resulting in further deterioration of the units, interior damage, vandalism, and increased safety and security concerns. Community concerns regarding unauthorized access, property maintenance, and the condition of the vacant units were raised to the County. To protect the Sites and surrounding community, the County installed security panels on the units and implemented ongoing security monitoring and surveillance measures to deter unauthorized access and maintain site safety. Despite these efforts, the continued vacancy of the Sites contributed to ongoing deterioration and maintenance challenges.

Subsequent condition assessments and drainage studies determined that the Sites require substantial rehabilitation and infrastructure improvements to address flooding, accessibility deficiencies, and deteriorated building systems. The assessments further found that the units are not compliant with current accessibility standards and would require significant investment to restore them to a habitable condition. Given the extensive physical deterioration of the Sites, the recurring flooding conditions, and the costs associated with rehabilitation and drainage improvements, the Department has determined that demolition of the Sites is the most prudent and cost-effective course of action.

As part of the public participation process for the Public Housing Agency Annual Plan for Fiscal Year 2025-2026, the Department provided a 45-day public comment period from January 22, 2025 through March 7, 2025, followed by a publicly noticed hearing before the Board's Housing Committee on March 11, 2025, at the Stephen P. Clark Center. The Annual Plan included updates to the Department's demolition and disposition activities, including activities associated with Scattered Sites 9D and 11D. The public hearing provided members of the public an opportunity to review and comment on the proposed Annual Plan and the demolition and disposition activities identified therein.

The Sites consist of 56 public housing units, including 16 units at Scattered Site 9D and 40 units at Scattered Site 11D, and are currently vacant. The Department will continue to coordinate with HUD and other applicable governmental agencies throughout the demolition review process and will evaluate future redevelopment opportunities that further the County's goals of providing safe, decent, and affordable housing.

Attachment



Arnold Palmer
Chief of Public Safety

MEMORANDUM

(Revised)

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

DATE: January 20, 2027

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Statement of social equity required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor Agenda Item No.
Veto _____
Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SUBMIT A SECTION 18 DEMOLITION APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR SCATTERED SITES 9D AND 11D, CONSISTING OF 56 PUBLIC HOUSING UNITS, INCLUDING 16 UNITS AT SCATTERED SITE 9D AND 40 UNITS AT SCATTERED SITE 11D; AUTHORIZING THE DEMOLITION OF THE SITES SUBJECT TO HUD APPROVAL; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO COMPETITIVELY SELECT AND AWARD A DEMOLITION CONTRACT THROUGH THE MISCELLANEOUS CONSTRUCTION CONTRACTS ("MCC") 7360 PLAN OF MIAMI-DADE COUNTY IN AN AMOUNT UP TO $740,000.00, WITHOUT FURTHER BOARD APPROVAL, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION PROVISIONS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AMENDMENTS TO ANNUAL CONTRIBUTION CONTRACTS, AGREEMENTS, RELEASES FROM DECLARATIONS, AND ANY OTHER DOCUMENTS ON BEHALF OF THE COUNTY THAT MAY BE REQUIRED BY HUD, AND EXERCISE AMENDMENTS, MODIFICATIONS, CANCELLATION, AND TERMINATION CLAUSES CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board authorizes the County Mayor or County Mayor's designee to submit on behalf of Miami-Dade County ("County") a Section 18 demolition application to the United States Department of Housing and Urban Development ("HUD") for Scattered Sites 9D

and 11D, consisting of: (i) Scattered Site 9D, comprising 16 units and located within the area bounded by NW 32nd Avenue to the north, NW 19th Avenue to the east, NW 31st Street to the south, and NW 21st Street to the west; and (ii) Scattered Site 11D, comprising 40 units and located within the area bounded by NW 30th Street to the north, NW 19th Avenue to the east, NW 29th Street to the south, and NW 21st Avenue to the west (collectively, the "Sites").

Section 2. Subject to HUD's approval, this Board further authorizes the demolition of the Sites.

Section 3. Subject to HUD's approval of the County's demolition application, this Board authorizes the County Mayor or County Mayor's designee to competitively select and award a demolition contract through the Miscellaneous Construction Contracts ("MCC") 7360 Plan of Miami-Dade County in an amount up to $740,000.00, without further approval of the Board, and to exercise all provisions contained therein, including termination provisions

Section 4. This Board authorizes the County Mayor or the County Mayor's designee to execute amendment(s) to the Annual Contributions Contract(s), which provides for the County's receipt of public housing subsidy, agreements, releases of the declaration of trust, and any other related documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellations, and termination clauses contained therein that are consistent with this resolution and on terms that are no less favorable to the County.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of January, 2027. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

Location of Scattered Sites 9D & 11D



