

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

Date: September 3, 2025

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

From: Daniella Levine Cava 
Mayor

Subject: Recommendation to Reject the Proposal for Work Order Proposal Request (WOPR) No. 01295-05 for the Redevelopment of County Properties Under the Rental Assistance Demonstration (RAD) Program.

Agenda Item No. 8(K)(2)

Resolution No. R-851-25

Executive Summary

The United States Department of Housing and Urban Development (HUD) administers the Choice Neighborhoods Initiative (CNI) program, highly competitive grants program focused on revitalizing distressed public housing and consisting of two types of grants: planning and implementation. Planning grants support the development of community-driven comprehensive neighborhood revitalization plans which focus on three core areas: Housing, People and Neighborhood. Grant funds are used to facilitate two years of in-depth community engagement, with a particular focus on a distressed public housing site. Completion of a CNI revitalization plan increases the likelihood of receiving a much larger implementation grant to carry out the activities in the revitalization plan.

HUD issued a Notice of Funding Opportunity (NOFO) for Fiscal Year 2023 Implementation Grants on September 6, 2023 and a NOFO for Fiscal Year 2024 Planning Grants on April 9, 2024. The Department of Housing and Community Development (Department) staff reviewed the scoring criteria and determined that the Overtown community in the City of Miami and Dr. Martin Luther King Jr Station community in unincorporated Miami-Dade County, including a portion of the Annie Coleman 16 development, had the greatest likelihood of being awarded implementation and planning grants respectively. Therefore, the County Mayor or County Mayor's designee submitted applications for the grants, both of which were awarded by HUD. On November 6, 2024, the Miami-Dade County Board of County Commissioners (Board) adopted Resolution No. R-1000-24, which retroactively authorized the County Mayor or County Mayor's designee's actions in applying for Fiscal Year (FY) 2023 CNI Implementation Grant for the housing and community improvement projects in the Overtown area located within County Commission District 3. The Board further retroactively approved the County Mayor or County Mayor's designee's actions in applying for Fiscal Year (FY) 2024 CNI Planning for the housing and community improvement projects in the Martin Luther King, Jr. Station area, which is located within County Commission District 2 and District 3. The Board also authorized the County Mayor or County Mayor's designee to execute the CNI Implementation grant agreement between the County, the City of Miami and HUD, in the amount of \$39,968,424.00, and the CNI Planning grant agreement in the amount of \$500,000.00.

Prior to the award of the grants to the County, the Department advertised WOPR No. 01295-05 for the redevelopment of a portion of the Annie Coleman 16 development, which is a largely vacant public housing community consisting of 210 units across thirteen different parcels of varying sizes between NW 17th Ave and NW 27th Ave from NW 60th St to NW 68th in unincorporated Miami-Dade County (Commission Districts 2 and 3) (project sites), through the Rental Assistance Demonstration program (RAD program). The solicitation was open to the pre-qualified pool of developers established under Request for Proposals No. RFQ – 01295. The County received only one proposal, which was submitted by Magasi Management, LLC ("MAGASI") formerly known as MAGASI 991, LLC. Although MAGASI's proposal was positively scored by the selection committee, the Department determined that it

is in the County's best interest to expand the target neighborhood for the planning grant to include additional public housing sites, including the Annie Coleman 16 parcels that were included in WOPR No. 01295-05 to provide the greatest benefit to the community through the planning process.

Therefore, it is recommended that the Board approve the proposal's rejection to allow for adequate time for the planning process and to give community residents greater opportunity to create the framework for the future development of their neighborhood. It is expected that the parcels included in the planning process will be re-advertised to receive proposals near the conclusion of the planning process.

The properties included in the subject WOPR are in Commission District 3, which is represented by Commissioner Keon Hardemon.

Recommendation

It is recommended that the Board approve the rejection of the sole proposal received for WOPR No. 01295-05, Redevelopment of County Properties Under the Rental Assistance Demonstration (RAD) Program from MAGASI.

Scope

The properties included in the subject WOPR are in Commission District 3, which is represented by Commissioner Keon Hardemon.

Delegated Authority

In accordance with Section 2-8.3 of the Code of Miami-Dade County, Florida, related to identifying delegation of Board authority, there are no authorities beyond that specified in the resolution which includes authority for the County Mayor or County Mayor's designee to reject the proposals.

Fiscal Impact/Funding Source

There is no fiscal impact to the County related to this item.

Track Record/Monitor

Indira Rajkumar-Futch is the Procurement Contracting Manager and Alex R. Ballina, is the project manager for the Department.

Background

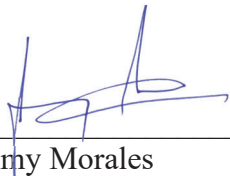
The project sites are part of the County's effort to re-develop, modernize, and financially stabilize most of the County's public housing units through the RAD program, which is a federal program that allows public housing authorities to convert public housing, which has been facing significant federal funding decreases, to a more financially stable Section 8 project-based funding model. Through the RAD conversion process public housing can be modernized through redevelopment projects that are able to leverage additional financing from public and private sources, public housing units are replaced on a one-for-one basis, and current residents are provided with a guaranteed right to return along with other resident protection rights. In March 2019, the County obtained a portfolio award from HUD which allows the County to redevelop 6,426 of its existing public housing units, including the project sites, through the RAD conversion process. Subsequently, the County's portfolio award was amended to increase the total number of units converted through RAD to 7,718.

On September 20, 2019, the County solicited proposals under Request for Proposals No. RFQ – 01295 for qualified developers to submit their qualification for inclusion in a Pool of Qualified Developers (pool) for the development of County-owned project sites, under the RAD program. The prequalified developers pool is comprised of 28 vendors following the recommendations of the competitive selection committee.

On July 6, 2023, WOPR No. 01295-05 was advertised to the pool for the redevelopment of a portion of the project sites. The solicitation was advertised through the Public Housing and Community Development Department (Department)'s website. All 28 prequalified developers in the pool were invited via email to submit proposals. On September 11, 2023, one proposal was received from MAGASI. A selection committee was convened on February 16, 2024, to review and score the proposal. The selection committee scored the proposal positively and recommended the Department proceed to negotiations with MAGASI on potential terms for awarding development rights as contemplated in the WOPR. A negotiating committee was established and began meeting with MAGASI on April 17, 2024.

In light of the County's award of CNI grant funds, it is recommended that the Board reject the proposal submitted by MAGASI to allow for adequate time for the planning process and to give community residents greater opportunity to create the framework for the future development of their neighborhood. It is expected that the parcels included in the planning process will be re-advertised to receive proposals near the conclusion of the planning process.

On October 23, 2024, the Department met with MAGASI, to advise that their bid is being rejected for the reasons stated above.

A handwritten signature in blue ink, appearing to read 'Jimmy Morales', is written over a horizontal line.

Jimmy Morales
Chief Operating Officer



MEMORANDUM (Revised)

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

DATE: September 3, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(2)

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**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(K)(2)
9-3-25

RESOLUTION NO. R-851-25

RESOLUTION APPROVING REJECTION OF THE PROPOSAL
FOR THE WORK ORDER PROPOSAL REQUEST (WOPR) NO.
01295-05 FOR THE REDEVELOPMENT OF COUNTY
PROPERTIES UNDER THE RENTAL ASSISTANCE
DEMONSTRATION PROGRAM FOR THE ANNIE COLEMAN
16 DEVELOPMENT

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 this Board approves the rejection of the proposal received for Work Order Proposal Request No. 01295-05, Redevelopment of County Properties Under the Rental Assistance Demonstration (RAD) Program from MAGASI for the Annie Coleman 16 Development. A copy of the solicitation document and the proposal received are on file with and available upon request from the Department of Housing and Community Development.

The foregoing resolution was offered by Commissioner **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	absent
Sen. René García	absent	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of September, 2025. 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "TAS", is written over a horizontal line.

Terrence A. Smith