

MEMORANDUM

Agenda Item No. 11(A)(7)

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

DATE: December 2, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution reaffirming the directives set forth in Resolution No. R-753-13 adopted in accordance with the United States Housing Act of 1937, as amended, the federal regulations promulgated by the United States Department of Housing and Urban Development ("HUD"), HUD's related directives, and the Annual Contribution Contract; directing the County Mayor to provide a copy of Resolution No. R-753-13 and this resolution to each private developer awarded development rights to redevelop the County's Public Housing Developments; directing the County Mayor to provide monthly reports; directing the County Mayor to take all necessary steps to ensure compliance with Resolution No. R-753-13 and this resolution; and providing for an exception

Resolution No. R-1175-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.


Geri Bonzon-Keenan
County Attorney

GBK/ks



MEMORANDUM (Revised)

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

DATE: December 2, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(7)

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. 11(A)(7)
12-2-25

RESOLUTION NO. R-1175-25

RESOLUTION REAFFIRMING THE DIRECTIVES SET FORTH IN RESOLUTION NO. R-753-13 ADOPTED IN ACCORDANCE WITH THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED, THE FEDERAL REGULATIONS PROMULGATED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”), HUD’S RELATED DIRECTIVES, AND THE ANNUAL CONTRIBUTION CONTACT; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO PROVIDE A COPY OF RESOLUTION NO. R-753-13 AND THIS RESOLUTION TO EACH PRIVATE DEVELOPER AWARDED DEVELOPMENT RIGHTS TO REDEVELOP THE COUNTY’S PUBLIC HOUSING DEVELOPMENTS; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO PROVIDE MONTHLY REPORTS; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO TAKE ALL NECESSARY STEPS TO ENSURE COMPLIANCE WITH RESOLUTION NO. R-753-13 AND THIS RESOLUTION; AND PROVIDING FOR AN EXCEPTION

WHEREAS, the County is a public housing agency as defined by the United States Housing Act of 1937, as amended, and the federal regulations that have been implemented by the United States Department of Housing and Urban Development (“HUD”); and

WHEREAS, as a public housing agency, the County owns certain public housing developments throughout Miami-Dade County; and

WHEREAS, the County also owns a number of affordable housing developments; and

WHEREAS, HUD’s regulations, specifically 24 CFR § 970.3, allow public housing agencies, without HUD’s consent, to lease dwelling or non-dwelling space incidental to the normal operation of the project for public housing purposes, as permitted by the Annual Contribution Contact, which is the contract between HUD and the public housing agency; and

WHEREAS, 24 CFR § 970.3 also allows a public housing agency, without HUD's consent, to make available common areas and unoccupied dwelling units in public housing projects to provide HUD-approved economic self-sufficiency services and activities to promote employment of public housing residents; and

WHEREAS, this Board has previously adopted Resolution Nos. R-753-13, R-287-89, R-891-02, and R-296-99, which authorize the County Mayor or County Mayor's designee to negotiate and execute lease agreements ("community space lease agreements") with community based non-profit organizations, Section 3 businesses, County departments, and other governmental agencies for the use of community spaces at various public housing development sites; and

WHEREAS, these community space lease agreements have allowed the Miami-Dade County Department of Housing and Community Development ("Department") to partner with non-profit organizations, Section 3 business, County departments and other governmental entities to provide much needed supportive social services for the residents of public housing, including but not limited to meals programs, recreation activities, childcare services and educational services; and

WHEREAS, having on-site supportive social services has proven to be beneficial to public housing residents living in public housing owned by the County; and

WHEREAS, there are presently four conditions established by this Board that must be met before the County will execute a community space lease agreement, i.e. (a) leases will be executed exclusively with community based non-profit organizations, Section 3 businesses, County departments or other governmental agencies; (b) lessees will provide supportive social services to the residents of the public housing developments; (c) the term of each lease shall not exceed 36 months; and (d) the Department will recover the cost of utilities, maintenance and operating costs whenever possible; and

WHEREAS, Resolution No. R-753-13 also authorizes the County Mayor or the County Mayor's designee, at their sole discretion, to extend the terms of certain community space lease agreements beyond 36 months if the County Mayor or the County Mayor's designee, after providing written notification to the district commissioner of the County Mayor or the County Mayor's designee's intent to extend said terms, determines that it would be in the best interest of the County and the residents of public housing to do so; and directs the County Mayor or County Mayor's designee to provide monthly reports to each district commissioner listing the names of each community based non-profit organization, Section 3 business, County department or other governmental agency, which have entered into a community space lease agreement to provide supportive social services to public housing residents living within the district commissioner's district and the types of services provided; and

WHEREAS, since this Board's adoption of Resolution No. R-753-13, the County has caused the redevelopment of its outdated and dilapidated public housing stock through a variety of methods, including, but not limited to, through HUD's mixed finance and Rental Assistance Demonstration programs ("HUD Programs"); and

WHEREAS, through the HUD Programs, this Board has awarded development rights to competitively selected private developers through long-term ground leases and other related agreements; and

WHEREAS, through these ground leases and other related agreements, developers are required to adhere to all County policies, procedures, and HUD's regulations; and

WHEREAS, this Board wishes to emphasize that its authorization to enter into community space lease agreements is only for the purpose of providing supportive social services for the residents; and

WHEREAS, this Board wishes to ensure that both the County administration and private developers described herein comply with the requirements of Resolution No. R-753-13, and prohibit the unlawful occupancy of community spaces by entities or persons who do not provide supportive social services unless otherwise authorized by this Board or a Board-approved ground lease or other agreements; and

WHEREAS, accordingly, this Board wishes to also receive the reports required by Resolution No. R-753-13; and

WHEREAS, this Board further wishes to direct the County Mayor or County Mayor's designee to obtain from each private developer a list of all community space lease agreements they have entered into with the entities described herein, and to direct the County Mayor or County Mayor's designee to take all steps necessary, including, but not limited to, monitoring and enforcing the terms of the County's ground leases and other related agreements with each private developer, to ensure that only those entities providing supportive social services are allowed to occupy spaces in the foregoing developments, subject to certain exceptions,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. In accordance with the United States Housing Act of 1937, as amended, the federal regulations promulgated by the United States Department of Housing and Urban Development ("HUD"), HUD's related directives, and the Annual Contribution Contract, this Board reaffirms the directives set forth in Resolution No. R-753-13, and directs the County Mayor or County Mayor's designee to provide a copy of Resolution No. R-753-13 and this resolution to each private developer as described herein.

Section 3. This Board directs the County Mayor or County Mayor's designee to provide monthly reports to this Board that include the following information:

- (a) a list of all community space lease agreements that have been executed either by the County Mayor or County Mayor's designee or a private developer that are in effect upon the effective date of this resolution, and the date they were executed; and
- (b) the names of the entities providing the services described in Resolution No. R-753-13, the type of services, the names of the developments, including, those developments that are currently under a long-term ground lease with a private developer awarded development rights under the mixed finance or Rental Assistance Demonstration programs by this Board, location, and district commission districts where the services are provided.

This Board directs the County Mayor or County Mayor's designee to submit the first monthly report within 90 days of the effective date of this resolution. The monthly reports required herein shall be placed on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.

Section 4. This Board directs the County Mayor or County Mayor's designee to obtain from each private developer the information set forth in Section 3 of this resolution. This Board further directs the County Mayor or County Mayor's designee to take all steps necessary, including, but not limited to, monitoring and enforcing the terms of the County's ground leases and other related agreements with each private developer, to ensure that only those entities providing supportive social services as described in Resolution No. R-753-13 are allowed to occupy spaces in the developments described in Section 3(b) of this resolution.

Section 5. Notwithstanding the foregoing, Resolution No. R-753-13 and this resolution shall not be construed to apply to those leases and subleases that are authorized by those certain ground leases and related agreements described in Section 3(b) of this resolution and which have been approved by this Board.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado. It 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	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	absent	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of December, 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 be "TAS", is written over a horizontal line.

Terrence A. Smith
Jose Vasquez