

MEMORANDUM

Agenda Item No. 7(A)

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

DATE: May 5, 2026

FROM: Geri Bonzon-Keenan
County Attorney


SUBJECT: Ordinance relating to the Rules of Procedure
of the Board of County Commissioners;
amending section 2-1 of the Code; requiring
public meetings for housing projects,
including, but not limited to, the
development or redevelopment of public
housing and other affordable housing

Ordinance No. 26-24

This item was amended at the April 14, 2026 Housing Committee to: (1) require the County Mayor or County Mayor's designee, at the cost of the developer, to hold a minimum of two meetings, including virtual meetings, with residents and interested community stakeholders from the neighborhood or as otherwise required by federal laws, regulations or United States Department of Housing and Urban Development's directives; (2) require that the meetings be phased over the life of the development of the project, including prior to any competitive solicitation; and (3) ensure that the new meeting requirements do not apply to any public or affordable housing project and related lease and development agreements still to be negotiated that were previously approved by the Board, and the requirement shall only apply prospectively.

Rule 5.06(h) of the Board's Rules of Procedure provides that where underlining and strike-through would not clearly show the differences between an original item and the item as amended in committee, comments may instead be provided. Pursuant to this rule, the preceding comprehensive description of the differences between the original item and the amended item is provided in lieu of underlining and strike-through for the committee amendment for this item.

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Senator René García.



Geri Bonzon-Keenan
County Attorney


GBK/uw

Memorandum



Date: May 5, 2026

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

From: Daniella Levine Cava 
Mayor

Subject: Social Equity and Fiscal Impact Statements for Ordinance requiring public meetings for housing projects, including, but not limited to, the development or redevelopment of public housing and other affordable housing – Legistar No. 260035

The proposed Ordinance Amends Section 2-1 of the Code of Miami Dade County (Code) requiring public meetings for housing projects, including, but not limited to, the development or redevelopment of public housing and other affordable housing, providing severability, inclusion in the code, and an effective date.


Social Equity Statement

This ordinance promotes transparency and community engagement in the development and redevelopment of affordable housing projects on County-owned land. By requiring the County Mayor or the Mayor's designee to conduct public meetings prior to Board consideration of qualifying housing projects, the ordinance ensures that residents, community stakeholders, district Commissioners and affected neighborhoods have an opportunity to provide input and participate in discussions regarding developments that may impact their communities. Expanding these outreach requirements beyond federally regulated public housing programs encourages broader public participation and helps ensure that housing initiatives reflect community needs and priorities.

Fiscal Impact Statement

The proposed ordinance will not have a fiscal impact on the County, as any additional public meetings will be carried out with existing staff from the Housing and Community Development Department's (HCD) Resident Services Team. Public housing redevelopments under the Rental Assistance Demonstration (RAD) program, U.S. Department of Housing and Urban Development (HUD) requires a minimum of five meetings with residents of the public housing site at various milestones throughout the redevelopment process. Outreach for these meetings is handled by HCD's Resident Services Team and is generally limited to the site residents, not the broader public, with a presentation specifically tailored to resident rights and protections under RAD, relocation (if applicable), design, community benefits commitments, phasing and schedule. One of the required resident meetings occurs prior to Board action.

Honorable Chairman Anthony Rodríguez
and Members, Board of County Commissioners
Page No. 2



Jimmy Morales
Chief Operating Officer



MEMORANDUM
(Revised)

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

DATE: May 5, 2026

FROM: 
Geni Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 7(A)

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
Veto _____
Override _____

Agenda Item No. 7(A)
5-5-26

ORDINANCE NO. 26-24

ORDINANCE RELATING TO THE RULES OF PROCEDURE OF THE BOARD OF COUNTY COMMISSIONERS; AMENDING SECTION 2-1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; REQUIRING PUBLIC MEETINGS FOR HOUSING PROJECTS, INCLUDING, BUT NOT LIMITED TO, THE DEVELOPMENT OR REDEVELOPMENT OF PUBLIC HOUSING AND OTHER AFFORDABLE HOUSING; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, this Board’s Rules of Procedure (“Board’s Rules”) are codified in section 2-1 of the Code of Miami-Dade County, Florida; and

WHEREAS, on February 19, 2020, this Board adopted Ordinance No. 20-24, which amended the Board’s Rules to require the County Mayor to provide a written public outreach statement summarizing the public engagement process that was undertaken, prior to this Board’s consideration of any ordinance or resolution related to planning activities, implementation of any policies or procedures, or major development or redevelopment activities, including, but not limited to, demolition, disposition, construction and rehabilitation of public housing developments that impact the County’s public housing program and public housing residents (“Public Engagement Requirement”); and

WHEREAS, the Public Engagement Requirement is presently codified in Rule 5.11 of the Board’s Rules; and

WHEREAS, on April 2, 2024, this Board adopted Ordinance No. 24-30, which amended the Board’s Rules to require the County Mayor or County Mayor’s designee to provide a written statement of community benefits prior to the placement of an item on an agenda of a regularly scheduled or special meeting of this Board which seeks the approval of (a) a contract for the sale, lease, sub-lease, management, or operation of County-owned real property that will be used for the development, redevelopment or construction of capital improvements that are estimated by the County to cost no less than \$15,000,000.00 and which include the development of housing; or (b) a contract providing a monetary grant or other in-kind financial incentives to a private entity for the development, redevelopment, or construction of capital improvements to real property in Miami-Dade County in an amount estimated by the County to be no less than \$15,000,000.00 and which include the development of housing (“Community Benefits Requirement”); and

WHEREAS, the Community Benefits Requirement is presently codified in Rule 5.12 of the Board’s Rules; and

WHEREAS, the federal laws and regulations that govern the public housing program, including, but not limited to, those that govern the demolition or disposition of a public housing development in accordance with Section 18 of the United States Housing Act of 1937, as amended, the Rental Assistance Demonstration Program, and the implementing regulations promulgated by the United States Department of Housing and Urban Development, require the County, as a public housing agency, to hold public meetings with the residents and other community stakeholders (“Federal Requirements”); and

WHEREAS, the Federal Requirements do not apply to other non-public housing properties owned by the County, and which are being developed or redeveloped with affordable housing; and

WHEREAS, this Board believes that the public should be allowed to participate and provide comments related to large scale housing projects, i.e. housing projects that have an estimated cost of \$15,000,000.00 or more, that are being developed or redeveloped on County-owned land; and

WHEREAS, accordingly, this Board wishes to amend Rules 5.11 and 5.12 of the Board's Rules to require that public meetings be held prior to this Board's consideration of any resolution or ordinance that relates to the development or redevelopment of housing projects as described herein,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The above recitals are incorporated in this ordinance.

Section 2. Section 2-1 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec. 2-1. Rules of Procedure of County Commission

* * *

**Rule 5.11. STATEMENT OF PUBLIC OUTREACH FOR
[[PUBLIC]] >>AFFORDABLE<< HOUSING
[[PROGRAM]]>>DEVELOPMENT<< ITEMS**

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

- (1) Prior to Board consideration of any ordinance or resolution related to planning activities, implementation of any policies or procedures, or major development and redevelopment activities >>associated with any affordable housing project on County-owned land<<, including, but not limited to, demolition, disposition, construction and rehabilitation of housing developments that impact the County's public housing >>or other affordable housing<< ~~[[program]]~~ >>programs<< and ~~[[public housing]]~~ residents, the >>County<< Mayor >>or County Mayor's designee<< shall include in the memorandum accompanying the item or otherwise provide a written public outreach statement detailing the public outreach efforts undertaken to collect and apply public input or comments, including, but not limited to, public input or comments from public housing residents, public housing resident councils, the jurisdiction-wide resident council known as the Overall Tenant Advisory Council, Inc. or its successor entity, and community advisory councils, if applicable. >>The County Mayor or the County Mayor's designee shall hold a minimum of two public meetings with residents and interested community stakeholders from the neighborhood or as otherwise required by federal laws, regulations or United States Department of Housing and Urban Development's directives prior to this Board's consideration of any ordinance or resolution, and the memorandum or public outreach statement shall describe the number of meetings held and the location of such meetings. Such meetings shall be held at a time, place, and manner, including through virtual meetings, to allow for a greater number of participation by residents and the community stakeholders, and shall be phased over the life of the development of the project, including, but not limited to, prior to the development of the request for proposal or other solicitation, and the cost of such meetings shall be borne by the selected developer. Where applicable, such public meetings shall be held in accordance with applicable laws, regulations and directives, including, but not limited to, those promulgated by the United States Department of Housing and Urban Development. Such meetings

shall be held in such a manner that does not cause significant delays to the County's, including the Board's, process of approving housing developments and programs. Notice shall be posted on the County calendar and the County Mayor or County Mayor's designee shall coordinate the scheduling of such meetings with the commissioner of the district in which the proposed major development or redevelopment activities is located.<< No ordinance or resolution shall be considered by the Board or a committee of the Board, if the public outreach statement has not been provided.>>Notwithstanding the foregoing, the meeting requirements set forth herein shall apply prospectively and shall not be required of any affordable housing project and related lease and development agreement still to be negotiated that has been approved by the Board prior to the effective date of Ordinance No. _____<<

- (2) The public outreach statement shall be based on information that is currently available and known. If the >>County<< Mayor or >>County<< Mayor's designee initially determines that an ordinance or resolution does not require a public engagement process, but later determines that the ordinance or resolution does require such process, then the >>County<< Mayor or >>County<< Mayor's designee shall so advise the Board in a memorandum.

Rule 5.12. STATEMENT OF COMMUNITY BENEFITS RELATING TO HOUSING DEVELOPMENT PROJECTS.

* * *

- (B) The statement of community benefits shall indicate, as applicable:
- (1) binding obligations and non-binding commitments to provide amenities, benefits, urban revitalization, cash incentives, or improvements to the community where the Housing Development Project is located, as well as any indicated benefits to adjacent or other

communities affected by the Housing Development Project;

- (2) the amount of funds that are contractually required to be invested into the Housing Development Project and the community;
- (3) the number and type of direct and indirect jobs, both temporary and permanent, anticipated to be created by the Housing Development Project, the wage benefit levels of each, and any apprentice or job training programs;
- (4) neighborhood amenities and infrastructure that will be created as part of the Housing Development Project, including streetscape improvements, green space, and parks;
- (5) compliance, reporting, and monitoring of contractual requirements related to any of the foregoing; ~~[[and]]~~
- (6) the consequences for failure to meet any contractual requirements related to any of the foregoing, and the County's remedies; and
- (7) a statement detailing any community meetings >>required by subsection (E) of this Rule<<.

* * *

>>(E) The County Mayor or County Mayor's designee shall hold a minimum of two public meetings with residents and interested community stakeholders from the neighborhood regarding any Housing Development Project in such a manner that does not cause significant delays to the County's, including the Board's, process of approving Housing Development Projects. The County Mayor or County Mayor's designee shall further comply with the meeting requirements set forth in Rule 5.11(1). The community benefits statement required by this rule shall describe the number of meetings held and the location of such meetings. Notice shall be posted on the County calendar and the County Mayor or County Mayor's designee shall coordinate the scheduling of such meetings with the commissioner of the district in which the proposed major

development or redevelopment activities is located. Where applicable, such public meetings shall be held in accordance with applicable laws, regulations and directives, including, but not limited to, those promulgated by the United States Department of Housing and Urban Development. Notwithstanding the foregoing, the meeting requirements set forth herein shall apply prospectively and shall not be required of any affordable housing project and related lease and development agreement still to be negotiated that has been approved by the Board prior to the effective date of Ordinance No. _____<<

* * *

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

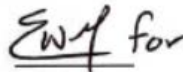
Section 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word.

Section 5. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

May 5, 2026

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Terrence A. Smith
Andrea Gonzalez

Prime Sponsor: Senator René García