

MEMORANDUM

Agenda Item No. 7(G)(2)(D)

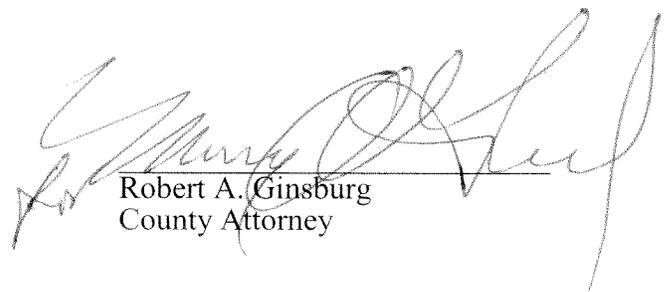
TO: Hon. Chairperson and Members
Board of County Commissioners

DATE: May 6, 2003

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Resolution directing Miami-Dade Housing Agency to develop strategies to attract private sector to participate in federally subsidized rental programs

The accompanying resolution was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.



Robert A. Ginsburg
County Attorney

RAG/bw



MEMORANDUM

(Revised)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: May 6, 2003

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 7(G)(2)(D)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(G)(2)(D)
5-6-03

RESOLUTION NO. _____

RESOLUTION DIRECTING MIAMI-DADE HOUSING AGENCY (MDHA) TO DEVELOP AND IMPLEMENT STRATEGIES TO ENCOURAGE PRIVATE LANDLORDS AND AFFORDABLE HOUSING DEVELOPERS TO PARTICIPATE IN FEDERALLY SUBSIDIZED RENTAL HOUSING PROGRAMS; DIRECTING THE COUNTY MANAGER AND MDHA TO AMEND THE COUNTY'S AFFORDABLE HOUSING CONTRACT

WHEREAS, there is an affordable housing crisis in Miami-Dade County (County); and

WHEREAS, the Housing Element of the Miami-Dade Comprehensive Plan sets as one of its goals that the County ensure the provision of affordable housing products that will meet the spatial and economic necessities of all current and future Miami-Dade County residents, regardless of household type and income; and

WHEREAS, the Consent Decree entered in *Adker v. United States Housing and Urban Development and Miami-Dade County* on June 6, 1998 requires the County and its agent to develop and implement a strategy, including outreach efforts, designed to attract and encourage more landlords to participate in federally subsidized rental housing programs, which are administered by Miami-Dade Housing Agency (MDHA); and

WHEREAS, nationally public housing authorities (PHA), like the County which currently has over 40,000 applicants on its project and tenant-based waiting lists, continue to face challenges, such as a tight rental market; and

WHEREAS, statistical estimates demonstrate that there is insufficient affordable housing for very low, low and moderate income households in the County; and

WHEREAS, the tight rental market contributes to the lack of sufficient affordable rental housing units for very low, low and moderate income households in the County; and

WHEREAS, the County wishes to improve the housing opportunities for Miami-Dade County residents who participate in federally subsidized rental housing programs; and

WHEREAS, the County relies heavily on its partnerships with the private sector to acquire, construct and/or rehabilitate affordable housing developments through programs such as SHIP, Surtax, HOME, and other affordable housing programs, which are administered through the County's Office of Community and Economic Development and MDHA; and

WHEREAS, present affordable housing programs do not require the private sector to maintain units for participants in federally subsidized programs administered by the County; and

WHEREAS, without the private sectors' assistance and involvement in housing these participants, many of these households will not be housed,

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

Section 1. Miami-Dade Housing Agency to continue its efforts of developing and implementing strategies, which are consistent with applicable state, federal and local laws and court orders, and are designed to attract and encourage more private sector landlords and affordable housing developers to participate in federally subsidized rental housing programs.

Section 2. The County Manager and Miami-Dade Housing Agency to amend all County affordable housing contracts to include the following language:

At the discretion of the County, up to twenty percent (20%) of rental units (per project) may be designated for federal rental housing subsidy; either project-based or tenant-based.

Section 3. The County Manager shall establish criteria to determine the percentage of rental units to be designated for federal rental housing subsidy that will be required for each project.

The foregoing resolution was sponsored by Commissioner Dorrin D. Rolle and 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:

Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Jimmy L. Morales
Dorrin D. Rolle
Katy Sorenson

Dr. Barbara Carey-Shuler
Betty T. Ferguson
Joe A. Martinez
Dennis C. Moss
Natacha Seijas
Rebeca Sosa

Sen. Javier D. Souto

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. *fu*
Terrence A. Smith