



MEMORANDUM
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ED&HS
Agenda Item No. 7 (A)
October 13, 2004

TO: Honorable Dorrin D. Rolle
and Members, Economic Development
and Human Services Committee

DATE: September 27, 2004

FROM: Kay M. Sullivan, Director
Clerk of the Board

SUBJECT: Approval of Commission
Committee Minutes

The following Clerk's Summary of Minutes is submitted for approval by the Economic Development and Human Services Committee:

➤ July 27, 2004

Attachment
KMS/as



Stephen P. Clark
Government Center
111 N.W. 1st Street
Miami, FL 33128

PRELIMINARY DRAFT
Meeting Minutes
Economic Development and Human Services
Committee

Dorrin D. Rolle (2), Chairperson; Rebeca Sosa (6), Vice Chairperson; Commissioners
Bruno A. Barreiro (5), Jimmy L. Morales (7), Natacha Seijas (13), and Katy Sorenson
(8)

AFFORDABLE HOUSING WORKSHOP

Wednesday, July 28, 2004

9:30 AM

COMMISSION CHAMBERS

Members Present: Jimmy L. Morales, Dorrin D. Rolle, Natacha Seijas, Katy Sorenson.

Members Absent: Bruno A. Barreiro, Rebeca Sosa.

Members Late: None.

Members Excused: None.

1A INVOCATION

1B PLEDGE OF ALLEGIANCE

1C **ROLL CALL**

Report: *In addition to the members of the Committee present at today's meeting, Commissioner Betty Ferguson was present and the following staff persons: Assistant County Manager Tony Crapp, Sr., Assistant County Attorney Jess McCartney; and Deputy Clerks Doris Dickens and Fayola Gary.*

Chairperson Rolle announced that the Economic Development and Human Services Committee was hosting today's Affordable Housing Workshop, to discuss recommendations made by the Affordable Housing Work Group.

Assistant County Manager Tony Crapp noted today's workshop would address the Affordable Housing Work Group recommendations regarding a proposal for inclusionary zoning to promote affordable housing development and a proposal relating to the equitable distribution of publicly assisted affordable housing throughout the community. He summarized the history relating to the creation of the County Manager's Affordable Housing Work Group (AHWG). Mr. Crapp recognized Mr. Lester Goldstein, who had recently passed away, for his contributions and participation in this process.

2 **REPORT(S)**

2A

042272 Report

AFFORDABLE HOUSING WORKSHOP

Report Received

Report: *Charles Blowers, Chief Miami Dade County Long Range Planning, made a PowerPoint presentation entitled "Housing Affordability: 2000 Miami-Dade County" in which he outlined the following:*

- Median Household Income*
- The Housing Affordability Gap*
- Cost Burdened Households Miami-Dade County, Florida 1990 and 2000*
- Shelter Cost Burden in 2000*
- Housing Units and Overcrowded Housing Units Major Statistical Areas Miami-Dade County, Florida 1990 and 2000*
- Households by Income Miami-Dade County, Florida 2000 and 2025*
- Housing Data Clearinghouse*
- Clearinghouse Function*
- Government Assisted Housing Miami-Dade County by Commission Districts 2000*

Mr. Blowers responded to questions of the commissioners present relating to his presentation.

Assistant County Manager Tony Crapp, Sr. introduced former Assistant County Manager Barbara Jordan to speak before the Committee.

Ms. Barbara Jordan former Assistant County Manager and Co Chair for the Work Group, addressed the importance of the county providing affordable housing that would benefit residents in the community who worked in the service industries as secretaries, teachers, police officers and other occupations. She noted other communities in the United States that had successfully placed affordable housing near more expensive housing and spoke in support of the county's ability to successfully implement a similar plan.

Commissioner Seijas acknowledged Ms. Jordan's efforts with the School Readiness Coalition that helped Miami-Dade County receive the childcare contracts for the entire county.

Mr. Andy Dolkart, Co Chair of the Affordable Housing Work Group, presented his portion of the PowerPoint presentation entitled "Moderately Priced Housing Program", which addressed

inclusionary zoning, including the following:

- Objective
- Precedents
- Scale of Activity
- Legal Framework
- Potential Incentives
- Experience
- Issues with urban-scale projects
- Key program variables
- Proposed Program
- Incentives
- Issues

Mr. Dolkart identified other areas in the United States that had inclusionary zoning projects. He noted because of higher building costs and decreased land availability in urban areas; inclusionary zoning projects were generally located in suburban areas rather than urban areas. He noted the Work Group recommended a voluntary inclusionary program be implemented and that a mandatory program be considered only if the voluntary program failed. Mr. Dolkart explained if a mandatory program was implemented, a buy-out procedure allowing parties to opt out of the program was required. He noted the Work Group recommended any funds received through a buy-out be used for provision of low-income housing or infrastructure in the infill areas. Mr. Dolkart responded to inquiries from the commissioners addressing density bonus and the continuation of affordable housing upon resale.

Chairperson Rolle referred to a housing project located on N.W. 78 Street and 22 Avenue, and noted some projects that did not receive the funding they expected from the State would seek additional funding from the county to complete the project and reduce the number of units being developed.

Ms. Patricia Braynon, Housing Financing Authority, noted if a project was unsuccessful in receiving a 9 percent tax credit from the State's Trust Fund it would seek Housing Financing Bonds and receive a 4 percent tax credit. She noted sometimes the number of units being developed would be reduced in order to compensate for the reduced funding received and to make the project economically feasible.

Mr. Al Brewster, Acting Director, Housing Department, continued with his portion of the PowerPoint presentation entitled "Equitable Distribution of Affordable Housing", in which he noted the Work Group had been charged with developing a policy for equitable distribution. He defined areas of high, moderate and low concentration of affordable housing. He noted this policy would primarily impact projects that received funding assistance from the county for affordable housing or impact fee waivers, not privately funded housing. Mr. Brewster commented that this policy may require changes in State and Federal guidelines and could result in fewer affordable housing units being developed, noting the high cost of land in certain areas.

Mr. Brewster noted the following factors for equitable distribution of affordable housing:

- Funding Priorities*
- Incentives*
- County Support*
- Zoning Incentives*

Commissioner Sorenson recommended that the Work Group continue meeting and address other concepts relating to affordable housing such as creation of a dormitory like setting for young adults who attend school or are employed and in need affordable housing, and communal housing for single parent families.

Mr. David Raymond, member of the Homeless Trust, spoke in connection with Commissioner Sorenson's comments regarding dorm settings for young adults in foster care. He noted that a program was being worked on regarding this matter.

Commissioner Morales suggested if the Work Group was continued it identify areas that could be developed with affordable or workforce housing within the county.

Chairperson Rolle opened the meeting for public input.

Ms. Truly Burton, Builders Association of South Florida, stated that the Builders Association was very involved in this process. She noted that because of high poverty, low wages and scarcity of available land, affordable housing was in a crisis. Ms. Burton spoke against the Governor's

taking of monies from the Florida Housing Finance Corporation Trust Fund, and recommended that in order to make affordable housing and density bonuses work, that zoning applications to develop to the full density allowed by the Master Plan be approved, plus the density bonus. In regard to inclusionary zoning, Ms. Burton stated the industry supported implementation of an incentive based program over a regulatory program. She noted the Regional Planning Council revised its strategic regional policy plan which now included establishment of a working group that would establish enforceable and measurable incentives for affordable housing to be built along transit lines. In conclusion, Ms. Burton spoke in support of the rehabilitation of existing affordable housing and the potential to leverage funding through HUD.

Mr. John Isen (phonetic), member of the Work Group spoke in support of the implementation of an inclusionary and mixed-income housing policy for the county. He recommended that if sufficient affordable housing was not developed through a voluntary program, a mandatory program be implemented.

Mr. Robert Daniels, South Florida Regional Planning Council, noted that the Council would be taking steps in the near future to implement its new plan which would include a new regional affordable housing strategy. He noted the need to get the municipalities involved in affordable housing through the Miami-Dade County Planners Technical Committee.

Mr. Crapp noted that the written comments made by Elizabeth Platter Zyberk, Dean, School of Architecture, University of Miami, regarding this issue had been submitted for the record.

Ms. Gladys Margarita Diaz spoke in support of the public and private sector working together to build affordable housing in the county.

Commissioner Ferguson spoke in support of the continuation of the Work Group. She asked that the Work Group address a plan to purchase land in areas where there was low concentration of affordable housing, and rehabilitation of existing housing. She questioned whether a voluntary program was realistic and spoke in support of implementing a mandatory program for

affordable housing. Commissioner Ferguson expressed concern that there was not sufficient incentive for builders to build affordable housing under a voluntary program. She recommended that the voluntary program be evaluated after a certain period of time to determine if it was successful.

In response to Commissioner Ferguson's inquiry, the Assistant County Attorney stated that there were no impediments to implementation of a mandatory plan for the entire county, however, there could be taking issues or potential claims under the Burt J. Harris Act. He noted that the County Charter allowed the county to make the plan mandatory for municipalities.

In response to Commissioner Sorenson, Mr. Tony Crapp stated that legislative proposals regarding the inclusionary and mixed income housing plan for Miami- Dade County would be presented to the committee in October of this year.

Chairperson Rolle thanked everyone for their attendance at today's meeting.

3 OPEN DISCUSSION

4 ADJOURNMENT

Report:

There being no other business to come before the committee, the meeting was adjourned at 11:47 a.m.