

Memorandum



Date: June 26, 2006

To: Honorable Chairman Joe A. Martinez
and Members Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Financial impact and revisions to Ordinance pertaining to zoning, Workforce Housing, building permit process and enforcement of Workforce Housing Development Program

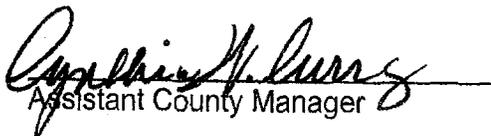
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Supplement to
Agenda Item No. 3(B)

The purpose of this memorandum is to provide an explanation to the Board of County Commissioners (Board) of the revisions between the original ordinance agenda item and the substitute agenda item as well as the financial impact of this proposed ordinance and program. The proposed ordinance provides for the creation of a Workforce Housing Development Program through amendments to Chapter 33 of the Code of Miami-Dade County.

The substitute item differs from the original proposal in that it modifies a number of specific provisions relating to the overall mandatory workforce housing program, including without limitation, applicability, the number of workforce housing units required, development bonuses, monetary contribution in lieu of construction of workforce housing units, and other provisions. Certain provisions were also modified relating to future administration of the program, including provisions related to homeowners' equity, control periods, and the rental program.

The Workforce Housing Development Program requires applicants seeking approval from Miami Dade County to develop 20 or more dwelling units to provide workforce housing units according to the Comprehensive Development Master Plan Land Use Category and proposed density of the development, or provide a monetary contribution to the Workforce Housing Trust Fund in lieu of construction of workforce housing units. Furthermore, the Program also requires a monetary contribution from applicants seeking approval of fewer than 20 dwelling units.

Contributions provided in lieu of construction of workforce housing units or development of fewer than 20 dwelling units will be transferred to the Workforce Housing Trust Fund. Additionally, the Miami Dade Housing Agency will make an initial contribution of \$2 million from the Documentary Surtax fund to the Workforce Housing Trust Fund. This contribution will allow the program to proceed initially with funding until the contributions from the private sector begin. The use of the trust fund proceeds has also been defined in section 17 of the proposed ordinance. It is anticipated that this program could produce approximately 400 new workforce housing units annually that would be above and beyond what is presently being developed.


Assistant County Manager

