

MEMORANDUM

Agenda Item No. 11(A)(2)

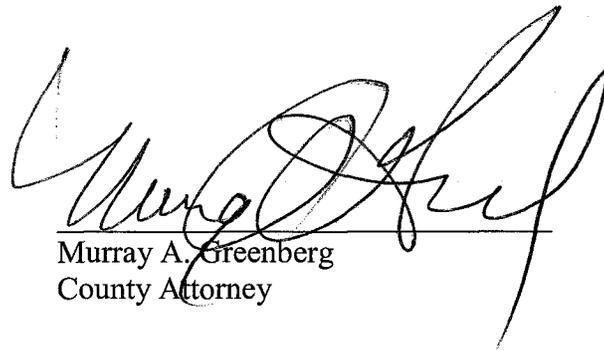
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: December 19, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Resolution directing County
Manager to develop
recommendations for
establishment and
implementation of a
Community Land Trust

The accompanying resolution was prepared and placed on the agenda at the request of Commissioner Barbara J. Jordan.



Murray A. Greenberg
County Attorney

MAG/bw



MEMORANDUM
(Revised)

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and Members, Board of County Commissioners

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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

Agenda Item No. 11(A)(2)

Veto _____

12-19-06

Override _____

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MANAGER
TO DEVELOP RECOMMENDATIONS FOR THE
ESTABLISHMENT AND IMPLEMENTATION OF A
COMMUNITY LAND TRUST; REQUIRING REPORT

WHEREAS, pursuant to Section 17-127 of the Code of Miami-Dade County, the Board of County Commissioners has expressed its intent to form a Community Land Trust (CLT) in Miami-Dade County; and

WHEREAS, CLTs are a method to assist the community to acquire land as well as rehabilitate existing buildings to develop and provide permanent affordable housing, in a variety of forms, to very low, low and moderate income persons and families; and

WHEREAS, the housing cost in Miami-Dade County continue to be unaffordable to many residents of Miami-Dade County and places a strain on very low, low and moderate income persons and families; and

WHEREAS, CLTs have been formed in other high housing cost urban areas to provide a method to acquire and hold land and/or property for benefit of community and to subsequently provide affordable housing options; and

WHEREAS, Miami-Dade County operates a number of housing programs to assist in developing affordable housing for very low, low and moderate income persons and families; and

WHEREAS, Miami-Dade County needs to provide additional options for affordable housing for very low, low and moderate income persons and families; and

WHEREAS, Miami-Dade County seeks a cohesive approach to the acquisition of land, as well as existing County and private property and buildings for the development of single

family and multifamily housing for the development and construction and rehabilitation of affordable housing for very low, low and moderate income persons and families; and

WHEREAS, the CLT model is one area of affordable housing strategy that has not been aggressively pursued by Miami-Dade County; and

WHEREAS, the Board adopted Resolution No. 306-03 on April 8, 2003 in which it directed the County Manager to consult with appropriate County departments and authorities and to report back to the former Economic Development and Human Services Committee with recommendations for the implementation of a CLT; and

WHEREAS, the Board wishes to establish a CLT,

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

Section 1. The County Manager to develop recommendations for the implementation of a Community Land Trust including but not limited to:

- (a) The appropriate steps for Miami-Dade County to establish a countywide CLT and/or community-based CLT, including but not limited to establishing or collaborating with an established nonprofit organization, such as the Miami-Dade Housing Finance Authority and Miami-Dade Affordable Housing Foundation, Inc., engaged in the business of developing affordable housing in Miami-Dade County and working with other affordable housing organizations, such as 1000 Friends of Florida, Inc.
- (b) The appropriate steps to determine the availability of County and privately owned land and acquisition of land, including appropriate timelines.
- (c) The available financing mechanisms available through local, state and federal agencies to finance development, acquisition or rehabilitation of existing properties, including but not limited to bond financing, tax credits and General Fund commitment.
- (d) The appropriate financing mechanisms available through local, state and federal agencies and programs to provide a revenue stream for CLT organizations.
- (e) The advantages and disadvantages of homeownership versus rental-type CLTs.
- (f) The enactment of or amendment to existing ordinances to establish a CLT.

- (g) The other relevant matters that shall be considered for the development and implementation of a CLT.

Section 2. The County Manager to prepare said recommendations in writing to be presented to the Community Empowerment and Economic Revitalization Committee within ninety (90) days of the adoption of this resolution.

The foregoing resolution was sponsored by Commissioner Barbara J. Jordan 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:

Joe A. Martinez, Chairman	
Dennis C. Moss, Vice-Chairman	
Bruno A. Barreiro	Jose "Pepe" Diaz
Audrey M. Edmonson	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of December, 2006. 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.



Terrence A. Smith