

Memorandum



Date: January 25, 2007

To: Honorable Chairman Bruno A. Barreiro, and
Members, Board of County Commissioners

From: George M. Burgess
County Manager

Report: Manager's Report Related to the Workforce Housing Development Program
Ordinance

Agenda Item No. 12(B)6

Pursuant to Section 2-11.37 of the Miami-Dade County Code, the accompanying ordinance on today's agenda proposes the formation of a Workforce Housing Zoning Appeals Board, and sets forth its purpose, function and membership requirements. The same Code section also requires that a report be provided to the Board providing the following information.

1. Whether the establishment of the board will create sufficient betterment to the community to justify the Board of County Commissioners' delegation of a portion of its authority:

The Workforce Housing Zoning Appeals Board is being created to deal with the issue of lack of available housing for the workforce segment of the population in Miami-Dade County. Housing costs have greatly outpaced the level of income earned by those employed within the segment of society earning between 65 to 140% of the average mean family income of the county. The lack of workforce affordable housing is a county-wide issue and needs to be provided throughout unincorporated Miami-Dade County. This board will be comprised of members who live and work throughout the County and are knowledgeable of the issues facing real estate development and housing needs and will review applications with a county-wide perspective. The need for workforce housing is an important county-wide issue, and the review of zoning hearing applications should be on a county-wide basis under the authority of one board rather than by numerous boards having specific jurisdictional authority in unincorporated areas of the county.

The Workforce Housing Zoning Appeals Board will be the sole board for reviewing and deciding upon residential housing projects located within unincorporated Miami-Dade County and which pertain in whole or in part to workforce housing. It is highly anticipated that the proposed incentives of the Workforce Housing Development Program will influence developers to include workforce housing components into future development plans, thereby helping to alleviate the critical shortage of workforce housing units.

2. Whether another board or agency, either public or private, which is already in existence could serve the same purpose:

There is no board or agency that could more appropriately and expeditiously serve the same purpose. The existing zoning boards were created to serve local areas only. The need for workforce housing has risen to a level of urgency that requires a county-wide perspective achieved by the creation of one board. This also will ensure that workforce housing is built throughout the county and not only in certain locations.

3. The costs, both direct and indirect, of establishing and maintaining the board:

Operating the Workforce Housing Zoning Appeals Board (WHZAB) will result in nominal additional costs beyond those currently experienced with the operation of Community Zoning Appeals Boards.

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Residential development applications currently heard by Community Zoning Appeals Boards will be heard by the WHZAB. This "shift" in venue creates no significant cost. Only approximately \$1,300 per fiscal year, to cover member's business cards and similar expenses will be incurred. Current zoning hearing application fees are expected to cover all costs associated with the WHZAB.

4. Whether the board is necessary to enable the County to obtain state or federal grants or other financing:

This board is not necessary to enable the County to obtain financing

5. Whether the board should have bonding authority:

A board of this nature does not require bonding authority.

6. Whether the board should have final authority to enter into contracts and spend County funds, or whether its contracts and expenditures must be ratified by the Board of County Commissioners:

This board does not require authority to enter into contracts or spend County funds.

7. Whether the creation of a new board is the best method of achieving the benefit desired:

Establishment of the Workforce Housing Zoning Appeals Board would enhance the effectiveness of the Workforce Housing Development Program and allow for community input at public hearing in its review process.

The creation of the Workforce Housing Zoning Appeals Board would be integral to the success of the proposed Workforce Housing Development Program.


Assistant County Manager


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