

Memorandum



Date: September 4, 2007

Agenda Item No. 12(B)5

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

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of George M. Burgess.

Subject: County Manager's Report Regarding Creation of the Community Affordable Housing Strategies Alliance

This report regarding the creation of the Community Affordable Housing Strategies Alliance (CAHSA) by ordinance is provided pursuant to Section 2-11-37 of the Miami-Dade County Code.

Background

On May 9, 2006, CAHSA was established by the Board of County Commissioners (R-558-06) to assist in addressing the housing crisis in Miami-Dade County. The resolution, which was approved by the Commission, ensured participation from a broad cross section of the community. The CAHSA Task Force has served as a forum where many of the housing concerns of residents and policy makers have been discussed. To date, the CAHSA process has incorporated the work of the long standing Housing Policy Work Group (HPWG) as well as establishing a nexus of coordination between the Mayor's Land Use Group and the other CAHSA committees.

CAHSA was entrusted with the following eight specific duties, functions and responsibilities:

1. To identify the data gathering processes and procedures necessary to evaluate the housing crisis in Miami-Dade County as it relates to households whose income is up to 100% of the area median income in Miami-Dade County; and to develop innovative solutions to address this housing crisis.
2. To establish methods for obtaining input on community needs and priorities, which may include public meetings, conducting focus groups, and convening ad hoc panels.
3. To develop solutions that should include, but not limited to, recommending additional legislation and enforcement of existing legislation.
4. To develop methods to inform the public about available funding and financing opportunities, rental and homeownership opportunities through an expanded public information and consumer education program.
5. To plan and implement the convocation of a Miami-Dade County Housing Summit to be held with the purpose of charting the course in program and policy development for the County as it establishes a comprehensive affordable housing strategy.
6. To offer guidance in establishing a One-Stop Clearinghouse for information relating to housing in Miami-Dade County.
7. To make final findings and recommendations to the Miami-Dade Board of County Commissioners regarding the measures to address the recent housing crisis in Miami-Dade County.
8. To serve in an advisory capacity to the Miami-Dade Board of County Commissioners and the Mayor of Miami-Dade County and other public and governmental entities with respect to all issues affecting or relating to the duties charged.

Based on the CAHSA recommendations to the Board, the proposed Ordinance would establish the CAHSA as a permanent body with the following responsibilities:

1. Provide monitoring of the policies already in place and/or adopted by the Board of County Commissioners, Miami-Dade Housing Agency, or any other County agency that administers housing programs.
2. Provide a panel/forum as a vetting tool for the consultant preparing the County's Comprehensive Affordable Housing Master Plan.
3. Provide review analysis input into the development of the County's Comprehensive Affordable Housing Master Plan.
4. To serve in an advisory capacity to the Board of County Commission, the Mayor, and other public and governmental entities with respect to affordable housing issues.
5. Provide quarterly status reporting to the Board of County Commission as it relates to the implementation of the CAHSA recommendations and the County's Comprehensive Affordable Housing Master Plan

The following information is required under Section 2-11-37 of the Miami-Dade County Code of Ordinances:

- 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.**

Use of citizen advisory boards comprised of persons with expertise and experience in the area of affordable housing can assist County staff, the Mayor, and Board of County Commission in more efficiently and effectively (a) identifying unmet housing needs, (b) developing strategies to generate additional affordable housing and maintain existing affordable housing; and (c) ensure that County resources are being directed towards those strategies in an effective and timely manner.

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

The role and responsibilities of the proposed CAHSA are not shared by any other existing Miami-Dade County advisory board. Unlike the Affordable Housing Advisory Board (AHAB) which was created in 1995 by the Board of County Commission to serve as the County's affordable housing advisory committee pursuant to State law to ensure compliance with the SHIP Program, CAHSA's role is specific to the overall planning process related to affordable housing in the County, regardless of funding source.

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

The ordinance relating to the Community Affordable Housing Strategies Alliance (CAHSA) will not have a fiscal impact on Miami-Dade County. The County would use existing staff to provide support services to CAHSA.

If additional staffing or resources would be required, the Board would be informed.

- 4. Whether the board is necessary to enable the County to obtain State or federal grants or other financing.**

CAHSA is not necessary to obtain State or federal grants or other financing.

5. Whether the board should have bonding authority.

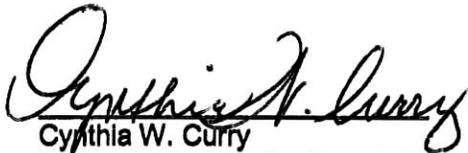
CAHSA would not have bonding authority.

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.

CAHSA would not have any authority to enter into contracts and spend County funds.

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

In comparison to AHAB, membership of CAHSA as established under R-558-06 represented a broad cross section of the Community and brought considerable depth of experience in financing and developing affordable housing. The level of participation generated by the membership's composition proved to be instrumental in developing a comprehensive and detailed set of recommendations addressing many of Miami-Dade's housing challenges. Permanently establishing CAHSA will ensure that those who participated on CAHSA remain engaged to assist the Board in ensuring that CAHSA recommendations and Master Housing Plan strategies are implemented and that the Board benefits from the CAHSA membership's knowledge and expertise in the area of affordable housing.



Cynthia W. Curry
Senior Advisor to the County Manager