

**Date:** February 13, 2008

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

**From:** George M. Burgess  
County Manager

**Subject:** Amendment to Miami Beach City Center Community Redevelopment Agency  
Redevelopment Plan

EDHS  
Agenda Item No. 3(A)

## Recommendation

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the Miami Beach City Center Community Redevelopment Agency (the "Agency") amendment to its Redevelopment Plan (the "Plan"). The Plan amendment broadens the scope and definition of its current affordable housing program to include creating opportunities for "workforce housing" to meet housing needs for working families whose income make them ineligible for affordable housing programs that target low-income and moderate-income threshold categories. The City of Miami Beach (the "City") and the Agency have adopted the proposed Plan amendment following duly noticed public hearings (Exhibit I). Pursuant to the Interlocal Agreement between Miami-Dade County, the City and the Agency, the Plan amendment requires BCC approval.

## Scope of Agenda Item

This resolution allows the Agency to provide additional affordable and "Workforce Housing" benefits within the City Center Community Redevelopment Area (the "Area"). The Area lies within County Commission District 5.

## Fiscal Impact / Funding Source

This resolution has no fiscal impact upon the Agency or Miami-Dade County.

## Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution amends the Agency's Redevelopment Plan.

## Background

On March 30, 1993, the BCC approved the establishment of the CRA when it approved the CRA's Community Redevelopment Plan (Plan) pursuant to Resolution R-317-93 and the funding of the Plan when it enacted Ordinance No. 93-28 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the Miami Beach CRA was also approved by the BCC on March 30, 1993. The Interlocal Agreement requires the CRA to submit for County approval any amendment to the Plan prior to its implementation.

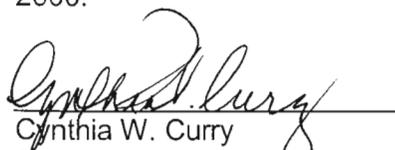
On March 14, 2007, the Miami Beach City Commission adopted a proposed Amendment to the City Center Community Redevelopment Area's Plan, following the recommendations of the Agency. The Amendment expands its affordable housing programs to include "workforce housing" for families that

do not qualify under existing affordable housing income limits for low- and moderate-income. The Agency aims to attract and retain "essential services personnel" who are employees of businesses and organizations in industries such as accommodations and food services, retail trade, emergency personnel, and health care in the City of Miami Beach, as well as City and public school district employees. Additionally, the amendment adopted by the City broadens the power of the Agency by allowing changes to the eligibility criteria qualifications and income thresholds of the housing programs, subject to ratification by the Mayor and the City Commission, but without further BCC approval.

The Tax Increment Financing Coordinating Committee (TIF Committee) reviewed the CRA's Plan amendment on December 17, 2007. The TIF Committee recommended that the amendment adopted by the City be forwarded for BCC approval allowing the Agency to include "workforce housing" in its affordable housing program, but recommends that the language requiring the Agency and City Commission to ratify future amendments to the eligibility criteria, among other things, be deleted and replaced by language that requires guidelines for eligibility to meet Miami-Dade County's "workforce housing" guidelines and/or be adjusted to meet any local, state, or federal "workforce housing programs." This modification to the amendment will limit the guidelines of the new housing programs for "workforce housing" families (including "essential services" personnel) to meet Miami-Dade County's workforce guidelines and/or to be adjusted to meet any local, state or federal workforce housing program. The language of the Plan amendment recommended by the TIF is attached as Exhibit II for BCC consideration.

In a letter dated January 14, 2008 to the City Commission (Exhibit III), the City Manager informed the City Commission that the TIF Committee recommended changes "do not detract from or modify the intent of the original amendment as adopted by the City Commission on March 17, 2007". It is recommended that the BCC approve the Plan amendment with the recommended language change by the TIF Committee. The Plan amendment will become effective subject to ratification by the Agency's Board and the City Commission of the recommended language change by the TIF Committee.

While this item addresses the Agency's request to amend the Plan to include "workforce housing," the Agency has yet to amend its interlocal agreement with the County to adopt the results oriented government concept described in the County Manager's Report to the BCC dated December 19, 2006.

  
Cynthia W. Curry  
Senior Advisor to the County Manager

Attachment

cmo08608



# MEMORANDUM

(Revised)

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

DATE: March 4, 2008

FROM:   
R. A. Cuevas, Jr.  
County Attorney

SUBJECT: Agenda Item No.

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.

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING AN AMENDMENT TO THE  
COMMUNITY REDEVELOPMENT PLAN FOR THE MIAMI  
BEACH CITY CENTER COMMUNITY REDEVELOPMENT  
AGENCY

**WHEREAS**, on January 26, 1993, the Board of County Commissioners of Miami-Dade County, Florida (the "BCC") adopted Resolution No. R-14-93, accepting a Finding of Necessity, declaring that a condition of slum and blight existed in the area described in that portion of the City of Miami Beach (the "City") shown in the attached Exhibit "A" (the "Area"), determined that it was necessary to redevelop the Area, and delegated to the City Council the authority to exercise the redevelopment powers conferred upon the BCC within the Area in accordance with the Florida Community Redevelopment Act of 1969 (the "Act"), to enable the City Council to declare the need for, create, and delegate powers to a community redevelopment agency, and to initiate, prepare and adopt a plan of redevelopment for final approval by the BCC; and

**WHEREAS**, on March 30, 1993, the BCC approved Resolution R-317-93, adopting the Redevelopment Plan for the City Center Community Redevelopment Area (the "Plan"); and

**WHEREAS**, the City now desires to amend the Redevelopment Plan to broaden the scope of affordable housing to include workforce housing, which would include families which would not qualify under affordable housing guidelines, and families of individuals who are employed as "essential services personnel" in the City of Miami Beach; and

**WHEREAS**, the BCC desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by this reference,

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

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. The BCC approves the amendment to the City Center Redevelopment Plan to include the insertion of the following language after the existing text in Section 406 of the Plan.

“Additionally, beyond the aforesated (and other existing) programs established by the City of Miami Beach, the City and the Agency recognize that such affordable housing programs have traditionally targeted individuals and families within the low-income and moderate-income threshold categories (as those thresholds may be defined and periodically updated within such respective affordable housing programs). Due to dramatic increases in housing costs, coupled with modest rises in income, many middle-income families who may not otherwise qualify under the low and moderate-income affordable housing programs utilized in the project area, are being effectively “priced out” of the rental and home ownership market available within the Historic Convention Village Redevelopment and Revitalization Area. This includes individuals in families who are employed in “essential services” occupations such as teachers, hospital workers, public administration/governmental employees, and, others, who do not qualify for existing affordable housing programs. Accordingly, in order to meet existing and future housing needs for working families whose income may typically make them ineligible for existing affordable housing programs, the Redevelopment Plan will seek alternative opportunities for the Agency to create new affordable housing opportunities within the project area, whether through the acquisition and/or rehabilitation of existing housing, and/or the creation of new affordable housing developments. These proposed new affordable housing programs for “workforce housing” families (including housing for “essential services” personnel) would be implemented and administered subject to rules and regulations establishing (without limitation) guidelines for eligibility, qualifications, and income thresholds to meet Miami Dade County’s workforce housing guidelines and/or to be adjusted to meet any local, state, or federal workforce housing programs.”

The foregoing resolution was 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 4<sup>th</sup> day of March, 2008. 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.



Handwritten signature of the County Attorney, appearing to be 'DSH'.



# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

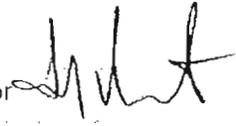
MIAMI BEACH REDEVELOPMENT AGENCY

Tel: 305 673-7295, Fax: 305 673-7033

TO: Members of the Miami-Dade County TIF Committee  
c/o Mike Iturrey, Committee Chair  
Office of Strategic Management  
Miami-Dade County  
111 N.W. 1st Street, Suite 2210  
Miami, Fl. 33138

RECEIVED

MAR 28 2007

FROM: Tim Hemstreet, Assistant Director 

DATE: April 2, 2007

SUBJECT: **PROPOSED AMENDMENT TO SECTION 406 OF THE CITY CENTER CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA (CITY CENTER) PLAN TO ENABLE THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA) TO CREATE AND FUND NEW AFFORDABLE HOUSING OPPORTUNITIES WITHIN THE CITY CENTER RDA FOR "WORKFORCE HOUSING" FOR FAMILIES EARNING BETWEEN 120% TO 140% OF AREA MEDIAN INCOME (AMI) (WHO WOULD OTHERWISE NOT QUALIFY UNDER THE EXISTING AFFORDABLE HOUSING INCOME THRESHOLDS FOR LOW AND MODERATE INCOME [UP TO 120% AMI] INDIVIDUALS AND FAMILIES WHO ARE CURRENTLY ELIGIBLE UNDER, AND SERVED BY, CURRENT CITY OF MIAMI BEACH AND RDA AFFORDABLE HOUSING PROGRAMS AND INITIATIVES); AND PROVIDED FURTHER THAT THE "WORKFORCE" HOUSING FAMILIES SHALL ALSO INCLUDE FAMILIES WITH INDIVIDUALS WHO ARE EMPLOYED AS "ESSENTIAL SERVICES PERSONNEL", AS SAID TERM SHALL BE DEFINED BY THE CITY AND RDA (AND WHO WOULD ALSO NOT QUALIFY UNDER THE AFORESTATED CURRENT LOW AND MODERATE INCOME THRESHOLDS).**

On March 14, 2007, pursuant to the recommendation of the Miami Beach Redevelopment Agency, the Miami Beach City Commission, following a duly noticed Public Hearing, adopted a proposed Amendment to the City Center Redevelopment Area Plan (the Plan), aimed at creating new opportunities within the City Center RDA for "Workforce Housing."

The Plan currently only provides for retaining the existing stock of low-moderate, affordable housing units in the City Center area and to minimize the loss of these units, by creating opportunities for affordable housing within and in close proximity to the City Center RDA, utilizing existing State and Federally funded programs administered through the Miami Beach Community Development Corporation (MBCDC). The issue is that the programs that are in place only target families earning 60% or less of Area Median Income (AMI) in rental programs, and those earning 120% or less of AMI in home ownership programs.

The proposed Plan Amendment would allow the RDA to participate in programs aimed at attracting workforce housing, specifically targeting families earning between 120% and 140% of AMI. Similar to the recently enacted County Workforce Housing Ordinance, the purpose of the proposed Plan would be to attract and retain "essential service personnel", which pursuant to the City's Local Housing Assistance Plan, would apply to income-eligible employees of Miami Beach businesses and organizations in the following industries:

- a. Accommodations and food services (including arts, entertainment and recreation);
- b. Retail trade;
- c. Public administration (including City of Miami Beach employees and emergency personnel);
- d. Health care, and
- e. Education (including public school district employees)

The proposed Amendment to the Plan will not only allow for the use of RDA funding to acquire and/or renovate property to accommodate workforce housing, but also provides the opportunity to leverage funding from certain new and proposed programs, specifically geared towards households earning greater than 120% of AMI. This includes the State of Florida's new Community Workforce Housing Innovation Pilot Program (CWHIP), designed to use regulatory incentives and State and local funds to leverage government and private sources to provide forgivable loans for construction and rehabilitation of workforce housing.

The Administration expects that during the upcoming legislative session, the Florida Legislature will make the CWHIP program permanent. The creation of this program increased the income criteria for housing assistance up to 140% of AMI. The proposed Amendment would allow for the provision of affordable housing to households earning the income ranges that are eligible for participation in State and federally funded programs. Additionally, this amendment provides the Redevelopment Agency with an additional opportunity to leverage funding with other available sources, should an opportunity present itself, while providing maximum flexibility for the retention and provision of housing depending on the requirements of the other funding sources. This amendment will allow the continued provision of housing to the neediest of residents, while improving the financial feasibility of projects by allowing for more of a 'mixed-income' tenant mix with some households earning up to 140% of AMI.

On May 9, 2006, the Board of County Commissioners (BCC) established the Community Affordable Housing Strategies Alliance (CAHSA), to assist in addressing the housing crisis in Miami-Dade County. City staff participated in various subcommittees of the Alliance, and contributed to its final recommendations. The proposed Plan Amendment is consistent with a number of the recommendations presented by CAHSA to the Board of County Commissioners, including:

- Projects should reflect neighborhood revitalization goals;
- Increase coordination of funding activities between the county and the municipalities;
- Identify funding resources to assist owners in rehabilitating project-based buildings under expiring contracts;
- Prioritize rental housing due to the loss of rental units;
- Create new and enhanced mechanisms for additional funding at a local level for affordable housing, including TIF;
- Preservation of existing affordable rental housing is essential in addressing the county's housing crisis. The county should design their programs to compliment the state programs;

- CRAs have their own incremental tax funding source, which can be used for housing. TIF could be used to buy down the cost of land/property or acquisition/rehab for rental properties of a housing development. An RFA for development of affordable housing could be offered to employers or developers. Priority should be given to potential tenants or owners who are employees of employers within the CRA or adjacent geographical areas;
- All existing and future publicly financed housing related programs should contain an Employer Assistance Housing element;
- The committee endorses participation in the CWHIP Program

It should also be noted that the proposed Plan Amendment has already been well received by certain members of the Board of County Commissioners (BCC), as reflected in the attached letter from Miami-Dade County Vice Chairwoman Barbara J. Jordan. A letter of support has also been received from North Miami Beach Mayor Kevin Burns.

Pursuant to the provisions set forth in Chapter 163, Part III, Florida Statutes, as well as in the Interlocal Cooperation Agreement between the City and the County, dated November 23, 1993, the City and the RDA have been following certain pre-defined regulatory steps in amending the Plan, which began with a formal recommendation by the RDA Board on January 17, 2007, to amend the applicable housing sections in the Plan to encourage the development of Workforce Housing in the City Center area. As was noted earlier in the memorandum, this process included a formal Public Hearing and subsequent adoption of the Amendment by the City Commission. Based on the steps shown below, the Amendment requires a favorable recommendation from the County's TIF Committee as well as the County's Community Empowerment and Economic Revitalization Committee (CEERC), before being submitted to the BCC for formal and final approval.

| Action Step  | Anticipated/Target Date   |
|--|---|
| RDA Board recommendation to proceed with proposed Amendment  | January 17, 2007  |
| Provide courtesy/informal notice to TIF Committee – of proposed Amendment  | February 12, 2007, (as part of the previously scheduled City Center FY 06/07 Budget review. |
| City Commission - setting of Public Hearing to consider proposed Amendment   | February 14, 2007   |
| City Commission – Public Hearing and formal approval of proposed Amendment   | March 14, 2007  |
| TIF Committee Meeting for formal consideration and referral to Community Empowerment and Economic Revitalization Committee (CEERC) | April, 2007   |
| CEERC Meeting to consider proposed Amendment   | TBA   |
| Board of County Commission (BCC) - setting of Public Hearing to consider Amendment   | TBA   |
| BCC – Public Hearing and final approval of proposed Amendment  | TBA   |

Based on the foregoing information, the City of Miami Beach and the Miami Beach Redevelopment Agency are seeking the TIF Committee's recommendation to forward the proposed Plan Amendment for consideration by the County's CEERC Committee before being submitted to the full BCC for final approval.

TH/HF/KC/KOB

Cc: Hon. Mayor and City Commission  
Jorge M. Gonzalez, Executive Director  
Executive Staff

Attachments:

- Letter of support from BCC Vice Chairwoman Barbara J. Jordan, dated 3/14/07;
- Letter of support from City of North Miami Mayor, Kevin A. Burns, dated 3/13/07;
- City of Miami Beach Resolution package dated March 14, 2007, adopting proposed Plan Amendment;
- Applicable housing sections from the City Center Plan:
  - o Section 406 (as approved on 2/12/93)
  - o Appendix #1 Affordable Housing Initiatives (adopted on 1/23/03 as part of the First Amendment to the Plan)

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MAYOR / COMMISSION

BY \_\_\_\_\_

BARBARA J. JORDAN  
VICE CHAIRWOMAN  
MIAMI-DADE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
DISTRICT 1

March 14, 2007

Mayor Dermer and Members of the City Commission  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

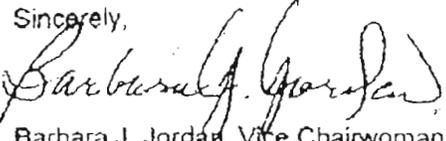
In an effort to respond to the critical need for affordable housing for our working middle class, Miami-Dade County adopted a "Workforce Housing" Ordinance (070131); this ordinance targeted families who earn between 60% and 140% of the median income. Given that families in the lower income tiers were also being priced out of the housing market, I sponsored a county resolution (061495) establishing the Community Affordable Housing Strategies Alliance (CAHSA). CAHSA was created to assist in developing recommendations that would address the housing crisis and more specifically address the needs of those persons in very low, low and moderate income households.

I am thrilled to see that the City of Miami Beach has decided to push forward with initiatives that will assist in alleviating the shortage of housing for its workforce.

Please accept this letter in support of Agenda Item R(7)A; the proposed amendment to the applicable housing sections in the City Center Redevelopment and Revitalization Plan to create and fund new opportunities within the City Center RDA for "Workforce Housing".

This proposed amendment is consistent with Miami-Dade County's ongoing efforts to address the current shortage of affordable and workforce housing and is consistent with a number of CASHA's final recommendations.

Therefore, I urge you to adopt this amendment and help to alleviate the housing crisis that is affecting the entire County.

Sincerely,  
  
Barbara J. Jordan, Vice Chairwoman  
Miami-Dade Board of County Commissioners

cc: Chairman Bruno A. Barreiro



Office of the Mayor  
City of North Miami

Kevin A. Burns  
Mayor

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2007 MAR 13 PM 3:33  
MAYOR / COMMISSION

March 13, 2007

Commissioner Jerry Libbin  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, FL 33139

Dear Commissioner Libbin:

As Mayor of the City of North Miami, I would like this letter to convey our support for the amendment to the Miami Beach CRA you have introduced.

Having gone through an extensive CRA process in North Miami, we recognize that workforce and affordable housing are essential components of an effective CRA package.

Let us know if we can provide any further support.

Sincerely

A handwritten signature in cursive script that reads "Kevin A. Burns".

Kevin A. Burns  
Mayor

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**Condensed Title:**

A Resolution accepting a recommendation from the RDA to amend the Affordable Housing component of the City Center RDA Plan, that would enable the RDA to create and fund new affordable housing opportunities within the City Center RDA for Workforce Housing, for families earning between 120% and 140% of Area median Income (AMI).

**Key Intended Outcome Supported:**

Increase access to workforce or affordable housing

**Issue:**

Should the City accept the recommendation of the RDA to amend the City Center RDA Plan, to allow for Workforce Housing opportunities?

**Item Summary/Recommendation:**

On January 17, 2007, the RDA Board directed the Administration to proceed with the necessary regulatory steps to amend the applicable housing sections in the City Center Redevelopment and Revitalization Area Plan (the Plan), to create and fund new opportunities within the City Center RDA for "Workforce Housing." The Plan currently only provides for retaining the existing stock of low-moderate, affordable housing units in the City Center area and to minimize the loss of these units, by creating opportunities for affordable housing within and in close proximity to the City Center RDA, utilizing existing State and Federally funded programs administered through the Miami Beach Community Development Corporation (MBCDC). The issue is that the programs that are in place, only target families earning 60% or less of Area median Income (AMI) in rental programs, and those earning 120% or less of AMI in home ownership programs.

Pursuant to the direction of the RDA Board, the Administration has drafted certain proposed changes to the Plan, in order to allow for the RDA to participate in programs aimed at attracting workforce housing, specifically targeting families earning between 120% and 140% of AMI. The purpose of the proposed Plan Amendment would be to attract and retain public employees, low paid professionals, and others employed on Miami Beach in key occupations that support the local community (mainly, teachers and certain essential and emergency services personnel). The proposed Amendment will not only allow for the use of RDA funding to acquire and/or renovate property to accommodate workforce housing, but also provides the opportunity to leverage funding from certain new and proposed programs, specifically geared towards households earning greater than 120% of AMI. The Administration recommends adoption of the proposed Amendment following today's Public Hearing.

**Advisory Board Recommendation:**

Finance & Citywide Projects Committee, Dec 21, 2006 - Commissioner Libbin to meet individually with County Commissioners to discuss concept of proposed Plan Amendment  
 Neighborhoods/Community Affairs Committee, Jan 11, 2007 - Recommendation to proceed with proposed Plan Amendment.

**Financial Information:**

| Source of Funds: |       | Amount | Account | Approved |
|------------------|-------|--------|---------|----------|
|                  | 1     | N/A    | N/A     | N/A      |
|                  | 2     |        |         |          |
| OBPI             | Total |        |         |          |

**Financial Impact Summary:**

**City Clerk's Office Legislative Tracking:**

Kent Bonde, Ext #6363

**Sign-Offs:**

|                                  |                              |                     |
|----------------------------------|------------------------------|---------------------|
| Redevelopment Coordinator<br>KOB | Assistant City Manager<br>TH | City Manager<br>JMG |
|----------------------------------|------------------------------|---------------------|



MIAMIBEACH

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AGENDA ITEM B7A  
 DATE 3-14-07



# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMISSION MEMORANDUM

TO: Mayor David Dermer and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: March 14, 2007

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, HEREBY ACCEPTING AN AMENDMENT TO SECTION 406, ENTITLED "HOUSING ELEMENT ADDENDUM" (THE AFFORDABLE HOUSING COMPONENT), OF THE CITY CENTER RDA REDEVELOPMENT AND REVITALIZATION AREA PLAN, DATED FEBRUARY 1, 1991, AND ADOPTED BY MIAMI-DADE COUNTY ON MARCH 30, 1993 (THE PLAN); SAID PLAN AMENDMENT TO ENABLE THE RDA TO CREATE AND FUND NEW AFFORDABLE HOUSING OPPORTUNITIES WITHIN THE CITY CENTER RDA FOR "WORKFORCE HOUSING" FOR FAMILIES EARNING BETWEEN 120% TO 140% OF AREA MEDIAN INCOME (AMI) (WHO WOULD OTHERWISE NOT QUALIFY UNDER THE EXISTING AFFORDABLE HOUSING INCOME THRESHOLDS FOR LOW AND MODERATE INCOME [UP TO 120% AMI] INDIVIDUALS AND FAMILIES WHO ARE CURRENTLY ELIGIBLE UNDER, AND SERVED BY, CURRENT CITY OF MIAMI BEACH AND RDA AFFORDABLE HOUSING PROGRAMS AND INITIATIVES); AND PROVIDED FURTHER THAT THE "WORKFORCE" HOUSING FAMILIES SHALL ALSO INCLUDE FAMILIES WITH INDIVIDUALS WHO ARE EMPLOYED AS "ESSENTIAL SERVICES PERSONNEL", AS SAID TERM SHALL BE DEFINED BY THE CITY AND RDA (AND WHO WOULD ALSO NOT QUALIFY UNDER THE AFORESTATED CURRENT LOW AND MODERATE INCOME THRESHOLDS).**

### ANALYSIS

On January 17, 2007, the RDA Board directed the Administration to proceed with the necessary regulatory steps to amend the applicable housing sections in the City Center Redevelopment and Revitalization Area Plan (the Plan), to create and fund new opportunities within the City Center RDA for "Workforce Housing." The Plan currently only provides for retaining the existing stock of low-moderate, affordable housing units in the City Center area and to minimize the loss of these units, by creating opportunities for affordable housing within and in close proximity to the City Center RDA, utilizing existing State and Federally funded programs administered through the Miami Beach Community Development Corporation (MBCDC). The issue is that the programs that are in place only target families earning 60% or less of Area Median Income (AMI) in rental programs, and those earning 120% or less of AMI in home ownership programs.

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Pursuant to the direction of the RDA Board, the Administration has drafted the attached proposed changes to the Plan, in order to allow for the RDA to participate in programs aimed at attracting workforce housing, specifically targeting families earning between 120% and 140% of AMI. Similar to the recently enacted County Workforce Housing Ordinance, the purpose of the proposed Plan would be to attract and retain "essential service personnel", which pursuant to the City's Local Housing Assistance Plan, would apply to income-eligible employees of Miami Beach businesses and organizations in the following industries:

- a. Accommodations and food services (including arts, entertainment and recreation);
- b. Retail trade;
- c. Public administration (including City of Miami Beach employees and emergency personnel);
- d. Health care, and
- e. Education (including public school district employees)

The proposed amendment to the Plan will not only allow for the use of RDA funding to acquire and/or renovate property to accommodate workforce housing, but also provides the opportunity to leverage funding from certain new and proposed programs, specifically geared towards households earning greater than 120% of AMI. This includes the State of Florida's new Community Workforce Housing Innovation Pilot Program (CWHIP), designed to use regulatory incentives and State and local funds to leverage government and private sources to provide forgivable loans for construction and rehabilitation of workforce housing.

The Administration expects that during the upcoming legislative session, the Florida Legislature will make the CWHIP program permanent. The creation of this program increased the income criteria for housing assistance up to 140% of AMI. The proposed amendment conforms the Redevelopment Plan to allow for the provision of affordable housing to households earning the income ranges that are eligible for participation in State and federally funded programs. Additionally, this amendment provides the Redevelopment Agency with an additional opportunity to leverage funding with other available sources, should an opportunity present itself, while providing maximum flexibility for the retention and provision of housing depending on the requirements of the other funding sources. This amendment will allow the continued provision of housing to the neediest of residents, while improving the financial feasibility of projects by allowing for more of a 'mixed-income' tenant mix with some households earning up to 140% of AMI.

Adoption of this plan amendment is consistent with Miami-Dade County's ongoing efforts to address affordable and workforce housing. In addition to many workforce housing initiatives that have been proposed by various County Commissioners, on May 9, 2006, the Board of County Commissioners (BCC) established the Community Affordable Housing Strategies Alliance (CAHSA), to assist in addressing the housing crisis in Miami-Dade County. City staff participated in various subcommittees of the Alliance, and contributed to its final recommendations. The proposed Plan Amendment is consistent with a number of the recommendations presented by CAHSA to the BCC, including:

- Projects should reflect neighborhood revitalization goals;
- Increase coordination of funding activities between the county and the municipalities;
- Identify funding resources to assist owners in rehabilitating project-based buildings under expiring contracts;
- Prioritize rental housing due to the loss of rental units;
- Create new and enhanced mechanisms for additional funding at a local level for affordable housing, including TIF;

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- Preservation of existing affordable rental housing is essential in addressing the county's housing crisis. The county should design their programs to compliment the state programs;
- CRAs have their own incremental tax funding source, which can be used for housing. TIF could be used to buy down the cost of land/property or acquisition/rehab for rental properties of a housing development. An RFA for development of affordable housing could be offered to employers or developers. Priority should be given to potential tenants or owners who are employees of employers within the CRA or adjacent geographical areas;
- All existing and future publicly financed housing related programs should contain an Employer Assistance Housing element;
- The committee endorses participation in the CWHIP Program

Based on the process that was outlined in the LTC dated January 24, 2007, and subject to final approval of the proposed Plan Amendment by the City Commission, following today's Public Hearing, the proposed Amendment shall be forwarded to the County for formal consideration and recommendation by the Tax Increment Finance (TIF) Committee, on its April or May, 2007 Agenda.

JMG/TH/HF/KC/KOB  
Attachments

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## Proposed "Housing Element Addendum" - Section 406 of the City Center Redevelopment and Revitalization Area Plan

(To enable the RDA to create and fund new affordable housing opportunities within the City Center RDA for "Workforce Housing", for families earning between 120% to 140% of Area Median Income (AMI)):

To be inserted following existing language in Section 406:

"Additionally, beyond the aforesated (and other existing) programs established by the City of Miami Beach, the City and the Agency recognize that such affordable housing programs have traditionally targeted individuals and families within the low-income and moderate-income threshold categories (as those thresholds may be defined and periodically updated within such respective affordable housing programs). Due to dramatic increases in housing costs, coupled with modest rises in income, many middle-income families who may not otherwise qualify under the low and moderate-income affordable housing programs utilized in the project area, are being effectively "priced out" of the rental and home ownership market available within the Historic Convention Village Redevelopment and Revitalization Area. This includes individuals in families who are employed in "essential services" occupations such as teachers, hospital workers, public administration/governmental employees, and others, who do not qualify for existing affordable housing programs. Accordingly, in order to meet existing and future housing needs for working families whose income may typically make them ineligible for existing affordable housing programs, the Redevelopment Plan will seek alternative opportunities for the Agency to create new affordable housing opportunities within the project area, whether through the acquisition and/or rehabilitation of existing housing, and/or the creation of new affordable housing developments. These proposed new affordable housing programs for "workforce housing" families (including housing for "essential services" personnel) would be implemented and administered subject to rules and regulations establishing (without limitation) guidelines for eligibility, qualifications, and income thresholds, which would be adopted by the Chairman and Members of the Miami Beach Redevelopment Agency, and ratified by the Mayor and City Commission of the City of Miami Beach, Florida."

RESOLUTION NO. 2007 - 26491

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, ACCEPTING A RECOMMENDATION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), TO AMEND TO SECTION 406, ENTITLED "HOUSING ELEMENT ADDENDUM" (THE AFFORDABLE HOUSING COMPONENT), OF THE CITY CENTER RDA REDEVELOPMENT AND REVITALIZATION AREA PLAN, DATED FEBRUARY 1, 1991, AND ADOPTED BY MIAMI-DADE COUNTY ON MARCH 30, 1993 (THE PLAN); SAID PLAN AMENDMENT ENABLING THE RDA TO CREATE AND FUND NEW AFFORDABLE HOUSING OPPORTUNITIES WITHIN THE CITY CENTER RDA FOR "WORKFORCE HOUSING" FOR FAMILIES EARNING BETWEEN 120% TO 140% OF AREA MEDIAN INCOME (AMI) (WHO WOULD OTHERWISE NOT QUALIFY UNDER THE EXISTING AFFORDABLE HOUSING INCOME THRESHOLDS FOR LOW AND MODERATE INCOME [UP TO 120% AMI] INDIVIDUALS AND FAMILIES WHO ARE CURRENTLY ELIGIBLE UNDER, AND SERVED BY, CURRENT CITY OF MIAMI BEACH AND RDA AFFORDABLE HOUSING PROGRAMS AND INITIATIVES); AND PROVIDED FURTHER THAT THE "WORKFORCE" HOUSING FAMILIES SHALL ALSO INCLUDE FAMILIES WITH INDIVIDUALS WHO ARE EMPLOYED AS "ESSENTIAL SERVICES PERSONNEL", AS SAID TERM SHALL BE DEFINED BY THE CITY AND RDA (AND WHO WOULD ALSO NOT QUALIFY UNDER THE AFORESTATED CURRENT LOW AND MODERATE INCOME THRESHOLDS).

WHEREAS, on January 17, 2007, the Chairman and Members of the Miami Beach Redevelopment Agency (RDA) adopted RDA Resolution No. 542-2007, and directed the Executive Director to proceed with the necessary regulatory steps to amend the applicable housing sections in the City Center Redevelopment and Revitalization Area Plan, dated February 1, 1991, and adopted by Miami-Dade County on March 30, 1993 (the Plan), to create and fund new opportunities within the City Center RDA for "Workforce Housing" for families (which would include families with individuals employed as "essential services personnel", as said term would further be defined) who, because of their income, would otherwise not qualify for housing assistance under the respective City of Miami Beach,

State, and/or Federal, respectively, guidelines for low and moderate income affordable housing programs, which typically are available only for individuals and families earning below 120% or less of Area Median Income (AMI) ; and

**WHEREAS**, the affordable housing component of the Plan is currently consistent with the City of Miami Beach's overall affordable housing strategy and guidelines, as set forth in the City's adopted Five Year Consolidated Action Plan and the Local Housing Assistance Plan, respectively; and

**WHEREAS**, the City, State and Federally funded programs that are in place only target individuals families earning 120% or less of AMI; and

**WHEREAS**, as directed by the RDA, the Executive Director has prepared the attached Plan Amendment, amending Section 406 therein, entitled "Housing Element Addendum", (which Section encompasses the required affordable housing component of the Plan); and

**WHEREAS**, by allowing the RDA to create and fund new affordable housing opportunities for families whose AMI is between 120% and 140% (and who would therefore would otherwise not qualify under the existing thresholds for low and moderate income, or less than 120% AMI), the proposed Plan Amendment would serve to attract and retain segments of the City's workforce, including families with individuals employed as "essential services personnel", which may include public employees, low paid professionals, and others employed on Miami Beach in key occupations that support the local community (hospital workers, teachers and certain essential and emergency services personnel); and

**WHEREAS**, to that end, the proposed Plan Amendment would also enable the RDA to define (at a later date), within this targeted 120% - 140% AMI category, workforce affordable housing opportunities for the aforesated families, including those families with individuals employed as "essential services personnel"; and

**WHEREAS**, the proposed Plan Amendment would not only allow for the use of RDA funding to acquire and/or renovate property to accommodate workforce housing, but also provide the opportunity to leverage funding from certain new and proposed programs specifically geared towards households earning greater than 120% of AMI; and

**WHEREAS**, adoption of this Plan Amendment is also consistent with Miami-Dade County's ongoing efforts to address new affordable housing initiatives and, in particular, initiatives for workforce housing and housing for essential services personnel; and

**WHEREAS**, pursuant to the provisions of Section 163.361, Part III, Florida Statutes (also known as the "Community Redevelopment Act of 1969"), a Public Hearing was set on March 14, 2007, to consider the proposed Plan Amendment; and

WHEREAS, following said Public Hearing, the Administration recommends approval of the RDA's proposed Plan Amendment by the City Commission.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission, following a duly noticed Public Hearing, hereby accepts a recommendation of the Chairman and Members of the Miami Beach Redevelopment Agency (RDA), to amend Section 406, entitled "Housing Element Addendum" (the Affordable Housing Component), of the City Center RDA Redevelopment and Revitalization Area Plan, dated February 1, 1991, and adopted by Miami-Dade County on March 30, 1993 (the Plan); said Plan Amendment enabling the RDA to create and fund new affordable housing opportunities within the City Center RDA for "Workforce Housing", for families earning between 120% to 140% of Area Median Income (AMI) (who would otherwise not qualify under the existing affordable housing income thresholds for low and moderate income individuals and families who are currently eligible under, and served by, current City of Miami Beach and RDA affordable housing programs and initiatives); and providing further that these "workforce" housing families shall also include families with individuals who are employed as "Essential Services Personnel", as said term shall be defined by the City and the RDA (and who would also not qualify under the aforesated current low and moderate income thresholds).

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2007.

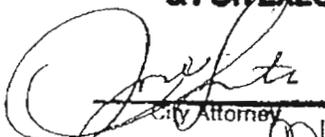
ATTEST:

\_\_\_\_\_  
CITY CLERK

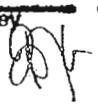
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MAYOR

T:\AGENDA\2007\Mar1407\Consent\Workforce Housing Reso.doc

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

3/5/07  
\_\_\_\_\_  
Date



## Proposed "Housing Element Addendum" - Section 406 of the City Center Redevelopment and Revitalization Area Plan

(To enable the RDA to create and fund new affordable housing opportunities within the City Center RDA for "Workforce Housing", for families earning between 120% to 140% of Area Median Income (AMI)):

### 406. Housing Element Addendum

The Proposed Historic Convention Village Redevelopment and Revitalization Area contains almost 4,700 residential units, of which approximately 2,000 are occupied by low-moderate income families.

The Redevelopment plan does not envision acquisition of any of these moderate income housing units, nor does it call for displacing any of the area's residents. In fact, the Redevelopment Agency hopes to create an additional 200 units through a combination of new construction and rehabilitation throughout the area.

Additionally, the City of Miami Beach has recently adopted a H.U.D approved five- year Comprehensive Housing Affordability Strategy (CHAS), which also directly benefits the proposed Redevelopment Area. This Citywide strategy addresses rental housing needs for the elderly, small and large related households, and first-time homebuyers. Special housing programs funded through Community Development Block Grant (CDBG) money, are already in place and have been responsible for creating over 1,000 affordable rehabilitated housing units in the South Beach area.

These programs include:

- The City's Multi-Family Residential Rehabilitation Program,
- Miami Beach Development Corporation's Home ownership Program which also taps County Surtax dollars and CDBG dollars,
- The H.U.D. Rental Rehabilitation Program, and
- The new federally funded HOME Program which has allocated \$1.8 million in 1992 and \$12 million in 1993.

These programs will continue to be utilized in the project area to rehabilitate existing housing and to help create new affordable housing development.

"Additionally, beyond the aforesaid (and other existing) programs established by the City of Miami Beach, the City and the Agency recognize that such affordable housing programs have traditionally targeted individuals and families within the low-income and moderate-income threshold categories (as those thresholds may be defined and periodically updated within such respective affordable housing programs). Due to dramatic increases in housing costs, coupled with modest rises in income, many middle-income families who may not otherwise qualify under the low and moderate-income affordable housing programs utilized in the project area, are being effectively "priced out" of the rental and home ownership market available within the Historic Convention Village Redevelopment and Revitalization Area. This includes individuals in families who are employed in "essential services" occupations such as teachers, hospital workers, public administration/governmental employees, and others, who do not qualify for existing affordable housing programs. Accordingly, in order to meet

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existing and future housing needs for working families whose income may typically make them ineligible for existing affordable housing programs, the Redevelopment Plan will seek alternative opportunities for the Agency to create new affordable housing opportunities within the project area, whether through the acquisition and/or rehabilitation of existing housing, and/or the creation of new affordable housing developments. These proposed new affordable housing programs for "workforce housing" families (including housing for "essential services" personnel) would be implemented and administered subject to rules and regulations establishing (without limitation) guidelines for eligibility, qualifications, and income thresholds, which would be adopted by the Chairman and Members of the Miami Beach Redevelopment Agency, and ratified by the Mayor and City Commission of the City of Miami Beach, Florida."

F:\ECON\SALL\RD\Housing\Housing Amendment Language Se 406.doc





## MIAMI BEACH REDEVELOPMENT AGENCY NOTICE OF A PUBLIC HEARING

**NOTICE IS HEREBY** given that a Public Hearing will be held by the City Commission of the City of Miami Beach, in the Commission Chambers, 3rd floor, City Hall, 1700 Convention Center Drive, Miami Beach, Florida, on **Wednesday, March 14, 2007 at 10:00 A.M.**, Pursuant To Section 163.361, Part III, Florida Statutes (Also Known As The "Community Redevelopment Act Of 1969"), On Wednesday, March 14, 2007 At 10:00 A.M., To Consider Accepting A Recommendation Of The Chairman And Members Of The Miami Beach Redevelopment Agency (RDA), To Amend Section 406, Entitled "Housing Element Addendum" (The Affordable Housing Component), Of The City Center RDA Redevelopment And Revitalization Area Plan, Dated February 1, 1991, And Adopted By Miami-Dade County On March 30, 1993 (The Plan); Said Plan Amendment To Enable The RDA To Create And Fund New Affordable Housing Opportunities Within The City Center RDA For "Workforce Housing" For Families Earning Between 120% To 140% Of Area Median Income (AMI) (Who Would Otherwise Not Qualify Under The Existing Affordable Housing Income Thresholds For Low And Moderate Income [Up To 120% Ami] Individuals And Families Who Are Currently Eligible Under, And Served By, Current City Of Miami Beach And RDA Affordable Housing Programs And Initiatives); And Provided Further That The "Workforce" Housing Families Shall Also Include Families With Individuals Who Are Employed As "Essential Services Personnel", As Said Term Shall Be Defined By The City And RDA (And Who Would Also Not Qualify Under The Aforestated Current Low And Moderate Income Thresholds).

**INQUIRIES** may be directed to the Economic Development Department at (305) 673-7193.

**INTERESTED PARTIES** are invited to appear at this meeting, or be represented by an agent, or to express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139. This meeting may be opened and continued and, under such circumstances additional legal notice would not be provided.

Robert E. Parcher  
Secretary  
Miami Beach Redevelopment Agency

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: if a person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact (305) 604-2489 (voice), (305) 673-7218(TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).  
**(Ad #424)**

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**CITY CENTER  
HISTORIC CONVENTION VILLAGE  
REDEVELOPMENT AND REVITALIZATION  
AREA PLAN**



**ADOPTED BY THE CITY COMMISSION OF  
THE CITY OF MIAMI BEACH AND  
THE MIAMI BEACH REDEVELOPMENT AGENCY  
ON FEB. 12, 1993**

**PREPARED BY:  
THE CITY OF MIAMI BEACH  
DEPARTMENT OF DEVELOPMENT, DESIGN &  
HISTORIC PRESERVATION SERVICES**

403. Enforcement of Plan

The provisions of the plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law and pursuant to the terms of Disposition Documents and other applicable agreements pertaining to the plan.

404. Procedure for Amendment

This Plan may be amended in any manner that is now or hereafter permitted by law.

405. Severability

If any provision, section, subsection, subdivision, sentence, clause or phrase of the plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the plan.

406. Housing Element Addendum

The Proposed Historic Convention Village Redevelopment and Revitalization Area contains almost 4,700 residential units, of which approximately 2,000 are occupied by low-moderate income families.

The Redevelopment plan does not envision acquisition of any of these moderate income housing units, nor does it call for displacing any of the area's residents. In fact, the Redevelopment Agency hopes to create an additional 200 units through a combination of new construction and rehabilitation throughout the area.

Additionally, the City of Miami Beach has recently adopted a H.U.D approved five-year Comprehensive Housing Affordability Strategy (CHAS), which also directly benefits the proposed Redevelopment Area. This Citywide strategy addresses rental housing needs for the elderly, small and large related households, and first-time homebuyers. Special housing programs funded through Community Development Block Grant (CDBG) money, are already in place and have been responsible for creating over 1,000 affordable rehabilitated housing units in the South Beach area. These programs include:

- The City's Multi-Family Residential Rehabilitation Program,
- Miami Beach Development Corporation's Homeownership Program which also taps County Surtax dollars and CDBG dollars,
- The H.U.D. Rental Rehabilitation Program, and
- The new federally funded HOME Program which has allocated \$1.8 million in 1992 and \$1.2 million in 1993.

These programs will continue to be utilized in the project area to rehabilitate existing housing and to help create new affordable housing development.

**First Amendment to the City Center Historic Convention Village  
Redevelopment and Revitalization Area Plan  
(as adopted on 1/23/03)  
Appendix # 1**

**Affordable Housing Initiatives**

**MISSION**

The City of Miami Beach Housing Division is committed to providing quality affordable rental housing and homeownership opportunities to income-eligible residents, rehabilitating the housing stock and revitalizing neighborhoods in order to establish a more viable urban community. The Housing Division is dedicated to investing in the physical improvement of residential areas in order to promote the economic stabilization of neighborhoods and a more vibrant and diverse community.

**PROGRAMS**

**Multi-Family Housing Rehabilitation Program**

The Multi-Family Housing Rehabilitation Program provides matching grant incentives to property owners to upgrade multi-family buildings and provide affordable rental units. The City matches up to 50 percent of the rehabilitation costs. After completion of the rehabilitation, 51 percent of the units are maintained as affordable rental units for a period of 5 years.

**Owner Occupied Housing Rehabilitation Program**

The Owner Occupied Housing Rehabilitation Program provides assistance to income-eligible homeowners to rehabilitate their homes. Eligible participants must reside in their homes.

**HOME Program: Acquisition and Rehabilitation Initiatives**

The City publishes an annual Notice of Funding Availability (NOFA) for the HOME Investment Partnerships (HOME) Program. Funds may be utilized for acquisition and/or rehabilitation of multi-family buildings to provide affordable rental units or home ownership opportunities.

## **SHIP Program**

The City publishes an annual Notice of Funding Availability (NOFA) for the State Housing Initiatives Partnership (SHIP) Program. Funds may be utilized for the rehabilitation of units being acquired in conjunction with a home ownership assistance program.

## **Home Buyer Assistance Program**

The Home Buyer Assistance Program provides assistance to income-eligible home buyers in the form of silent mortgages, down payment and closing costs assistance, and home ownership counseling. The program also provides assistance for the rehabilitation of the units being acquired. The City has collaborated with the Miami Beach Community Development Corporation (MBCDC) to establish this program as one of the largest home buyer programs in Miami-Dade County.

## **Projects**

The following is a list of affordable housing assisted by the various housing programs of the City, operating within the RDA's City Center target area and its vicinity (north of 5th Street and south of Dade Boulevard). Currently, there are 10 affordable rental housing buildings (and 1 building under planning phase) with 398 affordable rental units and 71 individual homeownership units assisted by the City.

### **MULTI-FAMILY HOUSING REHABILITATION PROGRAM**

- London Arms, 727-735 Collins Avenue, 58 rental units
- Riviera Plaza, 337 20th Street, 56 rental units
- Lincoln Plaza, 1615 Pennsylvania, 16 rental units
- Blackstone Apartments, 800 Washington Avenue, 131 rental units for elderly
- Princessa Apartments, 1005 & 1011 Ninth Street, 6 rental units
- 710 Pennsylvania Avenue, under construction, 4 rental units

### **HOME PROGRAM: ACQUISITION AND REHABILITATION INITIATIVES**

- 1960 Park Avenue, 20 rental units for formerly homeless individuals
- Sabrina Apartments, 1551 Pennsylvania Avenue, 20 rental units
- Fernwood Apartments, 935 Pennsylvania Avenue, 18 rental units for people living with HIV/AIDS
- 734 Meridian, Unit 1R
- 1673 Bay Road, Unit 502
- 1245 West Avenue, Unit 203

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**HOME BUYER ASSISTANCE PROGRAM (HOME PROGRAM / SHIP PROGRAM)**

- 1030 9th Street, Unit 505
- 1045 10th Street, Unit 202
- 1658 Bay Road, Unit 601
- 1670 Bay Road, Unit 4-D
- 1674 Bay Road, Unit 303
- 1218 Drexel Avenue, Unit 303
- 950 Euclid Avenue, Unit 203
- 1480 Euclid Avenue, Unit 101
- 910 Jefferson Avenue, Unit 5-E
- 1033 Lenox Avenue, Unit 211
- 915 Lenox Avenue, Unit 201
- 1020 Meridian Avenue, Unit 507
- 734 Meridian Avenue, Unit 4
- 851 Meridian Avenue, Unit 26
- 851 Meridian Avenue, Unit 56
- 1618 Michigan Avenue, Unit 36
- 730 Pennsylvania Avenue, Unit 702
- 1400 Pennsylvania Avenue, Unit 45
- 1225 West Avenue, Unit 204
- 1228 West Avenue, Unit 1204
- 1228 West Avenue, Unit 512
- 1245 West Avenue, Unit 404
- 1455 West Avenue, Unit 803
- 1580 West Avenue, Unit 207
- 1614 West Avenue, Unit 305
- 1614 West Avenue, Unit 401
- 1614 West Avenue, Unit 603
- 1620 West Avenue, Unit 404
- The Sails Condominium, 1401 Bay Road, 35 homeownership units (new construction)

**OWNER OCCUPIED HOUSING REHABILITATION PROGRAM**

- 1000 Michigan Avenue, Unit 304
- 1030 9th Street, Unit 505
- 1225 West Avenue, Unit 204
- 910 Jefferson Avenue, Unit 4B
- 944 Meridian Avenue, Unit 5
- 1245 West Avenue, Unit 201
- 609 Euclid Avenue, Unit 6
- 1150 Euclid Avenue, Unit 101

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## OTHER AFFORDABLE HOUSING

- 1231-1251 17th Street, 42 rental units for the elderly (planning phase).  
Note: On May 8, 2002, this project received a Certificate of Consistency from the City, allowing Volunteers of America to submit an application for Section 202 grant funds from H.U.D.
- Shelbourne Apartments, 710 Jefferson Avenue, 24 rental units for people living with HIV/AIDS

**Proposed "Housing Element Addendum"- Section 406 of the City Center  
Redevelopment and Revitalization Area Plan**

As Recommended by TIF Committee and County Manager

To be inserted following existing language in Section 406:

"Additionally, beyond the aforesated (and other existing) programs established by the City of Miami Beach, the City and the Agency recognize that such affordable housing programs have traditionally targeted individuals and families within the low-income and moderate-income threshold categories (as those thresholds may be defined and periodically updated within such respective affordable housing programs). Due to dramatic increases in housing costs, coupled with modest rises in income, many middle-income families who may not otherwise qualify under the low and moderate-income affordable housing programs utilized in the project area, are being effectively "priced out" of the rental and home ownership market available within the Historic Convention Village Redevelopment and Revitalization Area. This includes individuals in families who are employed in "essential services" occupations such as teachers, hospital workers, public administration/governmental employees, and others ,who do not qualify for existing affordable housing programs. Accordingly, in order to meet existing and future housing needs for working families whose income may typically make them ineligible for existing affordable housing programs, the Redevelopment Plan will seek alternative opportunities for the Agency to create new affordable housing opportunities within the project area, whether through acquisition and/or rehabilitation of existing housing, and/or the creation of new affordable housing developments. These proposed new affordable housing programs for "workforce housing" families (including housing for "essential services" personnel) would be implemented and administered subject to rules and regulations establishing (without limitation) guidelines for eligibility, qualifications, and income thresholds, ~~which would be adopted by the Chairman and Members of the Miami Beach Redevelopment Agency, and ratified by the Mayor and City Commission of the City of Miami Beach, Florida.~~ to meet Miami-Dade County's workforce guidelines and /or to be adjusted to meet any local, state or federal workforce housing programs."

Note: Proposed TIF Committee language has been inserted and underlined replacing stricken City and Agency language.



# MIAMI BEACH

OFFICE OF THE CITY MANAGER  
NO. LTC # 019-2008

RECEIVED

2008 JAN 17 PM 4:32  
LETTER TO COMMISSION  
CITY CLERK'S OFFICE

TO: Mayor Matti H. Bower and Members of the City Commission  
FROM: Jorge M. Gonzalez, City Manager  
DATE: January 14, 2008

**SUBJECT: STATUS REPORT REGARDING PROPOSED AMENDMENT TO SECTION 406 OF THE CITY CENTER CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA (CITY CENTER) PLAN TO ENABLE THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA) TO CREATE AND FUND NEW AFFORDABLE HOUSING OPPORTUNITIES WITHIN THE CITY CENTER RDA FOR "WORKFORCE HOUSING" FOR FAMILIES EARNING BETWEEN 120% TO 140% OF AREA MEDIAN INCOME (AMI) (WHO WOULD OTHERWISE NOT QUALIFY UNDER THE EXISTING AFFORDABLE HOUSING INCOME THRESHOLDS FOR LOW AND MODERATE INCOME).**

## BACKGROUND

On March 14, 2007, pursuant to the recommendation of the Miami Beach Redevelopment Agency, the Miami Beach City Commission, following a duly noticed Public Hearing, adopted a proposed Amendment to the City Center Redevelopment Area Plan (the Plan), and aimed at creating new opportunities within the City Center RDA for "Workforce Housing."

The Plan currently only provides for retaining the existing stock of low-moderate, affordable housing units in the City Center area and to minimize the loss of these units, by creating opportunities for affordable housing within and in close proximity to the City Center RDA, utilizing existing State and Federally funded programs administered through the Miami Beach Community Development Corporation (MBCDC). The issue is that the programs that are in place only target families earning 60% or less of Area Median Income (AMI) in rental programs, and those earning 120% or less of AMI in home ownership programs.

The proposed Plan Amendment would allow the RDA to participate in programs aimed at attracting workforce housing, specifically targeting families earning between 120% and 140% of AMI. Similar to the recently enacted County Workforce Housing Ordinance, the purpose of the proposed Plan would be to attract and retain "essential service personnel", which pursuant to the City's Local Housing Assistance Plan, would apply to income-eligible employees of Miami Beach businesses and organizations in the following industries:

- a. Accommodations and food services (including arts, entertainment and recreation);
- b. Retail trade;
- c. Public administration (including City of Miami Beach employees and emergency personnel);
- d. Health care, and
- e. Education (including public school district employees)

The proposed Amendment to the Plan will not only allow for the use of RDA funding to acquire and/or renovate property to accommodate workforce housing, but also provides the opportunity to leverage funding from certain new and proposed programs, specifically geared towards households earning greater than 120% of AMI. This includes the State of Florida's new Community Workforce Housing Innovation Pilot Program (CWHIP), designed to use regulatory incentives and State and local funds to leverage government and private sources to provide forgivable loans for construction and rehabilitation of workforce housing.

In 2007, the Florida Legislature made the CWHIP program permanent, which increased the income criteria for housing assistance up to 140% of AMI. The proposed Amendment would allow for the provision of affordable housing to households earning the income ranges that are eligible for participation in State and federally funded programs. Additionally, this amendment provides the Redevelopment Agency with an additional opportunity to leverage funding with other available sources, should an opportunity present itself, while providing maximum flexibility for the retention and provision of housing depending on the requirements of the other funding sources. This amendment will allow the continued provision of housing to the neediest of residents, while improving the financial feasibility of projects by allowing for more of a 'mixed-income' tenant mix with some households earning up to 140% of AMI.

On May 9, 2006, the Board of County Commissioners (BCC) established the Community Affordable Housing Strategies Alliance (CAHSA), to assist in addressing the housing crisis in Miami-Dade County. City staff participated in various subcommittees of the Alliance, and contributed to its final recommendations. The proposed Plan Amendment is consistent with a number of the recommendations presented by CAHSA to the Board of County Commissioners, including:

- Projects should reflect neighborhood revitalization goals;
- Increase coordination of funding activities between the county and the municipalities;
- Identify funding resources to assist owners in rehabilitating project-based buildings under expiring contracts;
- Prioritize rental housing due to the loss of rental units;
- Create new and enhanced mechanisms for additional funding at a local level for affordable housing, including TIF;
- Preservation of existing affordable rental housing is essential in addressing the county's housing crisis. The county should design their programs to compliment the state programs;
- CRAs have their own incremental tax funding source, which can be used for housing. TIF could be used to buy down the cost of land/property or acquisition/rehab for rental properties of a housing development. An RFA for development of affordable housing could be offered to employers or developers. Priority should be given to potential tenants or owners who are employees of employers within the CRA or adjacent geographical areas;
- All existing and future publicly financed housing related programs should contain an Employer Assistance Housing element;
- The committee endorses participation in the CWHIP Program

It should also be noted that the proposed Plan Amendment has already been well received by certain members of the Board of County Commissioners, as reflected in the attached letter from Miami-Dade County Vice Chairwoman Barbara J. Jordan. A letter of support has also been received from North Miami Beach Mayor Kevin Burns.

*LTC Status Report of the Proposed Workforce Housing Amendment to Section 406 of the City Center Redevelopment Plan*

January 14, 2008

Page 3 of 4

Pursuant to the provisions set forth in Chapter 163, Part III, Florida Statutes, as well as in the Interlocal Cooperation Agreement between the City and the County, dated November 23, 1993, the City and the RDA have been following certain pre-defined regulatory steps in amending the Plan, which began with a formal recommendation by the RDA Board on January 17, 2007, to amend the applicable housing sections in the Plan to encourage the development of Workforce Housing in the City Center area. As was noted earlier in the memorandum, this process included a formal Public Hearing and subsequent adoption of the Amendment by the City Commission.

On December 17, 2007, RDA staff, accompanied by Commissioner Jerry Libbin, presented the proposed Amendment to Miami-Dade County's Tax Increment Financing (TIF) and Coordinating Committee for its consideration and recommendation. The Committee's only concern was that the proposed Amendment language did not specifically define the income thresholds, which could open the door for exceeding 140% of AMI. Commissioner Libbin suggested that in the event that local, state or federal housing programs modified the upper AMI threshold limits, that the RDA wanted to have the flexibility to adjust its programs accordingly without having to go through another Plan amendment process. The Committee recommended adding language to the Amendment, tying City Center's programs to meet Miami-Dade County's workforce housing guidelines and/or be adjusted to meet any local, state or federal housing programs.

In the interest of expediting final approval of the proposed Amendment, the Committee agreed to approve the Amendment, subject to inclusion of its recommended language. The recommended changes do not detract from or modify the intent of the original Amendment, as adopted by the City Commission on March 17, 2007, and no formal action by the City Commission is required to approve the language changes proposed by the TIF Committee.

Based on the steps shown below, and given the favorable recommendation from the County's TIF Committee, the next step is for the County's Economic Development and Human Services Committee (EDHSC), to approve the Amendment before being submitted to the Board of County Commissioners (BCC) for formal and final approval.

| <b>Action Step</b>   | <b>Anticipated/Target Date</b>                            |
|--|---|
| RDA Board recommendation to proceed with proposed Amendment  | January 17, 2007  |
| Provide courtesy/informal notice to TIF Committee – of proposed Amendment  | February 12, 2007   |
| City Commission - setting of Public Hearing to consider proposed Amendment   | February 14, 2007   |
| City Commission – Public Hearing and formal approval of proposed Amendment   | March 14, 2007  |
| TIF Committee Meeting for formal consideration and referral to Economic Development and Human Services Committee (EDHSC) | December 17, 2007   |
| EDHSC Meeting to consider proposed Amendment   | TBA – Next scheduled meeting, Wednesday February 13, 2008 |
| Board of County Commission (BCC) - setting of Public Hearing to consider Amendment                                       | TBA   |
| BCC – Public Hearing and final approval of proposed Amendment  | TBA   |

*LTC Status Report of the Proposed Workforce Housing Amendment to Section 406 of  
the City Center Redevelopment Plan*

*January 14, 2008*

*Page 4 of 4*

Attachments:

- Proposed Amendment with additional language recommended by Miami-Dade County TIF Committee on 12/17/07;
- Letter of support from BCC Vice Chairwoman Barbara J. Jordan, dated 3/14/07;
- Letter of support from City of North Miami Mayor, Kevin A. Burns, dated 3/13/07;
- Applicable housing sections from the City Center Plan:
  - o Section 406 (as approved on 2/12/93)
  - o Appendix #1 Affordable Housing Initiatives (adopted on 1/23/03 as part of the First Amendment to the Plan)

JMG/~~TK~~/KOB

Attachments

C: Executive Staff

