MEMORANDUM

TMSC
Agenda Item No. 2D

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 16, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution directing the County Mayor to develop and submit a 10-year plan to designate County-owned vacant land within a one mile radius of Metrorail stations and a quarter mile of high frequency Metrobus corridors for the development of workforce and affordable housing, and to prepare and submit a feasibility study related to the acquisition of privately owned properties within a one mile radius of Metrorail stations and a quarter mile of high frequency Metrobus corridors for these purposes

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

Abigail Price-Williams
County Attorney

APW/smm

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: April 5, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

_____ "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

_____ Statement of social equity required

_____ Ordinance creating a new board requires detailed County Mayor's report for public hearing

_____ No committee review

_____ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve

_____ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No.
4-5-16

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO DEVELOP AND SUBMIT A 10-YEAR PLAN TO DESIGNATE COUNTY-OWNED VACANT LAND WITHIN A ONE MILE RADIUS OF METRORAIL STATIONS AND A QUARTER MILE OF HIGH FREQUENCY METROBUS CORRIDORS FOR THE DEVELOPMENT OF WORKFORCE AND AFFORDABLE HOUSING, AND TO PREPARE AND SUBMIT A FEASIBILITY STUDY RELATED TO THE ACQUISITION OF PRIVATELY OWNED PROPERTIES WITHIN A ONE MILE RADIUS OF METRORAIL STATIONS AND A QUARTER MILE OF HIGH FREQUENCY METROBUS CORRIDORS FOR THESE PURPOSES

WHEREAS, South Florida in recent years has seen an economic boom since the collapse of the housing bubble and subsequent economic recession; and

WHEREAS, there is a greater interest, mostly from foreign investors, in commercial real estate; and

WHEREAS, this interest has generated significant housing investments in Miami-Dade County; and

WHEREAS, although South Florida's economic recovery is good news for the County, recent studies show that the recovery has negatively impacted the growth of affordable housing and workforce housing within the County; and

WHEREAS, in a July 2013 policy paper titled *Housing Hunters South Florida: Where Will Our Workers Live?*, which was published by Florida International University Metropolitan Center (the "FIU Study"), it was concluded that the "increasing levels of affordability for existing single-family homes and condominiums brought on by the collapse of the housing bubble has not improved overall housing affordability for existing owners and renters alike;" and

WHEREAS, the FIU Study further concluded that this lack of affordable and workforce housing is "due to a number of contributing factors including loss of equity, prolonged job loss, escalating rents and rising transportation costs;" and

WHEREAS, the FIU Study further concluded that "the percentage of cost burdened owner and renter households has continued to increase at the same rates as during the housing bubble:" and

WHEREAS, the availability of and accessibility to affordable and workforce housing has clear and direct policy implications with respect to transportation, land use and economic development; and

WHEREAS, housing and transportation costs can severely limit a working household's choice both in terms of housing and job location; and

WHEREAS, according to the FIU Study, while housing alone is traditionally considered affordable when a household consumes no more than 30 percent of its income, the Housing and Transportation Affordability Index, which combines the costs of housing and transportation, reflects that a household should only consume no more than 45 percent of its income; and

WHEREAS, according to the FIU Study, although the Housing and Transportation Affordability Index shows that the median monthly housing costs in Miami-Dade County is 34.9 percent, when transportation costs are factored in, the average cost per household increases to 57.9 percent, which is far above the 45 percent Housing and Transportation Affordability Index threshold; and

WHEREAS, the FIU Study demonstrates that "there is a need to broaden the definition of housing affordability to encompass both transportation and housing costs which has significant policy implications with respect to current and future land use, transportation and economic development planning;" and

WHEREAS, the FIU Study suggests local governments taking a "more holistic and integrated policy perspective on affordable housing would consider the location, design and quality of housing as well;" and

WHEREAS, this Board concurs with the FIU Study that housing should provide access to employment and services, such as healthcare, education, shopping and daycare along with environmental benefits of green building standards; and

WHEREAS, according to the FIU Study, "the most controllable and achievable means that local officials have at their disposal to reduce worker housing and transportation costs are local policies and strategies aimed at the creation of more location efficient communities characterized by mixed-use, mixed-income transit oriented development;" and

WHEREAS, on December 17, 2013, this Board adopted Resolution No. R-1053-13, which adopted and approved the Comprehensive Housing Intervention and Master Plan (the "Plan") submitted to this Board by the Community Affordable Housing Strategies Alliance; and

WHEREAS, the Plan lists a number of objectives, strategies, and implementation measures for this Board to consider, including but not limited to methods to increase wages and job opportunities to allow Miami-Dade County workforce greater access to private rental housing; and

WHEREAS, the Plan recommends that the strategy the County should undertake is to coordinate economic planning/development activities and land use development efforts that will generate affordable housing opportunities in urban centers, along major transit corridors or in urban infill areas that are transit-supported by implanting measures; and

WHEREAS, the Plan further states that the implementation measures that the County should undertake to accomplish the above strategy include the creation of a subcommittee of the

advisory board charged with oversight of the Plan and to delegate to such subcommittee the ability to develop joint economic and land use development strategies focused on creating affordable housing opportunities; and

WHEREAS, the Plan further states that the County should utilize "resources as incentives or development mechanisms to promote development of mixed-used, mixed-income affordable housing primarily in Urban Centers, transit-oriented corridors and transit-supported infill development areas (e.g. LU-12E), providing concentration of employment opportunities, mass transportation and neighborhood amenities and services resulting from density;" and

WHEREAS, this Board wishes to explore opportunities to increase the number of affordable and workforce housing units along the transit corridor over a ten year period, including designation of County-owned vacant properties located within a one mile radius of Metrorail stations and a quarter mile of high frequency Metrobus corridors for the development of workforce and affordable housing; and

WHEREAS, this Board also wishes to explore the possibility of the County purchasing privately owned properties along the transit corridor and designating them also for workforce and affordable housing,

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. This Board directs the County Mayor or the County Mayor's designee to develop a 10-year plan that addresses the steps the County should take to increase the number of affordable and workforce housing units along the transit corridor over a 10 year period, including the designation of County-owned vacant properties located within a one mile radius of Metrorail

stations and a quarter mile of high frequency Metrobus corridors, which are suitable for the development of workforce and affordable housing (the "Plan"). The Plan shall include, but is not limited to the following:

1. Identifying information of the properties, including address and folio numbers;
2. The County Commission districts in which the properties are located;
3. The size of the properties; and
4. Whether the properties have been surplus or are required to be surplus by this Board for inclusion on the County's list of real property, which have been identified as suitable for the development of affordable housing pursuant to Section 125.379, Florida Statues.

The Plan shall be submitted to this Board within 90 days of the effective date of this resolution. The County Mayor or the County Mayor's designee shall provide the Plan to this Board within 90 days of the effective date of this resolution and shall place the completed Plan on an agenda of the Board pursuant to Ordinance No. 14-65.

Section 3. This Board further directs the County Mayor or the County Mayor's designee to explore the feasibility of and to prepare a report on the possibility of the County acquiring vacant privately owned properties within a one mile radius of Metrorail stations and a quarter mile of high frequency Metrobus corridors for the development of workforce and affordable housing. The County Mayor or the County Mayor's designee shall provide the report to this Board within 90 days of the effective date of this resolution and shall place the completed report on an agenda of the Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Barbara J. Jordan. It 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:

Jean Monestime, Chairman
Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of April, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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. BZ for

Terrence A. Smith