

MEMORANDUM

Agenda Item No. 8(K)(2)

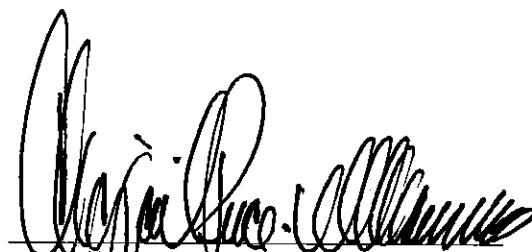
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 4, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving the Local Housing Assistance Plan as required by the State Housing Initiatives Partnership Program Act, sections 420.907-420.9079, Florida Statutes; and Rule Chapter 67-37, Florida Administrative Code; for fiscal years 2019-20, 2020-21, and 2021-22; authorizing the County Mayor to submit the Local Housing Assistance Plan for review and approval by the Florida Housing Finance Corporation, and to execute any necessary documents and certifications that may be required

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Housing, Social Services and Economic Development Committee.

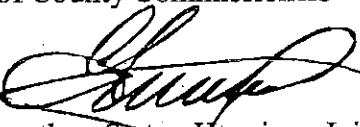


Abigail Price-Williams
County Attorney

APW/uw

Date: June 4, 2019

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Resolution approving the State Housing Initiatives Partnership Local Housing Assistance Plan for FY 2019-20, FY 2020-21 and FY 2021-2022

Recommendations

It is recommended that the Board of County Commissioners (Board):

- Approve the State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) for FY 2019-20, FY 2020-21 and FY 2021-22;
- Authorize the County Mayor or the County Mayor’s designee to execute any documents and certifications required by the Florida Housing Finance Corporation (FHFC) as related to the LHAP; and
- Authorize the County Mayor or the County Mayor’s designee to do all things necessary and proper to carry out the terms and conditions of said program as described in the attached LHAP.

Scope

The impact of the SHIP LHAP is countywide.

Fiscal Impact/Funding Source

This item will not have a negative fiscal impact on the County’s General Fund. Approval of the three-year SHIP LHAP will not require additional resources as it sets the strategies that the County will follow to allocate SHIP funds in FY 2019-20 through FY 2021-22.

Track Record/Monitoring

This program will continue to be operated by the County under the purview of Michael Liu, Department Director, Public Housing and Community Development.

Background

The SHIP program provides housing opportunities for very low, low, and moderate-income persons by administering housing assistance and housing development programs. More specifically, the SHIP program provides funding to defray costs of land acquisition, site development, new construction, rehabilitation and/or other costs associated with the development of single-family homeownership and affordable rental housing units, by offering construction loans to developers through a Board approved competitive process. SHIP funding is also used to provide soft second and third mortgages to homebuyers, rehabilitation loans to homeowners, project-based rental subsidies, disaster assistance and homebuyer counseling services to eligible residents.

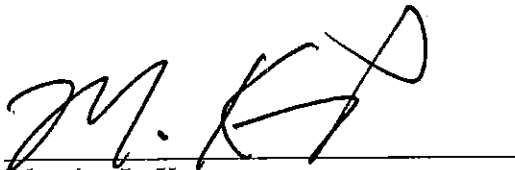
The SHIP program requires the Affordable Housing Advisory Committee (AHAB) under Section 420.9076 Florida Statutes to review the County’s established policies and procedures, ordinances, land development regulations, and comprehensive plan triennially, which is incorporated into the LHAP as

local housing incentive strategies. The Board accepted the AHAB's 2018 Triennial Report and Evaluation on December 4, 2018 (Exhibit 2). The AHAB reviewed the LHAP for FY 2019-20, FY 2020-21 and FY 2021-22 on March 13, 2019.

The Board approved the current LHAP for Fiscal Years 2016-2019 on May 17, 2016 through Resolution No. R-391-16. Pursuant to the State of Florida (State) rules, the LHAP as well as any amendments to the plan, must be submitted to the State, through the FHFC, for approval prior to implementation. This plan must be submitted to the State by May 2, 2019 to meet the beginning of the State's fiscal year which begins July 1, 2019.

The FY 2019-20 through FY 2021-22 LHAP incorporates a new strategy to provide low-income households with rental security deposit assistance, outlined on pages 20 and 21 of the LHAP, attached as Exhibit 1. The LHAP outlines 13 strategies for addressing affordable housing issues. However, use of funding is subject to availability and current priorities.

Attachments

A handwritten signature in black ink, appearing to read "M. Kemp", is written over a horizontal line.

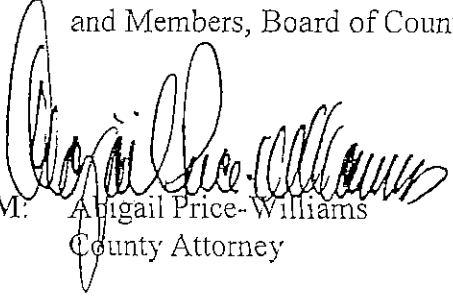
Maurice L. Kemp
Deputy Mayor



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 4, 2019

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(K)(2)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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. 8(K)(2)
6-4-19

RESOLUTION NO. _____

RESOLUTION APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SECTIONS 420.907-420.9079, FLORIDA STATUTES, AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE, FOR FISCAL YEARS 2019-20, 2020-21, AND 2021-22; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SUBMIT THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION, AND TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS THAT MAY BE REQUIRED

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership ("SHIP") Act, sections 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, require local governments to develop a one- to three-year Local Housing Assistance Plan ("LHAP") outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the Public Housing and Community Development Department has prepared a three-year LHAP for submission to the Florida Housing Finance Corporation ("FHFC"); and

WHEREAS, the proposed LHAP includes provision of Security Rental Deposits for very-low and low-income households with financial assistance for relocating during the redevelopment phases of housing developments as described in the LHAP,

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

Section 1. The Board of County Commissioners of Miami-Dade County hereby approves the Local Housing Assistance Plan, in substantially the form attached hereto as Exhibit 1 and incorporated herein by reference, for submission to the FHFC as required by sections 420.907-420-9079, Florida Statutes, and Rule Chapter 67-37, Florida Administrative Code, for fiscal years 2019-20, 2020-21, and 2021-22.

Section 2. This Board authorizes the County Mayor or the County Mayor's designee, to execute any documents and certifications required by the FHFC as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said program.

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:

Audrey M. Edmonson, Chairwoman	
Rebeca Sosa, Vice Chairwoman	
Esteban Bovo, Jr.	Daniella Levine Cava
Jose "Pepe" Diaz	Sally A. Heyman
Eileen Higgins	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of June, 2019. 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.



Shannon D. Summerset-Williams

Exhibit 1

SHIP LHAP Template 2016-001
Revised: 1/2019
**Florida Housing**

Miami-Dade County, Florida

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2019-2020, 2020-2021 and 2021-2022

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F. AHAC Triennial Report	
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I. Program Details:

A. Name of the participating local government:

Miami-Dade County, Florida

Is there an Interlocal Agreement: Yes _____ No X

B. Purpose of the program:

1. To meet the housing needs of the very low, low and moderate income households;
2. To expand production of and preserve affordable housing; and
3. To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2019-2020, 2020-2021 and 2021-2022

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

Through administration of the SHIP, Federal and local Documentary Surtax programs, Miami-Dade County partners with affordable housing developers to increase affordable housing stock. Special consideration is made for developers who incorporate sustainable, green initiatives within the design.

Miami-Dade County has developed partnerships with area lenders to encourage lending to very-low, low-income and moderate-income homebuyers.

The County has contracted with several homebuyer counseling entities that provide pre-homebuyer counseling, budgeting, and money management services. Completion of a homebuyer counseling program is a homeownership requirement of the Miami-Dade Affordable Housing Program. Additionally, the County requires foreclosure prevention that provides post-homebuyer counseling for new homeowners. These programs can work in conjunction with lenders to purchase the loan in the event of default or in the alternative, serve to bring homebuyers current in their outstanding debt. In that way, the County can protect its investment in the property, and perhaps restructure the loan to fit

the homeowner's financial situation.

- F. **Leveraging:** The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

Miami-Dade County has developed partnerships with local lenders to leverage SHIP funds successfully. The County provides subordinate mortgage financing on behalf of the homebuyer that makes up the difference between what the banks lend and the property's purchase price. Participating lenders have also agreed to limit the cost of the loan to the homebuyer. The County meets regularly with lenders and their staff to keep them abreast of program guidelines and loan processes. In specific cases, the County will provide additional mortgages to supplement the loan as needed on a case by case basis.

Through extensive coordination with other community resources, local SHIP funds are highly leveraged to reduce the cost of housing. For example, first mortgage funding is provided by participating lenders, while SHIP funds are being utilized for subordinate mortgages or additional supplements with lower interest rates. This results in lower monthly payments with a combined lower interest rate. Also, local SHIP funds have been used in addition to local, state and federal housing dollars for multi-family developments and for providing housing to special needs and homeless populations. Miami-Dade County may provide construction loans to CDC's and private developers with the goal of developing the affordable housing stock of Miami-Dade County. Moreover, SHIP loans are used to fund private developers with the goal of preserving and maintaining our existing affordable housing stock. Loans are available for both homeownership and rental projects, as well as rehabilitation of the existing housing stock. The rate and term of each loan will vary in accordance with the funding source availability and the respective program restrictions.

- G. **Public Input:** Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

During the last 12 months, public input was solicited for the development of the Local Housing Assistance Plan primarily through one-on-one meetings with Private Developers, Community Development Corporation (CDC's), For Profit, Non-Profit Developers, realtors and participating lenders in ascertaining housing needs within the community. These agencies provided extensive comments and made recommendations to Miami-Dade County on both programmatic and implementation issues which resulted in a number of enhancements to the prior year programs.

Pursuant to Ordinance 07-122, the Miami-Dade County Affordable Housing Advisory

Board (AHAB) consists of fifteen (15) members. The composition of the voting members is required to be ethnically, racially, geographically and gender balanced and is composed of the following members.

1. The Board of County Commissioners appoints thirteen (13) members.
 - a. One citizen actively engaged in the residential home building in connection with affordable housing, one citizen in the banking or mortgage banking industry in connection with affordable housing, one citizen in areas of labor actively engaged in home building in connection with affordable housing, one citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing, one citizen who is actively engaged as a for-profit provider of affordable housing, one citizen who is actively engaged as a not-for-profit provider of affordable housing, one citizen who is actively engaged as a real estate professional in connection with affordable housing, one citizen who actively serves on the local planning agency, one citizen who resides within the jurisdiction of the local governing body making the appointments, one citizen who represents employers within the jurisdiction, and one citizen who represents essential service personnel as defined in this LHAP.
 - b. For the remaining two (2) member positions, the Board of County Commissioners may consider the appointment of a member from the construction industry, a local community development corporation, attorney, architect, engineer or planning professional.
2. The Mayor appoints one member who is a member of the construction industry, local community development corporation, attorney, architect, engineer, planning professional.
3. The Overall Tenant Advisory Council (OTAC) appoints one of its members.

The Affordable Housing Advisory Board is required to meet at least six (6) times during the county's fiscal year where the developers and the public have an opportunity to address the Board with their concerns. In addition, the Board of County Commissioners (BCC) has two public meetings that the developers as well as the individuals can attend before the BCC awards funding allocations.

- H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

Miami-Dade County will advertise fund(s) availability in area newspapers with general circulation, participate in public information programs and housing fairs, make information available on the County's website, and issue public service announcements to the print and broadcast media. To further announce the program's availability, the County distributes informational brochures to the general public and through local community based groups, lenders, and neighborhood organizations.

In addition, the County administers a virtual one-stop housing center which describes available housing assistance programs as well as offers a real-time, searchable listing of affordable homes for rent or purchase. Housing units funded in part by SHIP and other resources must be listed on this web-based housing locator service.

Notice of the competitive process employed to select for-profit and not-for-profit entities for participation in SHIP-funded programs is advertised in three (3) local newspapers, in multiple languages, and on the County's website thirty (30) days prior to the beginning of the application period.

- I. **Waiting List/Priorities:** A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status. Applicants will be maintained in an order that is consistent with the time applications were submitted as well as any established funding priorities as described in this plan. Priorities for funding described/listed here apply to Owner-Occupied Rehabilitation.

All owner-occupied rehabilitation applications are submitted by homeowners to the Community Action and Human Services Department (CAHSD) and placed on a waiting list on a first-qualified, first-served basis. When funds become available applicants are selected from the top of the waiting list. The waiting list is maintained by date of the application submission. Each time a group of applications are selected from the waiting list, processing priority will be given to elderly and disabled applicants.

- J. **Discrimination:** In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

Miami-Dade County complies with the Fair Housing Act.

- K. **Support Services and Counseling:** Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, Foreclosure Counseling and Transportation.

Miami-Dade County has contracted with several homebuyer counseling entities that provide pre-homebuyer counseling, budgeting, and money management services. Completion of an 8 hour homebuyer counseling program is a homeownership requirement of the Miami-Dade Affordable Housing Program. Miami-Dade County has expanded its counseling services to include foreclosure prevention and mitigation.

- L. **Purchase Price Limits:** The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

- U.S. Treasury Department
- Local HFA Numbers

The purchase price limit for new and existing homes is shown on the Housing Delivery Goals Charts. The program currently allows for a purchase price of up to 90% of the average area purchase price, however, the BCC's Housing, Social Services and Economic Development Committee recently approved an increase in maximum limits for new and existing housing for all strategies (Exhibit G). A final approval by the Board of County Commissioners is pending the outcome of a public hearing scheduled for April 2019.

- M. **Income Limits, Rent Limits and Affordability:** The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

"Affordable" means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

Although the applicant's income level may not exceed a certain percentage of Miami-Dade County's area median income adjusted for family size, preference will be given to families with an annual lower-income of the median adjusted for family size.

Through a competitive Request for Applications (RFA), issued annually, SHIP funds are awarded to non-profit and for-profit builders/developers towards new construction or rehabilitation of homeownership and rental units. Currently, pending changes to local policy will increase maximum limits for new housing not to exceed \$235,000. Multi-family rental units must be affordable as defined above.

- N. **Welfare Transition Program:** Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.
- O. **Monitoring and First Right of Refusal:** In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

Miami-Dade County monitors Developers/Owners for both programmatic and project-related compliance. A Field Officer conducts an annual on-site visit to ensure that proper procedures, tenant files and forms are in accordance with program requirements. In addition, a Housing Inspector will conduct an annual on-site inspection of the assisted units to ensure that they meet Housing Quality Standards (HQS) requirements.

During the monitoring visit, the Field Officer will verify that the maximum monthly rents and the utility allowances charges are consistent with the rental regulatory agreement and revisions thereof. In addition, during the affordability period, the Field Officer will monitor the tenant annual income for compliance with the number of units set aside for the very-low, low and moderate income families as stated in the rental regulatory agreement.

Developers/Owners must conduct an annual on-site inspection for compliance with Federal HQS. Failure to maintain the property as per Federal HQS during the affordability period may result in the County declaring the Developer/Owner in default and calling the Note due and payable.

- P. **Administrative Budget:** A line-item budget of proposed Administrative Expenditures is attached as Exhibit A. Miami-Dade County finds that the monies deposited in the local housing assistance trust fund shall be used to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: "A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: "The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs." The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.

- Q. **Program Administration:** Administration of the local housing assistance plan will be wholly performed and maintained by Miami-Dade County.

Miami-Dade County, through the Department of Public Housing and Community Development is responsible for the following:

1. Overseeing the receipt and expenditures of SHIP program funds in accordance with the criteria set forth in the State Housing Initiatives Partnership Act and the Local Housing Assistance Plan.
2. Coordinating Miami-Dade County's efforts to promote the construction and development of affordable housing with state agencies, municipalities within the County and other public and private entities.
3. Evaluating the effectiveness of the County's Local Housing Assistance Program and providing recommendations to the Board of County Commissioners on an annual basis as to

the performance of the Program.

4. Writing and managing the Annual Consolidated Plan for the allocation of SHIP funds.
5. Servicing of the subordinate mortgage loans currently amortized and on file with the department.
6. Monitoring set-aside units for tenant income, rent restrictions and housing standards for the SHIP funded Multifamily Rental developments.

R. **Project Delivery Costs:** In addition to the administrative costs listed above, the county will charge a reasonable project delivery cost to cover inspections performed by non-county employees for rehabilitation projects. The fee will not exceed 2% of the contracted SHIP award and will be included in the amount of the recorded mortgage and note

S. **Essential Service Personnel Definition:** "Essential Service Personnel" means emergency personnel, including firefighters, health care workers, teachers, and law enforcement and criminal justice personnel.

T. **Describe efforts to incorporate Green Building and Energy Saving products and processes:** For proposed developments involving new construction units, regardless of the development category of the application, the applicant must commit that (i) each new construction unit in the proposed development that is eligible for the energy star new homes (Florida standard) will achieve a home energy rating system (HERS) index of 75 or below, and (ii) each new construction unit in the proposed development that is not eligible for the Energy Star new homes will include, at a minimum, the energy features outlined in MDC Green Code through Ordinance No. 07-65. The applicant will also adhere to all the requirements of said ordinance.

U. **Describe efforts to meet the 20% Special Needs set-aside:** The special needs category is a priority for Public Housing and Community Development (PHCD). The Department will continue to work in conjunction with Community Action and Human Services Department (CAHSD) as well as other experienced entities in identifying the 20% special needs set-aside. CAHSD provides an outreach program using referral from supportive services agencies for elders and people with disabilities who may have difficulties finding housing that is safe, affordable, and permanent. PHCD will continue to provide funding with rehabilitation and helping homeowners to remain living independently in their own homes.

The Homeownership Unit identifies disabled and special need applicants in face-to-face interviews. Their applications for second mortgage financing are prioritized.

V. **Describe efforts to reduce homelessness:** The Miami-Dade County Homeless Trust was created by the Miami-Dade Board of County Commissioners to oversee the use of their portion of the Food and Beverage Tax for Homeless activities and to establish and then implement policies based on the Miami-Dade County Community Homeless Plan. The Plan is a comprehensive Continuum of Care (CoC) system to serve homeless persons in Miami-Dade County. The Plan calls for the development of the following three stages of housing:



- Temporary Care: to provide immediate short term (7 to 30 days) housing and basic support services at Homeless Assistance Centers to persons residing in public spaces.
- Primary Care: transitional housing (6 to 9 months) with a focus on treatment and rehabilitation (e.g. substance abuse treatment, vocational training, skills building, mental health treatment, and basic education).
- Advanced Care: supported long term housing, including supported single room occupancy residence and assisted apartment or other residential arrangements.

A competitive process will be utilized to select builders/developers for participation in the program. Funds specified as set aside for Homeless Rental Housing Rental Housing Development can be applied toward either: 1) the development of a homeless-only housing development; or 2) the development of units set-aside to serve homeless persons within a mixed -use development. Both applications described above for Homeless Rental Housing development may include transitional housing.

SHIP funds may also be utilized for rental subsidies using a “Rapid Re-Housing” Program model. Funds will be awarded to renters that are in need of a one-time payment to assist with in obtaining a lease on a rental unit. This may include utility deposits, security deposits and rent equal to no more than 24 months’ rent. The proposed project must target the Continuum’s priority sub-populations for Rapid Re-Housing:

- Chronic homeless
- Homeless veterans
- Homeless families and unaccompanied homeless youth

Section II. LHAP Strategies:

A.

<i>Owner Occupied Rehabilitation</i>	<i>Code 3</i>
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- a. Summary of Strategy: The Miami-Dade County Housing Development strategy will direct funds toward rehabilitation of owner-occupied existing housing units. Additional SHIP funding may be used for health/safety issues related to disability or barrier-free modification and rehabilitation of properties.
- b. Fiscal Years Covered: 2019-2020, 2020-2021 and 2021-2022
- c. Income Categories to be served: Very-low, low and moderate
- d. Maximum award: \$35,000 for general population
\$45,000 for elderly, disabled or Special Needs
- e. Terms:
 - 1. Loan: Funds will be awarded as a loan secured by a recorded subordinate mortgage and note.

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2. Interest Rate: 0%
3. Term: 15 years
4. Forgiveness/Repayment: For the elderly population, disabled population applicants, and Special Need applicants, the monthly payment is \$50.00 with the remaining principal forgivable after 20 years.

Non-elderly, non-disabled income-eligible applicants are offered repayment terms depending upon total debt to income ratio. Specifically, at ratios exceeding 45%, the monthly payment is \$50 with the remaining principal forgivable after 15 years. For applicants whose total debt to income ratio is no greater than 45%, a payment is assessed in the form of an amortized loan over the term of the loan.

5. Default/Recapture: The loan will be determined to be in default if any of the following occurs during the loan term: sale, or transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance of the loan will be due and payable. Upon death of the owner, the loan shall become due and payable in full unless ownership of the property passes to the heirs of owner and those heirs meet the following criteria: (a) live in the property, (b) earn no more than the maximum percentage AMI funding activity at time of transfer, and (c) execute appropriate documents as required by Miami-Dade County.

The SHIP proceeds repaid to the County will be used by the County for other SHIP assistance. In the event that the proceeds from the sale are insufficient to repay the outstanding SHIP subsidy, the County will recapture whatever proceeds are available after the first mortgage from a private lender (if any) has been repaid.

- f. Recipient Selection Criteria: The applicants are selected on a first-qualified, first served basis, with priority given to elderly, disabled and Special Needs.

Exceptions on a case by case are made on the basis of emergency factors (i.e. disability accessibility emergencies or any circumstance that imminently impacts health, safety or sanitation).

- g. Sponsor/Developer Selection Criteria: N/A
- h. Additional Information: N/A

SHIP funds allocated for this strategy will be leveraged with private funds, CDBG, HOME, other federal funds, or local Documentary Surtax Homeownership Assistance Loan Program (HALP).

B.

- a. **Summary of Strategy:** The Miami-Dade Homeowner Assistance Program will provide funds to very-low, low- and moderate-income persons to acquire newly-constructed or existing affordable homeownership units. All potential homebuyers must be pre-qualified by participating lenders for the affordable housing program. The program also requires potential homebuyers to receive homebuyer counseling and to complete approved homebuyer education training. The education training will cover such topics as: choosing a realtor, selecting a home, qualifying for mortgage financing to include PHCD homeownership programs, a comprehensive home inspection, entering a purchase/sale contract, maintaining a home, handling credit affairs and other skills needed for homeownership.
- b. **Fiscal Years Covered:** 2019-2020, 2020-2021 and 2021-2022
- c. **Income Categories to be served:** Very-low, low and moderate
- d. **Maximum award:**
- | | |
|-----------|----------|
| Very Low: | \$80,000 |
| Low | \$70,000 |
| Moderate | \$60,000 |
- e. **Terms:**
- Loan/deferred loan/grant:** Funds will be awarded as a subordinate loan secured by a recorded subordinate mortgage and note.
 - Interest Rate:**

Very low, Low Income: 0-3%

Moderate Income: 4-6%
 - Term:** 30 years
 - Forgiveness/Repayment:** Loan requires \$100.00 monthly payment towards principal for the first 5 years. Remaining balance is fully amortized over the 25 years at note rate.

All loans are assumable. A new buyer, if income eligible, may qualify for and assume the remaining balance of the loan with approval.
 - Default/Recapture:** The loan will be determined to be in default if any of the following occurs: Failure to make the required payments, sale, transfer, or conveyance of property, conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.



The SHIP proceeds repaid to the County will be used by the County for other SHIP assistance. In the event that the proceeds from the sale are insufficient to repay the outstanding SHIP subsidy, the County will recapture whatever proceeds are available after the first mortgage from a private lender (if any) has been repaid.

- f. Recipient Selection Criteria: Applicants are assisted on a first-qualified, first served basis after the availability of program funds or activity as advertised. Applicants seeking assistance are pre-qualified by first mortgage lenders and then referred by the lender to the County.
- g. Sponsor Selection Criteria: N/A
- h. Additional Information: Applicants must secure a first mortgage by an approved lender. SHIP funds allocated for this strategy will be leveraged with private funds, HOME, other federal funds and/or local Documentary Surtax Homeownership Assistance Loan Program (HALP).

C.

<i>Rental Development</i>	<i>Codes 14, 21</i>
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- a. Summary of Strategy: Funds will be provided to defray the costs of land acquisition, new construction, rehabilitation and/or other costs associated with affordable rental housing units developed or rehabilitated by County departments, for-profit and not-for-profit builders/developers. SHIP awards to for-profit and not-for-profit builders/developers will be made through the County's competitive Consolidated Plan Request for Applications (RFA) or other competitive process.

Notice of the competitive process is advertised in three (3) local newspapers thirty (30) days prior to the beginning of the application period.

- b. Fiscal Years Covered: 2019-2020, 2020-2021 and 2021-2022
- c. Income Categories to be served: Very-low, low and moderate
- d. Maximum award: \$80,000 per unit
- e. Terms:
 - 1. Loan/deferred loan/grant: Funds will be awarded as a loan secured by a recorded subordinate mortgage and note.
 - 2. Interest Rate: Tax credit projects and non-tax credit projects will pay 0% interest for the period of construction (1-2 years). After the construction period ends, principal and interest payments will begin at 1%-6% interest rate for the remainder of the loan term.

Final determination of rate and term will be made by PHCD staff depending on market conditions and recommendation from credit underwriting.

- 3. Term: 30 years
 - 4. Forgiveness/Repayment: Loans require monthly principal and interest payments in years 3-30.
 - 5. Default/Recapture: For all awards, a default will be determined as: sale, transfer, or conveyance of property; conversion to another use; failure to maintain standards for compliance as required by any of the funding sources. If any of these occur, the outstanding balance will be due and payable.
- f. Recipient Selection Criteria: Tenants are selected on a first-qualified, first-served basis and to the extent permitted by law, on a basis that promotes fair housing opportunities.
 - g. Sponsor/Developer Selection Criteria: Funds are awarded through the Consolidated Plan RFA or other competitive process. The RFA will require proof of developer experience in providing affordable rental housing, proof of financial capacity, evidence of site control, and proof of ability to proceed once all funding is closed.
 - h. Additional Information: SHIP funds allocated for this strategy will be leveraged with local CDBG, HOME, Documentary Surtax Homeownership Assistance Loan Program (HALP), or the Neighborhood Stabilization Program (NSP).

D.

<i>Foreclosure Prevention and Mitigation</i>	<i>Code 7</i>
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- a. Summary of Strategy: Funds will be provided to assist qualified homeowners with retaining their home and preventing foreclosure action of the first mortgage. Applicants must be delinquent at least two full monthly mortgage payments, in receipt of a letter from the mortgager notifying the applicant of delinquency and/or intent to foreclose.

Eligible expenses include delinquent mortgage payments (principal, interest, taxes and insurance), special assessment fees from condominium and/or neighborhood associations, late fees and other customary fees associated with delivery costs (but excluding brokerage fees).
- b. Fiscal Years Covered: 2019-2020, 2020-2021 and 2021-2022
- c. Income Categories to be served: Very-low, low and moderate
- d. Maximum award: \$7,500.00
- e. Terms:

1. Loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Term: 5 years
4. Forgiveness/Repayment: The loan will be forgiven at the end of the loan term provided the owner continues to occupy the home as their principal residence.
5. Default/Recapture: Repayment of the full amount shall become due if any of the following occurs within the deferred loan term:
 - Homeowner sells, transfers, or disposes of the property by any means, including bankruptcy, foreclosure, or deed in lieu of foreclosure;
 - Homeowner no longer occupies the unit as their principal residence;
 - Homeowner fails to meet any of the terms of the Public Housing and Community Development's Subordination Policy.

An heir may assume the debt as long as said heir becomes the owner occupant and meets income guidelines.

f. Recipient Selection Criteria:

- Those applicants that are qualified first will be served first.
- This strategy is designed to assist individuals who have fully amortizing conventional mortgages;
- Applicants may receive funding under this program only one time.
- Applicants must attend and complete a budget/credit/debt reduction course through an approved counseling agency,
- Applicant must show their ability to (i) keep the house out of default and (ii) must show they can make monthly mortgage payments. Criteria as follows may be used as listed below:
 - i. Current income analysis
 - ii. Current income analysis; general care of the home; credit history on other payment requirements; other obligations; job history; payment history; income to debt ratio;
 - iii. Other factors that may serve to assist the administration of the program to determine worthiness of the applicant
- Foreclosure prevention applicants must show that the nonpayment of their mortgage is due to the following eligible reasons:
 - i. Loss of employment
 - ii. Sudden medical expenses
 - iii. Divorce or separation
 - iv. Death in a family
 - v. Unforeseen home repair bills

- g. Sponsor/Developer Selection Criteria: N/A
- h. Additional Information: SHIP funds allocated for this strategy may be leveraged with federal, state, local, private funds and volunteer labor.

E.

<i>Disaster Response Strategy</i>	<i>Code 5</i>
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- a. **Summary of Strategy:** This is an initially un-funded contingency strategy to be utilized in the event of a declaration by Executive Order by the Governor of the State of Florida and/or federal government of a disaster. In the case of a natural or man-made calamity, priorities must be changed to meet emergency conditions. In an effort to maximize the effect of funds utilized for disaster recovery and mitigation, funds not contractually committed for rehabilitation, construction, design, homeownership purchase or other activity will be redirected to the post-disaster recovery and mitigation effort. In an effort to maximize the effect of funds utilized for disaster recovery and mitigation, Miami-Dade County reserves the right to suspend any waiting lists developed before the occurrence of a disaster and redirect funds to areas of worst damage. This Assistance is provided as gap assistance for any damage that insurance or FEMA does not cover. These funds will be used for the following activities:
 - Purchase of emergency supplies to waterproof damaged homes.
 - Interim repairs to avoid further damage, such as tree and debris removal required to make individual housing units habitable.
 - Payment of insurance deductibles for rehabilitation of homes covered under homeowners' insurance policies.
 - Removal of incipient hazards that may damage a structure.
 - Relocation costs for displaced households.
 - Jumpstart Assistance consisting of:
 - Rehabilitation loans in absence of insurance for very low-income households or as gap funds if necessary.
 - Down-payment assistance in the form of a subordinate mortgage awarded under current program guidelines to applicants who are able to qualify for a first mortgage to purchase a home pending FEMA buy-out.
 - First mortgage assistance under exceptional circumstances on a case-by-case basis.



- Other activities as proposed by the federal government, counties, and eligible municipalities and approved by the Florida Housing Finance Corporation.
- b. Fiscal Years Covered: 2019-2020, 2020-2021 and 2021-2022
- c. Income Categories to be served: Very-low, low
- d. Maximum award: \$10,000
- e. Terms:
 1. Loan/deferred loan/grant: Grant
 2. Interest Rate: 0% for disaster assistance
 3. Term: N/A
 4. Forgiveness/Repayment: N/A
 5. Default/Recapture: N/A
- f. Recipient Selection Criteria: Eligible recipients will be selected using method(s) that the County may develop to expedite the distribution of disaster response resources during disaster periods
- g. Sponsor/Developer Selection Criteria: Eligible Sponsors will be selected using the County's Consolidated Plan RFA or any other method(s) that the County may develop to expedite the selection of Eligible Sponsors during disaster periods.
- h. Additional Information: In the event that the proceeds from the sale are insufficient to repay the outstanding SHIP subsidy, the County will recapture whatever proceeds are available after the first mortgage from a private lender (if any) has been repaid.

F.

<i>Rapid Re-Housing Program</i>	<i>Code 26</i>
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- a. Summary of Strategy: The Rapid Re-Housing Program is created to assist individuals or families who require utility deposit, security deposits and/or temporary rental assistance not to exceed 12 months to reduce the time in which they are experiencing homelessness and, if needed, sustain housing. To be eligible for monthly rental assistance, the household receiving assistance must be homeless as defined in S. 420.621.
Such rental assistance will be provided to augment special need tenant's share of rent in units developed by, or under contract with County Departments. Such tenants must apply, or be pending review or applications for disability benefits during such period of assistance.
- b. Fiscal Years Covered: 2019-2020, 2020-2021 and 2021-2022
- c. Income Categories to be served: Very-low, low

- d. Maximum award: \$15,000
- e. Terms: Funds will be awarded as a grant.
- f. Recipient Selection Criteria: Applicants will be referred for assistance by the Homeless Trust's Coordinated Outreach, Assessment and Placement (COAP) Program and be assisted on a first-qualified, first-served basis.

Miami-Dade County Homeless Trust, has established the COAP to provide coordinated single entry referral and placement into permanent housing programs, including Rapid Re-Housing assistance. Referral to housing programs assisted by, or through partnerships with, the Homeless Trust is coordinated by the Homeless Trust's Housing Coordinator. All persons entering the shelters, transitional housing and those engaged on the streets are assessed utilizing the VI-SPDAT assessment tool and referral is based on chronicity and medical vulnerability assessment scores and the housing assistance needed. The Homeless Trust is the lead in our Continuum of Care. They have resources that are dedicated to homeless programs.

- g. Sponsor/Developer Selection Criteria: Miami-Dade County intends to administer this program through a sub-recipient agency or agencies. A competitive Request for Proposals process in accordance with Chapter 67-37.005(6)(b)7 of the Florida Administrative Code will be conducted by the Miami-Dade County Homeless Trust to select an eligible sub-recipient agency or agencies. Eligible persons, sponsors or other sub-recipients of assistance under this program will be required to contractually commit and comply with all SHIP Program requirements and the Miami-Dade County Standards of Care, policies and procedures governing COAP and its Rapid Re-Housing Strategy. Criteria for selection of Sub-Recipient organization will include: (1) past experience working with the target population; (2) past experience administering similar rental assistance programs; (3) financial and human resource capacity to administer the program; (4) participation in the Continuum of Care Coordinated Entry system; and (5) such other criteria as may be determined appropriate.
- h. Additional Information:
 - The lease must be a least twelve months.
 - Assistance will be provided directly to the utility or landlord, not the assisted household.
 - Recipients of assistance must go through an assessment by the partnership agencies that are part of the Continuum of Care to determine likelihood of housing sustainability once the assistance period runs out. Such assessment process shall be governed by the Homeless Trust's Rapid Re-Housing Standards of Care, policies and procedures.
 - Recipients of other ongoing rental assistance (such as Section 8) are not eligible to receive assistance under this Strategy.

- Assistance will be limited to \$15,000 per household

G.

<i>Community Land Trust (CLT) Homeownership</i>	<i>Code 2</i>
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- a. **Summary of Strategy:** To provide down payment assistance to buyers of newly constructed or existing community land trust homes. The down payment assistance will be used to write down the purchase price of the property.
- b. **Fiscal Years Covered:** 2019-2020, 2020-2021 and 2021-2022
- c. **Income Categories to be served:** Very-low, low
- d. **Maximum award:**
- | | |
|-----------|----------|
| Very Low: | \$80,000 |
| Low: | \$70,000 |
| Moderate: | \$60,000 |
- e. **Terms:**
1. **Loan/deferred loan/grant:** Assistance is provided as a deferred payment loan.
 2. **Interest Rate:** 0%
 3. **Term:** 30 years
 4. **Forgiveness/Repayment:** Provided the home continues to be occupied by an income eligible household, the SHIP monies will not be subject to recapture upon sale.
 5. **Default/Recapture:** Default is defined as the failure to make required payments on a loan secured by a first mortgage which leads to foreclosure and/or loss of property ownership. In the event of default on the first mortgage, the Community Land Trust must notify Miami-Dade County whether it intends to exercise its right of repurchase. Default shall also occur if the buyer fails to occupy the home as a primary residence.
- f. **Recipient Selection Criteria:** First qualified, first served after completion of first time homeowner class that contains a community land trust component. The recipient must be able to show and attest to a clear understanding of the difference between fee simple homeownership and community land trust homeownership. Miami-Dade County will provide a certification for the client (applicant) to complete attesting to their understanding of the appropriate program.
- g. **Sponsor/Developer Selection Criteria:** The SHIP funds may also be made available directly to a Community Land Trust serving Miami-Dade County. In that event, the CLT shall follow the criteria in this SHIP strategy, but the CLT shall be

operating as a sub-recipient, and not on behalf of the Miami-Dade County.

- h. **Additional Information:** The Community Land Trust transfers title to the homebuyer but retains ownership of the land beneath the improvements. The CLT provides a 99-year ground lease for the use of the land to the homebuyer. The terms of the ground lease restrict the resale of the property to an income eligible household.

The CLT has a stewardship role that continues in perpetuity to assure that the CLT home remains in the County's affordable housing stock. The monies provided to the community land trust homebuyer are used to write down the purchase price of the home. By taking the cost of the land out of the purchase price and by further writing down the purchase price in an amount equal to the SHIP funds provided by the County, the cost of the home is significantly reduced, creating an affordable opportunity for homeownership for the first family who purchases and for each family that purchases thereafter.

H.

<i>Security and/ or Utility Deposits</i>	<i>Code 23</i>
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- a. **Summary of Strategy:** Funds will be awarded to low-income households in need of relocation assistance from housing projects during redevelopment phases. The rental security deposit assistance will be based on the equivalent of two month's contract rent. The rental unit must meet Housing Quality Standards as defined in 24 CFR 982.401. The unit must be affordable to the tenant and cost no more than 30% of the household's adjusted income.
- b. **Fiscal Years Covered:** 2019-2020, 2020-2021, 2021-2022
- c. **Income Categories to be served:** Very low and low-income households
- d. **Maximum award:** Security deposits \$2,600 per household and utility deposits maximum amount as established by utility company.
- e. **Terms:**
- Funds will be awarded as a grant and not subject to recapture.
 - Interest Rate: N/A
 - Years in loan term: N/A
 - Forgiveness: N/A.
 - Repayment: N/A
 - Default: N/A
- f. **Recipient Selection Criteria:** Eligible applicants will be assisted on a first-qualified, first served basis and must be imminently affected by a Redevelopment Project.
- g. **Sponsor/Developer Selection Criteria:** N/A .
- h. **Additional Information:**

- The lease must be a minimum of twelve months in duration.
- This strategy will follow the departments established procedure for existing rental assistance programs including verification of eligibility, landlord requirements, and payments to landlord.
- The property under lease must be in Miami-Dade County.
- Awarded funds will be provided distributed directly to the landlord.

I.

<i>Acquisition/ Rehabilitation</i>	<i>Code 9</i>
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- a. **Summary of Strategy:** Funds will be awarded to qualified U.S. Department of Housing and Urban Development approved counseling agencies, with a demonstrated ability to provide educational and counseling services to prospective homebuyers. Course curriculums will include financing, fair housing practices, credit counseling, budget and money management, financial literacy, selecting a neighborhood, finding a home, negotiating a purchase price, home maintenance, mortgage approval process, post-closing education and counseling, inspections and repairs and foreclosure prevention counseling.
- b. **Fiscal Years Covered:** 2019-2020, 2020-2021, 2021-2022
- c. **Income Categories to be served:** Very low and low-income households
- d. **Maximum award:** \$200,000 per agency
- f. **Terms:**
 - Funds will be awarded as a grant and are subject to recapture.
 - Interest Rate: N/A
 - Years in loan term: N/A
 - Forgiveness: N/A.
 - Repayment: N/A
 - Default: N/A
- g. **Recipient Selection Criteria:** NA
- h. **Sponsor/Developer Selection Criteria:** Funding is awarded on a competitive basis to agencies meeting minimum required thresholds. Proof of U.S. HUD approval must be provided at the time of application to be considered for funding.
- i. **Additional Information:** NA

III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

- A. **Name of the Strategy:** **Expedited Permitting**

Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Provide a description of the procedures used to implement this strategy:

By Resolution No. R-347-09, the Board of County Commissioners (BCC) adopted the Affordable Housing Advisory Board's (AHAB) recommendation that the County's Building Department's informal expedited process for affordable housing be formalized through legislative action. An existing Administrative Order governing permitting review will be amended through BCC adoption that will incorporate expedited permit review for affordable housing development. By direction of the BCC, the expedited review process also will be incorporated into the Department's standard operating procedures.

B. Name of the Strategy: Ongoing Review Process

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Provide a description of the procedures used to implement this strategy:

- By Resolution No. R-347-09, the BCC adopted the AHAB's recommendation that an affordable housing cost impact review for legislation that relates to land development and infrastructure in connection with housing development be performed and the BCC be notified of the cost impact at first reading or public hearing, as required.
- Pursuant to Resolution No. R-347-09, AHAB must review any current and future Comprehensive Development Master Plan (CDMP) amendments or zoning code changes that may impact affordable housing and provide recommendations, as it deems necessary.

C. Name of the Strategy: County-Owned Land Identified for Affordable Housing Development

Maintain an inventory of locally owned public lands suitable for affordable housing development and make such land available to non-profit and for-profit developers to increase affordable housing.

a. Provide description of the procedures used to implement this strategy:

The County's Public Housing and Community Development and General Services Administration are responsible for development of this inventory as well as tracking and monitoring development on the sites.

By Resolution No. R-347-09, the BCC adopted AHAB's recommendation that AHAB and a second advisory board to the BCC, the Community Affordable Housing Strategies Alliance, be provided a list of these public sites and the status of development on an annual basis in order to monitor and report on the implementation of this strategy.

D. Name of the Strategy: Promote CDMP Affordable Housing Objectives

Promote affordable housing development objectives contained in the Housing Element of the County's Comprehensive Development Master Plan (CDMP)

a. Provide description of the procedures used to implement this strategy:

Pursuant to Resolution No, R-347-09, this strategy will be implemented by:

Giving preference in County funding processes to affordable housing projects (whether on County-owned land or not) located within transit corridors or designated employment centers.

To the extent possible, giving priority to the development of affordable rental housing on County-owned parcels suitable for multi-family housing development and located within transit corridors or designated employment centers. Units are to be affordable to a mix of household incomes (i.e. ELI, VL, low- and moderate-income households).

IV. EXHIBITS:

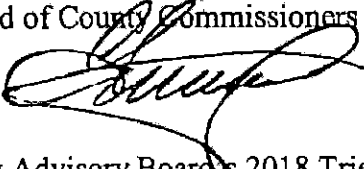
- A. Administrative Budget for each fiscal year covered in the Plan
- B. Timeline for Estimated Encumbrance and Expenditure
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan
- D. Signed LHAP Certification
- E. Signed, dated, witnessed or attested adopting resolution
- F. AHAB Triennial Report
- G. Memo approving Change in Maximum sales price for Miami-Dade Infill Housing and Second Mortgage Programs

Memorandum



Date: October 25, 2018 Agenda Item No. 2(B)1
December 4, 2018

To: Honorable Chairman Esteban Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez 
Mayor

Subject: Affordable Housing Advisory Board's 2018 Triennial Report and Evaluation

This memorandum to the Board of County Commissioners (Board) serves as the 2018 Triennial Report and Review created by the Affordable Housing Advisory Board (AHAB) of Miami-Dade County. The Fiscal Year (FY) 2018 report highlights local affordable housing development incentive strategies, regulatory barriers, and implementation of AHAB recommendations previously adopted by the Board, specifically for State Housing Initiatives Partnership (SHIP) program funding. The 2018 Report contains recommendations in response to such review. The Board must consider AHAB's recommendations and adopt an amendment to the Local Housing Assistance Plan (LHAP) to incorporate local housing incentive strategy recommendations it will implement, if approved, within 90 days of receipt of this report. It is anticipated Public Housing and Community Development (PHCD) staff may proffer additional recommendations for amendment to the LHAP.

Background

Pursuant to Section 17-106 of the Miami-Dade County Code of Ordinances, the AHAB serves as the Affordable Housing Advisory Committee (AHAC) to the Board in order to meet the requirements delineated in Section 420.9072 and Section 420.9076 Florida Statutes (F.S.).

The AHAB is required under Section 420.9076 F.S to review the County's established policies and procedures, ordinances, land development regulations, and comprehensive plan and submit a report to the Board with recommendations for specific actions or initiatives that will encourage or facilitate affordable housing development (known as "local housing incentive strategies"). Thereafter, the AHAB is required to review such strategies and the implementation of those adopted recommendations on a triennial basis.

The AHAB's review focuses on existing regulatory incentives for the development of affordable housing, including, but not limited to, impact fee exemptions, expedited plan and permit review, parking reductions, increased density bonuses, and provides recommendations for improvements or enhancements to such incentives as well as recommendations related to removal of regulatory impediments to affordable housing development and new development incentives such as tax abatement.

The AHAB meets the second Wednesday of every month and for the past year has been working on reviewing progress on the FY 2015's Triennial Report and updating the FY 2018 Triennial Report for submission to the Board and the State.

Under Section 420.9076 F.S., the AHAB's review and recommendations must be submitted to the Board no later than November 30th of the year preceding Miami-Dade County's submission of its three-year Local Housing Assistance Plan (LHAP) for its allocation of State Housing Initiatives Partnership (SHIP) funds. Within 90 days of receipt, the Board must consider AHAB's recommendations and adopt an amendment to the LHAP which will be written next year for Fiscal Years 2019 – 2021, to incorporate the local housing incentive strategy recommendations it will agree to implement. At a minimum, local governments are required to implement the two incentive strategies included in the LHAP Template: Expedited Permitting and Ongoing Review Process.

Evaluation of Local Housing Incentive Strategies

The results of the AHAB's review and its sixteen recommendations are attached as Exhibit 1. This Exhibit also indicates strategies and/or incentives that remain under the AHAB's review.

PHCD will provide the State a copy of the Triennial Report by December 31, 2018. There will be an opportunity for review and final Board action on the Report prior to the State's December deadline. Below is a timeline for the development and submission of the report.

- December 13, 2017, AHAB staff liaison provides AHAB with a copy of the FY 2015 Triennial Report for their review, reminding them that they will need to update the report in 2018.
- January 10, 2018, the AHAB decides to review the FY 2015 Report and assume responsibility for updating and writing the FY 2018 Report along with Public Housing and Community Development (PHCD) staff support.
- January 10, 2018, the AHAB starts the review of the FY 2015 Report as well as reviews similar submissions from other counties in Florida, including Broward and Volusia.
- February 14, 2018, AHAB member Craig Emmanuel makes a motion to divide the report by strategy and assign specific Board members responsibility for providing suggestions/changes to staff within two weeks. Motion carries. AHAB begins discussions on various strategies from FY 2015 that have been accomplished and/or are no longer relevant.
- Board members submit their changes/suggestions to PHCD staff who incorporate them into the newly proposed FY 2018 Triennial Report.
- March 14, 2018, the AHAB meets and spends their entire meeting agenda reviewing the FY 2018 Report, including existing and new strategies and past recommendations that have been met and proposing new recommendations for the Board's review and approval.
- April 18, 2018, the AHAB meets to review and approve report recommendations to the Board (Exhibit 1), the FY 2018 Triennial Report. Motion to accept Board memorandum and FY 2018 Triennial Report made by Mr. Felix Murillo, Seconded by Mr. Oliver Gross. Motion carries.
- In May 2018, PHCD staff submit recommendations to the Board, advising that before the Report is submitted to the Board, it would be beneficial to hear from representatives from other County departments that may be affected by the AHAB's recommendations. The

AHAB agrees and PHCD staff invite representatives from the Regulatory and Economic Resources (RER) Department, Planning and Zoning, and the Water and Sewer Department.

- From June through August 2018, County department representatives attend the AHAB's monthly meeting and discuss their recommendations and any impediments and/or costs that may be associated with the recommendations.
- Final Triennial Report is approved by the AHAB and submitted to the Board for the November Board meeting. Chair Charles Sims will be in attendance to answer any Commissioner questions.
- Final revised report will be sent to State SHIP Office on December 31, 2018 and report incorporated into local LHAP Report for submission in 2019.

If you have any questions regarding this report please feel free to contact me or Charles Sims, AHAB Chair, at 305-467-2579.

Attachment

- c: Abigail Price-Williams, County Attorney
Shannon-Summerset-Williams, Assistant County Attorney
Maurice L. Kemp, Deputy Mayor
Jack Osterholt, Deputy Mayor
Michael Liu, Director, Public Housing and Community Development
Clarence D. Brown, Division Director, Public Housing and Community Development
Jennifer Moon, Director, Office of Management and Budget
Charles Sims, Chair, Affordable Housing Advisory Board
Affordable Housing Advisory Board Members

Miami-Dade County Affordable Housing Advisory Board (State SHIP Advisory Committee)

Affordable Housing Incentives: Implementation Review of Recommendations Adopted by the Miami-Dade County Board of County Commissioners And Current Regulatory Barriers to, and Incentives for, Affordable Housing Development

AFFORDABLE HOUSING STRATEGIES AND INCENTIVES	ADOPTED POLICIES AND STATUS OF IMPLEMENTATION	AFFORDABLE HOUSING ADVISORY BOARD (AHAB) NEXT ACTION STEPS
<p>(a) The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.</p>	<p><u>Expedited Zoning and Permitting Review</u></p> <ol style="list-style-type: none"> 1. <u>Proto-Type Development</u> The County has implemented a program designed to expedite plan review for the construction of a model home that is built repetitively. Once a model is initially approved, subsequent reviews are only required related to site location. Fees to cover the cost of services that include plan review and inspections still apply. 2. <u>Infill Housing Program</u>: Policy to expedite permitting for the Infill Housing Program has been implemented by adoption of Administrative Order 3-44. 3. <u>Urban Center Districts</u>: All site plan and architectural review applications for development within an Urban Center District (except for individual single-family homes and duplexes) are subject to administrative review to be completed within 21 days unless the Department extends another 21 days for additional information or at the request of the applicant (Section 33-284.88 of the County Code). No public hearing is required. Applications must be 	<p><u>AHAB Action Step</u> AHAB will review the Mayor's Report in response to Resolution 709-13, which describes implementation measures to improve the inspection process across different County Departments. AHAB will hold a workshop with affordable housing developers to review implementation and seek input as to whether additional expediting measures are warranted in the inspection processes to facilitate Affordable, Workforce and Infill Housing development.</p>

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Reviewed for potential impact to infrastructure by Public Works and Waste Management, Regulatory and Economic Resources (RER), Fire Rescue and the Miami-Dade County School Board.

4. Voluntary Workforce Housing Development Program:

Section 8-8.1 of the County Code requires that expedited permit review processes for Workforce Housing Program units be established under an Administrative Order (AO) approved by the BCC.

5. Affordable Housing Development Projects

Pursuant to Resolution R-347-09, the Building Department's expedited building permit review process for affordable housing must be formalized through legislative action as required and adoption of, or an amendment to, an AO. Such expedited process shall be incorporated into the Department's standard operating procedures and the County's Local Housing Assistance Plan (LHAP).

2017 Review

At the current time, per policy, RER provides expedited review to projects that identify as affordable and/or workforce housing at time of permitting plan submission.

AHAB has met with RER and PHCD in an effort to increase efficiencies for completing the permitting process and continues to advocate for a policy that allows small developers to have impact fees waived at the time of permitting plan submission.

(b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

Impact Fee Exemptions

Under Chapter 33 of the Code of Miami-Dade County, residential developments, which provide affordable housing, or the portion thereof, are exempt from most impact fees.

Exemptions are available from road, park, police services, and fire and emergency medical services impact fees (collectively referred to hereafter as "Impact Fee Ordinances"). However, administration of the exemption under the code provisions operates differently depending upon whether the developer is a CBO or CDC receiving County or state funding.

The following Fire impact fee exemption language is similar to that found under other impact fee code provisions.

Section 33.18(h) The following development shall be exempt from the requirement that impact fees be paid, subject to an application by the fee payer to the Department of Planning and Zoning Director and a determination by the Department of Planning and Zoning Director that the proposed development activity is consistent with the CDMP and fits within one (1) or more of the following categories:

- (1) Any residential development activity, or portion thereof, which provides affordable housing as defined in the "Florida Affordable Housing Act of 1986," Section 420.602(3)(a) or (b), Florida Statutes, (1987) and amendments thereto.

[(2) and (3) not provided]

Section 33.18(i) An exemption must be claimed by the fee payer prior to paying the impact fee. Any exemption not so claimed shall be deemed to have been waived by the fee payer. If an exemption is sought pursuant

AHAB Action Step #1

AHAB representatives will be meeting with RER, PHCD and their attorneys to address verification of PHCD's approval of the affordable housing development.

AHAB Action Step #2

AHAB will review other affordable housing incentive programs that offer waiver or deferral of plan and permitting review fees.

BCC Recommendation #1

The County should utilize other municipalities' (City of Miami) streamlined administrative methods as models of providing inter-departmental verification of County- and state-funded affordable housing development to allow affordable housing developers who qualify for upfront impact fee waiver to secure such waiver prior to issuance of permits.

BCC Recommendation #2

For affordable housing developments that are not funded with County or state funds, the impact fee code provisions should be revised to allow an upfront waiver, not refund, subject to recordation of a restrictive covenant with an affordability period, at time of permitting.

BCC Recommendation #3

To promote inclusion of units affordable to extremely low income households in residential projects provided impact fee exemptions, the County should offer a robust package of incentives and deeper subsidies for housing development serving extremely low-income households. An ELI Affordable Housing Development Program would bundle deep capital subsidies and/or rental subsidies along with a menu of incentives such as density bonuses, parking reductions, set-back reductions, impact fee exceptions, waiver of review fees, expedited permit and plan review, County land (when available) and other incentives which may be adopted.

BCC Recommendation #4

An administrative mechanism should be established, and funded, for occupancy monitoring for non-County or state funded affordable housing developments provided impact fee exemptions. Occupancy monitoring procedures should be consistent with other affordable housing programs, such as the County Surtax or state housing credit programs.

to Section 33J-8(g)(1), (2), or (3) impact fees shall be paid prior to the issuance of the building permit. However, the fee payer shall be entitled to a refund pursuant to this chapter upon submitting a formal application for a refund to and receiving approval from the Department of Planning and Zoning Director, in accordance with the provisions of the manual. Application for a refund under this section shall be made within one (1) year of the later of: (1) the effective date of this ordinance or (2) the issuance of a certificate of completion or a certificate of use for the building. Failure to apply for a refund by the fee payer, within the above referred one-year period shall invalidate the right for a refund under this section.

Notwithstanding the aforesaid, if an exemption is sought pursuant to Section 33J-8(g)(1), community development corporations (CDC) as defined in Section 290.033(2) [Florida Statutes] and community-based organizations (CBO) as defined in Section 420.602(5), Florida Statutes (1991)² that have received assistance from Miami-Dade County or the State of Florida in funding redevelopment costs to provide affordable housing to low and very low income families shall have the option of executing a covenant running with the land, in a form approved by the Department of Planning and Zoning Director, in lieu of payment of impact fees prior to the issuance of the building permit. Joint ventures of either a CDC or CBO with a for-profit developer, whose proposed affordable housing development has been approved by the Miami-Dade County Office of Community Development, shall also have the right to execute the aforesaid covenant.

¹ Appears to be a scrivener's error in the Code as Section 33J-8(g) states: "Parking garages are exempt from the impact fees when the structure is accessory to a primary use structure."

² Section 420.602(4), Florida Statutes.

"Community-based organization" means a private corporation organized under chapter 617 ["Florida Not-For-Profit Corporation Act"] to assist in the provision of housing and related services on a not-for-profit basis in a designated area, including a municipality, county, or area of more than one municipality or county.

	<p>2017 Review At the current time, per policy, RER provides expedited review to projects that identify as affordable and/or workforce housing at time of permitting plan submission.</p> <p>AHAB continues to advocate for a policy that allows small developers to have impact fees waived at the time of permitting plan submission.</p>	
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(c) The allowance of flexibility in densities for affordable housing.

Voluntary and Mandatory Inclusionary Zoning Programs

1. Voluntary Workforce Housing Development Program

Under the voluntary Workforce Housing Development Program, the County provides density bonuses to private developers in exchange for a commitment of Workforce Housing units in residential development or if they make a monetary contribution to the Affordable Housing Trust Fund in lieu of setting aside Workforce Units. Workforce Housing units target households whose total income is between 60% to 140% of Area Median Income. (Ord. No. 07-05; Chapter 17, Article IX and Chapter 33, XlIA of the Code of Miami-Dade County, and Implementation Order No. 3-60).

The Workforce Housing Units are administered by PHCD following RER approval of density under the Program.

AHAB Action Step

The AHAB will review the draft Multifamily Infill Housing Development Program Ordinance with the assistance of RER staff and provide comment. AHAB will provide recommendation(s) to the BCC, if warranted.

BCC Recommendation #1

AHAB recommends that any proposed ordinance changing the Voluntary Workforce Housing Program to a mandatory inclusionary zoning program incorporate the following provisions:

- Require an affordability term of 30 years, compared to the 20-year affordability now imposed under the Voluntary Workforce Housing Program, particularly for rental property.
- Provide density bonuses utilizing a tier structure, offering increasing densities for inclusion of units affordable to low and very low-income households.

In addition to density bonuses, provide a more robust package of incentives and deeper subsidies for housing development serving extremely low-income households. An ELI Affordable Housing Development Program would bundle deep capital subsidies and/or rental subsidies along with a menu of incentives such as density bonuses, parking reductions, set-back reductions, impact fee exceptions, waiver or deferral of review fees, expedited permit and plan review, County land (when available) and other incentives which may be adopted.

2. Urban Center 12.5% Inclusionary Workforce Housing Program

Unless otherwise specified in the District regulations, all residential or mixed-use developments that: (a) are located within the Core or Center Sub-districts of an urban center district adopted by the Board or County Commissioners after July 10, 2007, and (b) have more than four (4) residential units, must provide a minimum of twelve and a half (12.5) percent of their units as Work-force Housing Units. Such units are restricted to households whose income is up to 140% of median area income. (Sec. 33-284.83(A)(3) of the Code of Miami-Dade County).

Urban centers subject to the Standard Urban Center District Regulations are: Leisure City Community Urban Center; Model City Urban Center District; North Central Urban Area District; Palmer Lake Metropolitan Urban Center District; Bird Road Corridor Urban Area District; and Country Club Urban Area District (as of October 8, 2015).

The program is administered by RER.

3. Density Bonus Affordable Housing Programs under Comprehensive Master Development Plan ("CDMP"): The CDMP was amended in May 2009 to allow residential developers to:

- a. Receive a 17% density bonus if 30% of the housing units are made affordable to very low and low-income households.
- b. Receive a 30% density bonus for affordable/workforce multi-family infill housing where at least 30% of the total residential units will be

affordable to households at 140% or less of AMI and no less than 20% of the total units will be affordable to households at or below 80% for a period of no less than thirty years. A 60% density bonus may be given in the event of a not-for-profit or government/public sponsored affordable housing providers or the application site is publically owned and made available for development of affordable/workplace housing. This is known as the 30% and 60% Density Bonus for Affordable Housing.

2017 Review

AHAB feels the Workforce Ordinance should be mandatory and has been informed that converting the Voluntary Workforce Housing Program into a mandatory workforce housing development program is currently under consideration.

<p>(d) The reservation of infrastructure capacity for housing for very-low income persons, low-income persons, and moderate-income persons.</p>	<p><u>Water and Sewer Capacity</u> Sections of unincorporated Miami-Dade County do not have any, or inadequate, infrastructure to tie into the Miami-Dade County's Water and Sewer system. Early development relied upon well water and septic tanks.</p>	<p><u>AHAB Action Step</u> AHAB will conduct review of Water & Sewer infrastructure and capacity as it relates to affordable housing development. AHAB will forward its findings and any recommendations to the BCC following such review.</p> <p><u>BCC Recommendation #1</u> AHAB recommends the County incur the expense of bringing water and sewer services and maintain infrastructure needs on infill housing lots to reduce the cost of building affordable housing units.</p>
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	<p>2015 Review</p> <p>AHAB has identified concern regarding absence of water and sewer capacity in unincorporated Miami-Dade, including within Urban Districts as well as single-family infill, necessary to support affordable housing development. In particular, AHAB would like to address priorities for W&S expansion and improvements to support affordable housing development.</p>	<p>BCC Recommendation #1</p> <p>AHAB recommends Water and Sewer adopts the inclusion of a waiver or deferral of unforeseen costs related to infrastructure for developers creating affordable housing projects.</p>
<p>e) The allowance of affordable accessory residential units in residential zoning districts.</p>	<p>Accessory Units Under CDMP and Zoning Code</p> <p>The County's CDMP Land Use and Housing Elements provide for accessory dwelling units.</p> <p>2017 Review</p> <p>None required.</p>	<p>AHAB Action Step</p> <p>AHAB will review and comment on the draft Ordinance to implement accessory dwelling units upon receipt from RER.</p> <p>No recommendations at this time.</p>
<p>f) The reduction of parking and setback requirements for affordable housing.</p>	<p>Parking Reductions</p> <p>1. <u>Public Transit-Based Parking Reduction Ordinance:</u></p> <p>On December 1, 2015, the BCC adopted an ordinance expanding public transit-based parking reductions. This ordinance reduces parking requirements for housing development, whether affordable or market-rate housing.</p> <p>The "Ordinance Regarding Zoning and Other Land Development Regulations Pertaining to the Fixed-Guideway Rapid Transit System Development Zone, The Standard Urban Center District Regulations, The Downtown Kendall Urban Center District Regulations and The Palmer Lake Metropolitan Urban Center District Regulations" provides for:</p>	<p>AHAB Action Step</p> <p>AHAB will continue to work with Planning & Zoning and housing developers to identify additional parking reduction incentives to promote affordable housing development. AHAB will forward recommendations to the BCC.</p>

	<p>i. no minimum parking requirements within the Rapid Transit Zone in the Dr. Martin Luther King, Jr. Corridor Subzone and within the Rapid Transit Zone for non-Metrorail development within the City of Miami;</p> <p>ii. increased allowable parking reductions for non-residential, mixed-use, multi-family residential parcels located near rail stations and bus stops in the Downtown Kendall Urban district, Standard Urban Center district and the Palmer Lake Metropolitan Urban Center district regulations; and</p> <p>iii. Multi-story garages, parking lots and on-street parking count toward parking requirements for detached single-family residences, courtyard and side yard houses, row houses, urban villas, or duplexes within the Standard Urban Center district.</p> <p>2. The zoning code provisions provide parking reductions to developments housing the elderly and persons who are disabled.</p> <p>3. The Urban Center 12.5% Inclusionary Workforce Housing Program provides reduction in the parking requirement.</p> <p>2017 Review: RER is currently recommending additional set-back reductions/modification options to provide for affordable housing development.</p>
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<p>(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.</p>	<p>Zero-Lot Line The Miami-Dade County Zoning Code allows for zero-lot-line configurations to allow for more efficient use of land and make available needed housing at a more affordable cost.</p> <p>2017 Review AHAB suggests the reduction of the set-back parking restrictions would allow better use of smaller lots for affordable housing.</p>	<p>AHAB Action Step AHAB will continue to work with Planning & Zoning and housing developers to identify additional parking reduction incentives to promote affordable housing development. AHAB will forward recommendations to the BCC.</p>
<p>(h) The modification of street requirements for affordable housing.</p>	<p>Street Requirements Modification of street requirements for affordable housing remains under AHAB's review.</p> <p>2017 Review None required.</p>	<p>AHAB Action Step Following review of street requirements, AHAB will forward recommendations to the BCC if warranted.</p> <p>No recommendations at this time.</p>

<p>(l) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.</p>	<p><u>Impact of Proposed Land Development and Infrastructure Legislation on Affordable Housing Development</u></p> <p>The following recommendations were adopted by the Board of County Commissioners in 2009.</p> <ol style="list-style-type: none"> 1. An affordable housing cost impact review for legislation that relates to land development and infrastructure in connection with housing development must be performed and the Board must be notified of the cost of impact at first reading or public hearing, as required. 2. AHAB should review any current and future CDMP amendments or zoning changes that may impact affordable housing and provide recommendations, if necessary. <p><u>2017 Review</u></p> <p>Implementation of an affordable housing cost impact review remains under discussion with AHAB and RER staff.</p>	<p><u>AHAB Action Step</u></p> <p>AHAB is reviewing currently proposed draft amendments to the Zoning Code, which have been prepared by RER. RER staff will continue to bring proposed changes to procedures, ordinances, regulations, or plan provisions that relate to housing development to AHAB for review and comment.</p> <p>No recommendations at this time.</p>
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<p>(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.</p>	<p><u>Lists of County-Owned Property Suitable for Affordable Housing Development</u> Resolution R-347-09 requires that AHAB be provided a list of locally-owned public lands suitable for affordable housing development and the status of development on those lands on an annual basis. In addition, Section 125.379 of the Florida Statutes requires the County to prepare a list every three years inventorying all property within its jurisdiction to which the County holds fee simple title that is appropriate for use as affordable housing.</p> <p>This list is utilized to support the County's Infill Housing Initiative Program and the development of large-scale multi-family affordable housing in partnership with private developers.</p> <p><u>2017 Review</u> None required.</p>	<p><u>AHAB Action Step</u> AHAB will review the Mayor's Report in response to Resolution No. R-996-14, which required a report on impediments which may delay or frustrate the implementation of the Infill Housing Initiative Program.</p> <p>AHAB will work with staff to identify measures which expedite: (a) determination of the appropriateness of a County-owned lot's development under the Infill Program and (b) corrective zoning actions or removal of other impediments to a lot's development prior to, or soon after, award to an Infill Developer and allow for disclosure of remaining development impediments at time of its Infill Program Property listing.</p>
<p>(k) The support of development near transportation hubs and major employment centers and mixed-use developments.</p>	<p><u>Policies Supporting Development Near Transit Hubs and Major Employment Centers and Mixed-Use Developments</u></p> <ul style="list-style-type: none"> The CDMP's Housing Element includes objectives to promote development near transportation hubs and major employment centers and mixed-use developments. Affordable housing development near transportation hubs and major employment centers and through mixed-use development is supported by the County's various funding programs (e.g. HOME, Surtax and General Obligation Bond Programs). <p><u>2017 Review</u> None required.</p>	<p><u>AHAB Action Step</u> AHAB will monitor implementation of measures supporting affordable housing and the development of affordable housing near transportation hubs and major employment centers as well as mixed-use development and make recommendations as warranted.</p> <p>No recommendations at this time.</p>

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(i) Identification of Other Affordable Housing Incentives or Recommendations (Per County Ordinance Responsibility)

AHAB Action Step #1

AHAB will develop and assist in disseminating material informing housing developers of Miami-Dade existing affordable housing development incentives and other housing development policies which positively impact the feasibility of affordable housing development.

AHAB Action Step #2

AHAB will facilitate developer input into development of affordable housing incentives and removal of regulatory barriers through AHAB workshops.

AHAB Action Step #3

AHAB will review other municipalities' affordable housing development incentives and provide recommendations to the BCC following such review.

BCC Recommendation #1

AHAB proposes the creation of a ½ penny sales tax to generate revenue to support funding the Affordable Housing Trust Fund to increase and sustain affordable housing developments in Miami-Dade County.

BCC Recommendation #2

Miami-Dade County should coordinate its efforts to incentivize affordable housing development with those of municipalities within the County.

BCC Recommendation #3

Encourage Miami Dade County Government, Municipalities in Miami Dade County, the School Board of Miami Dade County and all entities owning land or unused properties in Miami Dade County to repurpose vacant buildings for affordable housing and sell land in an effort to provide a reasonable and fair scoring preference to buyers of and/or developers of vacant buildings and land who include affordable housing in its purchase and development plans.

BCC Recommendation #4

Established Affordable Housing Expediter at the County, level whose primary role would be to assist developers of affordable housing through the process from beginning to end.

BCC Recommendation #5

Establish a grant funding source to cover pre-development expenses for the creation of affordable housing developments.

BCC Recommendation #6

To amend the Infill Program guidelines, increasing the maximum sales price to \$250,000 based on historical and industry data.

