

MEMORANDUM

Agenda Item No. 11(A)(17)

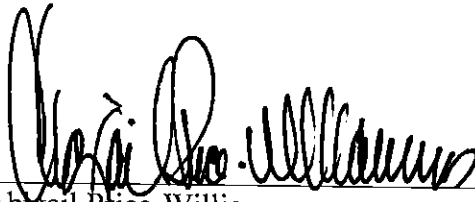
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 4, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution directing the County Mayor to develop a program, in consultation with the Housing, Social Services and Economic Development Committee, for an affordable and workforce housing summit to be held on October 7, 2019 for the purpose of developing an action plan to ensure that a minimum of 10,000 affordable and workforce housing units are acquired, constructed or rehabilitated through one or more of the County's Affordable Housing Programs, to identify speakers, a location for the summit, a funding source to cover the costs associated with the summit, and to prepare a report

The accompanying resolution was prepared and placed on the agenda at the request of Co-Prime Sponsors Commissioner Dennis C. Moss and Chairwoman Audrey M. Edmonson and Co-Sponsors Commissioner Eileen Higgins, Commissioner Joe A. Martinez, Commissioner Jean Monestime and Commissioner Xavier L. Suarez.



Abigail Price-Williams
County Attorney

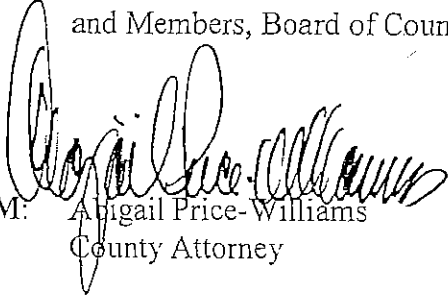
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MEMORANDUM
(Revised)

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

DATE: June 4, 2019

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Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(17)

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. 11(A)(17)
6-4-19

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO DEVELOP A PROGRAM, IN CONSULTATION WITH THE HOUSING, SOCIAL SERVICES AND ECONOMIC DEVELOPMENT COMMITTEE, FOR AN AFFORDABLE AND WORKFORCE HOUSING SUMMIT TO BE HELD ON OCTOBER 7, 2019 FOR THE PURPOSE OF DEVELOPING AN ACTION PLAN TO ENSURE THAT A MINIMUM OF 10,000 AFFORDABLE AND WORKFORCE HOUSING UNITS ARE ACQUIRED, CONSTRUCTED OR REHABILITATED THROUGH ONE OR MORE OF THE COUNTY'S AFFORDABLE HOUSING PROGRAMS, TO IDENTIFY SPEAKERS, A LOCATION FOR THE SUMMIT, A FUNDING SOURCE TO COVER THE COSTS ASSOCIATED WITH THE SUMMIT, AND TO PREPARE A REPORT

WHEREAS, there is a severe shortage of workforce and affordable housing that is available to the residents of Miami-Dade County; and

WHEREAS, according to a May 31, 2018 study published by Smart Assets, Miami ranks fourth in the nation as the "Most Severely Housing Cost Burdened Cities;" and

WHEREAS, according to the study, "Miami was hit hard by the housing crisis and hasn't fully recovered. 19.3 [percent] of Miami city residents are severely housing cost burdened, and 19.8 [percent] spend 30 to 50 [percent] of their income on housing costs;" and

WHEREAS, "[m]edian household income in Miami is lower than the nation's overall median income;" and

WHEREAS, according to a July 12, 2018 article published by USA Today, Miami, Fort Lauderdale and West Palm Beach were identified as second in the nation where people are struggling to find affordable housing; and

WHEREAS, according to the article “[t]he ratio of home price-to-income increased more than twice as fast in Miami than it did nationwide over the past five years;” and

WHEREAS, the article further states that “[w]hile today the typical household in the Miami-Fort Lauderdale-West Palm Beach earns \$50,100 a year -- far less than the national median income of \$57,000 -- the typical single-family home sells for \$263,245, the 22nd highest median home value of the 100 largest U.S. metro areas;” and

WHEREAS, the article further states that “[s]ome 45.7 [percent] of Miami households spend at least 30 [percent] of their incomes on housing, the largest share of any major city other than Los Angeles;” and

WHEREAS, the article further states that “[n]early one in three households earning \$30,000 to \$44,999 a year are cost burdened by housing prices;” and

WHEREAS, with regard to renters, “[a]dded amenities and rising construction costs have pushed average rents for new units to over \$2,000 in the city... and “some 61.2 [percent] of renters in the metro area spend at least 30 [percent] of their income on housing;” and

WHEREAS, according to the County’s 2015 *Analysis of Impediments to Fair Housing Choice* report (“Impediments Report”) the “percentage of cost burdened households in the county (55 [percent]) in 2013 was greater than the statewide percentage (43 [percent]); and

WHEREAS, the Impediments Report indicates that “[o]f the 495,052 households paying more than 30 [percent] of their incomes on housing, 218,518 (24.13 [percent] of total households) paid 30 to 50 [percent] of their income and 276,534 (30.53 [percent]) paid more than 50 [percent] of their income on housing;” and

WHEREAS, the Impediments Report also found that “[o]f households who were renters, 16.79 [percent] spent less than 30 [percent] of their income on housing, 24.13 [percent] spent 30 to 50 [percent] of their income and 15.81 [percent] spent more than 50 [percent] of their income on housing”; and

WHEREAS, this Board has implemented a number of housing programs which are designed to target households whose incomes do not exceed 140 percent of the area median income as published by the U.S. Department of Housing and Urban Development for Miami-Dade County, including, but not limited to, the Infill Housing Initiative, Workforce Housing Administration, Public Housing, Section 8 Housing Choice Voucher, Section 8 Moderate Rehabilitation, Documentary Stamp Surtax, State Housing Initiative Partnerships, HOME Investment Partnership, Community Development Block Grant, and Building Better Communities General Obligation Bond programs (“Affordable Housing Programs”); and

WHEREAS, similar affordable housing programs are currently administered by various municipalities in Miami-Dade County; and

WHEREAS, the Affordable Housing Programs have been instrumental in increasing the supply of affordable and workforce housing in Miami-Dade County; and

WHEREAS, however, this Board believes that more can be done to increase the supply of affordable and workforce housing in Miami-Dade County; and

WHEREAS, this Board desires to increase the supply of affordable and workforce housing in Miami-Dade County by an additional 10,000 units; and

WHEREAS, the following types of affordable and workforce housing units shall be counted for purposes of this resolution: (1) affordable and workforce housing units which have been awarded funding from one or more of the Affordable Housing Programs prior to the effective

date of this resolution, but will not be completed until after the effective date of this resolution; (2) affordable or workforce housing units constructed or rehabilitated on County-owned land that has been conveyed or leased to private developers prior to the effective date of this resolution, but will not be completed until after the effective date of this resolution; (3) affordable and workforce housing units that have been acquired, constructed or rehabilitated by private developers using funding through one or more of the Affordable Housing Programs after the effective date of this resolution; or (4) affordable or workforce housing units that have been constructed or rehabilitated by private developers on County-owned land that has been conveyed or leased after the effective date of this resolution; and

WHEREAS, this Board wishes to convene a summit on October 7, 2019 to address the measures that can be taken to increase the supply of affordable and workforce housing in Miami-Dade County; and

WHEREAS, this Board further wishes to commence the planning process for the summit and to identify a funding source that can be used to cover the costs associated with the summit,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board directs the County Mayor or the County Mayor's designee to develop a program, in consultation with the Housing, Social Services and Economic Development Committee, for an affordable and workforce housing summit to be held on October 7, 2019. The goal of such summit is to develop an action plan to ensure that a minimum of 10,000 affordable and workforce housing units are acquired, constructed or rehabilitated through one or more of the Affordable Housing Programs. For purposes of this resolution the following affordable or

workforce housing units shall be counted: (1) affordable and workforce housing units which have been awarded funding from one or more of the Affordable Housing Programs prior to the effective date of this resolution, but will not be completed until after the effective date of this resolution; (2) affordable or workforce housing units constructed or rehabilitated on County-owned land that has been conveyed or leased to private developers prior to the effective date of this resolution, but will not be completed until after the effective date of this resolution; (3) affordable and workforce housing units that have been acquired, constructed or rehabilitated by private developers using funding through one or more of the Affordable Housing Programs after the effective date of this resolution; or (4) affordable or workforce housing units that have been constructed or rehabilitated by private developers on County-owned land that has been conveyed or leased after the effective date of this resolution.

Section 3. This Board further directs the County Mayor or the County Mayor's designee to identify speakers, including, but not limited to, speakers from the County, who will participate in the summit; identify a location for the summit; and identify a funding source to cover the costs associated with the summit.

Section 4. This Board directs the County Mayor or the County Mayor's designee to prepare a report related to planning and financing of the summit as described in sections 2 and 3 of this resolution. Such report shall be completed within 60 days of the effective date of this resolution and placed on an agenda of this Board pursuant to Ordinance 14-65.

The Co-Prime Sponsors of the foregoing resolution are Commissioner Dennis C. Moss and Chairwoman Audrey M. Edmonson and the Co-Sponsors are Commissioner Eileen Higgins, Commissioner Joe A. Martinez, Commissioner Jean Monestime and Commissioner Xavier L. Suarez. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	
Rebeca Sosa, Vice Chairwoman	
Esteban L. 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 this 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.



Terrence A. Smith