

# MEMORANDUM

Agenda Item No. 11(A)(11)

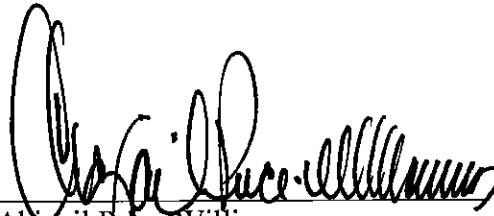
**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** February 4, 2020

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution establishing County policy encouraging Infill Housing Initiative Program developers to provide written notification to the County Commissioners of the Districts in which Infill Housing Program homes are located, in the event such homes are not under contract with very low-, low- or moderate income households or, under some circumstances, have not been rented to such households; and directing the County Mayor to take certain steps to inform such developers of this policy

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



Abigail Price-Williams  
County Attorney

APW/lmp



**MEMORANDUM**  
(Revised)

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and Members, Board of County Commissioners

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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)(11)  
2-4-20

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

RESOLUTION ESTABLISHING COUNTY POLICY ENCOURAGING INFILL HOUSING INITIATIVE PROGRAM DEVELOPERS TO PROVIDE WRITTEN NOTIFICATION TO THE COUNTY COMMISSIONERS OF THE DISTRICTS IN WHICH INFILL HOUSING PROGRAM HOMES ARE LOCATED, IN THE EVENT SUCH HOMES ARE NOT UNDER CONTRACT WITH VERY LOW-, LOW- OR MODERATE INCOME HOUSEHOLDS OR, UNDER SOME CIRCUMSTANCES, HAVE NOT BEEN RENTED TO SUCH HOUSEHOLDS; AND DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE CERTAIN STEPS TO INFORM SUCH DEVELOPERS OF THIS POLICY

**WHEREAS**, the Board of County Commissioners ("Board") adopted Ordinance No. 01-47, as amended and codified in Chapter 17, Article VII of the Code of Miami-Dade County, which created the Miami-Dade County Infill Housing Initiative Program ("Infill Housing Program"); and

**WHEREAS**, the purpose of the Infill Housing Program, which is administered by the Miami-Dade Public Housing and Community Development Department, is to increase the availability of affordable homes for very low-, low- and moderate-income persons ("Qualified Households"), to maintain a stock of affordable housing, to redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, to equitably distribute homeownership opportunities within the Infill Target Areas, and to generate payment of ad valorem taxes; and

**WHEREAS**, the Infill Housing Program further encourages the redevelopment of vacant, dilapidated or abandoned property through the sale or transfer of County property to qualified developers and the inclusion of privately owned vacant, dilapidated or abandoned properties; and

**WHEREAS**, through the Infill Housing Program developers build single family homes on land that is either conveyed to them by the County or is included in the Infill Housing Program by the developer; and

**WHEREAS**, each Infill Housing Program developer is required to sell, or under limited circumstances, rent the homes built on County-owned lands or privately-owned lands to Qualified Households; and

**WHEREAS**, oftentimes, at or before the time the County conveys County-owned lands or privately owned lands are included in the Infill Housing Program, Infill Housing Program developers already have Qualified Households under contracts to purchase the homes to be built on these lands; and

**WHEREAS**, however, there are times when Infill Housing Program developers do not have Qualified Households under contract to purchase or, under some circumstances, rent homes, and such developers may be looking for homebuyers or renters; and

**WHEREAS**, sometimes persons who are in the market to purchase or rent a home may seek assistance from their County commissioner to locate such housing; and

**WHEREAS**, this Board believes that County commissioners should be aware of availability of Infill Housing Program homes in their districts that are not under contract to be purchased by Qualified Households, or, under some circumstances, have not been rented; and

**WHEREAS**, this Board desires to adopt a policy that encourages Infill Housing Program developers to provide written notification to the County commissioners of the districts in which Infill Housing Program homes are located, in the event such homes are not under contract with Qualified Households or, under some circumstances, have not been rented to such households; and

**WHEREAS**, this Board believes that such written notification will be useful to each County commissioner so that they may inform their constituents of available affordable housing in their respective districts,

**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 establishes a County policy that encourages Infill Housing Program developers to provide written notification to the County commissioners of the districts in which Infill Housing Program homes are located and to be constructed, in the event such homes are not under contract with Qualified Households or, under some circumstances, have not been rented to such households.

**Section 3.** This Board directs the County Mayor or the County Mayor’s designee to post a copy of this resolution on the Miami-Dade Public Housing and Community Development website, to provide copies of this resolution to the Infill Housing Program developers, and to include it in any orientation material that is provided to Infill Housing Program developers.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. 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 4<sup>th</sup> day of February, 2020. 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

