

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(19)
03-06-07

RESOLUTION NO. R-281-07

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

RESOLUTION DIRECTING THE COUNTY MANAGER TO EXPLORE THE FEASIBILITY OF DEVELOPING AND IMPLEMENTING A COUNTY-FUNDED EMPLOYER ASSISTED HOUSING PILOT PROGRAM FOR COUNTY EMPLOYEES AS RECOMMENDED BY COMMUNITY AFFORDABLE HOUSING STRATEGIES ALLIANCE TASK FORCE; REQUIRING A REPORT FROM THE COUNTY MANAGER

WHEREAS, there is a severe housing shortage which exists within Miami-Dade County with respect to the supply of housing relative to the need for housing residents with low and moderate incomes; and

WHEREAS, the Housing Element of the Miami-Dade Comprehensive Plan sets as one of its goals that the County ensure the provision of affordable housing products that will meet the spatial and economic necessities of all current and future Miami-Dade County residents, regardless of household type and income; and

WHEREAS, Miami-Dade County continues to face challenges from a tight rental market, rising costs in housing units of all types and the lack of sufficient resources from the State and Federal governments to face this crisis; and

WHEREAS, according to the 2003 U.S. Census Data for Miami-Dade County the homeowner vacancy rates were 2.2% and rental vacancy rates were 8.5%; and

WHEREAS, due to the boom in the construction of high-priced housing, condominium conversions and very few rental housing being built, recent data demonstrates that the current

rental vacancy rates have dropped dramatically to approximately 1.2% in Miami-Dade County;
and

WHEREAS, statistical estimates demonstrate that as a result of these before mentioned factors there is insufficient affordable housing for very low, low and moderate income households in the County; and

WHEREAS, each of these factors results in many Miami-Dade County residents having difficulty in locating and leasing up and purchasing affordable housing units, which are decent and safe; and

WHEREAS, without the public and private sectors' assistance and involvement in housing Miami-Dade County's very low, low and moderate income households, many residents of Miami-Dade County will not be housed; and

WHEREAS, there is a need in Miami-Dade County to provide a full range of housing choices, conveniently located in a suitable living environment, for all incomes, ages and family sizes; and

WHEREAS, the Board of County Commissioners created the Community Affordable Housing Strategies Alliance task force ("CAHSA") by Resolution No. R-558-06, as amended by Resolution No. R-1176-06, to ensure a comprehensive strategy for affordable housing; and

WHEREAS, CAHSA was directed to make recommendations and report to the Board of County Commissioners regarding the necessary approaches needed to eradicate the housing crisis in Miami-Dade County and address the housing issue comprehensively; and

WHEREAS, CAHSA formed a committee called "Public and Private Employer Housing Incentive Programs" (the "Committee"); and

WHEREAS, the Committee's mission is to evaluate the existing policies providing public and private sector employers incentives to initiate housing programs for employees and, if necessary, recommend changes and develop an action plan; and

WHEREAS, the Committee identified that the cost to own or rent a home has increased more rapidly than income in our community; that employers in Miami-Dade County are at a disadvantage when competing for new hires or retaining existing employees; and that our workforce is directly affected by the present real estate market condition; and

WHEREAS, CAHSA and the Committee recommend that the County consider initiatives that would bridge the gap between the cost to own or rent and income; and

WHEREAS, the Board of County Commissioners desires to explore the creation of a County program to lead the community in initiating public and private sector employer housing programs for employees in order to bridge the gap between the cost to own or rent and income,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONS OF MIAMI-DADE COUNTY, FLORIDA, that this Board directs:

Section 1. The County Manager to explore the feasibility of developing and implementing a County-funded Employer Assisted Housing Pilot Program, as recommended by the CAHSA, for County employees, which may be considered a model to emulate by other public and private employers, which program may include Home Buyer Education, Individual Development Account (IDA) match, and/or subsidy funds.

Section 2. The County Manager to submit a report to the Board with the results of this exploration and study within sixty (60) days from the date of this resolution, which report shall include the funding source for this program.

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The foregoing resolution was sponsored by Vice-Chairwoman Barbara J. Jordan and offered by Commissioner Rebeca Sosa, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of March, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



By: **KAY SULLIVAN**
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency.

Brenda Kuhns Neuman

MEMORANDUM

Agenda Item No. 11(A)(19)

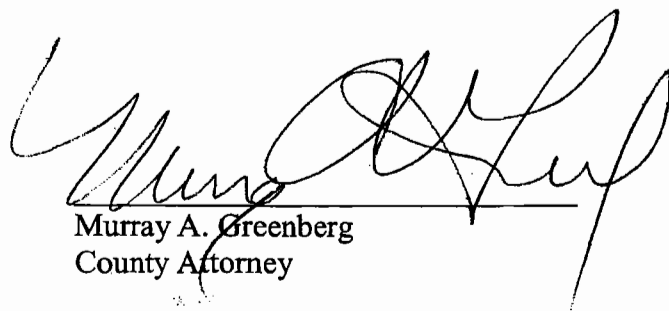
TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: March 6, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Resolution directing County
Manager to study feasibility of
developing a county-funded
Employer Assisted Housing
Pilot Program

The accompanying resolution was prepared and placed on the agenda at the request of Vice-Chairwoman Barbara J. Jordan.



Murray A. Greenberg
County Attorney

MAG/bw



MEMORANDUM

(Revised)

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

DATE: March 6, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 11(A)(19)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Memorandum



Date: March 6, 2007

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

From: George M. Burgess
County Manager

Subject: County Manager's Report regarding Resolution Directing County Manager
to Study Feasibility of Developing a County-Funded Employer Assisted
Housing Pilot Program

Supplement to
Agenda Item No. 11(A)19


This brief report is in response to a question raised at the February 13, 2007 Budget and Finance Committee meeting regarding the Resolution directing the County Manager to study the feasibility of developing a County-funded Employer Assisted Housing Pilot Program. More specifically, Committee members requested that staff define "County-funded."

Background

This Resolution, as recommended by the Community Affordable Housing Strategies Alliance (CAHSA) Task Force, requests a feasibility study to develop a program, which may include Home Buyer Education, Individual Development Account (IDA) match, and/or subsidy funds, for County employees.

Staff interprets "County-funded" to mean any funds under the control of the County that could be directed towards an employer assisted housing program with such activities as set forth above. Such potential funding sources include federal HOME and Community Development Block Grant (CDBG) funds, State Housing Incentive Program (SHIP) funds, local Documentary Stamp Surtax, and Single Family Bond funds, among others.

However, at the current moment, staff has not been able to fully develop or plan such a program; therefore the fiscal impact to the County is unknown. Once the feasibility study is conducted, staff will report back the recommended course of action including the associated fiscal impact.


Cynthia W. Curry
Senior Advisor to the County Manager