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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 8(K)(1)

TO:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners	**DATE:**	December 17, 2013
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution adopting and approving the Comprehensive Housing Intervention and Master Plan for fiscal years 2014 through 2019 Resolution No. R-1053-13

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan and Co-Sponsor Commissioner Audrey M. Edmonson.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum

MIAMI-DADE COUNTY

Date: December 17, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Approving the Comprehensive Housing Intervention and Master Plan

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Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution to 1) adopt the Comprehensive Housing Intervention and Master Plan (Master Affordable Housing Plan) and 2) authorize the County Mayor or the County Mayor's designee to do all things necessary and proper to implement the attached Master Affordable Housing Plan.

Scope

The impact of the Master Affordable Housing Plan is countywide.

Fiscal Impact/Funding Source

The Public Housing and Community Development Department (Department) will be responsible for the implementation of the Master Affordable Housing Plan. Implementation of the Master Affordable Housing Plan's strategies and recommendations will require inter-departmental participation. The Department's administrative costs will be funded by the Documentary Surtax Program or other program(s) that allow for such costs. Implementation of strategies contained in the Master Affordable Housing Plan are expected to be supported by the existing County Infrastructure.

Track Record/Monitor

The Master Affordable Housing Plan recommends that a permanent advisory board be established by the Board to monitor implementation of the Master Affordable Housing Plan and report annually on such implementation. Such advisory board would be supported by the County under the purview of Gregg Fortner, Director, Public Housing and Community Development Department.

Background

On May 9, 2006, the Board adopted Resolution No. R-558-06, which established the Community Affordable Housing Strategies Alliance Taskforce ("Taskforce"). Initially, the Taskforce was charged with the following duties, functions and responsibilities, which included but was not limited to (1) identifying the data gathering processes and procedures necessary to evaluate the housing crisis in Miami-Dade County as it relates to households whose income is up to 100% of the area median income in Miami-Dade County; and to develop innovative solutions to address this housing crisis; (2) establishing methods for obtaining input on community needs and priorities, which may include public meetings, conducting focus groups, and convening ad hoc panels; (3) planning and implementing the convocation of a Miami-Dade County Housing Summit to be held with the purpose of charting the course in program and policy development for the County as it establishes a comprehensive affordable housing strategy; and (4) making final findings and recommendations to the Board regarding the measures to address the present housing crisis in Miami-Dade County. The work of the Taskforce over the first year culminated in a report which was presented to the Board on April 26, 2007.

On September 4, 2007, the Board enacted Ordinance No. 07-121, which established the Taskforce as a permanent County advisory board. The Board delegated to the Community Affordable Housing

Strategies Alliance (CAHSA) the responsibilities to, in part, serve as a vetting tool for the County's consultant of the Master Affordable Housing Plan and post planning phases, and to provide review analysis into the development of the Master Affordable Housing Plan. (Ordinance No. 07-121, amended by Ordinances Nos. 11-06 and 12-03 extending sunset dates).

Pursuant to Resolution No. R-161-07, the Board charged County staff with developing the Master Affordable Housing Plan and presenting the Master Affordable Housing Plan to the Board for its approval within seven (7) months. Subsequently, Resolutions No. R-563-09 and R-455-13 extended the dates by which the Master Affordable Housing Plan must be submitted to the Board. Specifically, Resolution No. R-455-13 required the Plan to incorporate the Taskforce's recommendations and include: a) a mission statement; b) housing goals that include, but not limited to: (1) the promotion of de-concentration, fair housing and mixed-income housing; (2) promotion of the preservation of existing affordable housing; and (3) utilization of best practice standards and designs, including sustainability (green) design features and Crime Prevention Through Environmental Design (CPTED); (4) an examination of the needs of the County's housing assistance programs, including but not limited to public housing, Section 8, other federal, state and local subsidized programs, and special housing needs programs; and (5) the establishment of a data collection system, including but not limited to a housing data clearinghouse; c) an analysis of all potential resources and gap funding; d) all interventions to be implemented; e) timeframes and milestones for meeting each of the goals of the Plan; f) measures of the effectiveness of the Plan; g) sources of income to be allocated to achieve the goals of the Plan; h) the establishment of organizational responsibilities; i) an established plan for implementation; and j) the incorporation of monitoring requirements.

CAHSA held its first meeting in July 2008. CAHSA produced a draft Master Affordable Housing Plan dated January 2009. However, at its January 2009 meeting, CAHSA members voted to halt work on the Master Affordable Housing Plan in order to take into consideration the impact of the Economic Stimulus Package(s), pending application for Neighborhood Stabilization Program (NSP) funds, the results of the Florida Legislation for the extension of the Documentary Surtax program, and Senate Bill SB 2A requiring recapture of State Affordable Housing Trust Funds.

On June 26, 2013, CAHSA reconvened to prepare the Master Affordable Housing Plan with the support of County staff and its consultant. Upon completion of a final draft, the Master Affordable Housing Plan was advertised and opened for public comment from September 20, 2013 through October 11, 2013. CAHSA also held a public hearing on October 18, 2013 to receive additional public comments on the Master Affordable Housing Plan. For your guidance, all public comments received during the comment period are included as Attachment A. CAHSA approved the Master Affordable Housing Plan for submission to the Board on October 18, 2013.

Attachments

Russell Benford, Deputy Mayor

MEMORANDUM
(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: December 17, 2013

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(K)(1)

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**

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

_____ **No committee review**

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

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(K)(1)
12-17-13

RESOLUTION NO. R-1053-13

RESOLUTION ADOPTING AND APPROVING THE COMPREHENSIVE HOUSING INTERVENTION AND MASTER PLAN FOR FISCAL YEARS 2014 THROUGH 2019; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DO ALL THINGS NECESSARY AND PROPER TO IMPLEMENT THE PLAN

WHEREAS, this Board enacted Ordinance No. 07-121, as amended by Ordinance Nos. 11-06 and 12-03, which established the Community Affordable Housing Strategies Alliance ("Taskforce") as a permanent County advisory board, delegating it the responsibilities to, in part, to serve as a vetting tool for the County's consultant of the Comprehensive Housing Intervention and Master Plan ("Master Affordable Housing Plan") and post planning phases, and to provide review analysis into the development of the Master Affordable Housing Plan; and

WHEREAS, this Board approved Resolution No. R-161-07, as amended by Resolution Nos. R-161-07, R-563-09 and R-455-13, charging County staff with developing the Master Affordable Housing Plan that incorporates the recommendations of Taskforce and presenting the Plan to the Board for its approval; and

WHEREAS, the Taskforce with the support of County staff and the County's consultant developed the Master Affordable Housing Plan for fiscal years 2014 through 2019, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Board of County Commissioners finds that it is in the best interest of Miami-Dade County to adopt the Master Affordable Housing Plan, which will govern all of the County's affordable housing activities and other county planning efforts that include an affordable housing element; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

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

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. The Board of County Commissioners of Miami-Dade County hereby adopts and approves the Master Affordable Housing Plan for fiscal years 2014 through 2019, in substantially the form attached hereto and incorporated herein by reference.

Section 3. The County Mayor or the County Mayor's designee is hereby authorized to do all things necessary and proper to implement the Master Affordable Housing Plan.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Lynda Bell** and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman			**aye**
Lynda Bell, Vice Chair			**aye**
Bruno A. Barreiro	**aye**	Esteban L. Bovo, Jr.	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Jean Monestime	**aye**	Dennis C. Moss	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of December, 2013. 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: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

Attachment A

Green, Delores (PHCD)

From: Fortner, Gregg (PHCD)
Sent: Tuesday, October 01, 2013 10:55 AM
To: Edwards, Julie (PHCD)
Subject: FW: Comments on DRAFT Housing Intervention and Master Plan FY 2014-2019

From: Steve Graziani [mailto:grazianisteve@gmail.com]
Sent: Tuesday, October 01, 2013 10:04 AM
To: Fortner, Gregg (PHCD)
Cc: Ola O. Aluko; Willie Logan; stephanie Baldwin; H Brown
Subject: Comments on DRAFT Housing Intervention and Master Plan FY 2014-2019

Greg,

Please accept the following comments on the DRAFT of the Miami-Dade County Comprehensive Housing Intervention and Master Plan FY 2014-2019. Let me know if you have any questions.

Thanks,

Steve Graziani

Community Development Consulting

786-351-9583

- Page 35: HOME funds have been very successfully used for smaller, often rehab projects by nonprofits familiar with the regulatory requirements. These are vital neighborhood revitalization projects and the funding source needs to be maintained for them rather than trying to incorporate HOME funds into projects of large scale developers who can access LIHTC and Surtax. The reason few projects passed the Pre-Feasibility Review was because the review was new and reviewers used criteria that was not included in the published RFA.

- Page 38: "Address administrative challenges in expending HOME funds due to rental development market's undesirability by directing more funds toward Tenant-based Rental Assistance (TBRA) and thereby expanding rental housing opportunities." While Tenant-based Rental Assistance (TBRA) provides affordable rental housing, it doesn't have the combined impact of affordable housing provision with neighborhood revitalization that's achieved by focusing HOME and other funds on the smaller neighborhood, often rehab, projects, as discussed above.

- Page 41: Rehabilitation funds need to not only preserve existing affordable housing stock, but address the revitalization of deteriorated, often vacant, buildings.

- In fact, the County should establish incentive scoring and/or set-asides in both HOME and Surtax for small scale, neighborhood projects, both rehab and new construction.

MIAMI-DADE COUNTY COMPREHENSIVE HOUSING INTERVENTION AND MASTER PLAN
FOR FISCAL YEARS 2014 THROUGH 2019

October 2013

Prepared by Community Affordable Housing Strategies Alliance

With the support of:
Miami-Dade Public Housing and Community Development and Miami-Dade Department of Regulatory and Economic Resources

Technical Assistance:
Apple Tree Perspectives, Inc.

October 2013

MIAMI-DADE COUNTY COMPREHENSIVE HOUSING INTERVENTION AND MASTER PLAN FOR FISCAL YEARS 2014 THROUGH 2019

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EXHIBITS

Exhibit A Miami-Dade Comprehensive Master Development Plan (CMDP) Land Use Element - Amendment 1 (LU-1; LU2; LU-7 through LU12; Paragraphs 107; 110; and 122)*

Exhibit B CDMP Transportation Element - Amendment 2*

Exhibit C CDMP Housing Element - Amendment 3*

Exhibit D Miami-Dade Affordable Housing Advisory Board 2012 Report and Evaluation (submitted to the Board of County Commissioners by Memorandum dated June 7, 2013)

Exhibit E Miami-Dade's Discretionary Surtax Provides Benefits; Accountability Processes Should Be Improved, *The Florida Legislature Office of Program Policy Analysis & Government Accountability*, Report No. 12-08 (June 2012),

Exhibit F *House Hunters South Florida: Where will Our Workers Live?*, FIU Metropolitan Center

Exhibit G *Driving on Empty: The Hidden Costs Associated with "Drive Until you Qualify"*

*The above CDMP elements are pending final amendment, submitted for State Coordinated Amendment Review on June 19, 2013 and pending public hearing and final action by Board in October 2013.

APPENDICES

Appendix A: Summary of Funding Resources Available for Affordable Housing

OVERVIEW OF MIAMI-DADE COUNTY COMPREHENSIVE HOUSING INTERVENTION AND MASTER PLAN

HISTORY OF PLAN

On May 9, 2006, Miami-Dade Board of County Commissioners (Board) adopted Resolution No. R-558-06, which initially established the Community Affordable Housing Strategies Alliance (CAHSA) Taskforce. Initially, the CAHSA was charged with the following duties, functions and responsibilities, which included but was not limited to (1) identifying the data gathering processes and procedures necessary to evaluate the housing crisis in Miami-Dade County as it relates to households whose income is up to 100% of the area median income in Miami-Dade County; and to develop innovative solutions to address this housing crisis; (2) establishing methods for obtaining input on community needs and priorities, which may include public meetings, conducting focus groups, and convening ad hoc panels; (3) planning and implementing the convocation of a Miami-Dade County Housing Summit to be held with the purpose of charting the course in program and policy development for the County as it establishes a comprehensive affordable housing strategy; and (4) making final findings and recommendations to the Board regarding the measures to address the present housing crisis in Miami-Dade County. The work of the CAHSA over the first year culminated in a report which was presented to the Board.

On September 4, 2007, the Board enacted Ordinance No. 07-12, which established CAHSA as a permanent County advisory board. The Board delegated to CAHSA the responsibilities to, in part, serve as a vetting tool for the County's consultant of the Comprehensive Housing Intervention and Master Plan ("Master Affordable Housing Plan") and post planning phases, and to provide review analysis into the development of the Plan. (Ordinance No. 07-121, amended by Ordinances Nos. 11-06 and 12-03 extending sunset dates).

Pursuant to Resolution No. R-161-07, the Board charged County staff with developing the Master Affordable Housing Plan that incorporates the recommendations of CAHSA and presenting the Plan to the Board for its approval within seven (7) months (Resolution No. R-161-07, subsequently amended by Resolution No. R-563-09 and R-455-13 to extend the dates by which the Plan must be submitted to the Board).

CAHSA held its first meeting in July 2008. CAHSA produced a draft Master Affordable Housing Plan dated January 2009. However, at its January 2009 meeting, CAHSA members voted to halt work on the Plan in order to take into consideration the impact of the Economic Stimulus Package(s), pending application for Neighborhood Stabilization Program (NSP) funds, the results of the Florida Legislation for the extension of the Documentary Surtax program, and State Bill SB 2A requiring recapture of State Affordable Housing Trust Funds.

On June 26, 2013 CAHSA reconvened to prepare the Master Affordable Housing Plan with the support of County staff and its consultant. Upon completion of a final draft, the Master Affordable Housing Plan was advertised and opened for public comment from September 20, 2013 through October 11, 2013. CAHSA also held a public hearing on October 18, 2013 to receive additional public comments on the Plan. CAHSA approved the Master Affordable Housing Plan for submission to the Board on October 18, 2013.

PLAN MISSION

The Master Affordable Housing Plan's mission is to maximize and effectively apply public and private sector resources toward producing and maintaining affordable housing that addresses community need based on employment, transportation and housing market research; increase access to such housing; maintain County residents' housing stability; and prevent homelessness within Miami-Dade County.

Once approved by the Board, the Master Affordable Housing Plan will govern all county affordable housing activities and other county planning efforts that include an affordable housing element.

Every seven (7) years, the County under state law is required to evaluate its progress in implementing the goals, objectives, policies, maps and text of its Comprehensive Development Master Plan ("CDMP"). The County noted in its CDMP 2010 Evaluation and Appraisal Report that:

> "The Miami-Dade Master Affordable Housing Plan [January 2009 Draft Plan], currently in process, represents a notable effort by the County and stakeholders, to consolidate, streamline and optimize the existing multitude of initiatives and programs addressing separate housing issues and operating independently in the jurisdiction.
>
> The Master Plan provides a broad vision for the future of housing in Miami-Dade County as well as area-specific strategies, measures and deadlines for addressing the most pressing issues. It also mandates a higher level of involvement of various agencies in the practical implementation of the objectives."

LINKAGE TO ECONOMIC DEVELOPMENT AND TRANSPORTATION

This Plan's most direct impact will be on policies governing the use of County-administered funds available for housing activities, addressing regulatory incentives and removal of impediments to encourage affordable housing development, strategies to develop and/or preserve such housing, and utilizing County-owned land for such development.

Economic Development

However, the County's resources cannot go far enough to meet the significant affordable housing needs of Miami-Dade's residents. Increased wages are key to making housing affordable to working households in Miami-Dade County. Thus, economic development strategies can have a much more significant impact on addressing housing need. Strategies contained herein must be linked to economic development efforts at the County and municipal level.

Nexus Between Housing, Transportation and Employment

In a Florida International University Metropolitan Center Policy Brief, the Center stressed the importance of expanding the concept of housing affordability to include the cost of transportation. During the housing bubble, homebuyers sought affordable housing far from metropolitan centers. Renters also find themselves in more reasonable rental units far from metropolitan centers or other employment centers where linkages to transportation systems are lacking. Yet, the cost of driving to and from employment results in a hidden cost of transportation, diminishing the affordability of their housing. In many cases, such households became housing burdened as a result of not taking into account such hidden transportation costs. As stated in its brief, "the location of affordable rental housing is particularly relevant as proximity to job centers and access to transit is vital to a renter dominated workforce principally comprised of low- and moderate-income households."

Pending amendments to the County's CDMP prominently embrace the relationship between housing affordability, density, employment and transportation. Amendments to CDMP policies will encourage development predominately in urban centers that are transit supported and along transit corridors. (See **Exhibit A**, more specifically, LU-2B; LU7; LU-9H; LU-9V; LU-10A; LU-12E; as well as Paragraphs 107; 110; and 122).

It will be critical going forward to ensure coordination and planning between the County's funding policies for affordable housing and regulatory policies, initiatives and practices related to land use and transportation.

PLAN REQUIREMENTS

As required by Resolution No. R161-07, this Master Affordable Housing Plan includes the following elements:

A. A mission statement;
B. Housing goals that include, but not limited to: (1) the promotion of de-concentration, fair housing and mixed-income housing; (2) promotion of the preservation of existing affordable housing; and (3) utilization of best practice standards and designs, including sustainability (green) design features and Crime Prevention Through Environmental Design (CPTED); (4) an examination of the needs of the County's housing assistance programs, including but not limited to public housing, Section 8, other federal, state and local subsidized programs, and special housing needs programs; and (5) the establishment of a data collection system, including but not limited to a housing data clearinghouse.
C. An analysis of all potential resources and gap funding;
D. All interventions to be implemented;
E. Timeframes and milestones for meeting each of the goals of the Plan;
F. Measures of the effectiveness of the Plan;
G. Sources of income to be allocated to achieve the goals of the Plan;
H. The establishment of organizational responsibilities;
I. An established plan for implementation; and
J. The incorporation of monitoring requirements.

GOVERNING REPORTS AND STUDIES

Housing need and strategies to address such need are based upon the following major planning document, reports, studies and policy briefings:

Miami-Dade County Planning Documents

The County planning and reporting documents listed below were utilized to develop this Housing Plan, as may be amended, are incorporated by reference.

- Miami-Dade Comprehensive Master Development Plan (CMDP)*, particularly:
  - Land Use Element (Amendment 1, as submitted on June 19, 2013)
  - Transportation Element (Amendment 2, as submitted on June 19, 2013)
  - Housing Element (Amendment 3, as submitted on June 19, 2013)

  *The CDMP is pending final amendment, submitted for State Coordinated Amendment Review on June 19, 2013 and pending public hearing and final action by Board in October 2013.

- Miami-Dade Five-Year Consolidated Plan for 2013-2017, as may be amended by Action Plans thereafter.

- Miami-Dade County Local Housing Assistance Plan (LHAP) for 2013-2016.

- Miami-Dade Public Housing and Community Development Five Year Plan for Fiscal Years 2010-2015; Annual Plan for Fiscal Year 2013-2014.

- Miami-Dade Affordable Housing Advisory Board 2012 Report and Evaluation (submitted to the Board of County Commissioners by Memorandum dated June 7, 2013)

- Miami-Dade County Workforce Housing Plan, 2008-2015, March 2008, as revised on May 23, 2008 and amended on July 1, 2008.

- Miami-Dade's Discretionary Surtax Provides Benefits; Accountability Processes Should Be Improved, *The Florida Legislature Office of Program Policy Analysis & Government Accountability*, Report No. 12-08 (June 2012),

Housing and Other Data Reports

The Housing Plan adopted findings, data and certain recommendations from the following:

- Miami-Dade County 2010 Evaluation and Appraisal (EAR) Report, adopted March 23, 2011.

- 2013 Rental Market Study: Affordable Rental Housing Needs, Shimberg Center for Housing Studies, University of Florida (prepared for Florida Housing Finance Corporation), April 7, 2013.

- U.S. Census Bureau, 2009-2011 American Community Survey; Social Security Administration, SSI Recipients by State and County, 2012.

- Miami-Dade Economic & Demographic Profile 2011, Department of Sustainability, Planning & Economic Enhancement, Economic Analysis Section.
- Policy Briefings, *House Hunters South Florida: Where will Our Workers Live?*, FIU Metropolitan Center, Issue 7, July 2013.
- Policy Briefings, *Driving on Empty: The Hidden Costs Associated with "Drive Until you Qualify,"* FIU Metropolitan Center, Issue 3, August 2011.

DEFINITIONS AND TERMS

Affordable Housing is defined as housing that is affordable to persons or families whose total household income is at or below 140 percent of the area median income (AMI). This definition is inclusive of extremely low, very low, low, and moderate-income households. This definition encompasses workforce housing and housing for special need populations living on fixed incomes. This definition excludes public housing units.

Income Limit Categories represent the maximum income a family may earn, as a percent of the AMI, in order to qualify for certain housing assistance programs. These categories include extremely low, very low, low, moderate-income and workforce households. The AMI and the income limit categories for Miami-Dade County are published in a report published by the United States Department of Housing and Urban Development (HUD) annually. Below are the various income limit categories:

- Extremely Low (ELI): At or below 30% of the AMI
- Very Low (VL): 30.01 to 50% of the AMI
- Low: 50.01% to 80% of the AMI
- Moderate: 80.01% to 140% of the AMI

Housing Affordability is defined as the capacity of households to pay for housing while also meeting other basic needs and, specifically, the relationship between household incomes and prevailing housing prices and rents. Households should spend no more than 30 percent of their income on housing costs.

Mixed-Income Housing is a housing development that offers units affordable to a range of household incomes with units that may be specifically set-aside for certain household incomes. For example, a housing development that incorporates units affordable to ELI households with those affordable to very low or low income households would be considered a mixed-income housing development.

Workforce Housing is affordable housing for <u>all</u> of Miami-Dade County's workforce. This Plan does not recognize workforce housing as being a category distinct from affordable housing as families requiring workforce housing are of varying household incomes. Since the workforce category encompasses extremely low, very low, low, and moderate income households, the Master Affordable Housing Plan recognizes the need to have different strategies to address the workforce housing needs of the various income groups such as the Workforce Housing Ordinance that established a voluntary inclusionary zoning program to generate housing for households up to 140% of AMI or the GOB Multi-Family Housing Development Program, which seeks to develop mixed-income, multi-family rental housing with a minimum threshold requirement for production of units affordable to extremely low income households.

Workforce Housing Strategies or Programs are those that are not based on income limit categories, but rather strategies that encourage sites to be developed near employment centers and within close proximity of transit services and supports employment based housing efforts targeting specific segments of the economy and its labor force (such labor force includes entry to mid-level positions).

Acronyms

Miami-Dade County Governing and Advisory Bodies	
Miami-Dade County Board of County Commissioners	Board
Affordable Housing Advisory Board	AHAB
Community Affordable Housing Strategies Alliance	CAHSA
Miami-Dade County Department Acronyms	
Department of Regulatory and Economic Resources	DRER
Housing Finance Authority	HFA
Miami-Dade County Homeless Trust	Homeless Trust
Office of Capital Improvements	OCI
Miami-Dade Economic Advocacy Trust	MDEAT
Public Housing and Community Development	PHCD
Funding Program Acronyms	
Building Better Communities General Obligation Bond Program	GOB
Community Development Block Grant	CDBG
Documentary Surtax Program	Surtax
Home Investment Partnership Program	HOME
Neighborhood Stabilization Program	NSP
State Apartment Incentive Loan Program	SAIL
State Housing Initiative Program	SHIP

HOUSING NEED IN MIAMI-DADE COUNTY

County Demographics and Income[1]

General Population and Households

- The 2012 population estimate for Miami-Dade County is 2,591,035, compared to the 2010 population estimate of 2,505,397.
- There are 838,772 households, 68.2% are comprised of families and 31.8% of non-families.

Ethnicity

• Hispanic or Latino (of any race)	64.3%
• Not Hispanic or Latino	35.7%
○ Black or African American	17.1%
○ White	16.1%
○ Asian	1.5%
○ All Others (including 2 or more races)	0.9%
○ American Indian or Alaska Native	0.1%

Age

- 21.1% younger than 18 years old.
- 14.5% aged 65 and older.

Economic Profile

Employment

In July of 2013, the County's unemployment rate stood at 8.3%, in comparison to the national rate of 7.4%.[2] One-year prior, the County's unemployment rate was 9.2% (seasonally adjusted).[3] In August of 2013, the unemployment rate was 7.9% after seasonal adjustment. The decline in the unemployment rate resulted from a -0.4% reduction in employed residents offset by a -0.8% fall in the labor force.[4]

[1] Unless otherwise noted, data can be found in the following report: 2012 American Community Survey, Miami-Dade Profile, Planning Research Section, Miami-Dade Department of Regulatory and Economic Resources, September 2013.

[2] U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics: Miami-Dade County and National.

[3] Planning Research Section, Miami-Dade Department of Regulatory and Economic Resources, October 2013.

[4] Miami-Dade County Labor Market Report, September 2013 Release, Miami-Dade County Regulatory & Economic Resources Department, Economic Analysis and Policy.

After 38 months of economic growth, nearly 60 percent of the jobs gained during the recovery are in industry sectors paying average annual salaries of $35,000 or less, while just 24 percent of the jobs gained are found in industry sectors paying average salaries of $50,000 or more.[5]

Income

- The 2012 area median income for Miami-Dade County is $41,400.
- Of non-employment based sources of support:
  - 247,595 households received Social Security benefits ($14,033 mean income annually).
  - 83,104 households received Social Security Insurance on the basis of disability.[6]
  - 58,790 households Supplemental Social Security ($7,680 mean income annually).
  - 18,180 received cash Public Assistance ($2,886 mean income annually).
  - 213,861 received Food Stamps.

Poverty

- Poverty among individuals grew from 20.4% in 2010 to 20.8% in 2012.
- The percentage of poor families increased to 17.5% from 16.4% in 2010, with families with a female householder and no husband present suffering an especially large increase from 28.1% to 32.9%.
- Among families with children under 18 years old, the percentage in poverty increased from 21.7% to 24.9%; however the percentage of poor families with only children under 5 years old fell from 20.6% to 20.3%.

Education

- 80.4% of Miami-Dade residents aged 25 years or older are high school graduates.
- 27.3% of residents aged 25 or older held a Bachelor's degree or higher.

Housing in General

- There were 991,409 housing units as of 2012. Of these units, 49.2% are multi-family units.
- Fifty-four percent (54.3%) of Miami-Dade residents own their homes.

[5] Id.
[6] Social Security Administration, Research, Statistics & Policy Analysis, SSI Recipients by State and County, 2012 (released June 2013).

Transportation

Based on US Census Data, Miami-Dade workers are utilizing the following methods of traveling to their places of employment.

Mode of Transportation	Percentage
Drove Alone	76.4%
Car-Pooled	9.0%
Public Transportation	5.7%
Worked at home	3.9%
Walked	2.4%
Other	1.8%

Workforce Jobs and Wages

The following chart lists the leading occupations in Miami-Dade County, those that offer 10,000 or more jobs in Miami-Dade County. The chart also provides projected growth in these occupations, average hourly wages and annual salaries.

- Forty-six percent (45.8%) of these occupations offer average salaries at 60% or less of 2011 AMI ($26,374).
- Sixty-seven percent (66.7%) of all of these top occupations provide annual salaries of 80% or less of AMI ($35,163).

Occupations with more than 10,000 workers in Miami-Dade County
2012 and 2020 (Projection)

Occupation		Employment				Annual	Average	Estimated
		2012		2020		Percent	Hourly*	Annual
Code	Title	Total	Share	Total	Share	Change	Wage ($)	Salary
412031	**Retail Salespersons**	**46,300**	**4.2%**	**49,535**	**4.1%**	**0.87**	**11.62**	**24,170**
412011	**Cashiers**	**24,779**	**2.2%**	**26,533**	**2.2%**	**0.88**	**9.66**	**20,093**
291111	Registered Nurses	24,098	2.2%	27,865	2.3%	1.95	33.59	69,867
439061	*Office Clerks, General*	*22,993*	*2.1%*	*25,194*	*2.1%*	*1.20*	*12.74*	*26,499*
436014	*Secretaries, Except Legal, Medical, and Executive*	*22,245*	*2.0%*	*23,115*	*1.9%*	*0.49*	*15.14*	*31,491*
434051	*Customer Service Representatives*	*21,449*	*1.9%*	*22,871*	*1.9%*	*0.83*	*14.55*	*30,264*
353031	**Waiters and Waitresses**	**20,635**	**1.9%**	**21,088**	**1.8%**	**0.27**	**9.72**	**20,218**
339032	**Security Guards**	**20,618**	**1.9%**	**22,539**	**1.9%**	**1.16**	**11.63**	**24,190**
435081	**Stock Clerks and Order Fillers**	**19,795**	**1.8%**	**20,234**	**1.7%**	**0.28**	**11.79**	**24,523**
353021	**Food Preparation & Serving Workers, Including Fast Food**	**19,672**	**1.8%**	**22,037**	**1.8%**	**1.50**	**8.99**	**18,699**
253999	*Teachers and Instructors, All Other*	*18,687*	*1.7%*	*20,258*	*1.7%*	*1.05*	*19.81*	*32,627*
414012	Sales Representatives, Wholesale and Manufacturing	17,239	1.6%	18,284	1.5%	0.76	28.72	59,738
372011	**Janitors and Cleaners, Except Maids and Housekeeping**	**17,130**	**1.5%**	**18,507**	**1.5%**	**1.00**	**10.26**	**21,341**
537062	**Laborers and Freight, Stock, and Material Movers, Hand**	**15,972**	**1.4%**	**16,852**	**1.4%**	**0.69**	**12.58**	**26,166**
433031	*Bookkeeping, Accounting, and Auditing Clerks*	*15,061*	*1.4%*	*16,155*	*1.3%*	*0.91*	*16.59*	*34,507*
411011	First-Line Supervisors of Retail Sales Workers	13,643	1.2%	13,960	1.2%	0.29	20.9	43,472
372012	**Maids and Housekeeping Cleaners**	**12,196**	**1.1%**	**13,051**	**1.1%**	**0.88**	**9.37**	**19,490**
231011	Lawyers	11,951	1.1%	13,385	1.1%	1.50	70.73	147,118
132011	Accountants and Auditors	11,856	1.1%	13,008	1.1%	1.21	36.23	75,358
431011	First-Line Superv. of Office and Admin. Support Workers	11,665	1.0%	12,751	1.1%	1.16	26.18	54,454
311012	**Nursing Aides, Orderlies, and Attendants**	**11,381**	**1.0%**	**13,169**	**1.1%**	**1.96**	**10.76**	**22,381**
436011	Executive Secretaries and Administrative Assistants	10,609	1.0%	11,527	1.0%	1.08	21.34	44,387
434171	**Receptionists and Information Clerks**	**10,463**	**0.9%**	**12,028**	**1.0%**	**1.87**	**12.12**	**25,210**
111021	General and Operations Managers	10,176	0.9%	10,437	0.9%	0.32	53.54	111,363
	All above occupations	430,613	38.7%	464,383	38.7%	0.05	18.28	
	Total, All Occupations	1,111,487		1,198,565		0.98	NA	

* Hourly wages for teaching occupations were calculated using a 40-hour work week for 9½ months per year.

Source: Florida Department of Economic Opportunity, Employment Projections. Prepared by Miami-Dade County, Department of Regulatory and Economic Resources, Research Section 2013.

Special Need Households

Elderly

As part of its ongoing planning process, the Alliance for Aging has identified several housing-related concerns and needs of Miami-Dade County's elder population.[7]

Demographics and Income

In 2011,[8] Miami-Dade County's population was comprised of 488,435 persons 60 and older, which is 19.4% of the county's entire population. Residents aged 65+ represented 14.3% of the total County population and the "very old" (age 85+) represented 1.9% of the total population.

A significant portion of Miami-Dade County's elders live in poverty. One in five (20.2% or 98,584) persons aged 60+ lived below the Federal Poverty Guidelines in 2011 (an increase of 16% from the year before) and one in four (27.8%) of all elders age 60+ (135,916 persons) lived below 125% of the Federal Poverty Guidelines. Minorities comprised the majority of poor elders, with 18.2% living below the Poverty Guideline and 29.4% living below the 125% Poverty Guideline.

A significant portion of Miami-Dade's elders are also disabled, with more than 37% reporting having one or more disabilities that affect their daily activities. In 2011, there were 155,978 Miami-Dade elders aged 60+ who qualified for Medicaid as a result of low income, including 136,265 age 65+ who were dually eligible for both Medicaid and Medicare.

Housing Burden

Data provided to the Department of Elder Affairs by the Shimberg Center for Housing Studies at the University of Florida indicated that in 2011 there were 197,186 elder households with cost burdens above 30% of their household income and incomes below 50% of the area median income, which represents 27.2% of all households with housing burden in Miami-Dade County.

Housing-Related Needs

Survey of Elder Residents

A January 2012, survey conducted by the Florida Department of Elder Affairs found that twenty-five percent (25%) of elder respondents in Miami-Dade reported problems with their home or neighborhood. One in five (21%) reported having difficulty with home finances, and the greatest concern reported by minority respondents was that it was hard to pay their rent or mortgage payments.

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[7] PSA 11 Area Plan on Aging Program Module for the Period January 1, 2013-December 31, 2015, Alliance for Aging, Inc., November 2012.

[8] The Master Affordable Housing Plan adopts the data relied upon by the Alliance to perform a needs assessment and develop a implementation and service plan on behalf of Miami-Dade's elder population for years 2013-2015.

The vast majority (83%) of respondents indicated they intend to continue living in their current home over the next five to ten years, just slightly lower than that national average of 90%. While most respondents (75%) reported high confidence that they would be able to remain in their homes without having to make any significant modifications, over half (55%) identified issues related to home upkeep and repair, including: upkeep and minor repair (25%); major repairs (17%); roofing and plumbing (13%); and accessibility issues (8%).

Although the majority of elders would prefer to "age in place" in their current home, there are many reasons—both financial and personal—that would motivate older adults to move, and in fact, nearly one-third of survey respondents indicated a need or desire to move from their current residence. Of those who wish to move, 27% said they would prefer to live in a more centrally located area, while 17% said they preferred to live in assisted living. Respondents who wanted to move but could not gave the following reasons: devalued property (22%); lack of information about available options (18%); lack of money or help with moving (13%); emotional attachment to current residence (9%); lack of preferred/affordable housing (9%); packing and moving is too overwhelming (9%); health issues (4%); and other reasons (16%).

Many respondents (42%) had unfavorable opinions of living options for older persons in Miami-Dade, because available housing options are unaffordable (16%); they are unable to sell their home in the current market (19%); and they can't afford the cost of moving (15%).

The desire to move is sometimes motivated by conditions in the neighborhood. One in five elder respondents (20%) report not always feeling safe in their neighborhoods, because of fear of crime (22%); suspected drug-related activity (14%); high speed traffic or dangerous roads (12%,); vacant or abandoned dwellings (10%); loud or offensive noises (10%); loose animals (7%); lack of streetlights (8%); broken or non-existent sidewalks (6%); and health limitations (6%).

Information, Referrals, and Inquiries

As part of its planning process, the Alliance gathers information from staff and tracks calls to the Aging and Disability Resource Center (ADRC). While housing was not specifically identified as one of the top five issues for older adults, financial assistance was the third most frequent issue for callers to the ADRC. When asked to identify the differences between what elders called about in 2011 versus 2010, staff indicated housing was part of the constellation of needs:

> "Greater financial insecurity; greater food insecurity; concern about the wait lists (for services); greater need for housing. Greater need for assistance with paying water/sewer bills and rent (short-term financial assistance). Greater need for homeless prevention programs specific to elders because of increased fear of eviction due to nonpayment. A greater number of callers expressing depression or anxiety."

When to prioritize which additional housing resources are needed for people age 60 and over, Alliance staff and volunteers identified the following:

Rank	Housing Resource	% Identified as Greatly Needed
1	More Housing Options	80.0%
2	Home Repair/Maintenance	75.0%
3	Short-Term Rental Assistance	69.2%
4	Chore (basic home/yard maintenance)	57.5%
5	Homeless Prevention	55.0%
6	Wheelchair Ramps	55.0%
7	Assisted Living Facilities	45.0%
8	Moving Services	23.7%

Alliance for Aging and Other Housing Assistance

In 2013, the Alliance allocated $35,000 in Older Americans Act funds for housing improvement assistance, which provides home repairs, environmental modifications, adaptive alterations or installing security devices. An additional $42,252 for housing improvement and $1,068 for material aid (supplies) was made available through state funds. Approximately 70 Miami-Dade County elder households are provided this assistance annually.

Through the use of SHIP and Surtax funds, the County is providing owner-occupied repair/rehabilitation assistance to elder homeowners, which includes adaptive modification. In addition, the County has awarded HOME funds for tenant-based rental assistance for elder households.

Homeless prevention assistance for qualified recipients is made available through the Miami-Dade County HAND Program, operated by lead agency Citrus Health Network and funded by Miami-Dade County and City of Miami ESG funds, Homeless Food & Beverage Tax Revenue and other funding sources.

There are 13,408 assisted units of housing set aside for elders in Miami-Dade County listed in the online Florida Housing Data Clearinghouse.[9] Such units have been financed by LIHTC as well as funding sources administered locally. The County and other local PHAs provide public housing specifically for elder residents as well as have set Housing Choice Voucher preferences for older adults.

General Disabled Population

- The prevalence of disability among adults in Miami-Dade County is 20% of the population. The measure of prevalence covers whether the person is limited in any

[9] Assisted Housing Inventory - Summary for Miami-Dade County, Indicators: Target Population, Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, University of Florida, http://flhousingdata.shimberg.ufl.edu/index.html

activities due to physical, mental or emotional problems ("Limited") or having a health problem that requires the use of special equipment ("Equipment").[10] The prevalence of adults who consider themselves Limited is 18.3% and those who require the use of Equipment is 5.6%.

- 83,104 residents received Social Security Insurance on the basis of disability.[11] The current monthly Supplemental Security Income (SSI) payment for an individual is $710.[12] The current Fair Market Rent for an efficiency apartment is $719.[13]

As part of the FY 2013-2017 Consolidated Planning process for federal funds, PHCD convened a meeting with members of the Commission on Disability Issues and some of their member organizations. The Board has designated the Commission on Disability Issues (CODI) as the official representative for the disabled community. Recommendations requested at this meeting are reflected or expressly stated in the objectives and implementation of strategies set forth in this Master Affordable Housing Plan.

Persons Living with HIV/AIDS

2011/2012 County-Wide Housing Needs Assessment

The City of Miami, which is responsible for administering the federal program Housing Opportunities for Persons with AIDS (HOPWA), in coordination with the Miami-Dade County HIV/AIDS Partnership's Housing Committee conducted a County-wide housing needs assessment of persons living with HIV/AIDS who are receiving Ryan White-funded case management services in 2012.[14] The primary purpose of the housing survey is to determine the housing needs and preferences of persons living with HIV/AIDS (PLWHAs) in order to establish a housing profile of this population and to assist the City in its strategic planning and resource allocation process.

Income and Receipt of Income

Income in General

- Average income was $729 a month, an increase of $92 in average income reported in 2009.
    - 51.5% of respondents reported monthly income of less than $1,000 this time, compared to 66.5% in 2009, a change of 15%.

[10] Adult Disability Prevalence: 2010 Florida Behavioral Risk Factor Surveillance System (BRFSS), Florida Office on Disability and Health, September 2011.
[11] Social Security Administration, Research, Statistics & Policy Analysis, SSI Recipients by State and County, 2012 (released June 2013).
[12] Social Security Administration, SSI Federal Payment Amounts for 2013.
[13] U.S. HUD FY 2013 Miami-Dade County FMRs.
[14] 2011-2012 HIV/AIDS Housing Needs Assessment & Recommendations in Response To Findings, conducted by the City of Miami Department of Community Development with participation of Miami-Dade HIV/AIDS Partnership Housing Committee and technical assistance of Apple Tree Perspectives, Inc., September 2012.

- 20.5% of respondents reported monthly income between $1,000 and $2,000, an increase of 7% over such income reported in 2009.

- 37% of respondents reported earning income from doing work, an increase of 15.5% over the last County-wide survey conducted in 2009. The average hours worked were 29.8 hours.

Receipt of Supplemental Security Income (SSI) /Social Security Disability Insurance (SSDI)

- 26% of the respondents reported receiving support through SSI or SSDI, a 10.5% reduction in the number of respondents reporting receipt of SSI/SSDI.[15]

  - 56.8% of respondents who have never applied for SSI reported that they believed that they were ineligible.

  - 38.9% of respondents who had applied for SSI and were denied reported that they did not appeal they denial.

Housing Burden

- Average rent of those without assistance is $617.78.[16] At the time of the Needs Assessment, persons with incomes of $1000 would be spending close to 62% of their income on rent. Of those surveyed, 51.5% had incomes less than $1,000.

Housing Instability

Over a quarter of respondents reported living in temporary or homeless situations. A majority reported living in more stable, long-term housing situations.

Current Housing Situation

Over a quarter of respondents demonstrated current housing instability by reporting temporary or homeless situations. For example, 8% reported living with friends or families with whom they can only stay for a short while, 8% were renting a room by the week or month and 7.5% reported being homeless

Homelessness

- 7.5% reported being currently homeless or participating in the Miami-Dade Homeless Continuum of Care (CoC) (1% reported living in on the streets, in a park or car, 2.5% residing in a shelter and 4.0% residing in transitional housing for homeless persons).

- 32.5% reported having been homeless (meaning having slept in a place not meant in a place to live in, e.g. the streets, or in an emergency shelter at some point in time.)

[15] In 2009, 36.5% of respondents reported SSI/SSDI; no response rate was 4% in 2009 compared to 3% in this survey. Nearly fifty-three percent (52.6%) of the respondents to the 2003 HIV/AIDS Housing Needs Assessment reported receipt of SSI/SSDI and 28.9% reported receiving income from work.

[16] In 2009, respondents without assistance reported an average rent of $639. HUD Fair Market Rents (FMRs) during the period of survey collection for this Survey were also lower than the FMRs during the period of survey collection in 2009.

- High percentage reported chronic homelessness:[17]
    - 8.5% reported having been homeless (as defined above) four or more times within the last three years.
    - 23.5% reported having been homeless continuously for a year or more.

HIV/AIDS Co-Occurring Conditions

- 21% of respondents also reported institutional care for a mental health need at some point in time and the same number reported losing housing as a result.
- 26.5% reported that depression or mental illness impacted their housing need.
- 21.5% of the respondents reported receiving residential treatment for substance abuse

2013 Housing Gap Analysis

A 2013 analysis of housing need among households living with HIV/AIDS[18] estimates that 10,100 households are experiencing severe housing burden and are in need of housing affordable to ELI households, subsidized affordable housing or rent assistance.[19]

Housing Preference

- 83.5% who responded to the question preferred not to live in a building where only people with HIV or AIDS live.
- Over all, close to fifty-four percent (53.5%) preferred to live independently in a home they rented or owned or with friends or relatives. Twenty-five percent (25%) reported a preference, based on response to housing preference and service needs, for permanent supportive housing.[20]

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[17] In a recent City of Miami HOPWA/Miami-Dade County HIV/AIDS Partnership Housing Committee Survey of Ryan White Case Managers and Miami-Dade Homeless CoC Case Managers, CoC respondents reported that 69.6% of their PLWHA clients met the definition of chronically homeless. 2013 Assessment of Cross-System Case Coordination for Homeless Persons Living with HIV/AIDS in Miami-Dade County, Apple Tree Perspectives, Inc. (August 2013 Draft, recommendations pending adoption by Partnership Housing Committee).

[18] The analysis utilized Ryan White data for the reporting period ending February 28, 2013. There were 26,123 adult cases of persons living with AIDS or HIV (living, not cumulative cases) according to the Miami-Dade County HIV/AIDS Surveillance Report for February 2013. Of AIDS cumulative cases, ethnicity was as follows: 50% African American; 35% Hispanic and 13.3% White. Of HIV cumulative cases, ethnicity was 44.1% African American; 40.95% Hispanic and 13.7 White.

[19] Apple Tree Perspectives, Inc. on behalf of the City of Miami HOPWA Program, 2013, analysis based on Ryan White Title Reporting Period March 1, 2012 through February 28, 2013, Miami-Dade County HIV/AIDS Surveillance Report for the Month of February 2013 (Florida Department of Health in Miami-Dade County), 2010 American Community Survey Five-Year Survey for Miami-Dade County, HUD 2013 Fair Market Rents and City of Miami HOPWA Program.

[20] 15.5% of all surveyed did not provide a preference; the remaining respondents indicated a desire for a half-way house and one for assisted living facility.

- Thirty-eight percent (38%) preferred to stay where they currently resided. The top two reported stable housing situations were (1) renting an apartment, house or mobile home (40%) and (2) living with friends or relatives where they could live as long as they needed to (14%). Five percent (5%) currently live in homes they own. 4% would prefer to move in with friends or family.

- Twenty-five percent (25%) preferred to live in their own apartment where they may live as long as they want as long as they pay the rent and the housing program provides them services for HIV/AIDS and other health/disability needs that they may have.

- Close to sixteen percent (15.5%) prefer to live in their own apartment where they have a private landlord and receive services from community agencies when they need them.

- Ninety-four percent (94.4%) of respondents stated that they did not need respite care with only 1.4% reporting a need for the care and not receiving it.

- Preference for housing with services does not indicate desire for housing of an institutional nature or more intensive HIV/AIDS site-based care. 90.7% of respondents stated that they did not need home health care service with only 2.9% stating that they needed this service and were not receiving it, When asked about help with self-care, 90.1% stated that they did not need this self-care service Similar responses were found for services such as shopping for necessities.

Committed Housing Resources for PLWHAs – HOPWA Funding

The City of Miami HOPWA Program currently funds:

- Long-term rental assistance or project-based subsidized housing for approximately 1,099 households with a family member living with AIDS.

  - All HOPWA Housing Program participants receive the support of Housing Specialists who manage participants' housing assistance. In addition, Long-Term Rental Assistance (LTRA) Housing Specialists serve as liaisons between the participant and landlord to ensure housing stability. Housing Specialists also serve as the liaison between the participant and Ryan White, Project AIDS Care (PAC) Waiver or other HIV/AIDS care system to ensure that the participant receives the necessary medical and other services to maintain independent living, remains engaged in health care and treatment, and has access to other support services. Clients must have a medical case manager through the Ryan White Program or other HIV/AIDS care system to ensure linkage and access to medical care and supportive services as a condition of continued HOPWA program eligibility to ensure compliance with HOPWA regulations and policy.

- Short-term rental, mortgage and utility assistance for up to 21 weeks of short-term rental, mortgage and/or utility assistance to help <u>currently</u> housed HIV+ low-income persons stay housed.[21]

[21] Federal regulations governing HOPWA limit assistance to no more than 21 weeks in any 52-week period to persons who are currently housed and, thus, cannot assist those who are homeless or temporarily housed.

- Housing-related and family related legal services such as (a) landlord-tenant disputes; (b) Fair Housing and discrimination matters; and (c) estate planning and domestic-related legal matters.

Deeper Subsidy for Dedicated HIV/AIDS ELI Set-Aside Units Needed:

In 2009, the County incorporated bonus points into its Consolidated Request for Applications (RFA) for development funds for set-aside units for persons living with HIV/AIDS, commencing with FY 2010 funds. By 2011, the County ended such policy with the FY 2012 Consolidated RFA. During the years of offering such bonus points, no developer took advantage of the bonus points.[22] Deeper subsidy to accompany bonus points may be a better strategy to secure units.

Homeless/Formerly Persons and Families

Miami-Dade County Homeless

The Miami-Dade County Homeless Trust coordinates and funds the County's homeless Continuum of Care (CoC) which includes shelter, transitional housing and permanent supportive housing, all with supportive services, as well as homeless prevention. The CoC is funded with a local 1% food and beverage sales tax, HUD funds and private sector contributions.

Unsheltered Homeless

According to the January 2013 Point-in-Time Count conducted by the Trust, there were 839 unsheltered homeless.[23] Fifty-five percent (55%) are between the ages of 45 and 61 years old. Furthermore, chronic homeless represent 49.5% of the total unsheltered homeless population.

	Unsheltered Homeless
Age	
• *0-17*	0%
• *18-24*	1%
• *25-34*	9%
• *35-44*	18%
• *45-54*	**33%**
• *55-61*	**22%**
• *62+*	6%
• *Unable to Identify*	11%
Gender	
• *Male*	81%
• *Female*	13%
• *Unable to Identify*	6%

[22] PHCD (then Department of Housing and Community Development) Report, April 19, 2011, submitted to the HIV/AIDS Partnership Housing Committee at its request. Set-aside units for elderly as well as additional units for hearing and sight impaired as well as wheel-chair accessible were generated during this period.

[23] The most recent semi-annual homeless count was conducted on August 29, 2013 and such data was not available at the time of finalizing this Plan.

Sheltered Homeless/Formerly Homeless

According to the January 2013 Point-in-Time Count conducted by the Trust, the following information was collected on the sheltered homeless at that time.

	Unsheltered Homeless
Age	
• *0-17*	.2%
• *18-24*	8.5%
• *25-34*	16.1%
• *35-44*	18.3%
• *45-54*	31.4%
• *55-61*	17.1%
• *62+*	6.3%
• *Unable to Identify*	.3%
Gender	
• *Male*	65%
• *Female*	35%

Homeless Youth

According to the National Alliance to End Homelessness, there are over 1.6 million homeless youth, of which 40% are LGBTQ youth, currently living in the United States. HUD is focusing attention on this specific population by requiring CoCs to conduct a specific point in time count and survey targeting youth and young adults beginning in January 2014. To begin to address the needs of homeless unaccompanied youth in Miami-Dade County, the Miami-Dade County Homeless Trust and The Miami Coalition for the Homeless undertook a pilot youth count in August, 2013, the results of which are undergoing final review. The results will be used to ascertain need, prepare for the HUD count, as well as work towards developing a comprehensive community-wide plan of action, which will include the development and/or expansion of appropriate living arrangements, including housing and services that will be needed to assist this particular population. Miami-Dade County Public Schools recently reported that 311 unaccompanied youth were enrolled in the school system.[24]

[24] 2012-2013 Survey 5 Preliminary Homeless Counts as of 9/27/2013 (State-Wide), Florida Department of Education, Bureau of Federal Educational Programs.

CoC Inventory

Based on the most recent Miami-Dade County Homeless Housing Inventory Count[25], there are a total of 8,279 beds of housing available within the CoC (Trust and non-Trust funded). Such beds are broken down as follows:

Type of Housing	Beds with Children	Beds without Children	Beds with only Children	Total Year-Round Beds
Emergency Shelter	679	951	49	1679
Transitional	930	950	0	1880
Safe Haven	0	28	0	28
Rapid Re-Housing	162	94	0	256
Permanent Supportive Housing*	2334	2102	0	4436
TOTAL	**4105**	**4125**	**49**	**8279**

*747 of Permanent Supportive Housing beds are set aside for the Chronic Homeless.

Homeless CoC Priorities, Goals and Objectives

The original Dade County Homeless Plan adopted in 1993 created three phases of housing (emergency, transitional and permanent). The Trust exceeded its original goals for emergency and transition bed creation and permanent housing placement. In 2004, the Trust adopted Ten Year Plan to End Homelessness strategies, which were incorporated into the Homeless Plan. Such strategies focus on: (1) ongoing planning; (2) using data effectively; (3) preventing homelessness; (4) outreach to the chronically homeless; (5) shorten the time individuals and families spend homeless; (6) rapid-rehousing; (7) supportive services; (8) permanent housing; and (9) increase income through employment and benefits.

The Trust is now further refining these strategies, aligning them with evidence-based research and priorities established by HUD. An updated set of strategies for incorporation into the Plan is underway. The Trust will be placing priority first on serving the chronically homeless and veteran populations, incorporating the use of Housing First models and reducing barriers to accessing permanent housing. The Trust also will be placing emphasis on prevention, rapid re-housing into permanent housing placement in the community and reducing reliance on transitional housing. Overall objectives are to: (1) expand permanent supportive housing opportunities for the chronically homeless; (2) reduce the number of individuals and families who become homeless (prevention); (3) overall reduction in the number of homeless; (4) reducing the time that program participants remain homeless (i.e. not placed into permanent housing); (5) reduction of recidivism (ensure housing stable placements); (6) increased income and job growth for CoC program participants; and (7) maintaining County-wide outreach, further strengthening coordinated outreach and assessment and inclusion of non-CoC funded beds serving homeless/formerly homeless persons.

[25] Miami-Dade County 2013 Homeless CoC Housing Inventory Count, April 29, 2013.

Farmworkers

The Shimberg Center for Housing Studies at the University of Florida recently published a 2013 rental market study: "The Need for Farmworker Housing" on behalf of the Florida Housing Finance Corporation. The Corporation administers significant government-funded or supported financing programs for affordable housing development within the state of Florida (e.g. Low Income Housing Tax Credit Program, SAIL and HOME). The study relied upon two sources of information: US Bureau of Labor Statistics' Quarterly Census of Employment and Wages and the US Department of Labor's National Agricultural Workers Survey.[26]

Unaccompanied and Accompanied Farmworkers in Miami-Dade County

Farmworkers may be migrant or seasonal workers. The US Department of Labor's National Agricultural Workers Survey defines a migrant worker as one who travels more than 75 miles to find farm work. Seasonal workers perform labor in crop agriculture as well but do not make this migration. The Shimberg study makes this distinction when assessing housing need.

In addition, the study makes a distinction between unaccompanied and accompanied workers with unaccompanied being a worker who does not live with any immediate family member. An accompanied worker lives with a spouse, children or parents, or minor farmworkers living with a sibling. In addition, an accompanied farmworker household can include two or more farmworkers.

Unaccompanied Farmworkers

- 3,848 unaccompanied migrant farmworkers in Miami-Dade County.
- 3,659 unaccompanied seasonal farmworkers in Miami-Dade County.

Accompanied Farmworkers

- 1,149 accompanied migrant farmworkers in Miami-Dade County.
    - 714 accompanied migrant farmworker households.
    - 2,563 accompanied migrant farmworker household members. (3.6 persons per household).

- 4,850 accompanied seasonal farmworkers in Miami-Dade County.
    - 3,566 accompanied seasonal farmworker households.
    - 13,695 accompanied migrant farmworker household members (3.8 persons per household).

[26] Shimberg Center for Housing Studies, University of Florida, 2013 Rental Market Study: The Need for Farmworker Housing in Florida, May 28, 2013. Prepared for Florida Housing Finance Corporation. Shimberg noted that it was required to rely on Department of Labor's National Agricultural Workers Survey (NAWS) 2005-2008 data due to delay in release of current US Department of Labor data and strongly encourage an update to its housing needs assessment upon availability of data from 2010-2012 NAWS. Shimberg also made note that its housing need is based on Florida Housing Finance Corporation-funded housing units set aside for farmworkers and F and does not take into account housing that farmworkers may be meeting their housing needs in the private rental market or through subsidized housing not specifically reserved for farmworkers.

Ranking by County

Miami-Dade County is ranked second in the highest number of the State's farmworker population (12.9%), with Hillsborough ranked first (16.7%), Palm Beach at third (10.3%) and Manatee at fourth (7.8%).

Incomes and Affordable Rents for Farmworker Households

The Shimberg study did not break down income and rent affordability by county, however, farmworkers are significantly housing-burdened:

- 35% unaccompanied farmworkers need single-person units or beds with rents below $333 a month, with an additional 32% needing units with rents below $500 a month.

- One-fifth of accompanied farmworker families require units with rents of $500 per month or less. While 44% of these families can afford rents closer to market rate, i.e. in the $834 and above range.

It is important to note, however, that these are state-wide findings. Fair market rent for a three-bedroom unit in Miami-Dade County is currently $1,539. Fair market rent for a two-bedroom is $1,122.

Farmworker Housing Supply in Miami-Dade County

To establish existing housing supply, the Shimberg study counted Florida Housing Finance Corporation-generated housing units reserved for farmworkers and multi-family housing projects that received development subsidies from the US Department of Agriculture's Rural Development (RD) program to provide housing for farmworkers. It also counted housing provided through Florida Department of Health-permitted camps that house unaccompanied migrant and seasonal farmworkers. It did not take into account other subsidized housing or private rental housing that farmworkers may be accessing.

- 1,608 RD & Florida Housing Finance Corporation Units in Miami-Dade County
- 176 Department of Health Permitted Camp Beds (unaccompanied farmworkers only).

Estimate of Need for Farmworker Housing in Miami-Dade County

The Shimberg study found the following estimate of need for Miami-Dade County. The study does note that unaccompanied farmworkers could room in multi-family units.

Unaccompanied Migrant and Seasonal Households	Supply: DOH Permitted Camp Beds	Need for Single Person Beds
7,507	176	7,331
Accompanied Migrant and Seasonal Households	**Supply: RD and Florida Housing-Assisted MultiFamily Units**	**Need for Multifamily Units**
4,280	1,608	2,672

Youth Aging Out of Foster Care

Current Conditions

Foster care youth age out of the State of Florida's foster care system upon turning eighteen years old. Effective January 1, 2014, such youth may opt to remain in the system until the age of 21 (see discussion of new state law below).

Over a three-year fiscal period between 2010 and 2012, an average of 1,290 foster care youth aged out of the system on an annual basis state-wide.[27] In Fiscal Year 2011-2012, approximately 140 foster care youth aged out of the system in Miami-Dade County.[28]

While the state has made effort to provide resources and conduct transitional planning to assist aging out youth, such youth have demonstrated difficulty with the transition to independent living. The most recent survey of foster care youth aged out of the system found that 28% had experienced homelessness and 40% had couch-surfed as a result of not having a permanent place to stay.[29]

At the time of the survey, 54% of the respondents reported living in their own apartment, house or trailer, 13% reported living with friends or a roommate, 9% with a family member, 6% with birth or adoptive parents, 6% with a spouse or partner and 4% with former foster parents. 2% reported being in a group setting or residential care facility and 1% reported being homeless.

In the last few years, efforts have been made to develop transitional housing opportunities for aged out foster care youth in Miami-Dade. Existing housing opportunities in Miami-Dade County are:

Housing Program	Project or Scattered Site	Aged Out Youth Served
Casa Valentina	13 Youth	Women (age 18-23)
Casa Valentina	6 Youth plus one child	Mothers with one young child (infant to toddler) (age 18-23)
Emmaus Place (Camillus in partnership with Casa Velentina)	7 Youth	Men (18-23)
FRAT House (Citrus)	Supportive housing in single family homes for homeless youth with disabilities/behavioral who are unable to live independently.	Mixed (18-25)
Second Chance (Lutheran)	Rental Subsidy (one year),	Mixed (18-23)
Affordable Housing Set-Aside Units (LIHTC)	Memorandum of Agreement (MOA) (referral and service agreement) in place with OurKids: • The Anchorage (10-11 units) • Brownsville (10-11 units) Projects which committed set-	18 years old

[27] Analysis of CCS/SB 1036, Professional Staff of the Committee on Appropriations for the Florida Senate, April 21, 2013. Report incorporated aging out information provided by Department of Children and Families dated 12/21/13 for fiscal periods 2009-2010 (1,386 foster children aged out); 2010-2011 (1304); and 2011-2012 (1,181)).

[28] OurKids of Miami/Monroe, Inc., CBC Lead Agency for Miami-Dade and Monroe Counties.

[29] Florida National Youth in Transition Database Survey Report – Spring 2012: Ages 18-22, Florida Department of Children and Families. 1,821 young adults between the ages of 18 and 22 who aged out of the state's foster care system completed the survey, 288 of whom were surveyed through Our Kids, the CBC Lead Agency for Miami-Dade County.

	aside units at time of tax credit funding and have not renewed MOAs: • Marabella • Santa Clara II	
HAND Program (Citrus)	Homeless prevention; assistance with first, last month rent and deposit, tapered down rental assistance. One program staff member co-located at OurKids.	18-21 years

OurKids is experiencing difficulty accessing units set aside in affordable housing developments financed through the tax credit program administered by the Florida Housing Finance Corporation. Several developers are no longer willing to accept referrals or willing to renew Memoranda of Agreements as required under the Program. This population also faces access barriers faced by other special need and ELI prospective tenants such as credit and criminal background checks, application fees and move-in fees.

Passage of the Detert Common Sense and Compassion Independent Living Act

Recent passage of the Nancy C. Detert Common Sense and Compassion Independent Living Act[30], will have a significant impact on systems and programming designed to assist young persons obtain greater self-sufficiency upon exiting the foster care system. The new law allows youth who are living in licensed care on their 18th birthday to opt into continuing care under the system, allowing them to live in a supervised environment and receive case management and support services until the age of 21 years. A supervised living environment must be approved by DCF or a community-based care (CBC) lead agency and can be their current foster home, another licensed foster home, licensed group home, a dormitory, shared housing, an apartment or other approved arrangement. Such housing does not require 24-hour supervision. The young adult may remain in the system as long as the young adult is:

a) Completing secondary education or GED;
b) Enrolled in post-secondary or vocational programming;
c) Participating in a program or activity designed to promote or eliminate barriers to employment;
d) Employed for at least 80 hours a month; or
e) Unable to participate in programs or activities listed in a) through (d) full time due to a physical, intellectual, emotional, or psychiatric condition that limits participation.

A CBC lead agency must provide regular case management and monthly contact, while the young adult must be provided with life skills instruction, counseling, educational support, employment, preparation and placement, and development of support networks as need assessment indicates. The young adult also remains under the jurisdiction of the juvenile court. A young adult may leave and reenter care an unlimited time until age 21.

Youth opting not to stay in care may receive emergency rent payments to avoid homelessness, payments for emergency car repair, employment assistance and training, mental health and substance abuse treatment and education planning, preparation and application support. The new law also retains the Road to Independence Program with some modifications. Finally, the

[30] Chapter 2013-178, effective January 1, 2014.

new law places greater emphasis on foster parents' role in assisting foster children to develop independent living skills in advance of exiting the care system.

It is yet to be seen how many young adults will opt to remain in the system and the impact of improvements to foster care parenting on young adults' transition to independent living. The Executive Director of Case Valentina advises that it may be prudent to allow for the implementation of the new law following rule-making and studying the response of aging out foster youth to the new law before planning additional development of new transitional housing programs.

Sexual Offenders

Residency Prohibitions Under State Statute and County Ordinance

Under section 775.215, Fla. Stat., a person convicted of a listed sexual offense, whose victim was under the age of 16, is prohibited from residing within 1,000 feet of any school, child care facility, park or playground. Parks include private property designated for recreational purposes and where children regularly congregate. However, a sex offender may not be forced to re-locate if any of the above is subsequently established within 1,000 feet of the offender's residence. Sexual offenders are required to be placed on a state-wide registry.[31]

Under the County's Lauren Book Child Safety Ordinance[32] sexual predators and sexual offenders, whose victims were under age 16, are prohibited from residing within 2,500 feet of any school.[33]

The Florida Department of Corrections can force relocation upon notice of violation if the registered offender is under its supervision. In addition, the offender can be arrested for violating the state or local law.

Current Demographics

Registered Sex Offenders Subject to Parole or Probation

According to the Florida Department of Corrections, there are 66 homeless registrants on probation or parole and subject to its supervision in Miami-Dade County. Fifty-three (53) are currently located in one location due to recent displacement.

Registered Sex Offenders Subject to Monitoring by the Miami-Dade Sex Crimes Bureau

The majority of registered sex offenders are monitored by the Miami-Dade Police Department's Sex Crimes Bureau are currently homeless. These individuals are no longer on probation or parole, thus no longer subject to Department of Correction's supervision.

[31] Florida Sexual Predators Act, sec. 775.21, setting forth supervision, registration and public notice requirements.
[32] Codified as section 21-277 through 21-285 of the Miami-Dade County Code of Ordinances.
[33] The ordinance also prohibits sexual predators and sexual offenders from being knowingly present in a County or municipal park when a child less than 16 years old is present, unless such predator or offender is the parent or legal guardian of a child in the park.

Number of Homeless Sexual Predators/Offenders Tracked by the Miami-Dade Police Department	352
Number of Encampments (4)	
2230 NW 27 Avenue	5
71 Street NW 36 Court	55
79 Street NE 10 Avenue	8
7 Street NE 1 Avenue area	15
Total Residing at Encampments	**83**
Homeless and on their own	240
Locally incarcerated	29
Total	**352**

Housing in Miami-Dade

Housing Shortfall and Cost-Burden in Miami-Dade

Based on a state-wide 2013 Rental Market Study conducted by the Shimberg Center for Housing Studies on behalf of the Florida Housing Finance Corporation, the greatest shortfall in rental housing affordable to residents at 60% or less than AMI is in Miami-Dade County.[34]

Income Group	Shortfall or Gap in Need of Affordable Units for the Income Group
0-50%	<83,671>
0-60%	<81,962>

The Shimberg Center also looked at housing burden (or "cost burdened") for households between 30% and 60% of AMI. The Shimberg Center defined "cost-burdened" as paying 40% or more of income on rent. The Center found that over a quarter (26%) of the state's cost burdened households live in Miami-Dade and Broward Counties alone.

Housing Burden

All Households		30% of Less of AMI			30.1% to 60% of AMI[35]		
Total Renter Households in Miami-Dade County	% All County Renter Households w/a >40% Cost Burden	Total Renter Households at 30% of AMI or Less	Those Who Are 40.1% to 60% Cost-Burdened	Those Who Are 60.01% or More Cost-Burdened	Total Renter Households at 30.1% to 60% of AMI	Those Who Are 40.1% to 60% Cost-Burdened	Those Who Are 60.01% or More Cost-Burdened
384,342	44.4%	75,114	6.9%	57.1%	91,571	28.7%	51.3%

[34] 2013 Rental Market Study: Affordable Housing Needs, Shimberg Center for Housing Studies, April 17, 2013, p. 30.
[35] ELI households' cost burden compared to those at the higher income group is off-set by the number of public housing units and other subsidized housing, which is playing a significant role in housing the Elder population in the County. 2013 Rental Market Study: Public and Assisted Housing, Shimberg Center for Housing Studies, Prepared for Florida Housing Finance Corporation, July 19, 2013; August 3, 2019 phone interview with Shimberg Center.

Affordable Housing Inventory in Miami-Dade

Utilizing the County's financing and developmental incentive or mandatory set-aside programs, affordable housing units subject to rent regulatory agreements and/or affordability periods have been created in Miami-Dade County through private sector housing development. These units are subject to long-term affordability periods pursuant to County ordinances and/or policy.

In addition, affordable housing is generated through financing made available by the HFA, other Entitlement jurisdictions such as the Cities of Miami, Miami Beach, Miami Gardens and various state funding programs administered by the Florida Housing Finance Corporation.

Housing Inventory Created Under County Programs

At this time, a centralized list and monitoring system across financing and development incentive programs administered by various County Departments does not exist. Over the last several years, developers have been able to take advantage of multiple County incentive programs for the same projects as well as utilize non-County-controlled financing. At this time, there is a risk of error in generating a comprehensive list of County-generated affordable housing as well as integrating units also subject to affordability controls under non-County funding programs. To develop an accurate inventory, effort must be made to avoid duplication of units, accurately record income limits per unit and any special need set-aside units per project and capture differences in affordability requirements under each incentive program. The lack of a central tracking and monitoring system across all financing and developmental incentive programs has been identified as a challenge in later discussion in the Plan and strategy recommendations have been set forth in the Plan to address this issue.

Affordable housing inventory created under major County programs and development incentive or mandatory requirements, which is currently subject to affordability periods or monitoring requirements, is provided below.

PHCD Housing Development Financing Programs (Surtax, SHIP, HOME, CDBG, HODAG)

Basic Data About Housing Inventory[36]	
Total Number of Units Funded	18,170 units
Amount of Funds Invested in Affordable Housing since 1985	$310,850,806.43
Number of Projects in Pipeline	35 Projects
Earliest Projects	2,009 units funded between 20-26 years ago: 1985 (1 project – 35 units) 1987 (2 projects – 251 units), 1990 (1 project – 82 units) 1991(1 project – 21 units) 1992 (5 projects – 717 units) 1993 (12 projects – 903 units)

[36] Data provided by Miami-Dade Public Housing and Community Development, July 2013.

PHCD - Neighborhood Stabilization Program[37]

Activity	Total Units	50% and below	51-80%	81-120% or greater
RENTAL HOUSING				
Acquisition and Rehabilitation of Foreclosed-Upon Multi-Family Properties for Use as Affordable Rental Housing	556	256	300	0
Neighborhood Redevelopment Through Multi-Family Rental Housing (HOPE VI) (Note: 177 of these units are public housing units).	354	59	225	70
Neighborhood Redevelopment Through Multi-Family Rental Housing (Expanded HOPE VI Area)	22	11	11	0
TOTAL RENTAL	932	326	536	70

Building Better Communities General Obligation Bond Affordable Housing Development Funds

A total of $137,700,000 was made available for affordable housing under the Building Better Communities General Obligation Bond Program. These funds were evenly allocated to fund housing development per Commission district. All but $6,776,923 of the GOB affordable housing funds has been allocated to projects.

Four projects have been completed, nine are under some stage of development and thirteen have not started. Only a few of the twenty-six GOB projects have also received funding through PHCD. A number of projects will be tied to transit stations.

DRER Development Services Division – Zoning Development Incentives[38]

Name of Development Incentive or Mandatory Requirement	Number of Projects	Total Number of Units
12.5% Workforce Housing Set-Aside in Urban Center Housing Developments (Mandatory Requirement). Sec. 33-284.83	9 Projects	142 Workforce Set-Aside Units* generated. *Must be affordable to households at 140% of AMI.
Workforce Housing Ordinance – Density Bonus Chapter 33, Article XIIA	2 Projects	105 Workforce Set-Aside Units* generated. *Must be affordable to households between 65% to 140% of AMI for twenty years.

[37] Data provided by Miami-Dade Public Housing and Community Development, July 2013.
[38] Data provided by Department of Regulatory and Economic Resources, Development Services Division, August 2013.

Public and Assisted Housing – High Preservation Risk

The Shimberg Center recently released a July 2013 study providing the Florida Housing Finance Corporation with an overview of the preservation risks to the assisted housing inventory from aging developments and expiring subsidies.[39] According to the study, nearly one-third of the state's public housing units are located in Miami-Dade County (10,635). Per Miami-Dade County Public Housing and Community Development's Annual Public Housing Authority Plan for Fiscal Year commencing October 2013, Miami-Dade County currently administers 9,189 units of public housing. In addition, there is also project-based subsidized housing funded under older HUD Programs.

State-wide, 77% of the public housing stock is at least thirty years old. Most public housing, HUD-funded and Florida Housing Finance Corporation units with project-based rental assistance are occupied by ELI households. More than half (56%) of HUD-subsidized units house elderly tenants. Public housing units also house larger than average concentrations of elderly tenants.

Projects in the 15-29 year category have been funded by Florida Housing Finance Corporation, but may also include a mix of other funding. Most of the 30-year and older developments were funded by HUD. Seventy percent of 30 year or older units have project-based assistance from HUD. Developments with HUD project-based Section 8 contracts that are set to expire between 2012 and 2020 are currently operating on five-year or single-year contracts. There are developments with non-renewable subsidized mortgages or land use restriction agreements (LURAS) that also expire between 2012 and 2020.

Miami-Dade County along with Duval County have the largest concentrations of properties at higher preservation risk: 29% of 30 year and older units and 37% of units in expiring mortgage/LURA properties are located in the two counties.

Miami-Dade County Preservation Risk

15-29 Year Old		30 Year and Older		Expiring Section 8		Expiring Mortgage/LURAS	
Dev	Units	Dev	Units	Dev	Units	Dev	Units
104	11,928	65	5,731	35	2,775	4	742

Public Housing and Community Development has commenced a preservation initiative to work with private housing developers to re-develop public housing sites. Six public housing sites were awarded 9% tax credits in the 2011 cycle. Dante Fascell, Stirrup Plaza and South Miami Plaza received Preservation set-aside tax credits. Joe Moretti and Green Turnkey received non-preservation tax credits. Jack Orr later received tax credits following a successful scoring challenge. This initiative promotes mixed-income housing, affordable housing preservation and deconcentration of very-low income project-based housing.

In addition, the Scott/Carver: The first phase under the HOPE VI Revitalization Plan created fifty-seven Habitat for Humanity-developed homeownership units, a significant portion of which were sold to former Scott/Carver residents. Utilizing four percent (4%) LIHTC, HOPE VI funds

[39] 2013 Rental Market Study: Public and Assisted Housing, Shimberg Center for Housing Studies, Prepared for Florida Housing Finance Corporation, July 19, 2013

and other County and federal funds, the second phase created 354 new mixed-income rental units, of which 50% are public housing, 30% are affordable, and 20% are unrestricted to accommodate community families who earn more than the tax credit income limits. Units are garden and townhome-style apartment buildings.

Housing Gap Remains

Of the work occupations that offer the greatest number of jobs in Miami-Dade, 46% offer salaries at 60% or less. Only 67% of these top occupations provide salaries at 80% or less of AMI.

Those households between 30.1% to 60% of AMI are experiencing substantial cost burden. Fifty-one percent (51.3%) of this income group are spending more than 60% of their income on housing. An additional 28.7% are spending between 40.1%-60% of income on housing.

In spite of the County and other funders' effort to generate affordable housing in Miami-Dade County, a substantial gap in affordable housing, numbering 81,962 units, is needed for those at 60% or less of AMI. The gap increases to 83,671 units for residents at 50% of AMI or less. [40]

In addition, fifty-seven percent (57%) of Miami-Dade households at 30% of AMI (ELI) are spending more than 60% of their monthly income on housing (a total of 64% of ELI households are spending more than 40% of their monthly income on housing). As noted above, ELI households' cost burden compared to those between at the higher income group is off-set by the number of public housing units and other subsidized housing, which is playing a particularly significant role in housing the Elder population in the County. [41] Of the County's 9,189 units of public housing, 2,598 are designated for elderly households (28%). At the same time that additional deeply subsidized housing is needed for ELI households, existing housing stock is at risk unless efforts at preservation are made.

[40] 2013 Rental Market Study: Affordable Housing Needs, Shimberg Center for Housing Studies, April 17, 2013, p. 30.
[41] 2013 Rental Market Study: Public and Assisted Housing, Shimberg Center for Housing Studies, Prepared for Florida Housing Finance Corporation, July 19, 2013; August 3, 2019 phone interview with Shimberg Center.

HOUSING CHALLENGES

CHALLENGES IN GENERAL

Homeownership

The Miami-Dade Housing Finance Authority reports two challenges currently being faced by its First Time homebuyer program. First, there is no housing product available for potential buyers. They are competing with cash buyers, which makes it difficult to find an affordable home. Secondly, interest rates have been steadily climbing making homeownership for low and moderate-income families much harder to attain. Even with extremely favorable terms[42], PHCD's Homebuyer Assistance Program has experienced instability in its mortgage portfolio. PHCD makes allowances in its Homebuyer Assistance Program forecasts for low loan repayments due to anticipated defaults. It projects that approximately 37% of assisted homebuyers will default as monthly payments increase per the loan terms.[43] Low-income buyers pay $25 per month for the first five years and $50 for the second five years. Moderate-income buyers pay $50 for the first five years and then $100 for the next five years.

Rental Housing Development

In spite of the County and other funders' effort to generate affordable housing in Miami-Dade County, a substantial gap in affordable housing, numbering over 82,000 units, is needed for those at 60% or less of AMI.[44]

As noted, work occupations that offer the greatest number of jobs in Miami-Dade, 46% do not allow an employee to avoid being housing-burdened unless such housing is affordable for persons at 60% of AMI. Furthermore, 67% of these top occupations provide salaries that limit workers to housing affordable to persons at 80% or less of AMI.

In addition, fifty-seven percent (57%) of Miami-Dade households at 30% of AMI (ELI) are spending more than 60% of their monthly income on housing (a total of 64% of ELI households are spending more than 40% of their monthly income on housing).

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[42] Current homebuyer assistance loan terms targeted by funding sources available to Miami-Dade County. Such loans are designed to reduce first mortgage obligations and the County's subordinate loan terms are extremely favorable for persons. Surtax and SHIP funds are utilized as subordinate loans to first mortgages. Under state law, 35% of Surtax funds must be spent on homebuyer activities, while 50% of SHIP funds must be spent on such activities (such activities could include development of homebuyer units with certain limitations). Interest rates are 0% to 3% for at or below low-income median income and 4% to 6% for moderate-income buyers. Low-income buyers pay $25 per month for the first five years and $50 for the second five years. Moderate-income buyers pay $50 for the first five years and then $100 for the next five years. These payments are applied toward loan interest for the first five years and forgives any remaining interest. For years 6-10, the County applies half of the payment to the loan balance, half to interest and forgives any remaining interest. After 10 years, loan terms amortize the remaining principle and interest over the next 20 years. If the purchaser ceases to use the home as his or her principle place of residence or sells the home, the balance of the loan must be repaid.

[43] See Miami-Dade's Discretionary Surtax Provides Benefits; Accountability Processes Should Be Improved, *The Florida Legislature Office of Program Policy Analysis & Government Accountability*, Report No. 12-08 (June 2012), p. 13.

[44] 2013 Rental Market Study: Affordable Housing Needs, Shimberg Center for Housing Studies, April 17, 2013, p. 30.

Those between 30.1% to 60% of AMI are also experiencing substantial cost burden. Fifty-one percent (51.3%) are spending more than 60% of their income on housing with 28.7% spending between 40.1%-60% of income on housing.[45]

Production of affordable rental housing is a matter of financial feasibility. The question is whether rental income generated from below-market rents can support the long-term construction financing and other operating costs once a project is developed. Cost of development is driven by land costs, hard and soft costs, impact fees, infrastructure costs and time. Development costs and subsequent long-term debt financing must be significantly reduced to allow for below-market rents affordable to low-income households. It is particularly challenging to develop housing with rents low enough for extremely low income residents and persons living on fixed income such as elderly and persons with disabilities.

CHALLENGES FUNDING HOUSING DEVELOPMENT

The cost of development and subsequent long-term debt financing must be significantly reduced to allow for below-market rents or purchase prices. Providing development subsidies in the form of low interest, deferred and/or forgivable financing is one tool to promote affordable housing development. The County currently offers significantly favorable gap financing as incentive to develop affordable housing.[46]

Challenges Addressing Rental Housing Gap Posed by Statutory Funding Formulas

While the County is faced with a substantial need to develop affordable rental housing and provide gap financing, statutory formulas governing its financing programs drive funds toward homeownership activities, either to an unwarranted degree and/or toward income groups who will be unable to attain homeownership or will experience difficulty maintaining such status.

Under state statute, at least 65% of the annual SHIP allocation must be spent toward home ownership. At least 30% of the funds must benefit very-low income households with an additional 30% benefitting low-income households. In light of conditions set forth above, the SHIP formula is extremely challenging to successfully implement, nor does it address the reality of Miami-Dade's affordable housing need.

While the Surtax formula requires only 35% of revenue collected to be directed toward homeownership activities, the end results after subtracting 10% of the revenue for

[45] ELI households' cost burden compared to those between at the higher income group is off-set by the number of public housing units and other subsidized housing, which is playing a significant role in housing the Elder population in the County. 2013 Rental Market Study: Public and Assisted Housing, Shimberg Center for Housing Studies, Prepared for Florida Housing Finance Corporation, July 19, 2013; August 3, 2019 phone interview with Shimberg Center.

[46] Id., p. 7. Current Surtax financing terms are favorable to affordable housing development. Loans are for a thirty-year period, subject to a recorded rental regulatory agreement for the entire term. Most projects also are funded by tax credit financing and subject to Florida Housing Finance Corporation rent restriction and compliance periods (which generally exceed those required under Internal Revenue Code). If a for-profit developer, the Surtax loan is subject to 0-6% rates accrual (1-6% in the case of HOME loans) based on cash flow in years 3-30 with no payments due during the first two years. If a non-profit, the rate is .5% Loan principal is due at the end of the term. The loan can be refinanced depending upon the project's cash flow. To allow feasibility of projects serving the homeless, loan terms for such projects forgive principal and interest in equal increments of 25% for years 25 through 30 of the loan.

administration is that only 20% more of Surtax resources can be directed toward rental activities when substantially greater rental housing is needed than homeownership opportunities at this time or is feasible for low-income households to obtain and maintain.

Finally, the state Surtax statute prohibits more than 50% spent on new construction. While this limits the County's ability to generate units through new construction, it allows preservation strategies to maintain existing affordable housing, particularly in advance of expiring compliance periods and improvement of the commercial multi-family market.

Challenges Utilizing HOME Funds in Miami-Dade County

The County faces challenges in awarding HOME funds toward housing development. Developers find this federal funding less than desirable due to federal requirements governing the use of the funds (e.g. environmental review and Davis-Bacon) and attendant administrative processes. Point in case, in the last competitive cycle, County staff issued an RFP for available HOME funds for rental housing development. Eighteen (18) projects were submitted for funding. Only two met threshold under federally-mandated pre-award underwriting review and thus eligible for award. Based on comparison of the developers who applied for Surtax during the same fiscal year with those who applied for HOME, developers with greater experience and capacity did not seek HOME funding.

TOD DEVELOPMENT AND IMPACT ON LAND COSTS AND HOUSING AFFORDABILITY

As noted in the recent FIU Policy brief *Housing Hunters* and called for in the County's CDMP policies, affordable housing development tied to core Urban Centers, employment centers, mass transit centers and main transit corridors is critical for low income workforce, yet such housing may become unfeasible due to future land costs.

During the recent CDMP amendment process, the County employed "quick value polling" as part of its public input process. When asked "As SE Florida's population grows over the next 100 years, how should we accommodate more people?," 87% responded "Build more densely, but only in certain areas such as near public transit, employment centers and historic downtowns"

It is most likely inevitable that substantial desirability to live in urban centers promoted under TOD policies, co-located or easily accessible to employment centers, rich with density, neighborhood amenities and services and pedestrian friendly, is going to price out lower-income households in need of rental housing unless strategies are implemented at this time to ensure that their housing needs are met during the next wave of development in Miami-Dade.

REGULATORY DEVELOPMENT CHALLENGES

The County has progressively implemented developmental incentives to generate affordable housing through land use and administrative policy such as density bonuses and impact fee waivers. Zoning code overlays allow parking reductions and accessory residential use that facilitate affordable housing development and opportunities.

However, challenges still exist. For example, in 2009, the AHAB reviewed existing land use, zoning and permitting policies, regulations and practices that impede affordable housing development. It subsequently made recommendations to the Board, which were adopted and incorporated into the County's three-year funding plan to the State for its SHIP allocation. During its recent review of these recommendations, AHAB found that three had not yet been implemented. One significant finding is that a 2009 CDMP amendment allowing for density bonuses in exchange for creation of VL and Low-Income housing units had not yet been implemented through ordinance and implementation order for lack of sponsor. In addition, implementation of a formal process for expedited review of permitting plans for affordable housing projects had not occurred.

CENTRALIZED INVENTORY AND MONITORING SYSTEM NECESSARY TO MANAGE AND PRESERVE EXISTING AFFORDABLE HOUSING

The County currently offers housing developers various financing and development-related incentives to create affordable housing in exchange for long-term affordability (or special need set-aside) compliance periods. As a result of these incentives, the County requires that all of the housing developers record restrictive covenants to run with the land. The restrictive covenants, in most cases, require that each subsidized property remain affordable for a period of up to thirty (30) years. In some cases, the compliance periods are longer. Such compliance periods ensure long-term availability of affordable housing stock and protect substantial County investment in the creation of such housing. Early payment of the County loans does not result in an early termination of the restrictive covenants.

In addition, developers are offered the opportunity to take advantage of density bonus programs In some cases, developers must produce workforce housing units in certain development areas. These programs require minimum affordability periods. The County also offers impact fee waivers for affordable housing projects. These incentives are generated by programs administered by various County Departments or processes. Within the County, departments administering or approving incentives are not currently coordinated. Under some County incentive programs, compliance with developers' long-term commitments is not being monitored or there are no mechanisms in place for such monitoring. Affordability periods and compliance requirements also differ from program to program. Further, lack of an internal, centralized list of affordable housing created through County programs does not allow a thorough accounting of affordable housing stock in service for planning purposes and opens the possibility of over-counting when multiple incentives are employed by a developer for the same project.

The chart below provides an example of the variety of incentives and the departments responsible for their administration/management:

Financing Incentives	
Department	
PHCD	Surtax, SHIP, HOME, Infill Housing
ISD	GOB
MDEAT	Homebuyer Assistance (Surtax)
Historic Preservation Board	Preservation Funds for Renovations
Development Incentives	
DRER	Impact Fees; Workforce Housing Density Bonus; Voluntary Density Bonus Program (CDMP – Pending Implementation); Mandatory 12.5% Workforce Housing Units
ISD PHCD	County-Owned Land Leased or Sold for Restricted Use as Affordable Housing

This lack of coordination and/or monitoring jeopardizes the County's ability to maintain and grow affordable housing inventory, protect its investment as well allow planning agility necessary to implement effective preservation strategies and initiatives to address expiring compliance periods. Further, a centralized inventory should capture older inventory with expiring project-based subsidy and LURAs.

The County should have better tools to anticipate pending expiration of compliance periods and the ability to more deliberately target certain types of affordable housing development for preservation through incentive strategies. A centralized tracking system of units subject to use restrictions with monitoring assignment and annual verification should be implemented.

HOUSING STRATEGIES

	Housing Objectives	Strategy	Implementation Measure	Organizational Responsibility
1	**Increase wages and job opportunities to allow Miami-Dade's workforce greater access to the private rental market.**	Coordinate County economic planning/development activities and land use development efforts that will generate affordable housing opportunities in urban centers, along major transit corridors or in urban infill areas that are transit-supported.	Create a Subcommittee of the Advisory Board charged with oversight of the Master Affordable Housing Plan to develop joint economic and land use development strategies to develop affordable housing opportunities. Such objectives shall include access to CDMP-driven employment centers offering a range of job opportunities as well as access to locations of adult post-education and training opportunities designed to assist the existing workforce meet the needs of emerging targeted industries. Such strategies and implementation measures will also include development incentives or mechanisms to create workforce housing (as defined herein). Such strategies and implementation measures will include identification of organizational responsibilities within County staff. Such strategies and measures will be submitted to the Board for adoption as an amendment to the Master Affordable Housing Plan.	PHCD DRER
2	**Utilize County resources as incentives or development mechanisms to promote development of mixed-used, mixed-income affordable housing primarily in Urban Centers, transit-oriented corridors and transit-supported infill development areas (e.g. LU-12E), providing concentration of employment opportunities, mass transportation and neighborhood amenities and services resulting from density.**			
2a	**Use County Funding Resources as Leverage to Generate Affordable Housing**		• Increase coordination and planning between the County's funding policies and regulatory policies, initiatives and practices related to County-wide economic planning and development, land use and transportation policies and implementation. • Establish scoring points in the competitive funding processes that align affordable housing development with County-wide economic planning and development, land use and transportation policies and implementation. • Balance allocation of funding between rental housing need and homeownership activities to address housing need based on workforce	PHCD

			employment, population, affordable and private housing stock and market data. • Finish what the County started by providing resources necessary to complete units currently in the development pipeline and, in the case of pipeline homeownership units, provide the necessary mortgage subsidy for the purchase of the units as funding allows. • Explore options to address Discretionary Surtax and SHIP statutory formulas which challenge ability to direct greater resources toward creation of rental housing and by formula encourage homeownership for income groups increasingly unable to successfully enter into and/or maintain homeownership. o To meet homeownership allocation requirements, explore the option of using Surtax funds to implement an Employer/County workforce housing program through the use of Surtax Workforce Housing Choice Assistance Voucher Program as authorized under the provisions of s. 125.0167(7)(a). • Explore creating an incentive program specifically to develop ELI-affordable units and units set aside for persons with special needs, which would bundle a range of development incentives such as deep capital subsidies, HOME rental subsidy (subject to federal annual allocations), density bonuses, impact and fee waivers, greater bonus points under competitive processes and County land lease awards. • To reduce reliance on LIHTC Program for development of mixed use affordable housing, explore bundling New Market Tax Credits with Florida Guaranty Loan Home Loan funds. • Address administrative challenges in expending HOME funds due to rental development market's undesirability by directing more funds toward	

			Tenant-based Rental Assistance (TBRA) and by focusing on neighborhood and smaller development projects. • Identify additional sources to fund the Miami-Dade County Affordable Housing Trust Fund as well as explore the use of the Fund as a leveraging partner to: o Raise additional construction financing in light of increased competition for LIHTC financing at the state level; and o Fund preservation strategies (see below). • Collaborate with Community Redevelopment Agencies (CRAs) to utilize Tax Increment Financing (TIF) to encourage greater affordable housing development.	
2b	**Offer Development Incentives to Generate Affordable Housing**	• Ensure that CDMP objectives and policies expressly promoting affordable and/or Workforce housing (as referred to therein) are implemented. • Promote the inclusion of affordable housing in the development of Urban Centers and transit-oriented corridors.	• Ensure that ordinances and administrative/implementing orders are adopted to allow application of 2009 amendments to the CDMP providing density bonuses to developers who include affordable housing for VL and Low-Income Households. • Review and provide recommendations to proposed revisions to the Workforce Housing Ordinance, Chapter 33, Article XIIA of the Code of Miami-Dade County. • Identify additional development incentives or mechanisms to generate workforce housing for ELI, VL, Low and Moderate Income households and persons with special needs on fixed incomes within Regional Urban Centers or along transit corridors in areas that are located at or within close walking distance to transit stations and transit centers. • Work with DRER to implement Land Use Element Objective LU-12E by identifying mechanisms by which to incentivize infill development for workforce housing for ELI, VL, Low and Moderate Income households in areas that are located at or within	PHCD DRER

			close walking distance to transit stations and transit centers. • Continue review of, and efforts to address, regulatory barriers to affordable housing development including, but not limited, to impact fee waivers, zoning, land assembly and permitting review through the work of AHAB in coordination with DRER. AHAB's recommendations will be presented to the Board for adoption as an amendment to the County's LHAP. AHAB recommendations for inclusion in the County's LHAP will become a part of this Master Affordable Housing Plan by incorporation upon their adoption by the Board. • Ensure that the following AHAB recommendations adopted by the Board pursuant to Resolution 347-09 are implemented: o 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 Administrative Order. Such expedited process shall be incorporated into the Department's standard operating procedures and the County's LHAP. o 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 be notified of the cost impact at first reading or public hearing, as required. o AHAB should review any current and future Comprehensive Development Master Plan (CDMP) amendments or zoning changes that may impact affordable housing and provide recommendations, if necessary.	
2c	**Utilize County-Owned Property to Create Affordable Housing**		• Maintain and make available a current list of County-owned properties in the form required under s. 125.379 F.S. o Review and revise, if necessary,	PHCD

			Implementing Order 3-44 which incorporates the establishment of a multi-departmental Affordable Housing Review Committee (AHRC) responsible for reviewing County property identified by then-named GSA as having the potential of being developed as affordable housing and directing said property to respective departments for corrective action to prepare such property for development (e.g. zoning variances). ○ Establish mechanisms to utilize such properties as incentives for private development of affordable housing to meet need, while maintaining control over properties. • Conduct review of Miami-Dade County Infill Housing Initiative Program. • Identify additional funding sources to fund the Affordable Housing Trust Fund as well as explore the use of the Fund as a funding partner to create a land trust to: ○ purchase properties in anticipation of rising property values in and near urban centers, major transit sites and corridors urban; and ○ fund pre-development site work on County-owned land to allow reduced costs for affordable housing construction.	DRER ISD
3	**Preserve Existing Affordable Housing Stock**	**Direct Rehabilitation Funds toward Existing Affordable Housing Subject to Expiring Compliance Periods, Use as Public Housing or Utilizing HUD Project-Based Subsidies.**	• Develop incentives to developers to extend affordability or set-aside period such as rehabilitation loans as properties will have aged and be in need of major repair or some degree of rehabilitation/improvement. Particular attention should be paid to properties with HUD rent subsidies under older HUD development programs. • Continue to promote redevelopment of public housing sites in partnership with private affordable housing developers. • Explore options during permitting process to avoid	PHCD

			loss of affordable housing due to demolition and subsequent failure of project to proceed. • Support the preservation and enhancement of existing mobile home communities as an additional source of affordable housing pursuant to strategies set forth in HO-7 of the CDMP Housing Element. *Improve Coordinated Affordable Housing Inventory Management and Compliance Monitoring* • Establish centralized computerized system of tracking developments that are provided financing and/or development incentives. The system should record affordable units by generated by funding source(s) and/or development incentive or requirement, income limit, special need set-aside, compliance requirements and period per incentive, end-dates of compliance period(s) and annual monitoring verification. The system should also track units with project-based rental subsidy and LURAs. • Establish coordinated single monitoring process for compliance and identify responsibility for monitoring. • To streamline and minimize redundant monitoring, procedures should incorporate use of annual Florida Housing Finance Corporation monitoring report for developments subject to a LIHTC or other Florida Housing Finance Corporation compliance period to verify the development's compliance with the County's requirements. • Amend codified compliance methodologies inconsistent with standard methods of ensuring tenancy by eligible persons (e.g. Workforce Housing Ordinance requires vacancy advance notice to ISD and ISD issuance of Certificates to approved tenants, opposed to annual review of rent rolls and property management records).	PHCD DRER ISD MDEAT Historic Preservation Board

4	**Increase housing opportunities for Persons with Special Needs**	Identify deeper subsidies, reduce regulatory impediments and provide housing assistance, which will allow persons with special needs to maintain independent housing affordable on a fixed income and in a least restrictive community setting.	• Utilize a greater amount of HOME funds toward tenant-based rental assistance for persons with special needs (elderly, disabled, homeless, youth aging out of foster care). • Identify greater subsidy funding and/or development incentives to award during competitive processes as well as set-aside funds to create affordable housing units for persons with special needs within mixed-income projects. • Establish priority for persons with special needs on housing waitlists as soon as establishing priorities becomes permissible under a program's governing regulations. • Advocate for additional subsidy vouchers for persons with special needs. • Continue to allocate funds toward owner-occupied rehabilitation loans for the elderly or persons with disability to allow them to maintain independent housing. • Work with municipalities to waive fees and remove regulatory impediments triggered by rehabilitation under the County's owner-occupied rehabilitation loan program, which serves elderly and disabled homeowners. • The Board, when considering the approval of each CRA's Redevelopment Plan, should ensure that, where applicable, affordable housing goals are addressed by each Redevelopment Plan. • Implement initiatives to comply with the Olmstead Decree: ○ Address zoning regulations that may pose regulatory barriers to allowing persons to live in the least-restrictive community setting with support services needed to maintain long-term housing stability (e.g. on-site case management or housing specialists should not trigger institutional use or excessive	PHCD DRER

			parking requirements). ○ Establish programs to address transitioning disabled persons out of nursing homes into affordable housing. • Research availability of HUD section 811 funding.	
5	**Address Additional Barriers to Housing**	Implement housing initiatives and programs tailored to address housing barriers or housing related needs of other County sub-populations.	• Ensure that the County's Housing Central Affordable Housing Listing and Search Tool easily accessible on County Department websites as well as ensure that the County's Centralized Housing Inventory once developed publically accessible. • Address housing barriers resulting from property owners' credit and criminal background check practices or unlawful screenings (i.e. on the basis of disability such as a history of mental illness). • Conduct further research into barriers to tax credit projects, particularly for ELI households, such as upfront application fees, deposits and other move-in fees as well as rent increases. • Address impediments to Fair Housing Choice and affirmatively furthering fair housing ○ Implement Ordinance No. 09-107 creating the Miami-Dade Housing Civil Rights Oversight Board. ○ Review implementation of Miami-Dade County's Analysis of Impediments to Fair Housing Choice. • Establish a Sub-Committee under the Advisory Body with oversight for the Master Affordable Housing Plan to review the impact of the Nancy C. Detert Common Sense and Compassion Independent Living Act and develop strategies and implementation measures in response to address the housing needs of youth aging out of the foster care system as deemed appropriate under the Master Affordable Housing Plan. Such strategies and measures will include identification	PHCD

			of organizational responsibilities within County staff and other agencies as appropriate. Such strategies and implementation measures will be submitted to the Board for adoption as an amendment to the Master Affordable Housing Plan. • Establish a Sub-Committee under the Advisory Body with oversight for the Master Affordable Housing Plan to develop strategies and implementation measures to address community re-entry and housing for registered sexual offenders. Such strategies and measures will include identification of organizational responsibilities within County staff and other agencies as appropriate such as the criminal justice system. Such strategies and implementation measures will be submitted to the Board for adoption as an amendment to the Master Affordable Housing Plan.	
6	**Prevent and End Homelessness**	Promote strategies to prevent homelessness and rapidly move persons from homelessness into stable housing.	• Continue to implement the strategies contained in the Homeless Trust's Community Plan to End Homelessness, as may be amended, which are based on evidence-based effective models such as Housing First for chronically homeless and rapid rehousing for individuals and families. • Extend greater protection to month-to-month tenants by adopting an ordinance similar to the City of Miami Beach, which requires that landlords provide thirty days notice prior to terminating month-to-month tenancies. • Increase enforcement of County Minimum Housing Standards to protect renters' living conditions. • Require development projects seeking County-administered financing or other development incentives to demonstrate that there will be no displaced individuals as a result of the development or If the relocation of individuals is necessary, a relocation plan has been developed	Homeless Trust PHCD DRER

			and is financially and practicably feasible.	
7	**Promote Green Design; Crime Prevention Through Environment Design (CPTED); Global Climate and Equitable Design**	Promote Green Design, CEPTD and Global Climate construction principles as well as equitable design in all affordable housing development subject to County funding or development incentives or built on County-owned land.	• Developers should be offered bonus points for incorporating a commitment to seek US Green Building Council Leadership in Energy and Environmental Design (LEED) certification or compliance with Florida Green Building Coalition standards into their projects (Land Use Element LU-10D and LU-10E). • Developers must commit to incorporating Crime Prevention Through Environmental Design (CPTED) features to meet threshold for County financing or other developmental incentive (Housing Element HO-8C). • Provide incentives for developers to apply universal design and visitability features in addition to required compliance with Fair Housing Act (FHA) design standards to allow greater flexibility in housing stock to accommodate persons aging in place and/or living with disabilities. These design measures will assist in addressing CODI's request that 20% of affordable units be made accessible, that developers go beyond the percentage of accessible units required by federal regulations (currently 5% for mobility and other disabilities and 2% for visual and audio disabilities) and that persons with disability can visit others in their residences. In the event that County-administered development funds or incentives are provided to housing developments, which would not be subject FHA design requirements, mandate that design and construction ensure universal design and visitability. • Policies governing construction design and materials in response to global climate change should be incorporated into the Master Affordable Housing Plan as they evolve. • Encourage design features that create units and amenities attractive to moderate-income	PHCD DRER

			households, while incorporating units affordable to extremely low, very low and low-income households. • Whenever feasible, incorporate interior design features into units affordable to ELI, VL and LI household that are comparable to those incorporated into units made available to higher income households in mixed-income housing developments. • Ensure that residential units set aside for certain target households be disbursed throughout the housing development, comparable in size to non-set-aside units and indistinguishable on the exterior from the non-set-aside units in the housing development.	

RESOURCES FOR HOUSING DEVELOPMENT

The County currently makes available three forms of incentives to develop or create affordable housing: (a) funding at favorable terms which can be used to leverage other sources of housing-related financing; (2) development-related incentives such as density bonuses and impact fee waivers; and (3) county-owned property. A detailed description of such incentives is provided below. Description of state funding, the primary source of leveraged funds is also provided. A quick-view summary of funding, allowable uses, income limits and terms can be found in **Appendix A.** In addition, revenue and allocation of FY13 HOME and SHIP funds and projections for FY14 through FY18 are provided.

FINANCING FOR AFFORDABLE HOUSING

COUNTY-ADMINISTERED FUNDS

■ DOCUMENTARY STAMP SURTAX PROGRAM

Under s. 125.0617, Florida Statutes, Miami-Dade County levies a discretionary surtax to provide low- and moderate-income housing.[47] The tax applies to deeds and other instruments relating to real property in an amount not to exceed 45 cents per $100 (single family property transactions are exempt). Miami-Dade County is the only Florida county currently levying this tax. Between 2007 and 2011, the County received $102.8 million in Surtax Revenues.[48] The County's Documentary Stamp Surtax Program is projected to generate approximately $24,000,000 a year during the next five years.

Allowable Surtax Housing Activities

The tax may be used to:

- Finance construction, rehabilitation or purchase of rental housing;
- Rehabilitate single family housing units; and
- Provide homeownership assistance through affordable second mortgages.

State and Local Limitations on Use of Surtax

- At least 35% of new Surtax revenue must be spent on construction, rehabilitation, and purchase of rental housing;

[47] In addition to state statutory provisions, the Program is governed by Section 29-7 of the Miami-Dade Code of Ordinances.

[48] Miami-Dade's Discretionary Surtax Provides Benefits; Accountability Processes Should Be Improved, *The Florida Legislature Office of Program Policy Analysis & Government Accountability*, Report No. 12-08 (June 2012), p. 2.

- At least 35% must be spent on homeownership activities.[49]
- The balance of new revenue may be allocated to rental housing or homeownership assistance at the discretion of the County.
- In any event, no more than 50% of new revenue may be spent on new construction.
- At least 50% of Surtax funds must benefit low-income households.
- Surtax cannot be used to rehabilitate housing owned by Miami-Dade County unless the Board of County Commissioners determines that other source of funding exists for such purpose.
- No more than 10% of new revenue may be expended on administration.
- Any Revenue funds allocated for homeownership or rental housing that remain uncommitted at the end of the fiscal year must be re-allocated in subsequent years consistent with the provisions set forth above.
- No limitation other than allowable housing activities on the use of program income, fees or other income that is not the "annual revenue" collected by the state and received by the County through the levied tax.

The County allocates 8% of annual revenue to the Miami-Dade Economic Advocacy Trust, which utilizes its allocation toward down payment and closing loans.

Allocation Process

- The County competitively awards match funds to allow projects to move forward with Tax Credit applications to the Florida Housing Finance Corporation (see below).
- The annual Consolidated RFA process through which federal, Surtax and SHIP funds are awarded is generally utilized to address gap Surtax funding for projects under development. Under the FY13 process, funding was limited to funding projects under development with a demonstrable need for gap funding. Priority was given to 4% tax credit projects requiring gap funds as well as other publically funded developments.
- All projects must meet preliminary feasibility criteria to meet threshold for funding consideration.
- Upon loan closing, a rent regulatory agreement is recorded against the property to ensure that funded units are utilized for affordable housing for the targeted population during the compliance period (equal to the loan term).

[49] Homeownership assistance means assisting a household purchase a home as its primary residence, including but not limited to, reducing the cost of the home with below market construction financing, down payment and closing costs paid by the borrower, subordinate mortgage assistance, homebuyer education and rehabilitation of single family homes.

Reporting Requirements

- **Local Three-Year Plan for Use of Funds:** State law requires that the County adopt a three-year plan for the use of the Surtax funds every three years. The plan is to be similar to that required for state allocation of SHIP funds (see below). The plan should set forth strategies for the use of the funds, the allocation of funds over three years and housing goals. ***This Master Affordable Housing Plan serves as the Miami-Dade County Three-Year Documentary Stamp Surtax Plan for FY'14 through FY'16.***

- **Local Annual Report to Board:** Staff responsible for administering the Program is required to submit an annual report to the Miami-Dade County Board of County Commissioners in a form substantially similar to that required under the state SHIP Program.

- **Five-Year Review by State:** By June 30, 2012, and every 5 years thereafter, the Office of Program Policy Analysis and Government Accountability (OPPAGA) is required to review the County's Surtax Program and provide a report to the President of the Senate and the Speaker of the House of Representatives. OPPAGA issued its first report in June 2012 (see **Exhibit E**).

FEDERAL HOME INVESTMENT PARTNERSHIPS (HOME Program)

Allowable Activities

The County receives an annual federal formula grant allocation of federal HOME funds.

Allowable HOME Activities

- Permanent or construction lending for construction or rehabilitation of housing for rent or ownership
- Home purchase assistance.
- Homeowner rehabilitation assistance.
- Homebuyer counseling and education
- Tenant-based rental assistance.

Consistent with the County's Five-Year Consolidated Plan, the County did not direct its FY 2013 allocation of HOME funds toward new homeownership construction activities.

Significant HUD Policies Governing HOME Funds

1. The County must repay any HOME funds invested in projects that are not completed within four (4) years of the commitment date.

2. The County may commit HOME funds to a project after it has underwritten the project, assessed the developer capacity and fiscal soundness of the developer being funded, and examined the market conditions to ensure that there is a demonstrated market demand for the home projects.

3. The County must convert any HOME homeownership unit that has not been sold to an eligible homebuyer within six months of construction completion to a HOME-assisted rental unit.

4. The County may only provide HOME funds for development activities to Community Housing Development Organizations (CHDOs) that have demonstrated that they have the staff with development experience. As a CHDO, the entity must demonstrate the requisite staff, fiscal, and real estate development capacity to carry out the proposed project.

Allocation Process

- The County allocates HOME funds under the annual competitive Consolidated RFA process and through periodic Consolidated Plan amendments for re-capture and re-allocation of HOME funds.

- Upon loan closing, a rent regulatory agreement is recorded against the property to ensure that funded units are utilized for affordable housing for the targeted population during the compliance period (equal to the term of the loan). Most projects are also funded by tax credit financing which require compliance periods well in excess of HUD requirements.

Reporting Requirements:

Use of HUD funds is subject to formal HUD reporting requirements and processes.

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP)

Allowable Uses and Limitations under State Law

Under state statute, SHIP funds may be used for homebuyer mortgage assistance and homebuyer counseling and gap financing for multi-family development, both new construction and rehabilitation.

- At least 65 percent of allocated SHIP funds must be used toward home ownership.

- At least 75 percent of allocated funds must be used for construction, rehabilitation, or emergency repair of affordable, eligible housing.

- Thirty percent (30%) of the allocation must benefit very-low income households with an additional thirty percent (30%) benefitting low-income households.

- The County's SHIP Program administration is capped at 10%.

Plan and Reporting Requirements

- The County must submit a three-year Local Housing Affordable Plan (LHAP) for the use of SHIP funds for Florida Housing Finance Corporation approval. Any change to housing strategies or goals for the use of SHIP funds requires formal amendment to the LHAP.

- The County must submit an annual SHIP Report to the Florida Housing Finance Corporation.

Allocation Process

The County allocates SHIP funds under the annual competitive Consolidated RFA process. The majority of the FY13 appropriation will be directed toward existing programs administered by County Departments due to the restricted use and expenditure deadline imposed under the FY13 Appropriation Legislation (see below). Homebuyer Counseling funds will be made available through the Consolidated RFA process (see below).

FY13 Legislation Appropriation

During the 2013 legislative session, the Florida Legislature made a non-recurring appropriation for the SHIP Program funded with National Mortgage Settlement funds. Miami-Dade County's allocation is $2,279,857. To accept such allocation, counties need only submit a certification without amending their LHAPs if the use of their respective allocation will fall under existing strategies under their approved LHAPs. Otherwise, new strategies will require revision of their LHAPs through the state's amendment process.

Pursuant to SB1852, the Legislature limited the activities which may be conducted with these funds and limited administrative costs to 3% of the allocation, opposed to 10% as would be the case under standing SHIP rules.

Allowable Activities

- Rehabilitating or modifying owner-occupied houses, including blighted homes or neighborhoods;
- Assisting with purchases of existing housing, with or without rehabilitation;
- Providing housing counseling services;
- Providing lease-purchase assistance;
- Implementing strategies approved by Florida Housing Finance Corporation which are related to assisting households and communities impacted by foreclosures, using existing housing stock.

Minimum Expenditure Requirement – Special Need Residents

Twenty percent (20%) of the allocation must serve persons with special needs as defined under Section 420.0004 of the Florida Statutes with first priority to persons with developmental disabilities, with an emphasis on home modifications, including technological enhancements and devices, which allow them to remain independent in their own homes and maintain their homeownership.

"Persons with special needs" is defined as:

- An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition.
- A young adult formerly in foster care who is eligible for services under s. 409.1451(5) of the Florida Statutes.
- A survivor of domestic violence as defined under s. 742.28; or
- A person receiving benefits under the Social Security Disability Insurance (SSDI) or the Supplemental Security Income (SSI) program or from veterans' disability benefits.

Encumbrance and Expenditure Deadlines

All funds must be encumbered by June 30, 2015 and expended by September 30, 2015.

Proposed Miami-Dade County Use of FY13 SHIP Allocation

In order to ensure that the County meets encumbrance and expenditure deadlines and is not required to undergo the state's LHAP amendment process, the County staff is proposing to direct the FY13 allocation toward existing activities: homeowner assistance (subordinate loans), owner-occupied rehabilitation loans and homeownership counseling.

■ NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

The County's NSP 1 award of approximately $62.2 million was expended by the federal deadline. The program will continue to be a source of funding for affordable housing through generation of program income. Thus far, program income of approximately $2.6 million has been received. The NSP 3 award of approximately $20 million must be expended by March 2014. This award more than likely will not generate program income.

HUD regulations and County policy through the Implementing Order 2-11 govern the use of NSP program income, which mirrors those governing CDBG funds.

■ BUILDING BETTER COMMUNITIES – GENERAL OBLIGATION BONDS (GOB)

The Ten-Year GOB Program includes $137.7 million for county-wide affordable housing development and $32 million specifically earmarked for public housing sites. Per R-537-08, the GOB funds available for county-wide affordable housing development was split evenly for use in each of the thirteen Commission Districts.

■ FEDERAL CDBG

The County receives an annual federal formula allocation of CDBG funds of approximately $11 million.

Allowable Housing and Related Activities

The following activities are permissible:

- Acquisition of real property.

- Relocation and demolition.
- Rehabilitation of residential and non-residential properties, however construction of new housing by units of general local government is not permitted.
- Construction of public facilities and improvements, such as water and sewer facilities, streets and the conversion of school buildings for eligible purposes.
- Public services, within certain limits.
- Activities relating to energy conservation and renewable energy resources.
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

County Use of CDBG

The County has directed some funds toward housing development activities in the past (approximately $2.7 million on average in Years 2009-2011). In FY13, the County allocated $420,000 towards correcting code violations in Eligible Block Groups (EBGs) and Neighborhood Revitalization Strategic Areas (NRSAs), while directing the balance toward public improvements and facilities, economic development/job creation and public service.

MIAMI-DADE COUNTY HOUSING FINANCE AUTHORITY BOND PROGRAMS

The Housing Finance Authority of Miami-Dade County (HFA) generates funds for affordable housing activities through the sale of mortgage revenue bonds for the purpose of financing multifamily rental housing and first time homebuyer programs. The multifamily program provides low interest financing to housing developers for new construction or rehabilitation of existing buildings that will result in affordable housing. During the past three years, an average of $29,000,000 in revenue bonds per year have contributed financing toward multi-family rental housing projects for low, moderate or middle-income families. It is anticipated that $100,000,000 in bond financing per year will be made available for multi-family developments over the next five years.

The First Time Homebuyer Bond Program funds first mortgages at below market rates to low, moderate or middle-income households. The program also provides down payment and closing cost assistance in the form of a deferred second mortgage to qualifying households. The current program has provided financing to 138 households for a total of approximately $24 million in mortgages.

MIAMI-DADE COUNTY HOMELESS TRUST

The Miami-Dade County Homeless Trust is the lead agency for the Miami-Dade County Homeless Continuum of Care (CoC). The CoC provides housing and services to homeless and formerly homeless individuals and families. Services also include prevention activities. The Trust is governed by an independent board with authority to allocate and award its own funds. The Trust's annual budget is approximately $40 million, comprised of local food and beverage proceeds, as well as federal and state funding. Approximately $20 million per year comes through a competitive process via HUD, $12 million via the Food and Beverage tax, and the remainder through State funding and private sector contributions. The Homeless Trust is responsible for all planning related to use of funds it administers on behalf of the CoC. The Trust's CoC Plan to End Homeless, as may be amended, is incorporated into this Master Affordable Housing Plan by reference.

FLORIDA HOUSING FINANCE CORPORATION

■ LOW INCOME HOUSING TAX CREDIT PROGRAM

The federal low-income housing tax credit program administered by the Florida Housing Finance Corporation is the most significant source of funding available for local development of large-scale affordable housing. Developers raise financing from investors who purchase the tax credits to reduce their tax liability over a period of time. Although tax credits can fund a substantial portion of the development costs[50], most tax credit projects require multiple funding sources. The OPPAGA June 2012 Surtax Report provides an excellent description of a tax credit project's financing and funding processes.[51]

In order to apply for tax credits, developers must secure a match of government funds to demonstrate local commitment to the project. The County utilizes Surtax funds through competitive process to provide this match. Projects awarded tax credits may later seek additional Surtax if underwriting demonstrates that gap funding is warranted.

The Florida Housing Finance Corporation awards tax credits through annual state-wide competitive processes. It is in mid-stream of launching a new framework for FY14 by issuing separate RFAs for small, medium and large counties as well as targeted or high need development. Award of tax credits is expected to become much more competitive.

■ OTHER FLORIDA HOUSING FINANCE CORPORATION-ADMINISTERED PROGRAMS

In addition, Florida Housing Finance Corporation administers the following primary programs:

- Multi-Family Mortgage Revenue Bond Program
- Federal HOME Program
- State Apartment Incentive Loan (SAIL) Program
- Pre-Development Loan Program
- Homebuyer Assistance

From time to time, Florida Housing Finance Corporation is provided non-recurring appropriations for administration. In FY13, Florida Housing Finance Corporation was charged with distributing National Mortgage Settlement funds through specific appropriations (e.g. $10,000,000 in grants to non-profits to develop small-scale housing for homeless persons; rental assistance for low-income households).

Development Incentives

Development incentives are currently offered such as density bonuses in exchange for creation of workforce housing units under the County's zoning code (Workforce Housing Density Program) as well as waiver of impact fees. The opportunity to receive density bonuses for urban

[50] Caulifield, John, Miami's Related Companies' Cashes in Low-Income Housing Tax Credits, Builder Magazine, posted on January 9, 2013, http://www.builderonline.com/affordable-housing/miamis-related-companies-cashes-in-low-income-tax-credits.aspx (Eight Related Urban Development Group projects have been funded with $152 million in tax credits).

[51] See **Exhibit E**, pages 6-7.

infill development in exchange for affordable housing units set aside for specific income groups is pending adoption of a County ordinance and administrative implementation (the CDMP Plan Amendment took effect in 2009).

The AHAB is responsible for reviewing existing development incentives, potential incentive opportunities and regulatory impediments. A 2013 comprehensive review is currently underway. The results of this review will be made a part of this Master Affordable Housing Plan by amendment. DRER is reviewing the Workforce Housing Density Program to improve its attractiveness to developers.

AHAB recommendations for inclusion in the County's LHAP will become a part of this Master Affordable Housing Plan by incorporation upon their adoption by the Board. In addition, the AHAB's triennial Implementation Review of Recommendations Report and any annual implementation review conducted by AHAB will be utilized as monitoring tools to measure strategic outcomes under this Master Affordable Housing Plan.

County-Owned Land Available for Affordable Housing

State Requirement to Identify County-Owned Land and Maintain List

Pursuant to Section 125.379 of the Florida Statutes, Miami-Dade County is required to maintain a list of County-owned parcels available for affordable housing development. Specifically:

1) By July 1, 2007, and every 3 years thereafter, each county shall prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such real property and specify whether the property is vacant or improved. The governing body of the county must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. The governing body of the county shall adopt a resolution that includes an inventory list of such property following the public hearing.

2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the county may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the county may otherwise make the property available for use for the production and preservation of permanent affordable housing.

Local Management of County Property for Use as Affordable Housing

Implementing Order (IO) No. 3-44 established processes primarily for the administration of the County's Infill Housing Program. However, IO No. 3-44 also established the Affordable Housing Review Committee (AHRC) charged with reviewing County-owned property to determine whether it is suitable either for infill or affordable housing development. The IO describes parcels as appropriate for affordable housing development as those which can be developed with more than four dwellings units, opposed to property or parcels suitable for infill which can

only be developed with four dwellings units or less. Property deemed suitable for affordable housing is to be made available through competitive process.

Under IO No.3-44, AHRC was established as follows: chaired by GSA's Assistant County Manager or designee, representatives from various County agencies, including GSA, Planning and Zoning, Public Works, Environmental Resources Management, Water and Sewer, Building and Neighborhood Compliance, Finance, Miami-Dade Public Housing Agency, Housing and Community Development, and any other department deemed necessary to review lots being considered for affordable housing.

The Implementing Order should be updated and processes integrated into the Master Affordable Housing Plan's strategies to utilize County-owned land to develop affordable housing.

Lease of County-Owned Land

County-owned land can and has been used successfully to develop affordable housing, significantly reducing development costs. The County can protect its investment in the development of such housing and preserve such housing by maintaining ownership and leasing the property to developers, making exception if necessary.

Successful examples to date have all demonstrated creative use of county land to generate mixed-use affordable housing development.

- *Verde Gardens*: 145 permanent supportive townhome units for formerly homeless families with a disabled family member, 22-acre organic farm and farmers market developed and operated by a non-profit developer under County lease and service contract with the Miami-Dade County Homeless Trust on County-owned property (former Homestead Air Force Base property).

- *Villa Aurora*: A long-term lease of County-owned property allowed a non-profit developer the feasibility to build and operate 39 units of affordable housing for elderly persons, 39 units of permanent supportive housing for formerly homeless families as well as build the Miami-Dade County Public Library System a new 12,000 square foot Hispanic Branch Library on the ground floor.

- Public Housing and Community Development's initiative to lease public housing sites for affordable housing development tied to the Florida Housing Finance Corporation tax credit cycle. Six public housing sites were awarded 9% tax credits in the 2011 cycle. Dante Fascell, Stirrup Plaza and South Miami Plaza received Preservation set-aside tax credits. Joe Moretti and Green Turnkey received non-preservation tax credits. Jack Orr later received tax credits following a successful scoring challenge. This initiative promotes mixed-income housing, affordable housing preservation and deconcentration of very-low income project-based housing.

- Scott/Carver: The first phase under the HOPE VI Revitalization Plan created fifty-seven Habitat for Humanity-developed homeownership units, a significant portion of which were sold to former Scott/Carver residents. Utilizing four percent (4%) LIHTC, HOPE VI funds and other County and federal funds, the second phase created 354 new mixed-income rental units, of which 50% are public housing, 30% are affordable, and 20% are

unrestricted to accommodate community families who earn more than the tax credit income limits. Units are garden and townhome-style apartment buildings. The new architectural designs will complement the style of the surrounding Miami area to integrate the development into the surrounding neighborhood and to create a cohesive area of revitalization.

- Transit sites are also being incorporated into GOB-funded affordable housing projects.

Single Family Residential Infill Housing Program

The County owns either vacant single family lots or homes in need of repair. The Infill Housing Program is designed to utilize these lots to create affordable homeownership opportunities. The initiative provides several incentives to encourage qualified developers to participate, including the lots for free, forgiveness of County liens on the lots, deferral and/or refund of impact fees and water and sewer connection charges.

Funding assistance is also available in the form of second mortgages for qualified buyers. Homes developed under this program must remain affordable for twenty (20) years ("Control Period"). The Control Period begins on the initial sale date of the eligible home and resets automatically every 20 years for a maximum of 60 years, except that in the event the home is owned by the same owner for an entire 20-year period, said home shall be released from the affordability restrictions.

ALLOCATION AND PROJECTION OF HOME AND SURTAX FUNDS FY13 – FY18

Revenue and allocation of FY13 HOME and SHIP funds and projections for FY14 through FY18 are provided below. Revenue and actual expenditures for FY12 HOME funds are also provided.

HOME FY12-FY18

	Actual	RFA	Projection					
	FY12	FY 13	FY13	FY14	FY 2015	FY16	FY17	FY18
Beginning Cash Balance:	30,355,769		24,204,089	21,538,849	17,219,766	13,844,577	9,169,388	5,494,199
REVENUE								
Committed Carryover	27,073,608		20,917,213	20,075,569	17,219,766	13,844,577	9,169,388	5,494,199
Uncommitted Carryover	3,282,161		3,286,876	1,463,280	-	-	-	-
Revenue:								
New HOME	3,512,701	3,324,357	3,324,811	3,324,811	3,324,811	3,324,811	3,324,811	3,324,811
HOME Income (HOME PI)	1,186,281	3,048,427	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
HODAG (PI Only)		3,300,000	3,300,000	3,000,000	2,300,000	-	-	-
Rental Housing Rehab (PI Only)		1,300,000	1,300,000	-	-	-	-	-
TOTAL HOME & OTHER REVENUE	4,698,982	10,972,784	8,924,811	7,324,811	6,624,811	4,324,811	4,324,811	4,324,811
NEW COMMITMENTS / EXPENDITURES								
RFA	3,507,986	11,099,107	11,080,888	8,788,091	6,624,811	4,324,811	4,324,811	4,324,811
Administration (10%)	*351,270*	*350,700*	*332,481*	*332,481*	*332,481*	*332,481*	*332,481*	*332,481*
Project Costs (ie: Rental New Construction/Rental Rehab, CHDO Set-Aside, TBRA)	*3,156,716*	*10,748,407*	*10,748,407*	*8,455,610*	*6,292,330*	*3,992,330*	*3,992,330*	*3,992,330*
TOTAL EXPENDITURES	10,850,663		11,590,051	11,643,894	10,000,000	9,000,000	8,000,000	6,000,000
ENDING CASH BALANCE	24,204,089		21,538,849	17,219,766	13,844,577	9,169,388	5,494,199	3,819,010

DOCUMENTARY SURTAX FY13-FY18

	Projection		Estimate					
	FY 2013		FY 2014		FY 2015		FY 2016	
Beginning Cash Balance:	60,170.471		61,149,432		58,889,432		56,629,432	
Committed Carryover	38,561,509		46,151,340		39,162,036		32,562,036	
Uncommitted Carryover	21,608,962		14,998,093		19,727,397		24,067,937	
Revenue:								
New Surtax	24,145,175		24,000,000		24,000,000		24,000,00	
Loan Repayments *(Construction, Homeownership, Rehab)*	4,139,495		4,000,000		4,000,000		4,000,000	
Investment Interest	49,504		50,000		50,000		50,000	
Housing Asset $9.46 Mil Repayment	740,000		740,000		740,000		740,000	
Commitment Fees and Loan Servicing Fees *(*100% Admin Allocated)*	45,943		50,000		50,000		50,000	
TOTAL SURTAX REVENUE	**89,290,587**		**89,989,432**		**87,729,432**		**85,469,432**	
Required Objectives & Allowable Caps								
Administration	2,414,518		2,400,000		2,400,000		2,400,000	
Other	4,829,035		4,800,000		4,800,000		4,800,000	
Rental (35%)	8,450,811		8,400,000		8,400,000		8,400,000	
Homeownership (35%)	8,450,811		8,400,000		8,400,000		8,400,000	
Total Allowable – New Surtax	**24,145,175**		**24,000,000**		**24,000,000**		**24,000,000**	
Expenditures								
Administration *(based on New Surtax)*	2,414,518		2,400,000		2,400,000		2,400,000	
Administration *(based on Loan Repayments, Investment Interest, Servicing Fees)*	589,879		500,000		500,000		500,000	
Administration (10%)	**3,004,397**	**11%**	**2,900,000**	**10%**	**2,900,000**	**10%**	**2,900,000**	**10%**
Other								
Homeownership/Rental	1,224,026		4,800,000		4,800,000		4,800,000	
Other – Homeownership/Rental (20%)	**1,224,026**	**5%**	**4,800,000**	**20%**	**4,800,000**	**20%**	**4,800,000**	**20%**
Rental								
Actual Construction Draws Expended	15,463,650		15,000,000		15,000,000		15,000,000	
Rental (35%)	**15,463,650**	**64%**	**15,000,000**	**63%**	**15,000,000**	**63%**	**15,000,000**	**63%**
Homeownership								
Mortgage Assistance for Acquisition	5,322,563		6,500,000		6,500,000		6,500,000	
Single Family Rehabilitation/ Beatification	2,626,519		1,400,000		1,400,000		1,400,000	
Homeownership Counseling	500,000		500,000		500,000		500,000	
Homeownership (35%)	**8,449,082**	**35%**	**8,400,000**	**35%**	**8,400,000**	**35%**	**8,400,000**	**35%**
TOTAL PROGRAM EXPENDITURES	**25,136,758**	**104%**	**28,200,000**	**118%**	**28,200,000**	**118%**	**28,200,000**	**118%**
TOTAL EXPENDITURES	**29,141,155**		**31,100,000**		**31,100,000**		**31,100,000**	
ENDING CASH BALANCE	**61,149,432**		**58,889,432**		**56,629,432**		**54,369,432**	

	FY 2013	FY 2014	FY 2015	FY 2016
Total Commitments	**46,151,340**	**39,167,036**	**32,562,036**	**25,962,036**
Rental	**44,662,036**	**38,062,036**	**31,462,036**	**24,862,036**
Rental New Commitments *(new awards)*	25,000,000	8,400,000	8,400,000	8,400,000
Prior Year(s) Commitments	19,662,036	29,662,036	23,062,036	**16,462,036**
Homeownership	**1,489,304**	**1,100,000**	**1,100,000**	**1,100,000**
Homeownership 2nd Mortgage Assistance	680,000	500,000	500,000	500,000
Single Family Rehab	809,304	600,000	600,000	600,000
Carryover (less commitments)	**14,998,093**	**19,727,397**	**24,067,397**	**28,407,397**

HOUSING ASSISTANCE – ALLOCATION OF PRIMARY COUNTY-ADMINISTERED FUNDS 2014-2019

In order to address the substantial need for affordable rental housing as described in this Plan, the Plan adopts the policy to continue to conduct current housing activities as listed below, but to direct the greatest amount of County-administered funds available toward rental housing while complying with statutory allocation requirements for homeownership activities.

<table>
<tr><th>Housing Activity</th><th colspan="3">Allocation of Primary County-Administered Funding Sources</th></tr>
<tr><th></th><th>Surtax</th><th>SHIP</th><th>HOME</th></tr>
<tr><td colspan="4">HOMEOWNERSHIP</td></tr>
<tr><td>Homeowner Loans</td><td rowspan="4">35% of New Revenue (8% allocate to MDEAT) and 35% of Uncommitted Funds from Prior Year</td><td rowspan="4">65% of Allocation</td><td rowspan="4">0%</td></tr>
<tr><td>Infill Housing Program</td></tr>
<tr><td>Owner-Occupied Rehabilitation Loans</td></tr>
<tr><td>Homeownership Counseling</td></tr>
<tr><td colspan="4">RENTAL HOUSING</td></tr>
<tr><td>New Construction</td><td rowspan="3">55% of New Revenue; 65% of Uncommitted Funds from Prior Year; 100% of Program Income, Interest, etc. (e.g. not collected Revenue)</td><td rowspan="3">25% of Allocations; 100% of Program Income (e.g. non-Allocation funds)</td><td rowspan="3">100% of Allocation & Program Income from De-Funded HUD Programs (HODAG, Rental Housing Rehab)</td></tr>
<tr><td>Rehabilitation</td></tr>
<tr><td>Tenant-Based Rental Assistance</td></tr>
<tr><td rowspan="2">Additional Funding Rules</td><td>No more than 50% can be spend on new construction</td><td>75% must be spent on housing activity other than home purchase loans (e.g. rehabilitation, emergency repair, construction)</td><td rowspan="2"></td></tr>
<tr><td>At least 50% must benefit LI (80% or less of AMI) households</td><td>At least 30% must benefit VLI (50% of AMI or less) households; at least 30% must benefit LI households</td></tr>
</table>

	Cap of 10% of New Revenue for Administration	Cap of 10% of Annual Allocation for Administration	

COORDINATION WITH COUNTY PLANS

PLAN		CURRENT YEAR	TIMING OF COORDINATING ACTION
CDMP	EAR CDMP Amendments	2017 During Amendments Cycles	Coordinate with DRER during evaluation of CDMP to determine progress toward LU and Housing Elements under Master Affordable Housing Plan strategies (in 2016) Utilize Cycles to Amend CDMP as warranted to implement strategies under the Master Affordable Housing Plan.
HUD Five-Year Consolidated Plan		2017--2021	Coordinate with PHCD during preparation of next 5-Year Consolidated Plan (in 2016).
State Local Housing Assistance Plan		2013-2015	Coordinate with PHCD during preparation of next LHAP in 2016 or any amendments for changes in activities, funding or AHAB recommendations related to barriers/incentives to affordable housing development (Amendments to the LHAP related to AHAB recommendations shall be incorporated by reference into the Master Plan upon adoption by the Board).
AHAC (AHAB) Evaluation of Implementation of Recommendations Regarding Regulatory Impediments and Incentives		2014	Coordinate with PHCD and AHAB during evaluation process.
Surtax Plan **(Master Affordable Housing Plan serves as statutory plan for Surtax Plan)**		2013-2015	2016:Take action to review/update strategies applicable to the use of Surtax funds and request Board to formally adopt Housing Plan for use as Surtax Plan for a three year period or until the next Five-Year Housing Plan is adopted, whichever occurs earlier.
Homeless Trust Community Plan to End Homeless		1995, as amended by Ten Year Plan in 2004.	Amendments to the Community Plan to End Homeless will be incorporated by reference into the Master Plan upon adoption of the Homeless Trust Board.

Master Affordable Housing Plan		2013-2018	Update Master Affordable Housing Plan, commencing in 2018 for 2019-2023.

Note: A county Workforce Housing Plan is no longer statutorily required to be adopted and submitted to the state. Thus, the Miami-Dade Workforce Housing Plan, 2008-2015, will no longer be required to be updated and will expire. Elements if still relevant can be incorporated into the Master Affordable Housing Plan in 2019.

MONITORING PERFORMANCE UNDER PLAN

Oversight of Master Affordable Housing Plan

If approved by the Board, the Affordable Housing Trust Fund, created by Ordinance No. 07-15, will be responsible for monitoring the implementation of the Master Affordable Housing Plan and to report annually on such implementation. The current Ordinance will require amendment to direct the Trust to perform these duties as well as grant it additional powers and responsibilities as necessary.

Annual Reporting

Progress toward the Master Affordable Housing Plan's goals will be monitored annually by: (1) evaluating accomplishments toward the implementation of strategies set forth in the Strategies section above ("Annual Evaluation of Master Affordable Housing Plan Implementation Report" and (2) measuring housing activities' outcome and key measurements set forth in the Housing Production and Goals Section in the detail and form specified by the Florida Legislature's Office of Program Policy Analysis & Government Accountability in its five-year review of the County's Discretionary Surtax Program conducted in June 2012 ("Annual Housing Outcome and Measurements Report"). A description of this reporting is found in **Exhibit E** on pages 9-10.

The Advisory Body with oversight of the Master Affordable Housing Plan will submit both Reports to the Board on an annual basis.

EXHIBITS

AND APPENDICES

Appendix A

SUMMARY OF FUNDING RESOURCES AVAILABLE FOR AFFORDABLE HOUSING

Funding Sources for Affordable Housing and Target Income Categories

Funding Sources	Source	Regulatory Income Category Limits	Use of Funds and Limitations
Miami-Dade County-Administered Funding			
GOB	County		Production of rental housing.
Documentary Surtax	County	At least 50% of funding for households up to 80% of AMI Balance of funding up to 140% of AMI	Financing of rental and homeownership construction, rehabilitation or purchase of housing. Of revenue collected: • At least 35% must be spent on homeownership activities. • At least 35% must be spent on construction, rehabilitation and purchase of rental housing units. • No more than fifty (50) percent of the revenue collected each year may be used to finance new construction. • Cannot be used for rent subsidies or grants.
SHIP	State	At least 30% of funding for households up to 50% of AMI. At least 30% of funding for households between 51% and 80% AMI. Balance of funding for households up to 120% AMI. **Note**: FY13 Non-recurring allocation requires 20% of the allocation must serve persons with special needs through existing strategies under approved LHAP (or amended strategies subject to Florida Housing Finance Corporation approval) with first priority to persons with developmental disabilities, with an emphasis on home modifications,	Minimum of 65% of the funds must be spent on eligible homeownership activities. Minimum of 75% of funds must be spent on eligible construction activities (mortgage assistance toward the purchase of newly developed units through new construction or rehabilitation counts towards 75% threshold). **Note**: FY13 Non-recurring allocation has limited use as follows within the parameters of existing LHAP: • Rehabilitating or modifying owner-occupied houses, including blighted homes or neighborhoods; • Assisting with purchases of

		including technological enhancements and devices.	existing housing, with or without rehabilitation; • Providing housing counseling services; • Providing lease-purchase assistance; • Implementing strategies approved by Florida Housing Finance Corporation which are related to assisting households and communities impacted by foreclosures, using existing housing stock.
CDBG	Federal	Up to 80% AMI	Repair or rehabilitate existing housing.
HOME	Federal	Up to 80% AMI; however, in the case of rental housing projects, 90% of the units must benefit households at or below 60% of AMI and typically 20% of the units must benefit those at or below 50% of AMI.	Construction or rehabilitation of housing for rent or ownership, home purchase assistance, homeowner rehabilitation assistance, rent assistance.
HODAG Housing Development Grant Program (Program Income only)	Federal	Up to 80% AMI	Rental housing development only.
Rental Housing Rehabilitation Funds (Program Income only)	Federal	Up to 80% AMI	Rental housing development only.
Miami-Dade Housing Finance Authority			
HFA Multi-Family Revenue Bond Financing Program	County	Up to 140%	Rental housing development only. Acquisition, construction, rehabilitation.
HFA First Mortgage Home Buyer Bond Program	County	Up to 140%	First mortgages for home purchases.

Note: Homeless Trust Continuum of Care funds supporting permanent supportive housing and other forms of housing for homeless/formerly homeless are not included in the above chart.

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Also included is a "monitoring program" for periodically measuring progress being made in implementing the comprehensive plan.

16 Supporting material for this Element includes the 1988 *Support Components* report, and the 2003 and the 2010 Evaluation and Appraisal Reports, which contains background data and information, analyses of land use trends and synopses of urban service and environmental opportunities and constraints.

17 The environmental and service analyses included in the land use support materials are brief synopses of extensive inventory and analyses contained in the Conservation and various service Elements of the Plan. The reader is referred to the ~~20032~~2010 EAR report addressing those elements for complete analyses of those services.

GOAL

PROVIDE THE BEST POSSIBLE DISTRIBUTION OF LAND USE AND SERVICES TO MEET THE PHYSICAL, SOCIAL, CULTURAL AND ECONOMIC NEEDS OF THE PRESENT AND FUTURE POPULATIONS IN A TIMELY AND EFFICIENT MANNER THAT WILL MAINTAIN OR IMPROVE THE QUALITY OF THE NATURAL AND MAN-MADE ENVIRONMENT AND AMENITIES, AND PRESERVE MIAMI-DADE COUNTY'S UNIQUE AGRICULTURAL LANDS.

Objective LU-1

18 **The location and configuration of Miami-Dade County's urban growth through the year ~~2025~~ 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.**

Policies

LU-1A. High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

LU-1B. Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.

LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

19 LU-1D. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of

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~~residential areas as neighborhoods~~ communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.

LU-1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.

LU-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

20 LU-1H. The County should identify sites having good potential to serve as greenbelts, and should recommend retention and enhancement strategies, where warranted, and in coordination with the County's adopted Recreation and Open Space System Master Plan. Such greenbelts should be suggested on the basis of their ability to provide aesthetically pleasing urban spaces, recreational opportunities, or wildlife benefits. Considered sites should include canal, road or powerline rights-of-way, or portions thereof, particularly where they could link other parklands, wildlife habitats, or other open spaces.

LU-1I. The County shall consider urban design, water and energy conservation and wildlife habitat when designing sites and selecting landscape material for all public projects.

21 LU-1J. Miami-Dade County will maintain its commitment to improve Community Development Block Grant (CDBG)-eligible areas, and enhance the County's Enterprise Zone ~~and participate in the Empowerment Zone program~~ as tools to expand the economy in locally distressed areas.

LU-1K. Miami-Dade County will maintain and enhance the housing assistance and housing programs addressed in the Housing Element as a means to improve conditions of extremely low, very low, low and moderate income residents. This includes the provision of affordable workforce housing.

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LU-1L. Public facility and service providers shall give priority to eliminating any infrastructure deficiencies to facilitate rehabilitation or renewal of blighted areas.

LU-1M. In formulating or amending development regulations, Miami-Dade County shall avoid creating disincentives to redevelopment of blighted areas. Where redevelopment occurs within the urban area, requirements for contributions toward provision of public facilities may be moderated where underutilized facilities or surplus capacities exist, and credit toward required infrastructure contributions may be given for the increment of development replaced by redevelopment.

22 LU-1N. Miami-Dade County shall continue to support the Miami-Dade Economic Advocacy Trust ~~Metro-Miami Action Plan~~ to improve conditions of disadvantaged groups of the community.

23 LU-1O. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe ~~particularly~~ in the Agriculture Areas outside the Urban Development Boundary, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

24 LU-1P. While continuing to protect and promote agriculture as a viable economic activity in the County, Miami-Dade County shall explore and may authorize alternative land uses in the South Dade agricultural area which would be compatible with agricultural activities and associated rural residential uses, and which would promote ecotourism and agritourism related to the area's agricultural and natural resource base including Everglades and Biscayne National Parks.

25 LU-1Q. It is the policy of Miami-Dade County that the siting of both public and private schools throughout the County shall conform with the school siting policies adopted under CDMP Objective ~~EDU-2~~ EDU-3.

LU-1R. Miami-Dade County shall take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry. Miami-Dade County shall adopt and develop a transfer of developments rights (TDR) program to preserve agricultural land that will be supplemented by a purchase of development rights program to preserve agricultural land and environmentally sensitive property. The density cap of the land use category in the receiving area established by the TDR program may be exceeded. Land development regulations shall be developed to determine the extent that the density cap may be exceeded based on parcel size but in no case shall it exceed 20 percent.

26 LU-1S. The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP) ~~shall be consistent with the Miami-Dade County Strategic Plan adopted by the County Commission on June 3, 2003 by Resolution R-664-03~~. The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and ~~decreased~~ urban center

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development ~~sprawl~~, protection of viable agriculture and environmentally-sensitive land, ~~improved community design,~~ reduced flooding, improved infrastructure and redevelopment to attract businesses ~~to underserved and distressed areas, available and~~ availability of high quality green space throughout the County, and ~~more integrated land use~~ development ~~to decrease dependence on automobiles~~ of mixed-use, multi-modal, well designed, and sustainable communities.

27 LU-1T. Miami-Dade County through its land development regulations shall encourage development that promote and enhance bicycle and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation, and shall discourage walled and gated communities.

Objective LU-2

28 **Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, ~~will~~ shall be based upon the physical and financial feasibility of providing, by the year ~~2015~~ 2020, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.**

Policies

LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the "Concurrency Management Program" section of the CIE.

29 LU-2B. Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map, particularly Urban Centers and mixed use transit-oriented corridors. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas.

LU-2C. Miami-Dade County shall maintain and enhance, as necessary, impact fee and comparable programs and procedures to require all development, regardless of size, to contribute its proportionate share of capital facilities, or funds or land therefore, necessary to accommodate impact of the proposed development or increment of redevelopment over and above preexisting development on a site. Miami-Dade County shall periodically review and update fee schedules to ensure that all public marginal costs are appropriately recognized, and that fee structures reflect pertinent geographic (i.e., core, fringe, or rural area) variability in facility usage.

Paragraph
Reference
Number

LU-2D. Miami-Dade County agencies shall continue and, where possible, improve their efforts to coordinate projects to construct or repair infrastructure such as roadways and utilities in order to minimize the disruption and inconvenience caused by such construction activities.

30 LU-2E. The Department of Regulatory and Economic Resources ~~Planning and Zoning (DP&Z)~~ shall coordinate and centralize the compilation of monitoring information necessary to make determinations regarding existing and projected Levels of Service and to prepare Evaluation and Appraisal Reports for adoption by the Board of County Commissioners, ~~submittal to the State land planning agency,~~ as required by Section 2-116 of the Miami-Dade County Code ~~Chapter 163, F.S. and Rule 9J-5, F.A.C.; and~~ all Miami-Dade County agencies shall fully cooperate with the Department by carrying out necessary monitoring and reporting activities identified in the CDMP Monitoring Program.

Objective LU-3

31 **~~Upon the adoption of the CDMP, the~~ The location, design and management practices of development and redevelopment in Miami-Dade County shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards, and by reflecting the management policies contained in resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet, or included in the Comprehensive Everglades Restoration Plan approved by Congress through the Water Resources Development Act of 2000.**

Policies

LU-3A. Development orders in Miami-Dade County shall be consistent with the goals, objectives and policies contained in the Conservation, Aquifer Recharge and Drainage and Coastal Management Elements of this Plan, and with all applicable environmental regulations, as well as all other elements of the CDMP.

LU-3B. All significant natural resources and systems shall be protected from incompatible land use including Biscayne Bay, future coastal and inland wetlands, future potable water-supply wellfield areas identified in the Land Use Element or in adopted wellfield protection plans, and forested portions of Environmentally Sensitive Natural Forest Communities as identified in the Natural Forest Inventory, as may be amended from time to time.

LU-3C. Development in the Big Cypress Area of Critical State Concern, and in the East Everglades as defined in Section 33B-13, Code of Miami-Dade County, Florida (1981) shall be limited to uses, designs and management practices which are consistent with adopted State regulations and policies, the Comprehensive Everglades Restoration Plan, and related federal, State or County policies, plans or regulations as may be formulated, consistent with the goals, objectives and policies

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65 LU-6K. Awareness of historic sites and districts shall be promoted through ~~tourist programs;~~ expansion of the historic plaques and markers program; and production and dissemination of publications on local archaeology, and historic ~~sites, and development over 50 years of age~~.

66 LU-6L. Through the Office of Historic and Archaeological Resources ~~Preservation~~ in consultation with the Department of Planning and Zoning, Miami-Dade County shall formulate procedures for establishing Thematic Resource Districts (TRDs) and/or Historic Districts. These ~~overlay~~ districts shall contain architectural and landscape design guidelines, and may authorize approval of additional compatible uses, consistent with and which promote the purposes of the particular district.

Objective LU-7

67 **Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services.**

Policies

LU-7A. Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.

68 LU-7B. It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to ~~both~~ pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of

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buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.

69 LU-7C. On all streets served by Metrobus and all arterial or collector streets designated in the Mass Transit Subelement as year ~~2015 or 2025~~ 2020 or 2030 potential service areas~~,~~:

i) New non-residential buildings and substantial alterations[1] of existing non-residential buildings, and residential buildings wherever practical, shall provide at least one full-time building entrance that is recognizable and accessible from the street and is comparably as close to the street and/or bus stop as it is to the primary parking lot; and

ii) New residential and non-residential developments, subdivisions and replats shall provide for buildings that front the transit street, or provide streets or pedestrian connections that intersect with the transit street in close proximity to bus stops not more than 700 feet apart and, as appropriate, shall provide for new bus stops and/or pullouts.

70 LU-7D. Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a ~~in a manner that reduces walking distances and is~~ comfortable and attractive environment for ~~to~~ pedestrians.

LU-7E. Land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises, and uses that require transporting large objects should not be permitted to locate or expand within 1/4 mile of rail rapid transit stations.

LU-7F. Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan,

[1] Substantial alteration, as the term is used in this section, shall mean repair, modification, reconstruction, addition to, or other change to a building during any ten-year period which exceeds 50 per cent of the fair market value of the building.

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including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.

71 LU-7G. Miami-Dade County should partner with the Metropolitan Planning Organization (MPO) and affected municipalities to establish a systematic program that will produce transit-oriented development (TOD) plans for the areas within ¼ to ½ mile around all Metrorail, the Miami Intermodal Center (MIC) and South Dade Busway stations. Transit-oriented development is a mix of land uses that promotes transit use and decreases the dependence on automobiles. A phasing program shall also be established as part of this effort to initiate and formulate updated or new station area plans based on the overall priority categories for urban centers established by the Board of County Commissioners. Within each priority category, the factors for individual area plans may include such conditions as locations and amounts of undeveloped and underutilized land providing development and redevelopment opportunities, ownership, land use patterns, infrastructure and service levels, recent and nearby development activity, and expressions of interest in cooperating by the municipalities.

72 LU-7H. The Department of ~~Planning and Zoning~~ Regulatory and Economic Resources shall review land development regulations to identify reforms that would invite, and not impede, transit-oriented development in the station areas, by the year 2020.

73 LU-7I. Miami-Dade County will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors, and continue to update its land development regulations to remove impediments and promote transit-oriented development.

Objective LU-8

Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land use Plan Map accommodates projected countywide growth.

Policies

LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and

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physical considerations.

LU-8C. Through its planning, capital improvements, cooperative extension, economic development, regulatory and intergovernmental coordination activities, Miami-Dade County shall continue to protect and promote agriculture as a viable economic use of land in Miami-Dade County.

LU-8D. The maintenance of internal consistency among all Elements of the CDMP shall be a prime consideration in evaluating all requests for amendment to any Element of the Plan. Among other considerations, the LUP map shall not be amended to provide for additional urban expansion unless traffic circulation, mass transit, water, sewer, solid waste, drainage and park and recreation facilities necessary to serve the area are included in the plan and the associated funding programs are demonstrated to be viable.

74 LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated ~~to consider~~ for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;

d) Enhance or impede provision of services at or above adopted LOS Standards;

iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

e) Enhance or degrade environmental or historical resources, features or systems of County significance; and

f) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial

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activities.

75 LU-8G. When considering land areas to add to the UDB, after demonstrating that a need exists, in accordance with the foregoing Policy LU-8F:

76 i) The following areas shall not be considered:

a) The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25 Street and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

c) The Redland area south of Eureka Drive; and

d) Areas within the accident potential zones of the Homestead Air Reserve Base

77 ii) The following areas shall be avoided:

a) Future Wetlands delineated in the Conservation and Land Use Element and Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs) ;

~~a) Land designated Agriculture on the Land Use Plan map;~~

b) ~~Category 1 hurricane evacuation areas~~ Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

c) Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports; and

78 iii) The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy:

a) Land within Planning Analysis Tiers having the earliest projected supply depletion year ;

b) Land within the UEAs and contiguous to the UDB; and

d) Locations within one mile of a planned urban center or extraordinary transit service; and

d) Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

iv) Notwithstanding Policy LU-8G (iii), other land may be included to expand an existing unique regional facility, defined as an existing public facility or attraction of regional prominence that has been constructed on publicly owned land with significant public funding and intergovernmental coordination, if it satisfies all of the following criteria:

a) The land is within the UEA, is contiguous to the UDB, and is contiguous to a unique regional facility;

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b) The use of the land will be limited to the expansion of the unique regional facility, together with ancillary uses; and

c) The expansion will have a positive economic impact, including increased economic development and tourism.

79 LU-8H. Applications requesting expansion of the UDB shall be in accordance with the foregoing Policies LU-8F and LU-8G, and must meet the following criteria to be considered for approval:

a) Residential development proposals shall provide for the non-residential needs, of the future residents of such proposed developments including but not limited to places of employment, shopping, schools, recreational and other public facilities, and shall demonstrate that such needs are adequately addressed;

b) Residential development shall be at an average minimum density of ten (10) dwelling units per gross acre;

c) Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights (TDR) or other County established program(s) geared to protecting agricultural lands and/or environmentally sensitive lands;

d) The non-residential component(s) of the proposed development, excluding public facilities, shall be developed at a minimum intensity of 0.25 FAR; and

e) The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian accessibility throughout the development.

f) The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB;

g) The proposed development will not leave intervening parcels of property between the proposed development and the UDB; and

h) It must be demonstrated that the proposed development will have a neutral or positive net fiscal to Miami-Dade County.

80 LU-8I. By 2015, Miami-Dade County shall conduct a study of the area east of SW 147 Avenue and south of SW 232 Street for its possible consideration as a designated Urban Expansion Area (UEA) with community input and after it is demonstrated through a study accepted by the Board of County Commissioners.

Objective LU-9

Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.

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Policies

LU-9A. To maintain consistency between Miami-Dade County's development regulations and comprehensive plan, Miami-Dade County's land development regulation commission shall review proposals to amend Miami-Dade County's development regulations and shall report on the consistency between said proposals and the CDMP, as required by Chapter 163, F.S.

LU-9B. Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate:

i) Land use consistent with the CDMP Land Use Element and CDMP Level of Service Standards;

ii) Subdivision of land;

iii) Protection of potable water wellfields;

iv) Areas subject to seasonal or periodic flooding;

v) Stormwater management;

vi) Protection of environmentally sensitive lands;

vii) Signage; and

viii) On-site traffic flow and parking to ensure safety and convenience and that no avoidable off-site traffic flow impediments are caused by development. The provisions of Policy TC-3A of the Traffic Circulation Subelement, which address access management, shall apply.

LU-9C. Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary as designated on the LUP map. When revising development regulations such as may be required to comply with Chapter 163, F.S., the County shall seek to create additional incentives for acquisition and use of SURs. As recommended in Miami-Dade County's State Housing Initiatives Partnership (SHIP) Program Housing Incentives Plan, the receiver area density bonuses in Dade's SUR program should be increased to improve the effectiveness of the program and the production of affordable housing. The County shall consider modifying the SUR program to provide for the transfer of development rights from land acquired by government for uses other than residential or commercial purposes to development sites inside the UDB.

LU-9D. Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

LU-9E. Miami-Dade County shall enhance and formalize its standards for defining and ensuring compatibility among proximate uses, and requirements for buffering.

LU-9F. Miami-Dade County shall formulate and adopt zoning or other regulations to

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implement the policies for development and design of Metropolitan and Community Urban Centers established in the CDMP through individual ordinances for each urban center.

LU-9G. Miami-Dade County shall review and revise its development regulations to promote building designs in multi-family residential zoning districts which are more compatible with, and sensitive to, surrounding neighborhoods, and to establish minimum densities for development in multifamily residential zoning districts.

81 LU-9H. Miami-Dade County shall ~~reorient~~ continue its special area planning program to ~~emphasize~~ with emphasis on the preparation of physical land use and urban design plans for strategic and high-growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.

LU-9I. Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.

82 LU-9J. Miami-Dade County shall continue to use, ~~but not be limited exclusively to~~ the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall pursue the incorporation of such guidelines into its land development regulations.

83 LU-9K. By ~~2007~~ 2016, Miami-Dade County shall initiate the review and revision of its Subdivision Regulations to facilitate the development of better planned communities. The Public Works Department shall specifically review and update the Subdivision Regulations for urban design purposes. Changes to be considered shall include provisions for:

i) Open space in the form of squares, plazas, or green areas in residential and commercial zoning categories; and

ii) A hierarchy of street types and designs, ranging from pedestrian and bike paths to boulevards that serve both neighborhood and areawide vehicular and pedestrian trip making needs by addressing cross sections, corner radii, connectivity and rationality of street and pathway networks, and balanced accommodation of automobiles, pedestrians, bicyclists, and landscaping.

LU-9L. Miami-Dade County shall formulate and adopt zoning overlay or other regulations applicable to land outside the Urban Development Boundary to orient the uses allowed in business and industrial zoning districts to those which support the rural and agricultural economy of the area. Uses permitted by right would relate exclusively to agricultural or mining industries, and other uses would be approvable as special exceptions upon demonstration that the use supports the non-urban economy of that area or is required by residents of the immediate area.

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LU-9M. Building, zoning and housing codes will be vigorously enforced in all areas of Miami-Dade County.

84 ~~LU-9N. Upon completion and adoption of the South Miami-Dade Watershed Study, the County shall review the "smart growth" initiatives that are recommended in the Study to determine feasibility on appropriateness of implementing these initiatives throughout the County. If appropriate "smart growth" initiatives are identified, the County shall prepare specific amendments to the CDMP, land development regulations, and other appropriate policies and programs to implement these initiatives in order to: achieve greater efficiency in the utilization of land; reduce public sector costs resulting from inefficient development patterns; protect and preserve environmental, agricultural, water and open land resources, and; maintain and improve the quality of life of existing and future residents, businesses and visitors.~~

85 LU-9~~O~~N. ~~Miami-Dade County shall by 2007 review and revise its development regulations to provide a density bonus for good urban design in the zoning districts that fall within the Medium-High Density range of 25 to 60 dwelling units per gross acre. These development regulations shall address such urban design concerns as identifying civic areas, incorporating any historic theme, defining open space and streets, and providing a pedestrian friendly environment along roadways.~~ Miami-Dade County shall continue to update its land development regulations, on a regular basis, in order to address code amendments recommended by CDMP policy, code deficiencies or changing conditions.

86 LU-9~~P~~O. Miami-Dade County shall revise land development regulations to allow live-work units and structures in urban centers and all land use categories that permit the mixture of residential and non-residential uses. Live-work refers to one or more individuals living in the same building where they earn their livelihood usually in professional, artisanal or light industrial activities. The quiet enjoyment expectations of the residential neighbors take precedence over the work needs in a live-work unit or building. Toward this end, the occupational use of the unit shall not include non-resident employees or walk-in trade. No outdoor activity; noise, vibration, odor, electric interference or other effect of the occupation shall be detectable outside the ~~work-live~~ live-work unit. The regulations should provide for disclosure of neighboring industrial and commercial activities to prospective residential tenants and purchasers.

87 LU-9~~Q~~P. Miami-Dade County shall revise land development regulations to allow work-live units in the Business and Office and Industrial and Office land use categories. The term work-live means that the needs of the work component takes precedence over the quiet expectations of residents, in that there may be noise, odors, or other impacts of the business, as well as employees, walk-in trade or sales. The predominant use of a work-live unit is industrial or commercial work activity and residential activity is secondary.

88 LU-9~~R~~Q. The County shall coordinate with affected municipalities to prepare plans for areas designated as "urban centers" on the Land Use Plan Map, and other small area and

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neighborhood plans as needed and appropriate. These plans shall formulate a vision for the development and redevelopment of these areas in order to identify appropriate locations for higher density development, recommend area specific design requirements, and produce working and living environments that reflect community goals.

89 LU-9S. ~~During FY 2006 the Department of Planning and Zoning will revise Chap. 33, Miami-Dade County Code by creating a new zoning district that permits, under certain conditions, both single family detached houses and townhouses together. One of the conditions is that affordable housing will be a significant portion of the development.~~ Miami-Dade County shall conduct a study to parking to address minimum parking requirements for off-street parking and shared parking in transit corridors and areas with mixed use developments.

90 LU-9T. Miami-Dade County shall ~~by 2009~~ continue to review, analyze, and revise as necessary the land use intensity standards established in the CDMP, particularly as they apply to non-residential development, to ensure consistency between intensity standards for Urban Centers and those that apply to the Urban Infill Area, the Urbanizing Area (the area between the Urban Infill Area and the Urban Development Boundary) and outside the Urban Development Boundary. The review, analysis and revision shall also address the need for minimum standards as well as maximums. Following revision of these standards, consideration shall be given to countywide adoption of them and establishment of a joint/city review board to address instances where standards cannot reasonably be met.

LU- 9U. The County shall consider provisions to allow horizontal mixed-use developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.

91 LU- 9V. By 2015, Miami-Dade County shall evaluate and propose update(s) to the Guidelines for Urban Form, the Mixed Use Development and Urban Center provisions of this plan in coordination with the "Complete Streets" program to be developed pursuant to Transportation Element Objective LU-4. The updates shall address, as appropriate, the maximum allowable FARs, intensity and density of development, allowances that facilitate transit supportive mixed developments, and shall enhance and further the implementation of the County Area Planning Program and support the intent of the Complete Streets Program.

Objective LU-10

Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

Policies

92 LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill,

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redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

92 LU-10B. Solar design guidelines for such items as street and passageway alignments, landscaping, setbacks, building orientation, and relationship to water bodies shall be developed by ~~2008~~ 2016, and utilized in site plan reviews by the Department of ~~Planning and Zoning~~ Regulatory and Economic Resources.

LU-10C. Miami-Dade County shall encourage energy conservation by adopting Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards for County-owned facilities.

LU-10D. Miami-Dade County shall promote energy conservation by encouraging builders, remodelers, homeowners and homebuyers to implement Florida Green Building Coalition green home or other acceptable environmental standards and by encouraging site planners and land developers to implement Florida Green Building Coalition development standards.

94 LU-10E. Miami-Dade County shall continue to investigate opportunities to incentivize energy efficiency and, as appropriate, access available incentives and/or information regarding available incentives and make such information or accessed incentives available for developers and building owners to incorporate energy efficiency and other conservation measures that meet recognized green building standards into the design, construction or rehabilitation of their buildings.

Objective LU-11

Miami-Dade County shall take specific measures to promote redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation or adaptive reuse of existing structures.

Policies

95 LU-11A. The Department of ~~Planning and Zoning~~ Regulatory and Economic Resources will develop and maintain an appropriate methodology (model), which contains relevant variables and has been validated with respect to accuracy for indicating sites, which have a high potential for redevelopment. The results ~~forthcoming~~ from applications of this model will be ~~regularly~~ reported annually ~~and disseminated to the building and development industry~~.

96 ~~LU-11B. The Department of Planning and Zoning during FY 2007 will prepare a proposal for the establishment of a taskforce or study group, charged with the formulation of a~~

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~~comprehensive redevelopment program. The proposal shall set forth the purpose of the group, the tasks to be carried out, the appropriate membership, and a schedule for completion.~~

97 LU-11~~C~~B. Miami-Dade County shall continue to utilize its Community Redevelopment Area (CRA) Program and federal programs such as the Community Development Block Grant and the HOME program to facilitate redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation or adaptive reuse of existing structures in eligible areas.

Objective LU-12

Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.

Policies

98 LU-12A. The Department of ~~Planning and Zoning~~ Regulatory and Economic Resources will utilize its Geographic Information System (GIS) Land Use File to identify vacant ~~or underutilized sites~~, which might be suitable for infill housing. An infrastructure assessment will also be carried out and the results forthcoming from this process will be ~~regularly~~ reported annually by the Department ~~and disseminated to the building and development industry~~.

LU-12B. Miami-Dade County shall identify and consider for adoption a package of financial and regulatory incentives for new development on vacant properties in the UIA.

LU-12C. Miami-Dade County shall evaluate the need to designate an Urban Infill Development Area (UIDA) in the CDMP and if needed develop policies specifying that this area shall receive priority for future public and private investments in infrastructure, services, development and compatible redevelopment.

LU-12D. The County shall consider developing strategies that promote infill development in specific areas.

99 LU-12E. Miami-Dade County shall continue to investigate and seek opportunities to incentivize infill development, shall advertize available incentives, and make information regarding available incentives easily accessible to developers and property owners, particularly for infill development that is transit supportive and provides workforce housing. Such incentives may include, but not be limited to, joint development agreements at transit stations and transit centers, and flexibility of development standards particularly for irregular shaped or otherwise substandard and lots.

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Estate Density. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.

Low Density. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

Low-Medium Density. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

Medium Density. This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.

109 **Medium-High Density.** This category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas. The provisions of the section below entitled "Density Increase with Urban Design" are not applicable to this density category. ~~At such time as Miami-Dade County's land development regulations are amended pursuant to Policy LU-9O, a density bonus can be added to each residential zoning district that falls within the Medium-High Density range of 25 to 60 dwelling units per gross acre. When land development regulations are amended, this density bonus may allow a maximum of 60 dwelling units per gross acre on properties that are designated Medium High Density on the Land Use Plan map. These density bonuses shall not apply to existing or proposed developments with vehicular entrances that are controlled or have entry gates or existing or proposed developments with private streets.~~

High Density. This category permits from 60 to 125 dwelling units or more per gross acre. This density is found only in a few areas that are located within certain municipalities where land costs are very high and where services will be able to meet the demands.

110 **Density Increase With Urban Design.** Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as DI-1 (Density Increase 1) denotes that the

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parcel is eligible for approval of one density category higher than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a D1-1 designation only if the development containing the designated property utilizes sound urban design principles adopted by County ordinance ~~pursuant to Land Use Policy LU-9K,~~ or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns ~~listed in Policy LU-9K~~ contained in another binding instrument approved by action of the Board of County Commissioners. A property shall be eligible for a D1-2 designation only if it meets the above urban design principles, is located in a transit corridor and addresses in a development agreement or site plan the urban design concerns of identifying civic areas, defining open spaces and streets, incorporating any historic theme and providing a pedestrian-friendly environment along roadways. For purposes of this paragraph, transit corridors are land areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP. To provide a transition between the transit corridor and adjacent neighborhoods, the height of buildings along the edge of the corridor should taper for at least 20 horizontal feet to the height of the existing adjacent buildings outside the corridor. However, where the adjacent property is vacant, heights of buildings at the edge of the corridor may be based on adopted comprehensive plans and the zoning of the surrounding area. Existing or proposed developments with vehicular entrances that are controlled or have entry gates with private streets are not eligible for a density increase designation of D1-1 or D1-2. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.

(D1-1) One Density Increase With Urban Design

(D1-2) Two Density Increase With Urban Design

Density Bonus Programs for Affordable Housing: The following describes the various density bonus incentives for affordable housing and workforce housing that the Board of County Commissioners may approve:

17% Density Bonus for Affordable Housing: A density bonus up to 17% above the maximum land use designation may be approved if it is certified that that no less than 30% of the units in the development, excepting accessory dwelling units, will be priced affordable to low and very-low income households (households at or below 80% of the Area Median Income [AMI]).

111 **25% Density Bonus for Workforce Housing:** Through the Voluntary Inclusionary Zoning program, a density bonus of up to 25% may be allowed for projects that set aside residential units for workforce housing. The Workforce Housing Development Program (Voluntary Inclusionary Zoning program) defines workforce as households with incomes between 65 and 140% of the County's median income.

30% Density Bonus for Affordable/Workforce Multifamily Infill Housing: A density bonus of up to 30% above the maximum allowable density may be approved for projects that are located in close proximity to transit service and provide a mix of market rate,

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workforce and affordable housing opportunities. Below is a list of the conditions that must be met for the 30% density bonus to be awarded:

1) At least 30% of the total residential units shall be priced affordable to households at or below 140% of the AMI, and no less than 20% of the total units shall be priced affordable to households at or below 80% of the AMI for a period of no less than 30 years, pursuant to a deed restriction;
2) The site shall have a land use designation of Low-Medium Density Residential, Medium Density Residential, Medium-High Density Residential, Office/Residential, or Business and Office (Estate, Low Density or High Density land use designations shall not be eligible);
3) The site shall front a major roadway and be located within ¼ mile radius of transit service, which is defined as a transit station or bus stop with at least one route that provides 20 minute peak-hour headways or better during weekdays;
4) The location of the site shall be consistent with the guidelines for urban form;
5) The site is located within ½ mile radius of activity nodes with neighborhood retail establishments;
6) The property is located within ½ mile radius of public recreational open space or a public school, unless 15% of the site is set aside for recreational open space facilities. Recreational facilities are defined as play areas, swimming pools, tennis courts, and other active outdoor facilities.
7) Existing and planned public services and facilities, including water and sewer facilities, shall be adequate to serve the maximum development allowed on the proposed site; and
8) The development shall obtain a certification rating from LEED (Leadership in Energy and Environmental Design) or a similar organization accredited by the U.S. Green Building Council (USGB); and

A maximum of 25% of the proposed building structure may be used for business and office uses if mixed-use development is found to be compatible with surrounding uses.

60% Density Bonus for Not-for-Profit or Government/Public Sponsored Affordable Housing Providers: A density bonus of up to 60% above the maximum allowable density may be permitted if: 1) the developer is a not-for-profit affordable housing provider, a government/public sponsored affordable housing provider, or if the application site is publicly owned and made available for the development of affordable/workforce housing; and 2) all the conditions for the 30% Density Bonus for Affordable/Workforce Multifamily Infill Housing are satisfied. A government/public sponsored affordable housing provider is defined as a private developer or organization that has been awarded public funding or is participating in a public housing program to develop affordable/workforce housing, and/or a private developer or organization that has received approval to develop affordable/workforce housing on a County or publicly owned site either through donation of the land, a lease, or other form of legal agreement.

Exhibit B

APPLICATION NO. 2
TRANSPORTATION ELEMENT

APPLICATION REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1 Street, Suite 1210
Miami, Florida 33128-1972
(305) 375-2835

2. APPLICANT'S REPRESENTATIVE

Jack Osterholt, Deputy Mayor/Department Director
Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1 Street, 29th Floor
Miami, Florida 33128-1972

By: _____ October 31, 2012
Jack Osterholt, Deputy Mayor/Department Director

3. DESCRIPTION OF REQUESTED CHANGES

Revise the Transportation Element, on pages II-1 through II-80 in the "Adopted Components of the Comprehensive Development Master Plan" dated October 19, 2011, as amended, as follows on the next pages.[1] This Application proposes amendments to the entire Transportation Element, which consists of an Introduction, a set of Transportation Goals, Objectives, and Policies, Monitoring Program, and five sub-elements including Traffic Circulation, Mass Transit, Aviation, Port of Miami River, and Port of Miami Master Plan (PortMiami). For reference purposes, the amendments to the Transportation Element have been divided into six parts which are identified as follows:

Part A – Transportation Element Introduction and Goals, Objectives and Policies
Part B – Traffic Circulation Subelement
Part C – Mass Transit Subelement
Part D – Aviation Subelement
Part E – Port of Miami River Subelement
Part F – The Port of Miami Master Plan (PortMiami) Subelement

Proposed major additions, relocations and deletions to the goals, objectives and policies are presented in a table located at the conclusion of each Part (A through F) of the Transportation Element. Additionally, a summary of all proposed changes by reference paragraph is charted in a table included at the end of each Part (A through F) under Section 4 (Reasons for Changes).

[1] Underlined words are additions. Words with ~~strikethrough~~ are deletions. All other words exist in the Plan and remain unchanged.

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PART A

TRANSPORTATION ELEMENT

Introduction

1. The purpose of the transportation element is to plan for an integrated multimodal transportation system providing for the circulation of motorized and non-motorized traffic in Miami-Dade County. The element provides a comprehensive approach to transportation system needs by addressing all modes of transportation—pedestrian and bicycle facilities, traffic circulation, mass transit, aviation and ports.

2. The Transportation Element is divided into five subelements. The Traffic Circulation Subelement addresses the needs of automobile traffic, bicyclists and pedestrians. The Mass Transit Subelement addresses the need to continue to promote and expand the public transportation system to increase its role as a major component in the County's overall transportation system. The Aviation Subelement addresses the need for continued expansion, development and redevelopment of the County's aviation facilities; and the Port of Miami River and ~~Port of Miami Master Plan~~ PortMiami Subelements continue to promote maritime business and traditional maritime related shoreline uses on the Miami River, and the expansion needs of ~~the Port of Miami~~ PortMiami.

3. The Adopted Components ~~for~~ of the Transportation Element and each of the five subelements separately contain: 1) goals, objectives and policies; 2) monitoring measures; and 3) maps of existing and planned future facilities. These ~~functional~~ subelements are preceded by ~~an~~ overarching goals, objectives and policies that express the County's intent to ~~encourage~~ develop multi-modalism, reduce the County's dependency on the personal automobile, enhance energy saving practices in all transportation sectors, and ~~consistency between its~~ improve coordination between land use and transportation planning and policies.

4. *The Miami-Dade 2035 Long Range Transportation Plan ~~to the Year 2030 (Transportation Plan~~*), ~~also referred to as "The Long Range Transportation Plan"~~ (LRTP), is adopted to guide transportation investment in the County for the next 25 years. The ~~*Transportation Plan*~~ LRTP includes improvements ~~proposed~~ for roadways, transit, bicycle and pedestrian facilities, greenways and trails. It contains a "Cost-Feasible Plan" that categorizes projects into priority groupings based upon future funding availability. Priority I contains those projects scheduled to be funded through by ~~2009~~ 2014; ~~and represent funds for improvements as programmed in the "Miami-Dade Transportation Improvement Program 2005-2009".~~ Priority II contains projects ~~are~~ scheduled to be funded between ~~2010 and~~ 2015 and 2020, ~~and~~ Priority III contains projects ~~are~~ scheduled to be funded between ~~2016 and 2020~~ 2021 and 2025; and Priority IV contains projects scheduled to be funded between 2026 and 2035. ~~However, due to the long range nature of the Priority IV projects, funding is scheduled over a 10-year period (2021 to 2030) and because~~ It should be pointed out the Comprehensive Development Master Plan (CDMP) has a planning horizon year of ~~2025,~~ 2030 ~~exact correspondence~~ which does not coincide with the planning horizon of the Priority IV projects in the "Cost-Feasible Plan." ~~is not possible~~ ~~Since the Priority IV grouping encompasses the CDMP horizon year, the required three-year updates to t~~The "Cost-Feasible Plan" will continually adjust the costs associated with the funding availability for the Priority IV projects as the horizon year advances.

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PART C

MASS TRANSIT SUBELEMENT

Introduction

1. The purpose of the Mass Transit Subelement is to provide ~~a basis~~ for the development of mass transit facilities as a major component of the County's overall multimodal transportation system ~~in Miami-Dade County~~ to enhance mobility. It is recognized that the ~~recommended highway~~ planned future transportation improvements in the Traffic Circulation Subelement must be complemented with transit improvements in order to achieve a balanced multimodal transportation system through the year 202~~5~~30.

2. ~~The *Adopted Components* of~~ ~~t~~This Subelement contains the Mass Transit Goal, Objectives and Policies, a series of mass transit maps showing planned future mass transit facilities and service areas, and procedures for monitoring and evaluating conditions. The various objectives and policies emphasize the maintenance and development of transit services and facilities to support the staging and phasing of designated future land use patterns consistent with the Land Use Element.

3. ~~The Adopted 2003~~10 ~~Evaluation and Appraisal Report (EAR) contains information of the transit services currently provided, e.g. Metrobus, Metrorail, Metromover, and paratransit services, with a brief overview of how they operate and relate to each other.~~ It is the intention of Miami-Dade County through the implementation of this Subelement to emphasize the importance of providing mass transit services from residential areas to employment centers and tourist destinations in order to shift the travel mode from single-occupancy vehicles to mass transit.

4. **GOAL**

   MAINTAIN, OPERATE AND DEVELOP A MASS TRANSIT SYSTEM IN MIAMI-DADE COUNTY THAT PROVIDES EFFICIENT, CONVENIENT, ACCESSIBLE, AND AFFORDABLE SERVICE TO ALL RESIDENTS AND ~~TOURISTS~~ VISITORS:

5. **Objective MT-1**

   ~~By the year 2007, t~~The mass transit system shall operate at a level of service no lower than the standard contained herein.

   Policies

6. MT-1A. The minimum peak-hour mass transit level-of-service shall be that all areas within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) which have a combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having ~~30~~ 60-minute headways and an average route spacing of one mile provided that:

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centers of employment, commercial, medical, educational, governmental, and recreational activity, and planned urban centers identified in the Land Use Element.

17. MT-4~~C~~ B. Miami-Dade County, with assistance from Florida Department of Transportation (FDOT), Miami-Dade Expressway Authority (MDX), and other pertinent agencies shall provide service that is competitive with automobile travel in terms of reliability, safety and overall travel time and cost.

18. MT-4C. Miami-Dade County, with assistance from the Federal Transit Administration, Florida Department of Transportation, Miami-Dade Expressway Authority, and other pertinent agencies, shall provide express bus routes along corridors with managed lanes, accessible park-and-ride facilities and direct ramps to/from the managed lanes to the park-and-ride facilities and Metrorail facilities when feasible.

Objective MT-5

19. **Provide equitable transportation services to all groups in the metropolitan ~~population~~ area, including the special transportation needs of the elderly, persons with disabilities, low income and other transit dependent persons.**

Policies

20. MT-5A. ~~At a minimum,~~ Miami-Dade County shall continue to provide equitable transportation services in accordance with Federal Transit Administration (FTA) Title VI Civil Rights requirements.

21. MT-5B. ~~At a minimum,~~ Miami-Dade County shall continue to provide special transportation services in compliance with the service criteria and funding specifications of Federally mandated American with Disabilities Act of 1990 (ADA) regulations for persons with disabilities.

22. MT-5C. ~~At a minimum,~~ Miami-Dade County shall continue to provide cost effective and coordinated mobility to transportation disadvantaged persons by utilizing both the conventional transit system and complementary paratransit service, when necessary and appropriate, in compliance with State mandated regulations of Chapter 427, Florida Statutes, for the transportation disadvantaged, and shall revise and update as required the Transportation Disadvantaged Service Plan.

MT-5D. The County shall promote increased affordable housing development opportunities within proximity to areas served by mass transit.

Objective MT-6

23. **Continue to coordinate Miami-Dade County's Mass Transit Subelement, Miami-Dade Transit's Transit Development Plan, and the plans and programs of the State, region and local jurisdictions.**

Exhibit C

APPLICATION NO. 3
HOUSING ELEMENT

APPLICATION REQUESTING AMENDMENT TO HOUSING ELEMENT OF THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

Miami-Dade County Department of Regulatory and Economic Resources
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2. APPLICANT'S REPRESENTATIVE

Jack Osterholt, Deputy Mayor/Department Director
Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1 Street, 29th Floor
Miami, Florida 33128-1972

By: _____ October 31, 2012

3. DESCRIPTION OF REQUESTED CHANGES

Revise the Housing Element, on pages III-1 through III-10 in the "Adopted Components of the Comprehensive Development Master Plan" dated October 19, 2011, as amended, as follows on the next page.[1] This Application proposes amendments to the entire Housing Element, which consists of an Introduction, a set of Goals, Objectives, and Policies, and Monitoring Program. A summary of all proposed changes by reference paragraph is charted in a table included in Section 4 (Reasons for Changes).

[1] Underlined words are additions. Words with ~~strikethrough~~ are deletions. All other words exist in the Plan and remain unchanged.

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HOUSING ELEMENT

Introduction

The purpose of the Housing Element is to provide a framework for developing plans and programs by local governments to assist in the provision of suitable housing for current and future residents of Miami-Dade County. The Element establishes goals, objectives, and policies aimed at guiding both the public and private efforts to deliver housing. It provides for adequate sites for future housing, particularly housing for extremely low, very low, low and moderate-income families, including workforce housing. It analyzes current housing trends and problems in Miami-Dade County and it presents policies and programs aimed at attaining the housing goals and objectives.

1. The Housing Element has been developed to meet the requirements of Chapter 163, *Florida Statutes* (F.S.) ~~and Rule 9J-5, *Florida Administrative Code* (F.A.C.)~~. It builds on a long history of innovative housing planning and programming by Miami-Dade County which, since 1957, has been a home rule charter county. The ~~Planning and Zoning~~ Department of Regulatory and Economic Resources therefore serves as a regional agency, and housing needs and goals in this Element are presented for the entire County, including the ~~35~~ 34 municipalities.

The Housing Element addresses needs that must be met for the most part by the private sector. Other Elements of this Plan deal with development programs that are primarily public sector responsibilities -- the street and highway system, mass transit, parks, playgrounds, water, waste disposal, and other utilities and capital improvements which are the responsibility of Miami-Dade County and other local governments. Housing is different, as local governments today build little or no new housing. Instead, they provide plans, programs, and development regulations (zoning, building codes, etc.) to guide the private sector in the development of new housing, and maintain fair housing ordinances and housing structural and health codes which set minimum standards. Funding is also provided as incentives for the development of affordable housing, including affordable workforce housing.

References to affordable housing and income limit categories that are made throughout the Housing Element are based on standard definitions developed by the U.S. Department of Housing and Urban Development (HUD), which are used to determine eligibility for many of the County's housing programs. In this context, affordability is defined as housing costs that are 30% or below a household's annual income. Households whose housing expenses exceed 30% of their annual income are considered cost burdened.

2. The extremely low, very low, low and moderate income limit categories presented in the Housing Element represent the maximum income one or more ~~natural~~ persons or a family may earn, as a percent of the area median income (AMI) in order to qualify for certain

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housing assistance programs. Below are the income limits as defined by HUD standards, state regulations and Miami-Dade County policies:

- Extremely Low: At or below 30% of the AMI
- Very Low: 30.01 to 50% of the AMI
- Low: 50.01% to 80% of the AMI
- Moderate: 80.01% to 120% of the AMI (The moderate income limit for Miami-Dade County's Documentary Surtax Program includes up to 140% of the AMI.)

3. In addition to the above categories, the Housing Element also provides a workforce housing category, which is defined as housing that is affordable to ~~natural~~ persons or families whose total household income is at or below 140% of the AMI. Although workforce housing incorporates all the income categories described above, it differs from other forms of affordable housing in that it seeks to address the housing needs of the workforce. Such housing is generally located near employment centers and within close proximity of transit services. This form of housing allows for employment based housing, which is housing provided by employers for their workers. It also encourages public-private partnerships in the development of such projects.

The Adopted Components of this Element include the goals, objectives, and policies contained herein and the Housing Element monitoring program.

4. ~~The 2003 Evaluation and Appraisal Report (EAR) shows that between the year 2000 and 2025, Miami-Dade County will require 294,200 new housing units. It is estimated that about 42 percent of those units will be needed by very low and low income households. These are units that only new residents will require and do not take account of existing housing deficiencies. The 2000 Census revealed that 77,000 households were living in overcrowded conditions and more than 204,000 households were cost burdened (there is an unknown overlap between these two categories). These are truly daunting numbers and the trend seems to be worsening. Overcrowding increased from 18.2 percent to 20 percent of all households between 1990 and 2000. Likewise, cost burden is becoming more wide spread.~~

5. An overall affordability analysis was done in the ~~2003~~ 2010 EAR Report, which matched income distribution to housing cost distribution. In ~~1990~~ 2000~~, just over 86~~ 49.1 percent of renter-occupied units were affordable and, by ~~2000~~ 2011, this had dropped to ~~79.5~~ 32.8 percent. The same pattern held for owner-occupied units; ~~37.3~~ 63.7 percent were affordable in ~~1990~~ 2010, and ~~34.0~~ 52.9 percent ~~by~~ in ~~2000~~ 2011~~. Again,~~ ~~T~~the 2010 EAR Report points out that these trends are likely to continue in Miami-Dade County. If ~~T~~the projected demographic makeup, income distribution, wage rates, poverty levels and sources of economic and population growth~~, if they~~ persist, it virtually assures that insufficient affordable housing will remain a serious problem in Miami-Dade County well into the future.

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6. **GOAL I**

ENSURE THE PROVISION OF ~~AFFORDABLE~~ HOUSING THAT WILL BE AFFORDABLE ~~MEET THE SPATIAL AND ECONOMIC NECESSITIES OF~~ TO ALL CURRENT AND FUTURE MIAMI-DADE COUNTY RESIDENTS, REGARDLESS OF HOUSEHOLD TYPE OR INCOME.

7. **Objective HO-1**

Promote housing choice for all Miami-Dade County citizens regardless of race, ethnicity, age, sex, family composition, disability or sexual orientation ~~such that residential segregation indices are reduced to a value of 50 or less~~.

Policies

8. HO-1A. Continue to enforce existing housing federal, state and local regulations ~~laws~~ that prohibit housing discrimination on the basis of race, ethnicity, age, sex, family composition, disability or sexual orientation.

HO-1B. Miami-Dade County housing assistance provider agencies should carry out equal opportunity fair housing activities where applicable and to the degree possible.

9. ~~HO-1C. Affordable housing resource information should be distributed to the general public, especially to very low, low and moderate income households, by County housing agencies through several techniques and media.~~

10. **Objective HO-2**

~~Designate by the year 2025 sufficient land (+/-25,000 acres)~~ Ensure that by the year 2030 that there is sufficient land capacity to accommodate ~~sites at varying densities for~~ a variety of housing types including manufactured homes, with special attention directed to affordable units for extremely low, very low, low, and moderate-income households, including workforce housing.

Policies

11. HO-2A Periodically conduct an analysis of the sufficiency of the supply of developable land using most recent housing data and population projections in order to assess more accurately the County's residential land needs. ~~Develop by the end of 2008 a housing plan that would aim to fairly and equitably distribute extremely low, very low, low and moderate income publicly assisted affordable housing, including affordable workforce housing, throughout the County, in a manner that lessens potential impacts of such housing in any one area while providing a wider choice of extremely low, very low, low, and moderate income affordable housing options.~~

HO-2B. Allow manufactured homes within residential areas throughout the County, provided they meet design and building standards and are generally compatible with the

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surrounding residential development.

HO-2C. Foster a diversity of affordable housing types defined by the County's Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and manufactured homes.

HO-2D. Continue to promote zoning code changes that allow housing product opportunities such as accessory apartments, single room occupancy units (SRO's), elderly residential hotels, and the mixing of unit types.

12. HO-2E. The Department ~~of Planning and Zoning~~ Regulatory and Economic Resources will prepare and apply a series of innovative methods for increasing public awareness of the accessory apartment provision in the zoning code and promoting its use.

13. **Objective HO-3**

Assist the private sector in providing affordable housing products in sufficient numbers for existing and future residents throughout the County by the year ~~2025~~ 2030 ~~(approximately 294,000 units), with an appropriate percentage (about 42 percent) of new housing available~~ to extremely low, very low, low and moderate-income households, including workforce housing.

Policies

14. HO-3A. Provide additional administrative and, where applicable, fiscal incentives for new developments to ensure the inclusion of a wide spectrum of housing options, particularly for extremely low, very low, low, and moderate-income households, including workforce housing.

HO-3B. Continue to investigate methods for providing affordable residential dwelling units and to review, evaluate and streamline those aspects of planning, zoning, permitting and building codes that may unduly restrict or increase the cost of housing.

15. HO-3C. Provide administrative and technical support to non-profit housing development corporations to construct new housing either for sale or rent to extremely low, very low, low, and moderate-income persons, including workforce housing.

16. HO-3D. Continue to develop programs ~~such as the Documentary Stamp Surtax Program, the Housing Finance Authority Savings Bank, Location Efficient Mortgages~~ and other innovative ways to reduce financing costs.

HO-3E. Encourage interlocal agreements among adjacent jurisdictions, for the provision of affordable housing opportunities within their region if not within their jurisdiction, especially for extremely low, very low, low, and moderate-income residents, including workforce housing.

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17. HO-3F. Develop a strategy and implement measures to promote and strengthen the ~~By the end of 2006 an~~ inclusionary zoning program which involves private sector developments in the provision of workforce housing ~~will be implemented~~. Builders and developers who participate in this program will be entitled to exceed CDMP density ranges and certain other land use provisions according to provisions set forth in the Land Use Element.

18. HO-3G. The Department of ~~Planning and Zoning~~ Regulatory and Economic Resources will work with other appropriate departments to consider development of a housing linkage program which applies to commercial and industrial projects above a certain size.

19. HO-3H. Continue to further reduce barriers such as liens and encumbrances, lack of public infrastructure and other obstacles that inhibit the development of affordable housing.

20. HO-3I. Encourage the development of residential housing units through infill and expansion of redevelopment opportunities in urbanized areas with existing infrastructure.

Objective HO-4

Develop ways to broadly communicate accurate information about public and private affordable housing development, especially extremely low, very low, low, and moderate-income, and workforce housing, throughout the County.

Policies

21. HO-4A. Adopt a communication strategy, ~~Prepare a visual file,~~ including media, visual presentations, photos and site plans, to disseminate information of successful workforce housing projects blended with market rate housing in order to illustrate the feasibility of this concept.

22. HO-4B. Solicit participation from the community at large in developing design guidelines and site plans for affordable housing~~, perhaps~~ through workshops, outreach meetings and design charrettes with local architects and potentially affected neighbors and/or community associations.

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GOAL II

THROUGHOUT MIAMI-DADE COUNTY IDENTIFY AND PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FROM WITHIN THE EXISTING HOUSING STOCK AND ENSURE ITS EFFICIENT USE THROUGH REHABILITATION AND RENOVATION, AND FACILITATE ADAPTIVE CONVERSION OF NON-RESIDENTIAL STRUCTURES TO HOUSING USE FOR EXTREMELY LOW, VERY LOW, LOW, AND MODERATE-INCOME HOUSEHOLDS, INCLUDING WORKFORCE HOUSING.

Objective HO-5

Reduce the number of substandard housing units in the County by encouraging the rehabilitation or conservation of the existing housing stock, including historic structures, and provide that an increased number of extremely low, very low, low and moderate-income, and workforce units come from housing rehabilitation and adaptive re-use of non-residential structures.

Policies

HO-5A. Consistently enforce minimum building and housing code standards throughout the County so that all new and rehabilitated housing, public or private, is in compliance.

23. HO-5B. Continue ~~F~~federally funded housing development assistance, maintenance and neighborhood improvement programs, especially in eligible low income areas.

HO-5C. Continue to use existing housing assistance funding for maintenance and rehabilitation programs for eligible publicly and privately owned single and multi-family units, including those for the elderly and disabled.

HO-5D. Identify, conserve and protect historically significant housing and stabilized neighborhoods from the intrusion of incompatible land uses that would adversely affect neighborhood character or existing structures, pursuant to the provisions of the Miami-Dade County Historic Preservation Ordinance.

HO-5E. Review current demolition processes and suggest modifications if they inhibit the rehabilitation of housing for low income and work force households or the adaptive reuse of non-residential structures for such housing.

Objective HO-6

Increase affordable housing opportunities for extremely low, very low, low, moderate-income households, including workforce housing options, within reasonable proximity to places of employment, mass transit and necessary public services in existing urbanized areas.

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HO-6A. Promote the location of housing for extremely low, very low, low, and moderate-income households, including workforce housing options, near employment centers or premium transportation services through the application of CDMP planning provisions and cooperation with County agencies which provide affordable housing.

24. HO-6B. Continue to use financial incentives provided under federal, state and local government programs , ~~such as the Federal Empowerment Zone and State Enterprise Zone designations, Brownfields, the Urban Jobs Tax Credit Program, and Community Redevelopment areas,~~ to attract industries to locate in or near infrastructure-ready infill sites in very low, low and moderate-income residential areas and to employ residents of these areas.

HO-6C. Priority should be given to assisting affordable workforce housing projects which are proximate to employment concentrations, mass transit, or have easy access to a range of public services.

HO-6D Miami-Dade County shall continue to identify sites adequate for workforce housing and promote the development of such sites according to the "Miami-Dade County Affordable Workforce Housing Plan, 2008 to 2015" adopted by Resolution No. R-746-08 on July 1, 2008 and adopted by reference in the CDMP.

25. HO-6E. Improve the administrative procedures and practices to preserve existing government-assisted affordable housing projects and work proactively with property owners to facilitate the renewal of soon-to-expire agreements.

26. **Objective HO-7**

Miami-Dade County shall support the preservation and enhancement of existing mobile home communities as an additional source of affordable housing options for extremely low through moderate income households and encourage residents and builders to incorporate energy and natural resource conservation strategies into housing design, site plan design, and improvements for existing homes.

Policies

HO-7A. Miami-Dade County will support programs that assist residents of existing mobile home communities in purchasing their parks and forming resident owned communities.

HO-7B. Miami-Dade County shall develop a program and applicable regulations allowing the replacement of existing mobile home units with mobile homes, manufactured homes, or modular homes, provided the replacement residential units meet applicable design and building standards.

HO-7C. Miami-Dade County shall encourage the renovation, rehabilitation, or replacement, of existing mobile home units to ensure that housing units in mobile home communities comply with all applicable health, safety, and building standards.

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HO-7D. All legal nonconforming uses and structures in existing mobile home parks shall be allowed to be renovated or rehabilitated, if they comply with plans of record and applicable building codes.

HO-7E. Any official action that requires a public hearing to develop or redevelop mobile home park sites to residential or non-residential uses shall, at a minimum, require the following:

a. Demonstration that the proposed development action would not cause the displacement of mobile home owners or that there is suitable affordable housing available for all affected mobile home owners. Housing affordability shall be determined using the definition of affordability and income limit categories described in the Housing Element of the CDMP and updated annually by HUD.

b. Description of actions that will be taken to assist mobile home owners in finding suitable housing for relocation, including referrals to public and private affordable housing resources.

c. Actions that will be taken to minimize the hardship related to relocation.

27. HO-7F. ~~By 2012,~~ Miami-Dade County shall develop a program providing for the designation of at least 20% of the future development or redevelopment of a mobile home park for affordable housing, where financially feasible. Affordable housing shall be determined using the definitions described in the Housing Element of the CDMP.

HO-7G. Miami-Dade County shall develop procedures for coordinating County services related to mobile home parks, including activities related to the closing of mobile home parks and the relocation of its residents.

28. **GOAL III**

ALL VARIATIONS OF AFFORDABLE HOUSING PRODUCTS IN MIAMI-DADE COUNTY SHOULD BE PROVIDED THROUGH THE MOST ECONOMICALLY FEASIBLE ALTERNATIVES, WHILE ENSURING THAT SITE LOCATIONS, SITE AND HOUSING DESIGNS, AND BUILDING PRACTICES FOSTER ENERGY AND LAND CONSERVATION.

Objective HO-8

Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.

Policies

HO-8A. Ensure that growth management, housing design, and development alternatives form an integral part of a community of functional neighborhoods and town centers that promote community identity, and enhance the overall quality of life.

Paragraph
Reference
Number

29. HO-8B. Continue supporting development of ~~new and~~ innovative and cost-efficient ~~economically feasible~~ housing construction techniques, materials and manufacturing methods ~~that maintain or improve housing structural quality~~.

HO-8C. Promote programs designed to enhance neighborhood safety in order to help prevent possible housing deterioration by crime.

HO-8D. The County shall continue to encourage new legislation that promotes energy efficiency, use of alternative energy and conservation alternatives, in the construction, and rehabilitation of new and existing buildings.

30. HO-8E. The County shall promote affordable utility costs for new public housing projects by utilizing Florida Green Building Coalition ~~green~~ construction standards or other acceptable standards, and through the incorporation of alternative energy technologies into low-income weatherization programs.

HO-8F. The County should discourage the practice of illegal housing conversions, additions, or unpermitted new residential construction through a program which includes: strong public communications; aggressive inspections; penalties; and, information on affordable housing programs.

31. HO-8G. Promote housing design that supports the conservation and preservation of areas with specific historic, architectural or cultural value while enhancing the neighborhood character.

Objective HO-9

Maintain the stock of suitable rural housing available to farm workers, as well as special housing for migrant farm workers.

Policy

HO-9A. Work with County employers and appropriate agencies to identify and provide adequate assistance in meeting seasonal migrant and rural farm worker affordable housing needs.

32. **Objective 10**

Provide for the special housing needs of the County's elderly, disabled, homeless, ~~orphaned~~ children in foster care, families in need, ~~persons with AIDS~~ and others in need of specialized housing assistance.

Policies

33. HO-10A. Continue to provide, in accordance with Chapter 533, F.S. and applicable County codes, housing opportunities for the County's homeless, elderly, and disabled.

Paragraph
Reference
Number

Halfway houses and special needs congregate living facilities for ~~institutionalized~~ such groups ~~such as persons with AIDS~~ should be made available.

HO-10B. Monitor the status and location of group homes, foster-care facilities, adult congregate living facilities, halfway houses, and similar housing facilities consistent with Chapter 419 of the Florida Statutes to ensure wide accessibility and to avoid undue concentration in any area and expand community residential alternatives to institutionalization.

HO-10C. Continue to allow within residential areas, as a right provided in the Land Use Element, group homes and foster care facilities that are owner-occupied and contain six-or-fewer beds.

Objective HO-11

Continue governmental assistance to persons and families displaced and relocated by public projects and encourage private-sector assistance in relocating people displaced by private projects.

Policies

HO-11A. Provide safe, well built, and transit accessible affordable housing units prior to relocation to households displaced by public action.

HO-11B. Encourage the private sector to provide housing assistance to families and individuals displaced through private sector actions.

HO-11C. Assure the availability of suitable emergency shelters, transitional housing, and relocation programs for very low, low- and moderate-income populations who have lost their housing, especially when displacement occurs due to redevelopment or natural disaster.

MONITORING PROGRAM

34. ~~In order to enable the preparation of the periodic Evaluation and Appraisal Report (EAR) as required by~~ Section 163.3191, F.S., ~~the Minimum Criteria Rule (Rule 9J-5, F.A.C.) requires that local comprehensive plan contains adopted procedures for monitoring and evaluating the Plan and its implementation Sections 9J-5.005[1][c][3], and 9J-5.005[7], F.A.C). In addition, successful implementation of level of service standards, and requirements that services be available at the time of development, also require the establishment or enhancement of monitoring and reporting programs.~~

35. This section of the Element outlines the substantive elements of Miami-Dade County's monitoring program pertinent to the objectives, policies, and parameters referenced in this Element. ~~It should be understood that the proposed programs or program improvements will be refined over time, as more experience is gained. Undoubtedly, by the time that the next EAR is prepared, the measures and procedures outlined herein will have been modified to reflect practical considerations.~~

Paragraph
Reference
Number

36. ~~The administrative requirements for monitoring and preparation of the EAR as outlined in Section 9J-5.005(7), F.A.C. are not repeated here. They are outlined only in the Land Use Element to avoid redundancy. The reader is referred to that Element for a summary of those procedural requirements.~~

Evaluation Assessment Review

37. For the purpose of evaluating and assessing the implementation of the Housing Element ~~in Year 2010~~, each objective will be reviewed as follows to monitor the degree to which it has been reached.

38. **Goal I, Objective HO-1.**
~~Residential segregation indices using census and other data as necessary and available will be used to report on results achieved related to this objective.~~ Review anti-discrimination compliance and monitoring by the local agencies administering affordable housing programs.

39. **Goal I, Objective HO-2.**
The ~~2000 and 2010~~ most recent census data will be utilized to compare the distribution of the number of units by value and type, by census tract or other appropriate area to the figures in previous years.

40. **Goal I, Objective HO-3.**
The ~~2000 and 2010~~ most recent census data will be utilized to calculate "cost burden" by area ~~for the two years~~ and compared to data for prior periods so that changes can be noted. Cost burden is defined as a household which is devoting more than 30 percent of its income to housing costs. In addition, indicate the number of units that, directly or indirectly, resulted from County funding geared to increasing the number of affordable housing units.

Goal I, Objective HO-4.
The measure of achievement for this objective will consist of listing and describing the various means employed to inform the public about the characteristics of affordable housing and the development of it.

41. **Goal II, Objective HO-5.**
The number of units rehabilitated through the various Miami-Dade County sponsored or approved programs will be reported for the review period ~~or review years 2003 to 2010~~.

42. **Goal II, Objective HO-6.**
Information and data compiled by the specific agencies providing affordable housing, either rehab or new, will be acquired and the distributional pattern analyzed with respect to employment centers, mass transit, and important facilities and services. The ~~2000 and 2010~~ most recent and prior periods' census data and corresponding ~~matching~~ land use figures ~~data~~ will be utilized.

43. **Goal II, Objective HO-7.**
Inventory of existing mobile home communities to include: number of mobile home units;

Paragraph
Reference
Number

permits to renovate, rehabilitate or replace existing mobile home units; code violations per mobile home community; and number of mobile home communities that have closed or are vacant. Description of County programs targeted toward low-income residents and affordable housing developers to incorporate sustainable site design, building practices, and residential upgrades.

Goal III, Objective HO-8.
Efforts to promote better housing design, construction methods, materials, energy conservation improvements or related matters will be reported on.

44. **Goal III, Objective HO-9.**
The status of rural and farm worker housing will be compared to that ~~five~~ seven years before the EAR date, using the best available data.

Goal III, Objective HO-10.
Information and data compiled by the specific agencies dealing with these special client groups will be obtained and analyzed in order to evaluate success in meeting this objective.

Goal III, Objective HO-11.
The records of the agencies, which are responsible for relocation of displaced households, will be the basis for assessing this objective achievement.

4. REASONS FOR CHANGES

HOUSING ELEMENT SUMMARY OF MAJOR ADDITIONS, RENUMBERINGS AND DELETIONS OF EXISTING CDMP OBJECTIVES AND POLICIES			
Paragraph Reference Number	EXISTING TEXT, GOAL, OBJECTIVE OR POLICY	MAJOR ADDITIONS, RENUMBERING AND DELETIONS	REASONS
1	Introduction	Deletion and Changes	Delete reference to repealed Rule 9J-5; update department name; revise number of municipalities.
2	Introduction text	Deletion	Delete unneeded term.
3	Introduction text	Deletion	Delete unneeded term.
4	Introduction text	Deletion	The data is obsolete and not needed.
5	Introduction text	Deletion and Changes	Update years and revise data.
6	Goal I	Deletion and Changes	Improve for clarity.
7	Objective HO-1	Deletion	Segregation index is not needed as a measure.
8	Policy HO-1A.	Addition	Adds state, federal and local regulations.
9	Policy HO-1C.	Deletion	Not needed; Policy HO-4A inclusive of this policy.
10	Objective HO-2	Deletion and Change	Change year; no need to include specific acreage or densities.
11	Policy HO-2A	Deletion and Change	Old language not related to objective; new language is more appropriate.
12	Policy HO-2E.	Deletion and Change	Update department name
13	Objective HO-3	Deletion and Change	Update planning horizon; no need to specify number of units.
14	Policy HO-3A.	Addition	Specify that incentives are fiscal.
15	Policy HO-3C.	Addition	Improve language.
16	Policy HO-3D.	Deletion	No need to specify programs
17	Policy HO-3F.	Deletion and Change	Improve language and delete year.
18	Policy HO-3G.	Deletion and Change	Update department name.
19	Policy HO-3H.	Addition	New policy to remove barriers to housing development.
20	Policy HO-3I.	Addition	New policy to encourage development in areas with existing infrastructure.
21	Policy HO-4A.	Deletion and Addition	Specify strategy and improve language.
22	Policy HO-4B.	Deletion and Addition	Specify community meetings.

HOUSING ELEMENT SUMMARY OF MAJOR ADDITIONS, RENUMBERINGS AND DELETIONS OF EXISTING CDMP OBJECTIVES AND POLICIES			
Paragraph Reference Number	EXISTING TEXT, GOAL, OBJECTIVE OR POLICY	MAJOR ADDITIONS, RENUMBERING AND DELETIONS	REASONS
23	Policy HO-5B.	Deletion and Addition	Improve language.
24	Policy HO-6B.	Deletion and Addition	Delete specific programs and provide for more financial incentives and programs.
25	Policy HO-6E.	Addition	New policy to help preservation of government affordable housing.
26	Objective HO-7	Addition	Adds language consistent with energy and resource conservation.
27	Policy HO-7F.	Deletion	Remove time restriction.
28	Goal III	Addition	Adds language consistent with resource and conservation energy.
29	Policy HO-8B.	Deletion and Addition	Improve language.
30	Policy HO-8E.	Deletion	Unneeded term.
31	Policy HO-8G.	Addition	New policy to support conservation and preservation of historic neighborhoods.
32	Objective 10	Deletion and Addition	Improves wording; deletes reference to person with AIDS.
33	Policy HO-10A.	Deletion	Deletes reference to persons with AIDS; and reference to institutionalized.
34	Monitoring Program	Deletion	Obsolete reference to repealed Rule 9J-5.
35	Monitoring Program	Deletion	Unneeded language.
36	Monitoring Program	Deletion	Obsolete reference to repealed Rule 9J-5.
37	Evaluation Assessment Review	Deletion	Unneeded year reference.
38	Goal I Objective HO-1.	Deletion and Addition	Delete old monitoring measure and add a more appropriate monitoring measure.
39	Goal I Objective HO-2.	Delete and Addition	Improve monitoring measure.
40	Goal I Objective HO-3.	Deletion and Addition	Improve existing monitoring measure and add new measure.
41	Goal II Objective HO-5.	Deletion and Addition	Delete year reference.

HOUSING ELEMENT SUMMARY OF MAJOR ADDITIONS, RENUMBERINGS AND DELETIONS OF EXISTING CDMP OBJECTIVES AND POLICIES			
Paragraph Reference Number	EXISTING TEXT, GOAL, OBJECTIVE OR POLICY	MAJOR ADDITIONS, RENUMBERING AND DELETIONS	REASONS
42	Goal II Objective HO-6.	Deletion and Addition	Delete year reference and improve monitoring measure.
43	Goal II Objective HO-7.	Addition	Adds needed sustainability language.
44	Goal III Objective HO-9.	Deletion and Addition	Change evaluation period from 5 to 7 years.

Exhibit D

Memorandum

MIAMI-DADE COUNTY

Date: June 7, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Affordable Housing Advisory Board's 2012 Report and Evaluation

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This memorandum serves as the Affordable Housing Advisory Board's (AHAB) 2012 Report and Evaluation to the Board of County Commissioners (BCC). This report provides information regarding the local housing incentive strategies, recommendations and its review of the local government's implementation of previously recommended strategies. Additionally, this report, as approved by the AHAB, is also being submitted to the State as required by Section 420.9076 of the Florida Statutes.

Background

Pursuant to Section 17-106 of the Miami-Dade County Code of Ordinances, the AHAB serves as the Affordable Housing Advisory Committee to the BCC to meet the requirements in Section 420.9072 and Section 420.9076 of the Florida Statutes.

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

On March 14, 2013, following public notification and advertisement in accordance with Section 420.9076 of the Florida Statutes , the AHAB held a public hearing to review incentive strategies and the implementation of recommendations that were approved by the BCC on April 7, 2009, through Resolution No. R-347-09. The local housing incentive strategies, approved through Resolution No. R-347-09, are summarized below:

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 BCC be notified of the cost impact at first reading or public hearing, as required;
2. AHAB and Community Affordable Housing Strategies Alliance (CAHSA) should 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;
3. Promote objectives contained in the Housing Element of the County's Comprehensive Development Master Plan (CDMP) by a) ensuring that there are County funding processes which give preference to affordable housing projects (whether on County-owned land or not) located within transit corridors or designated employment centers; and b) 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;

4. AHAB should review any current and future CDMP amendments or zoning code changes that may impact affordable housing and provide recommendations as it deems necessary; and
5. The Regulatory and Economic Resources Department expedited building permit review process for affordable housing must be formalized through legislative action as required and adoption of, or an amendment to, an Administrative Order. Such expedited process shall be incorporated into the department's standard operating procedures and the County's Local Housing Assistance Plan (LHAP).

Resolution No. R-347-09 also amended the County's LHAP for its allocation of State Housing Initiative Program (SHIP) funds to incorporate the five adopted local housing incentive strategies as required by Section 420.9076 of the Florida Statutes. The incentive strategies will remain incorporated in the FY 2013-2014, FY 2014-2015, and FY 2015-2016 LHAP and transmitted as a separate agenda item for the BCC's approval.

Evaluation of Local Housing Incentive Strategies
The results of AHAB's evaluation of the implementation of the local housing incentive strategies are attached as Exhibit A. This Exhibit also indicates strategies and/or incentives that remain under AHAB's review.

If you have any questions regarding this report, please contact Gregg Fortner, Executive Director, Public Housing and Community Development (PHCD) at 786-469-4106.

Attachment

c: Robert A. Cuevas, Jr., County Attorney
Russell Benford, Deputy Mayor
Gregg Fortner, Executive Director, PHCD
Jennifer Moon, Director, Office of Management and Budget
Charles Anderson, Commission Auditor
Erbl Blanco-True, Chairperson, AHAB

AH Strategies/Incentives	Strategy Implementation Status				Comments
	Completed Following 2009 Adoption	In Place Since 2008/09 Review	Underway	Subject to AHAC Review	
(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.		X X	X		• Infill Housing Program: By Administrative Order 3-44, homes built under the Infill Housing Program qualify for the Building Department's (now part of Regulatory and Economic Resources (RER) Department expedited review without any additional fees. • Affordable Housing Development: The Building Department has implemented an informal process to expedite review of other affordable housing development plans. If the party submitting the plans identifies the construction project as affordable housing, the plans will be given priority review by each of the disciplines that review and approve the plans within the Building Department (i.e. structural, electrical, plumbing, fire, etc.). • The following recommendation was adopted by the Board of County Commissioners (BCC) in 2009. Implementation is underway: *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 Administrative Order. Such expedited process shall be incorporated into the Department's standard operating procedures and the County's LHAP.* Implementation: Staff is initiating implementation.
(b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee		X			• Under Chapter 33 of the Code of Miami-Dade County, a development is exempt from impact fees as long as the Department of Planning and Zoning makes a determination that the development is consistent with the CDMP and that any portion of the residential development activity provides affordable housing for very low or low income households as

AHAC – Affordable Housing Advisory Committee

AH Strategies/Incentives	Strategy Implementation Status				Comments
	Completed Following 2009 Adoption	In Place Since 2008/09 Review	Underway	Subject to AHAC Review	
payment for affordable housing.					defined in Section 420.602(3)(a) or (b), Florida Statutes. More specifically, these developments are exempt from road, park, police services, and fire and emergency medical services impact fees (collectively referred to hereafter as "Impact Fee Ordinances").
(c) The allowance of flexibility in densities for affordable housing.		X X			• Voluntary Workforce Housing Development Program: Pursuant to Ordinance No. 07-05, the Workforce Housing Development Program provides density bonuses to private developers if they commit to offering units in a residential development available for workforce housing, or if they make a monetary contribution to the Affordable Housing Trust Fund in lieu of constructing the workforce units. • Comprehensive Master Development Plan: The Plan was amended in May 2009 to allow residential developers to: o Receive a 17% density bonus if 30% of the housing units are made affordable to very low and low-income households. o Receive a 30% density bonus for affordable/workforce multi-family infill housing or a 60% density bonus for not-for-profit or government/public sponsored affordable housing providers 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 thirty years.
(d) The reservation of infrastructure capacity for housing for very-low income persons, low-income persons, and moderate-income persons.				X	Remains subject to AHAC review.
e) The allowance of affordable accessory residential units in				X	Remains subject to AHAC review.

AH Strategies/Incentives	Strategy Implementation Status				Comments
	Completed Following 2009 Adoption	In Place Since 2008/09 Review	Underway	Subject to AHAC Review	
residential zoning districts.					
(f) The reduction of parking and setback requirements for affordable housing.		X		X	• Parking: The zoning code provisions allow for reduced number of required parking slots for: (a) publicly owned or non-profit apartment buildings exceeding four units providing housing to elderly or disabled persons that are developed and financially assisted under the United States Housing Act of 1937 and (b) any apartment building exceeding four units providing low and/or moderate income housing for older persons as defined under the Fair Housing Act. • Setback Requirements: Remains subject to AHAC review.
(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.		X			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.
(h) The modification of street requirements for affordable housing.				X	Remains subject to AHAC review.
(i) 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.			X X		The following recommendations were adopted by the Board of County Commissioners in 2009. Implementation is underway: • *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.* Implementation: Staff is initiating the process for the Board of County Commissioners' adoption of an affordable housing cost impact ordinance. • *AHAC should review any current and future Comprehensive Development Master Plan (CDMP) amendments or zoning changes that may impact affordable housing and provide recommendations, if*

AH Strategies/Incentives	Strategy Implementation Status				Comments
	Completed Following 2009 Adoption	In Place Since 2008/09 Review	Underway	Subject to AHAC Review	
					necessary. Implementation: Staff is initiating the process to incorporate this review requirement for changes to the zoning code.
(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	X				The County has prepared and regularly updates a printed inventory of County-owned public lands suitable for affordable housing. The list is provided to the Affordable Housing Advisory Committee and any other party upon request. Such list is utilized to support the rehabilitation of single family homes under the County's Infill Housing Program and was utilized in the development of affordable housing in partnership with private developers under the County's General Obligation Program.
(k) The support of development near transportation hubs and major employment centers and mixed-use developments.	X				Affordable housing development near transportation hubs and major employment centers and mixed-use development is supported by the County's various funding programs (e.g. HOME and Documentary Surtax Programs) made available through competitive process as well as through its General Obligation Bond Program. The County's Comprehensive Development Master Plan's Housing Element includes the policy objective to promote such development.

Exhibit E

THE FLORIDA LEGISLATURE
OPPAGA
OFFICE OF PROGRAM POLICY ANALYSIS & GOVERNMENT ACCOUNTABILITY

June 2012 Report No. 12-08

Miami-Dade's Discretionary Surtax Provides Benefits; Accountability Processes Should Be Improved

at a glance

Miami-Dade County's discretionary documentary stamp tax provides dedicated funding for affordable housing, with surtax revenues exceeding $100 million over the last five fiscal years. Two county agencies—the Department of Public Housing and Community Development and the Miami-Dade Economic Advocacy Trust—use surtax funds to provide homebuyer and homeowner assistance, education and counseling, and rental housing construction and rehabilitation. While state law requires that no more than 10% of each year's new surtax revenues be used for administrative costs, both agencies supplement such expenses with funds from other sources.

The department's commitment to facilitating homeownership is evident in surtax loan provisions, which include low interest rates, low monthly repayment schedules, and deferred payment. In addition, developers rely on surtax funds to complete complex financing arrangements needed for multi-family developments and also benefit from favorable loan provisions. Department officials estimate that $235.7 million of $305.2 million in current loans may never be collected due in part to favorable loan terms and the economic downturn.

The Department of Public Housing and Community Development does not have a comprehensive measurement system to assess surtax outcomes; we suggest it revise its performance management system to include additional surtax-related measures so that the success of the program can be assessed.

Scope

Chapter 2009-131, *Laws of Florida*, directs OPPAGA to review the discretionary surtax program operated under s. 125.0167, *Florida Statutes*, and report to the Legislature by June 30, 2012, and every five years thereafter.[1]

Background

The 1983 Legislature created s. 125.0167, *Florida Statutes*, which allows certain counties to levy a discretionary surtax for providing low- and moderate-income housing.[2] The tax applies to deeds and other instruments relating to real property in an amount not to exceed 45 cents per $100; the statute exempts real property transactions involving single-family residences.[3, 4] Currently, only Miami-Dade County assesses the discretionary documentary stamp tax.[5]

The law prohibits the use of discretionary surtax funds for rent subsidies or grants and provides that affordable housing funds be used to

- finance the construction, rehabilitation, or purchase of rental housing units;

[1] Section 125.0167(8), *F.S.*

[2] Chapter 83-220, *Laws of Florida*.

[3] The statewide documentary stamp tax is 70 cents per $100, except in Miami-Dade County, where it is 60 cents per $100.

[4] Condominiums are considered single-family residences under this law.

[5] Hillsborough and Monroe are the only other counties eligible to levy the discretionary surtax, but they would have to make significant changes to their Home Rule Charters to do so.

- rehabilitate single family housing units; and
- provide homeownership assistance through affordable second mortgages.

Surtax funds must be used for low- and moderate-income families.[6] A low-income family's income cannot exceed 80% of area median income. The current area median income for Miami-Dade County is $52,600. Thus, a low-income family, depending on family size, would have an annual income ranging from $36,750 (family of one) to $52,500 (family of four); the maximum allowable income increases for each additional family member. A moderate-income family's income cannot exceed 140% of area median income.

State law requires that no less than 50% of surtax funds be for the benefit of low-income families. However, current county policy provides that 75% of surtax funds be used for low-income families.

The 2009 Legislature amended the surtax law to provide that no more than 10% of the surtax revenues collected and remitted to the county by the Department of Revenue in a fiscal year may be used for administrative expenses. Of the remaining funds, no less than 35% may be used for homeownership and no less than 35% may be used for rental construction. The remaining funds can be used for homeownership and rental construction at the county's discretion.

Two entities use surtax funds in Miami-Dade County. The county authorizes two entities to expend surtax funds: the Department of Public Housing and Community Development receives 92% of surtax funds, and the county allocates 8% to the Miami-Dade Economic Advocacy Trust (MDEAT).[7] As shown in Exhibit 1, surtax revenues distributed to these entities exceeded $100 million over the last five fiscal years.[8]

Exhibit 1
Over the Last Five Fiscal Years, Miami-Dade County Received $102.8 Million in Surtax Revenues

	Discretionary Surtax Revenues	
Fiscal Year	Miami-Dade County	Miami-Dade Economic Advocacy Trust[1]
2007	$30,383,067	$2,855,667
2008	20,982,178	1,824,538
2009	8,613,911	749,036
2010	15,037,315	1,307,592
2011	19,332,132	1,681,055
Subtotal	$94,348,603	$8,417,888
Grand Total[2]	$102,766,491	

[1] Miami-Dade Economic Advocacy Trust, formerly known by the name Metro Miami Action Plan Trust.

[2] In March 2012, the Department of Revenue (DOR) notified Miami-Dade County that due to a computer programming error, DOR had over distributed $3.3 million in surtax funds beginning with transfers in June 2008. From March through September 2012, DOR will adjust transfers to the county to recoup the over distributed amount.

Source: Miami-Dade County.

The **Department of Public Housing and Community Development** uses surtax funds to support three areas: administration; homeownership programs (second mortgages, rehabilitation, beautification loans, and homebuyer education and counseling services); and rental construction (includes multi-family new construction and the rehabilitation of existing properties). The **Miami-Dade Economic Advocacy Trust** uses its surtax revenues for administration and homeowner assistance through down payment and closing loans. (See Appendix A for additional information on MDEAT housing activities and expenditures.)

Miami-Dade affordable housing programs have undergone numerous changes since 2006. In July 2006, the *Miami Herald* published an investigative series regarding the county's affordable housing programs. Subsequent to the newspaper series, a Miami-Dade County grand jury reported on the same subject. In addition, the county's inspector general and the U.S. Department of Housing and Urban

[6] Section 125.0167(1), *F.S.*, defines low income as less than 80% of the county median income and moderate income as between 80% and 140% of the county median income.

[7] Along with MDEAT, several county entities have administered surtax funds, including Dade County Housing and Urban Development (1983), the Special Housing Programs Department (1986), the Miami-Dade Housing Agency (1996), the Housing Finance Authority (2006), the Office of Community and Economic Development (2008), and the Department of Housing and Community Development (2010). In the fall of 2011, the county mayor reorganized several departments; the Department of Public Housing and Community Development now administers the surtax funds.

[8] Florida counties operate on the federal fiscal year, October 1 to September 30. Thus, the county's Fiscal Year 2011 would be from October 1, 2010, through September 30, 2011.

Development (HUD), along with the state attorney's office and local law enforcement, reviewed or investigated different aspects of the county's affordable housing programs. Issues raised by these various investigations included the inappropriate use of surtax funds; inadequate financial controls over affordable housing funds; insufficient oversight policies and procedures; and fraudulent criminal activities.

In 2007, HUD took control of the Miami-Dade Housing Agency due to concerns that the agency was in default of the two federal contracts that controlled its public housing and rental assistance. Following a series of corrective actions, HUD returned control of the agency to the county in January 2009.

In January 2008, the Miami-Dade County inspector general issued a report concerning $12.6 million in surtax funds loaned to the county's housing agency to cover departmental shortfalls; the report stated that the county should repay these funds because the expenditures did not meet statutory criteria for surtax expenditures. The county established a repayment schedule for $12.6 million, which was subsequently reduced by $3.1 million.[9]

Findings

Surtax administration is supported by several sources, including 10% of new surtax funds

When the discretionary surtax was created, the only restriction on surtax funds was that no less than 50% be used to provide housing assistance for the benefit of low-income families. The authorizing statute did not address the use of surtax funds for administrative expenses. However, subsequent legislative changes established a cap on the use of surtax funds for such purposes.

In Fiscal Year 2007, the county received $30.4 million in surtax revenues and spent $7.8 million on its administrative expenses. These expenses included all staff costs relating to administration and project delivery. In Fiscal Year 2008, the county received $21 million in surtax revenues and spent $6.2 million on administrative expenses.

In 2009, the Legislature amended s. 125.0167, *Florida Statutes*, requiring that no more than 10% of each year's new discretionary surtax revenues be used for administrative costs. In accordance with this statutory change, officials now allocate 10% of new surtax revenues for administrative costs. For Fiscal Year 2011, 10% of surtax revenues equaled $1.9 million.

However, officials also allocate other surtax-related funding for administrative expenditures. In Fiscal Year 2011, officials used these other sources to supplement internal administrative expenditures with an additional $2.2 million. Furthermore, department officials reported expenditures of $904,000 in surtax funds to reimburse Miami-Dade Department of Community Action and Human Services staff who supported certain surtax homeowner assistance loan programs.[10] Thus, the department spent an additional $3.1 million to administer its surtax loans during Fiscal Year 2011, which represents approximately 25% of the receipts from other sources ($12.4 million).[11, 12]

For Fiscal Year 2011, the additional funds for administrative expenses came primarily from three sources: surtax loan repayments, investment income, and fees. Homeowners and developers repaid approximately $9.9 million in principal and $1.3 million in surtax loan interest. The department also reported earning $223,445 in investment income. Finally, the department received $483,229 in fees associated with

[9] The $12.6 million surtax debt resulted from two loans to the Miami-Dade Housing Agency: $3 million in 2004 and $9.6 million in 2006. The department identified $3.1 million in rehabilitation program expenses from 2003 to 2009 and used these costs to adjust the loan repayment. Department officials report that they are using rent payments from nine county-owned housing developments to repay surtax funds.

[10] For Fiscal Year 2011, these additional administrative expenses included $548,849 for the beautification program and $355,370 for costs relating to the single-family rehabilitation program.

[11] In 2011, the department also repaid $1 million to the Housing Finance Authority for previous administrative costs for surtax homeownership activities.

[12] In 2011, the department also received $500,000 in surtax debt repayment from two loans to the Miami-Dade Housing Agency.

processing and collecting loan payments from loan recipients. (See Appendix B for additional information on the fees.) Current surtax statutes are silent on how these sources of funds can be used.

The department's commitment to facilitating homeownership is evident in loan provisions

Miami-Dade County's surtax funds provide homeownership assistance to citizens who would otherwise be unable to obtain the necessary financing to purchase or repair a home. According to Department of Public Housing and Community Development officials, loan repayment is a secondary priority, and loans include generous repayment provisions or loan forgiveness.

In Fiscal Year 2011, the department spent approximately $4.5 million for homeownership assistance activities, including homebuyer education and counseling services and homebuyer loans.[13]

Surtax funds are used for three types of homeowner loans. The department provides three types of homeowner loans: second mortgages, rehabilitation, and beautification. As shown in Exhibit 2, the second mortgages are usually the largest individual homeowner loans issued by the department; second mortgages range from $50,000 to $70,000. Rehabilitation loans typically range from $30,000 to $40,000, and beautification loans are capped at $5,900.

[13] The county's spending for homeownership (35% by statute) should have equaled $6.76 million. Officials indicated they plan to spend the remaining funds in the following fiscal year.

Exhibit 2
The Department Provides Three Types of Surtax Homeowner Assistance Loans

Loan Type	Description	Typical Loan Amount
Second Mortgage	Borrowers who qualify for and obtain a first mortgage (from a bank or other lender) can qualify for a second mortgage to complete their loan package	$50,000 to $80,000
Rehabilitation[1]	Department loans to assist homeowners in bringing a house's structural, electrical, and plumbing systems up to county building code standards	$30,000 to $40,000
Beautification[2]	Loans for exterior painting and landscaping	$5,900

[1] Typically, rehabilitation loans are provided to the elderly and/or individuals whose homes need disability modifications.

[2] Beautification loans are only provided in two county commission districts designated as suffering from urban blight. Like rehabilitation loans, these loans are often provided to elderly residents in these areas.

Source: OPPAGA analysis.

To qualify for loan programs, homebuyers must meet certain income thresholds and other program criteria. In addition, participants must complete a homeowner education and counseling course. These education services, provided in an eight-hour workshop, teach homebuyers how to build/repair individual credit, how to qualify for a mortgage and meet homeowner responsibilities, and the role of real estate agents, inspectors, and title companies. Upon completing the workshop, homebuyers receive certificates that can be used when applying for down payment assistance or other subsidy programs. Local non-profits compete for surtax funds to provide homeowner education courses. For example, in 2007 and 2008, one local community development corporation received a total of $350,000 and provided education and counseling to 350 families.

Homeowner loans provide generous loan repayment provisions. All homeowner loans require that the borrower maintain the home as a primary residence. If the homeowner vacates or sells the home, the balance of all surtax loans must be repaid. If borrowers remain compliant with requirements, the loans provide low

interest rates and low monthly repayment schedules; in addition, some loan terms forgive all or a portion of the loan. Interest rates for second mortgages range from 0% to 3% for low-income borrowers and 4% to 6% for moderate-income borrowers. Rehabilitation loan interest rates vary from 0% to 6% depending on the borrower's income compared to the county median income. Beautification loans do not include an interest charge.

Monthly repayment schedules vary by loan type, and payments can be very low. For example, low-income second mortgage borrowers pay $25 per month for the first five years of the loan and $50 per month for the second five years. Moderate-income borrowers pay $50 per month for the first five years and $100 per month for the second five years of the loan. The department applies these payments toward loan interest for the first five years and forgives any remaining interest. For years 6 through 10, the department applies half the payment to the loan balance, half to the interest, and forgives any remaining interest. After 10 years, loan terms amortize the remaining principal and interest over the next 20 years.

Repayment for rehabilitation loans depends on the borrower's debt-to-income ratio, which is calculated by dividing an individual's monthly debt payments by his/her monthly income. If the ratio exceeds 45%, the loan terms require a repayment of $50 per month and forgive the interest.[14] In this situation, the county would forgive $18,000 of a $30,000 loan and the borrower would repay $12,000 over 20 years.

By design, some surtax loans do not require repayment. For example, beautification loans have no interest rate and no repayment schedule. The department forgives the loans at a rate of 20% per year as long as the homeowner remains in the home. As with the other loans, should the homeowner sell the home within five years, the remaining balance of the loan must be satisfied. Exhibit 3 shows the loan status of homeownership and rehabilitation loans. As shown in the exhibit, 90% of beautification and rehabilitation loans are deferred, meaning that no monthly payment is required. The Miami-Dade Economic Advocacy Trust provides similar loan forgiveness related to its down payment and closing cost assistance loans. (See Appendix B for additional information.)

Exhibit 3
Most Rehabilitation and Beautification Loans Are Deferred

Loan Status	Homeownership	Rehab/Beautification
Active[1]	1,773 (78%)	148 (10%)
Deferred[2]	506 (22%)	1,367 (90%)
Total	**2,279**	**1,515**

[1] The number of active homeownership loans (those that require a monthly payment, referred to as amortized) includes 379 (21.4%) homeowner loans that were delinquent as of May 2012; the number of active rehabilitation loans includes 47 (31.8%) that were delinquent.
[2] Deferred homeowner loans may include loans from earlier years with loan terms that did not require a monthly payment.
Source: OPPAGA analysis.

Florida law prohibits the use of discretionary surtax funds for grants. The department's practice of loan forgiveness, with no required repayment, gives the loans the appearance of a grant. However, department officials reported that because homeowners must repay the loan balance when selling the property, these forgivable loans do not constitute grants.

Low income housing developers rely on surtax funds for project completion

Each year, developers apply for surtax funds to construct multi-family affordable rental housing for low-income families. Development projects can include new construction of high-rise rental developments as well as smaller projects and the rehabilitation of existing rental housing. The financing process for such developments involves many steps and complex financing arrangements using funds from a variety of sources, including federal tax credits and surtax funds. Like homeowner loans, development loans include low interest rates and delayed or deferred loan repayment.

[14] When the debt-to-income ratio is 45% or less, the loan term is 20 years fully amortized and is not forgiven. The interest rate ranges from 0% to 6%.

In Fiscal Year 2011, the Department of Public Housing and Community Development's expenditures for rental housing construction totaled approximately $9.2 million, which exceeded the 35% minimum ($6.76 million) in the new surtax funds; officials used additional surtax related repayments, investment income, and fees to provide additional construction funds.

The department funds new surtax projects each year and has on-going project commitments. For the five-year period from 2007 through 2011, we identified 85 development projects approved for surtax funding. Twelve of these projects were cancelled with no funds expended. The remaining 73 projects include projects where surtax loans have not yet closed and construction has not begun, developments under construction, and projects completed during this five-year period.

In Fiscal Year 2011, the department reported $41.4 million in funds committed to pending or on-going rental construction developments. As of April 2012, the department had 197 loans; 172 loans were active, while 25 were deferred, which means that no loan repayment is required at the present time or no loan repayment is required at all, depending on the loan terms.[15]

The process to fund large developments requires multiple steps and funding sources. As shown in Exhibit 4, the process of obtaining funds to build these developments can be lengthy. For developers seeking tax credits, the process begins with an application to the county for matching funds and ends with the loan closing. At any step in the process, the project can come to a standstill. For example, if the developer fails to obtain federal tax credits, the surtax funds committed for the local match are not provided. In addition, if the developer does not sell the federal tax credits and raise the equity needed for the project, the project may not proceed.

[15] The definition of a deferred loan differs according to the type of loan. While deferred homeowner loans do not require a monthly payment, deferred developer loans may require a monthly payment, but not until many years in the future.

Exhibit 4
The Process of Raising Funds for Low Income Housing Development Can Be Lengthy[1]

Example of the Affordable Housing Financing Process	Explanation
Board of County Commissioners: The board approves the annual Request for Application (RFA) documents.	County housing staff compiles the annual application documents that contain the application and loan requirements for all affordable housing funds, including surtax funds, Community Development Block Grants, the HOME Investment Partnership Program, and the State Housing Initiatives Partnership.
Application: Developer completes the county's request for application and submits the request to the county.	The county process typically begins in July with a county commission-approved RFA. Sometimes the county issues a second RFA process referred to as a mid-year RFA. Depending on the phase of the project, developers may apply for initial matching funds, construction funds, or emergency funds to complete a project.
Local Match: To obtain tax credits, the developer asks the county to commit to providing local matching funds (surtax funds).	Local match commitment shows the local government's support for the project and supports the developer's application to the Florida Housing Finance Corporation (FHFC) for federal tax credits. The county currently commits $175,000 in local match and in prior years, the amount has been as high as $300,000. The funds are provided as part of the completed loan package.
Project Awards: The department receives developer applications, reviews them, and makes recommendations for project funding.	Department staff presents the board with a list of proposed funding amounts for projects. The board reviews the proposal and must approve all projects for funding. Developers may receive all or only part of the funds they requested.
Federal Tax Credits: The project will only go forward if the developer receives federal tax credits.	The Florida Housing Finance Corporation uses a statewide competitive process to award federal tax credits. This process can take one and a half years or longer.
Sale of Tax Credits: Tax credits are sold to investors, who provide the primary equity for the project.	The process to sell the tax credits can be lengthy. Investors will be more likely to purchase the tax credits for a good return on investment (i.e., investing 85 cents for each $1 dollar tax credit).
Other Funding: The developer seeks additional funding.	The developer may seek bank loans and apply for additional surtax funds to cover any "gaps" in the funding needed to complete the project.
Loan Closing: The department seeks a single closing with all the parties that are involved in the funding for the development.	Prior to closing, the project undergoes an external review to ensure it is financially viable. Following the loan closing, the developer can begin construction. The department does not release committed surtax funds to the developer until the loan closing process is completed.

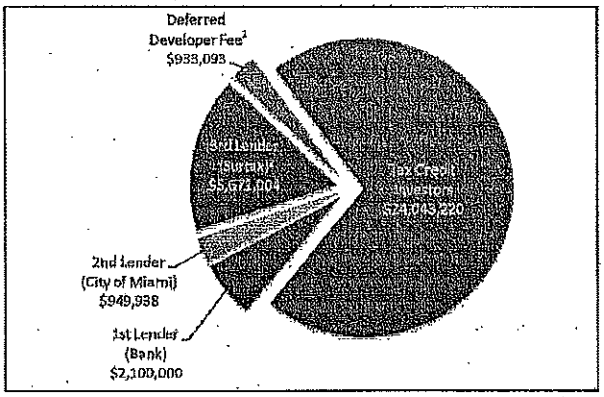
[1] The exhibit focuses on projects that rely on federal tax credits to raise project funds. However, projects may also be funded with other sources, including federal funds or through the sale of revenue bonds.

Source: OPPAGA analysis.

Developers rely on federal tax credits to build large affordable housing developments. The federal government's tax credit program makes affordable housing developments more attractive to developers and investors. In Florida, the Florida Housing Finance Corporation administers the program, allowing developers to apply for housing tax credits which, if received, are sold to investors to raise a portion of the project's funding.[16] For example, an investor might pay $88,000 for $100,000 in tax credits to be used over a 10-year period; investors who purchase tax credits are able to use them to reduce their federal tax liability dollar for dollar.[17] Prior to applying for federal tax credits, developers first seek a surtax local match. These local match funds demonstrate the county's support for the project; in the absence of local match, most projects cannot move forward.

Exhibit 5 describes the financing package for a recent Miami-Dade County affordable housing project. As shown in the exhibit, the developer qualified for and received tax credits and investors purchased tax credits that provided approximately $24.0 million for the project. In addition, the developer obtained project funding from a bank ($2.1 million), the City of Miami ($950,000), and the county surtax fund ($5.6 million). The affordable housing development provided 137 rental units (116 for low-income families and 21 for extremely low-income) at a total cost of $33.7 million ($21.0 million in construction costs).

Exhibit 5
Surtax Funds Are Only One of Several Funding Sources for Affordable Housing Developers



[1] During the construction period, the developer must defer all or part of the available developer fees depending on the project's financing.

[2] The total loan amount would include the original local surtax match of $300,000 provided prior to the developer's application for tax credits. While the county commits the local match early in the project development, the funds are not provided until the loan closes.

Source: OPPAGA analysis.

Surtax construction development loan terms may delay repayment for many years. The county also makes projects more attractive to developers through various loan terms, including low interest rates, delayed loan repayments, and certain loans that are 100% forgivable.

Interest rates charged to surtax development loans vary from 0% to 6% depending on whether the developer is non- or for-profit. Loan terms do not assess interest during the construction period, typically 24 months, although this period can be extended. For projects that use tax credits, loan terms do not require repayment during the first 15 years after construction is completed, which is referred to as the compliance period.[18] Upon project completion, the developer makes interest only payments for the remainder of the 30-year term (years 17 to 30) at a rate between 0% and 3% based on cash flow.[19] The principal for these loans is due at the end of the term; depending on the development's cash flow, the loan may be refinanced.

[16] Developers apply for either competitive (9%) or non-competitive (4%) tax credits.

[17] The cost to purchase the tax credits varies over time depending on economic conditions and the health of the real estate market.

[18] The compliance period refers to the time that developers must comply with certain Florida Housing Finance Corporation guidelines.

[19] Department officials indicated that construction of new affordable housing is practically impossible without tax credits.

In the case of a housing development to serve the homeless, if the project complies with loan provisions, loan terms forgive the principal and interest in equal increments of 25% for years 26 through 30 of the loan.

A significant percentage of surtax funds loaned may never be collected

Discretionary surtax revenues potentially provide the county with an ongoing source of funds if borrowers (homeowners and developers) repay their loans and any applicable interest. However, as shown in Exhibit 6, department officials estimate that $235.7 million of $305.2 million (or 77%) in current surtax loans may never be collected.

Estimates for uncollectable loans include a portion of homeowner loans that may default when loan payments are gradually increased according to repayment schedules, developer loans that will be refinanced at term due to cash flow restrictions, 100% of deferred loans, and loans that will be forgiven. (See Appendix C for additional information.)

Exhibit 6
Department Officials Estimate That a Large Percentage of Loans May Never Be Collected

Loan Type	Loan Amounts	Allowance for Collectability	Percentage Estimated Uncollectable
Homeowner Assistance	$73,321,319	$38,684,539	53%
Rehabilitation	12,953,213	10,883,180	85%
Multi-Family Developer	218,919,031	186,158,413	83%
Total	**$305,193,563**	**$235,726,132**	**77%**

Source: Department of Public Housing and Community Development.

As a result, these surtax funds do not return to the county to be used for additional loans. Other factors that may reduce the surtax loan repayments include the economic downturn and department's position as the second lender on homeowner and developer loans.

The economic downturn negatively affected loan repayment. The national recession that began in 2007 created adverse impacts on employment, financial lending institutions, and housing values. As a result, Florida's unemployment rate increased from 3.3% in 2006 to 11.4% in 2010. In addition, banks and major lenders experienced a decrease in the value of their assets due to significant declines in the stock market and in real estate values. Moreover, housing values in Miami fell significantly from their peak in 2006 to approximately half of those values by late 2011.

All of these factors contributed to borrowers experiencing difficulty making their loan payments. When individuals cannot meet their loan obligations, the primary mortgage lender, usually a bank, declares default and begins foreclosure proceedings. These circumstances often result in borrowers unable to pay their loan obligation to the department. The department then writes off the loan (all or a portion) as uncollectible due to foreclosure by the first lender.

To help borrowers facing difficult financial circumstances, the department has implemented a Fresh Start initiative. Officials work with individuals to delay payments on their second mortgages for a period up to a year. If the applicant begins repaying their loan, the forbearance amount will be added back at the end of the loan. From 2007 through 2011, only 25 borrowers have accessed the Fresh Start initiative.

The department's ability to recover loan monies is limited. If a homeowner or developer fails to make payments, the department's position as the second lender, combined with the value of the assets, could result in a situation where the funds may not be sufficient to cover the outstanding loan balance. With the downturn in the economy and declining real estate values, the department has little opportunity to recapture funds on loans in default. Since 2007, county officials have written off over $5.2 million in loans as uncollectible, including losses from two affordable housing developments. The county's financial losses attributed to these two projects totaled $3.1 million.

Comprehensive accountability processes are not in place to assess surtax outcomes

From Fiscal Year 2007 to Fiscal Year 2011, Miami-Dade County (excluding the Miami-Dade Economic Advocacy Trust) received $94.3 million in surtax revenues. In order to assess outcomes related to the use of these surtax funds, we examined existing performance measures and additional information related to project oversight and monitoring. We

found that the Department of Public Housing and Community Development does not have a comprehensive measurement system to assess surtax outcomes. To address this issue, we suggest that the department revise its performance management system.

There is no comprehensive system to measure surtax outcomes. During our review, department officials provided only limited output measures for individual employees; consequently, we could not assess the department's progress in meeting goals for the different activities supported by surtax funds.[29] Subsequent to our review, department officials provided additional homeowner loan information, including loan type, amount, and recipient demographic information. While useful, this information does not represent a comprehensive performance measurement system that tracks outcomes specific to the use of surtax funds, including comparison of such outcomes to established standards in order to gauge program performance over time.

In considering surtax outcomes, we also examined oversight of surtax-funded housing developments, which receive the largest surtax allocations. While the department tracks loan amounts, surtax construction payments, and loan repayments, the nature of the projects makes it difficult to determine surtax outcomes. Specifically, the uniqueness of each multi-family housing development, combined with the complexity of the financing process, impedes identification of outcomes directly attributable to surtax dollars. Consider, for example, the project that resulted in 137 rental units at a total cost of $33.7 million. Department officials attributed construction of all 137 rental units to surtax funds; however, the surtax investment was only 16.8% ($5.7 million) of total project funding.

Another aspect of surtax outcomes concerns compliance with state and federal set-aside requirements that provide that developers must agree to set aside a certain number of units in an affordable housing development for a period ranging from 30 to 50 years. The department monitors projects constructed with surtax funding as part of its federally-required housing oversight activities related to federal Community Development Block Grants (CDBG) and the HOME Investment Partnership (HOME) program. Federal CDBG and HOME funds require annual Housing Quality Standard Inspections to ensure developments comply with federal guidelines.

Upon completion of an affordable housing development, department staff annually monitors tenant eligibility, tenant rents, and facility maintenance. If necessary, the department can take action against the developer if monitoring uncovers problems with ineligible tenants, rents that are too high, or facilities in disrepair. However, these aggregate monitoring activities cannot be used to distinguish or measure surtax outcomes.

The department's performance system needs improvement. In order to comprehensively assess housing outcomes associated with surtax funding, the department needs a system that includes performance measures for the three broad areas of surtax spending: education and counseling, homeowner assistance, and multi-family rental developments. Along with establishing surtax outcome measures, the department needs baseline information for the measures and performance standards that are reported annually.

To implement a comprehensive performance system, the department could adopt measures similar to those the Legislature has directed the Florida Housing Finance Corporation to report. These measures include the

- number of people served, delineated by income, age, and family size;
- number of homeless persons served;
- number of elderly served;
- number of new units produced under each surtax loan or activity (homebuyer, rehabilitation, beautification loans, and education/counseling); and
- average cost of producing units under each loan type: homebuyer, rehabilitation, beautification, and education/counseling.

[29] The department's five-year action plan, required by the U.S. Department of Housing and Urban Development, includes the county's long-range goals and objectives. The plan is updated each year as surtax funds are allocated. To produce this document, the department seeks input from the public in developing goals and objectives for all county housing programs.

Beyond this basic information on the individuals who benefit from surtax funds and housing units produced, additional outcome measures related to surtax expenditures could provide meaningful information on program performance. Additional measures could include the

- percentage of potential homebuyers who completed homebuyer education and counseling and successfully obtained a home loan within 12 months;
- percentage of loan recipients making loan payments (by type) who are current on their loans;
- percentage of loans by type that are not current or are deferred;
- number of development projects that received a surtax local match commitment and the number of development surtax loans executed;
- percentage of low-income multi-family housing units funded by surtax revenues as proportion of total units; and
- rental units lost to bankruptcy or foreclosure.

Agency Response

A draft of our report was submitted to the Executive Director of the Miami-Dade County Department of Public Housing and Community Development for review and response. The department chose not to submit a formal response, but provided comments which were considered in the final version of the report. The executive director's comments have been reproduced in Appendix D.

Appendix A

The Miami Dade Economic Advocacy Trust Operates a Homeowner Assistance Program Using Surtax Funds

Program Purpose. Created by the City of Miami and Miami-Dade County in 1983, the Metro Miami Action Plan became the Metro Miami Action Trust in 1992. The organization's purpose is to ensure the equitable participation of African Americans in Miami-Dade County's economic growth through advocacy and monitoring of economic conditions and economic development initiatives the county.

The Miami-Dade Economic Advocacy Trust (MDEAT), as the organization is now known, operates a housing assistance program and serves low- and moderate-income families by providing down payment and closing costs assistance to first time homebuyers. The maximum loan amount is $7,000 with a 0% interest rate and no repayment schedule. If the borrower stays in the home 10 years, the trust forgives the amount of the loan.

Revenues and Expenditures. As shown in Table A-1, in addition to new surtax revenues, the program receives other revenue from interest income and loan repayments. Loans are repaid if homeowners sell their homes within 10 years.

Administrative Costs. Table A-1 presents MDEAT's costs for administration in two categories: administrative and programmatic. Salaries and benefits for MDEAT employees make up the programmatic expenditures category in the table. Combined administrative costs (programmatic and administrative expenditures) total $235,710 (or 13.7%) of new surtax funds ($1,717,388) in Fiscal Year 2011.

Table A-1
Miami Dade Economic Advocacy Issued 241 Loans in the Most Recent Fiscal Year

		Fiscal Years				
		2007	2008	2009	2010	2011
Beginning Cash Balance		$6,542,607	$909,826	$1,553,832	$581,211	$688,120
Sources	Documentary Surtax	2,753,381	1,867,455	741,790	1,215,187	1,717,388
	Other Revenue	2,056	18,530	630	750	580
	Interest Earnings	114,065	59,116	8,239	1,083	1,194
	Repayment	858,534	273,488	100,729	90,595	94,203
	Total Sources	**$3,728,036**	**$2,218,589**	**851,388**	**1,307,615**	**1,813,365**
Uses	Administrative	(616,405)	(269,089)	(3,515)	(6,388)	(24,657)
	Programmatic	(224,269)	(391,252)	(352,712)	(322,243)	(211,054)
	Loans	**(8,520,143)**	**(914,242)**	**(1,467,782)**	**(872,075)**	**(1,537,378)**
	Total Uses	**(9,360,817)**	**(1,574,583)**	**(1,824,009)**	**(1,200,706)**	**(1,773,089)**
Net Sources (Uses)		(5,632,781)	644,006	(972,621)	106,909	40,276
Beginning Cash Balance		6,542,607	909,826	1,553,832	581,211	688,120
Ending Cash Balance		909,826	1,553,832	581,211	688,120	728,396
Number of loans funded		**761**	**93**	**224**	**146**	**241**

Source: Miami-Dade Economic Advocacy Trust.

Appendix B

Miami-Dade Public Housing and Community Development Department Current and Proposed Loan Fees

The Department of Public Housing and Community Development plans to increase loan and other fees in order to make its fees comparable to those of commercial lenders. Most fees are paid by the homebuyers or developers. However, the bulk of revenue comes from the $10 per month/per loan servicing fee paid to the department out of surtax funds. The proposed servicing fee increase from $10 to $25 will result in $990,000 in revenues.

Table B-1
The Loan Fee Structure and Proposed Increases Used to Supplement Administrative Costs[1]

Fee Description	Current Fee	Proposed Fee	Fee Paid by
Loan set up fee	$20	$100	Applicant or project developer
Satisfaction of mortgage	25	50	Homeowner/developer
Subordination agreements	20	50	Homeowner
Fresh start/forbearance	0	50	Homeowner
Mortgage modification	0	100	Homeowner
Force placed insurance	0	25	Department, through the County's Risk Management program, pays when the homeowner has discontinued insurance
Servicing monthly fee	10	25	Department pays for each loan in the portfolio
Partial release	0	50	Developer pays when units are sold for single family residences
Total Revenue	**$407,400**	**$1,049,500**	

[1] Department officials developed the new fee structure to parallel fees charged in the private sector. They anticipate the new fee structure will be in place in October 2012.

Source: Department of Public Housing and Community Development.

Appendix C

Department Allowances for Surtax Loans that May Never Be Collected

Department officials estimate that $235.7 million of $305.2 million in surtax loans may not be collected due to loan terms that forgive 100% of loans, delay repayment 10 to 20 years in the future, or gradually increase homeowner repayment amounts and may lead to default.

Table C-1
The Department Estimates That 77% of Homeowner and Developer Loans May Not be Collected

		Loan Amounts	Estimates for Amounts that May Not Be Repaid	Explanation
Homeownership	Active Loans	$54,840,041	$20,203,261	Department officials reserve this portion of homeowner loans, those with graduated payments, because of the possibility of default as payment increases according to loan terms.
	Deferred Loans	$18,481,278	$18,481,278	100% of deferred loans are reserved. Department officials expect that these individuals will not repay the loans if they live in their homes for 10 to 20 years, depending on loan agreements.
Rehabilitation	Active Loans	$2,070,033		
	Deferred Loans	$10,883,180	$10,883,180	100% of deferred loans are reserved. Department officials expect that these individuals will not repay the loans if they live in their homes for 10 to 20 years, depending on the loan agreements.
Developer	Active Loans	$36,400,686	$3,640,068	10% of performing loans are interest-only loans. Department officials reserve these loans because many developers have requested later amortization due to cash flow restrictions.
	Deferred Loans	$173,918,766	$173,918,766	100% of loans reserved because loans are deferred for 15 to 20 years. There is a possibility of restructuring these loans if no cash flow is available.
Forgivable		$8,599,579	$8,599,579	100% of loans are forgivable.
Total		**$305,193,563**	**$235,726,132**	

Source: Department of Public Housing and Community Development.

Appendix D

PHCD'S RESPONSE TO THE OPPAGA PRELIMINARY REPORT - Page 1 | Page

Page/Comment	Response
P1/C1	Starting in 2009, the department limited administration expenses to ten percent of new surtax funds.
	Additional administrative costs that exceed the ten percent would be supplemented through other streams of surtax revenues such as loan repayments, servicing fees, and investment interest.
P1/C2	Department officials estimate that $235.7 million of $307.2 million in current loans may not be collected due in part to the loans being deferred or forgivable. The deferred loans are typically multi-family projects that require time to stabilize the leasing of the units and for adequate time for the project to begin cash-flowing. These forgivable loans are only applicable to homeless or residential and beautification projects.
P1/C3	The Department of Public Housing and Community Development has always tracked measures specific to the Surtax program. These measures include but are not limited to: 1) The number of people served (designated by income, age and family size); 2) The number of elderly served; 3) The number of homeless persons served; 4) The number of new units produced under each Surtax loan activity; 5) The delinquency rate on all Surtax loan activities; and 6) The value of Surtax loan repayments, etc. Use this link to access the full performance report: http://www.miamidade.gov/management/health-human.asp
P3/C1	In 2007, the department earned $30,383,067 in new Surtax dollars and spent $7,756,763 in administrative expenses. However, at the time there were no administration caps or restrictions. Additionally, the expenses were not tracked based on the revenues earned. This type of tracking started in 2009 when the revised ordinance was released. Also, in the ordinance, it does not detail how other Surtax revenues (repayment, fees, and investment interest) should be treated or restricted as it relates to administration.
P3/C2	Prior to the 2009 Surtax Legislature, there were no caps or restrictions related to administrative costs. This applies to both the new surtax revenues and other surtax earnings. The statue was amended in 2009 which capped administrative expenses to ten percent of new surtax dollars. However, it still did not speak to how other surtax earnings should be treated. As a result, the department segregated the ten percent allowance on new surtax dollars, and supplemented the remaining expenses among the other surtax earnings. See table for a detailed 5Yr breakdown.
P3/C3	Prior to the 2009 Surtax Legislature, there were no caps or restrictions related to administrative costs. This applies to both the new surtax revenues and other surtax earnings. The statue was amended in 2009 which capped administrative expenses to ten percent of new surtax dollars. However, it still did not speak to how other surtax earnings should be treated. As a result, the department segregated the ten percent allowance on new surtax dollars, and supplemented the remaining expenses among the other surtax earnings. See table for a detailed 5 Yr breakdown.
P4/C1	PHCD officials expect all loans to be repaid in accordance with the terms of the loan. The Homeownership program allows for borrowers to repay in graduated payments. New homeowners need time to adjust to the higher mortgage payments compared to the rental payments they were paying before. The higher mortgage payments in year 10 of the loan are derived from the previously mentioned payment shock and expectations that the borrower's economic condition will continue to improve over time due to raises and promotions.
P4/C2	Homeowner loans provide flexible loan repayment provisions. The majority of the rehabilitation homeowners are elderly, disabled or a household member is disabled. The monthly incomes are fixed or falls below 65% of the U.S. HUD area median income for Miami-Dade County. The homeowners are unable to acquire financing from lending institutions or mortgage companies because of higher interest rates, fees and credit requirements.
P4/C3	Second Mortgage goes up to $80k.
P5/C1	The additional repayment terms were not addressed for rehabilitation loans. This repayment term is geared for homeowners with a debt-to-income ratio of 45% or less. The loan term is 20 years fully amortized and not forgiven. The interest rate ranges from 0 to 6% and the interest rate determined is based on the homeowners' income and debt.
P6/C1	Remove reference of SAIL funds.
P6/C2 (Other Funding)	It is important to note that our current program policy only addresses "final gap funding".
P7/C1	It is important to note that the 100% forgivable Surtax construction development loans applicable to homeless multifamily projects.
P8/C1	As a result of foreclosures enforced by the first lender.
P9/C1	Use this link to access the full performance report: http://www.miamidade.gov/management/health-human.asp

PHCD'S RESPONSE TO THE OPPAGA PRELIMINARY REPORT - Page 2 | Page

Page/Comment	Response
	See comments for response P1/C3. • Measures tracked by Loan Servicing include: • Delinquency rate of Surtax Loans for each activity: Homeownership, Multi/Family, and Rehabilitation • Value of Surtax Loan Repayments • Value of Surtax Loans originated • Number of first lender foreclosures on Surtax funded properties/developments
P9/C3	The department monitors rental developments constructed or rehabilitated with local, state and federal funds for compliance with the specific funding source and Rental Regulatory Agreement requirements. Set-aside units are monitored annually during the affordability period for compliance with tenant income, affordability requirements and Housing Quality Standards (HQS). Therefore, developments funded with both surtax and state or federal funds are required to comply with the set-aside units requirements of each funding source.
P11/C1	It is important to note that administrative cost and project delivery cost are two separate line items and should not be combined. A project delivery cost is a separate expense, which covers the cost of completing the specific project, including the specific staffing expenses required to complete those projects.

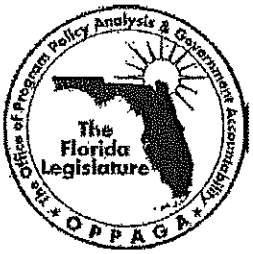
	2007		2008		2009		2010		2011	
REVENUE SOURCE	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
New Surtax	30,383,067		20,982,178		8,613,911		15,037,315		19,332,132	
Repayments	13,907,975		9,993,276		12,379,228		8,986,315		11,644,892	
Interest on Investment	4,184,976		2,918,436		885,651		231,457		223,445	
Fees	677,815		815,738		626,428		522,618		483,229	
TOTAL	49,103,833		34,709,628		22,505,218		24,777,705		31,683,698	

EXPENSE	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
ADMIN from New Surtax	4,557,460	15%	3,147,327	15%	861,391	10%	1,503,732	10%	1,933,213	10%
ADMIN from Repayments	1,947,117	14%	1,698,857	17%	4,704,107	38%	1,707,400	19%	1,682,802	14%
ADMIN from Interest on Investmen	574,371	14%	530,309	18%	345,929	39%	49,471	21%	31,282	14%
ADMIN from Fees	677,815	100%	815,738	100%	626,428	100%	522,618	100%	483,229	100%
TOTAL	7,756,763	16%	6,192,231	18%	6,537,855	29%	3,783,220	15%	4,130,527	13%

1. The percentage represents the amount expended compared to the amount received for each source (ie: New Surtax, Repayments, etc.)

The Florida Legislature

Office of Program Policy Analysis and Government Accountability



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Policy Briefings

House Hunters South Florida: Where Will Our Workers Live?

This issue of Policy Briefings provides an expanded view on housing affordability with the intent of broadening the public discussion on how local governments and agencies in South Florida can be more pro-active and innovative in addressing the housing needs of working families and households.

Affordable housing has been a pressing public policy issue in South Florida for nearly a decade. Access to affordable housing limits the choices working families and households have with respect to their jobs, the schools their children can attend and their means of transportation. While the lack of affordable housing is particularly crippling to South Florida's service sector workers which comprise the majority of the workforce, recent studies by the FIU Metropolitan Center have found that housing affordability is also a major concern for young adult professional workers in "creative" occupations such as computer systems and graphic design, the life sciences, education and the arts.

Local governments in South Florida have the ability to create local affordable housing delivery systems that can address the complexities of the current affordable housing challenge in a comprehensive and integrated manner. In fact, a well-conceived local affordable housing delivery system is pro-active and innovative by definition. It can be pro-active through the formulation of policies and strategies that link affordable housing to economic development activities and transportation and land use planning opportunities such as mixed-use and transit-oriented development (TOD). It can be innovative through the creation of program initiatives supporting alternative dedicated funding streams for affordable housing development and "non-funding" mechanisms which can serve as financial incentives to affordable housing developers. By weaving policy, place-based and program strategies together, a local affordable housing delivery system can improve the coordination and integration of existing planning efforts and maximize the leveraging of available resources. The results of these policy actions will be a more sustainable economy and housing market in South Florida supported by working families and households with a greater sense of community attachment and well-being.

Cordially,

Dr. Ned Murray, AICP
Associate Director, FIU Metropolitan Center

"The cranes are back in South Florida" has been a trending real estate news story in recent months with residential and commercial markets showing significant signs of recovery from the collapse of the housing bubble and subsequent economic recession. Five years have passed and the demand is back again, particularly from foreign investors who are taking advantage of the current supply/demand dynamic offering cash for distressed properties. Investors are targeting the still growing international demand while leasing to tenants who may have lost homes since the start of the recession. The Miami market is particularly poised for a new housing boom. According to a recent report by PricewaterhouseCooper, interest in commercial and industrial space has sparked a new enthusiasm for commercial real estate. The PwC report cites survey results showing significant increases in "investor prospects" for 2013 with Miami's ranking jumping from 17th to 11th and even greater improvement in "development prospects" with the Miami's ranking moving from 26th and "modestly poor" to 11th and "modestly good" this year. The spark in commercial real estate has, in turn, generated significant housing investment with apartment vacancies expected to slip below 3.5 percent soon.

While South Florida's economic recovery is good news, the associated impact of escalating commercial investment in relation to workforce housing demand is the inevitable downside. As reported in several recent FIU Metropolitan Center housing studies, the post-bubble housing market in Miami and South Florida is far more complex than what existed during the height of the residential boom. The studies concluded that increasing levels of affordability for existing

single-family homes and condominiums brought on by the collapse of the housing bubble has not improved overall housing affordability for existing owners and renters alike. This is due to a number of contributing factors including loss of equity, prolonged job loss, escalating rents and rising transportation costs. In fact, the percentage of cost burdened owner and renter households has continued to increase at the same rates as during the housing bubble. Significantly, the Metropolitan Center study also found that rental housing investment has become highly competitive and lucrative given the supply shortage and growing rental housing demand. A survey of multi-family property listings found intense competition for real estate owned (REO) and "short sale" properties by a wide-range of prospective investors, many whose investment objectives may not align with the production of worker housing.

Cost Burden Owner and Renter Households: Miami-Dade County and City of Miami, 2000-2010

Cost Burden Level	Owner Occupied Units		Renter Occupied Units	
	Miami-Dade	City of Miami	Miami-Dade	City of Miami
30.01 - 50 Percent	102,186	11,991	82,402	22,709
Percent of Total Owners:	20.0%	20.0%	23.0%	22.0%
% Increase 2000-2010	13.1%	21.9%	13.1%	18.7%
50 + Percent	79,511	11,589	88,475	27,186
Percent of Total Renters:	16.0%	20.0%	24.0%	27.0%
% Increase 2000-2010	13.5%	22.1%	13.3%	18.9%
% Cost burdened Occupied Housing	36.0%	40.0%	47.0%	49.0%

Source: U.S. Census, 2000, 2010. Table created by the FIU Metropolitan Center.

A recent study, *Affordability Foreclosed*, prepared by the FIU Metropolitan Center on behalf of the Community Foundation for Palm Beach and Martin Counties found significant changes occurring in the larger housing market that have impacted rental housing supply and demand and overall affordability. The contributing factors and conditions include the lack of housing production, low vacancy rates, home foreclosure activity and depressed household incomes. Rental housing production has not kept pace with increasing rental demand. For the six month period ending with March, 2013 an average of only 52 new rental units were absorbed each month in Miami-Dade County. However, it is estimated there is a demand for about 8,672 apartment units per year in Miami-Dade County during 2013-2016. Likewise, there is estimated annual demand for an additional 5,216 rental apartments in Palm Beach County during this period. As such, rental markets are tightening throughout South Florida and with little new supply of multi-family units in the pipeline rents could continue to rise as demand increases. This finding was substantiated in the Miami Downtown Development Authority's 2013 *Greater Downtown Miami Real Estate Market Annual Summary Report* which showed the average rental rate increased over 6 percent to $2,405 per month for the period ending March 31, 2013. Multi-family complexes (100+ units) in Broward and Palm Beach Counties show across the board year-to-year increases in both average occupancies and average rents.

Escalating rent prices fueled by the rental housing shortage are significantly impacting South Florida's working families and households. The vast preponderance of our workers earn salaries and wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The household

incomes of these service sector workers limit housing choices to affordable rental housing opportunities, where available. A Metropolitan Center housing study found that 90 percent of renter households in South Florida earning less than $35,000 and 62 percent of renters earning between $35,000 and $49,999 are cost-burdened.

While housing affordability is a growing concern for service sector workers, it has also limited the choices for young professionals in the "creative class" occupations. A recent Metropolitan Center study found that creative class workers, i.e. computer systems designers, life science workers, educators and artists, who are often saddled with significant debt from student loans, are forced to live away from the more expensive employment centers in the downtown areas or have moved to other more affordable locations outside of South Florida.

Worker Housing Demand and Affordability in South Florida, July 2013

	Broward County	Miami-Dade County	Palm Beach County
Annual Median Wage	$31,970	$31,013	$32,427
Annual Household Median Wage	$63,939	$62,026	$64,854
Affordable Home Price*	$191,818	$186,077	$194,563
Current Median Sale Price	$240,800	$238,100	$269,200
Affordability Gap	$48,982	$52,023	$74,637
Affordable Rent**	$1,598	$1,551	$1,621
Current Median Rent List Price	$1,850	$2,100	$1,700
Affordability Gap	$252	$549	$79

Sources: Florida Department of Economic Opportunity, Occupational Employment Salaries & Wages, 2013; Zillow.com. Table and calculations prepared by the FIU Metropolitan Center.
* Estimated affordability based on standard underwriting criteria.
** Estimated affordability based on 30 percent housing cost standard.

The availability of and accessibility to affordable housing has clear and direct policy implications with respect to transportation, land use and economic development. Housing and transportation costs can severely limit a working household's choice both in terms of housing and job location. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the Housing and Transportation Affordability Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. According to the H+T Affordability Index, Miami-Dade County's median monthly housing costs as a percentage of household monthly income is 34.9 percent. However, when transportation costs are combined with housing costs, the percentage of household income increases to 57.9 percent, far above the 45 percent H+T Affordability Index threshold. Clearly, there is a need to broaden the definition of housing affordability to encompass both transportation and housing costs which has significant policy implications with respect to current and future land use, transportation and economic development planning. A more holistic and integrated policy perspective on affordable housing would consider the location, design and quality of housing as well. Housing should provide access to employment and services – healthcare, education, shopping and daycare along with environmental benefits of green building standards. The most controllable and achievable means that local officials have at their disposal to reduce worker housing and transportation costs

are local policies and strategies aimed at the creation of more location efficient communities characterized by mixed-use, mixed-income transit oriented development.

Policy Direction

The complexity of the "post-bubble" housing market places significant responsibilities on local governments and agencies. Affordable and accessible housing for working families and households is vital to the local economy and contributes greatly to community attachment and well-being. The provision of affordable and accessible housing for working families and households can be effectively accomplished through coordinated and integrated policies at the local level. The policy underpinnings for a more aggressive local housing delivery system include the following:

1) Each municipality has a "resident workforce" composed of working families and households whose mobility is integral to the economic strength and character of each community;
2) Elected and appointed municipal officials are in need of new and innovative solutions to their local housing needs during a "new normal" where federal and state housing funds have become increasingly scarce and insufficient;
3) An effective and sustainable response to worker housing needs requires policies developed and implemented at the municipal and county levels of local government;
4) Local affordable housing policies and programs must be performance-driven.

Housing research has shown that local policies can greatly impact the production and preservation of affordable housing. However, to be effective and sustainable local policies must provide a systematic and comprehensive approach to affordable housing delivery. A holistic and integrated affordable housing delivery system would incorporate four interrelated and mutually-supportive drivers. These drivers include: 1) coordinated and integrated policy and management, 2) inclusionary planning and land use, 3) dedicated local funding, and 4) formalized institutional capacity-building.

A local affordable housing delivery system will address two highly relevant and timely housing related issues - economic mobility and funding. South Florida was highly impacted by rising housing costs associated with the housing bubble with working families forced to move long distances from their places of employment to find relatively affordable housing. Many families who stayed in their communities have faced foreclosure activity or have become seriously cost-burdened. A well-conceived housing delivery system can support affordable housing development through policies and strategies that link affordable housing to economic development activities and transportation and land use planning opportunities such as mixed-use and transit-oriented development (TOD). A local affordable housing delivery system can also address the critical policy debate regarding the lack of affordable housing funding. Local governments have seen steady cuts and the elimination of federal and state housing programs in recent years. This trend is likely to continue in the coming years as the federal and many state governments continue to deal with budget deficits while local governments are financially strapped as they cope with substantial revenue loss due to falling property appraisal values and slowed economic development growth. A local affordable housing delivery system could address the affordable

housing funding issue through the formulation of policies and programs supporting local and alternative dedicated funding streams for affordable housing development and "non-funding" mechanisms as financial incentives for affordable housing development such as land use density and enhanced floor-to-area ratios (FARs).

The future Tri-Rail Coastal Link passenger service along the Florida East Coast railway corridor provides an opportunity for South Florida cities to strategically plan for new workforce housing development within major employment centers and downtowns. The Tri-Rail Coastal Link includes 28 station locations extending from Jupiter in Palm Beach County to the Government Center in downtown Miami. The plan calls for groupings of projects into TOD Districts or station areas. The proposed typologies for "moderate" to "high density" development can support mixed-income, workforce housing.

The opportunities for affordable housing development that will be created by the future Tri-Rail Coastal Link passenger service and other infill development plans in South Florida are significant. Supporting mixed-use developments that incorporate affordable housing in close proximity to high-quality public transit can be a meaningful tool to help working families and households. However, a report by the United States Sates General Accountability Office (GAO), *Affordable Housing in Transit Oriented Development*, found that higher land and housing values have the potential to limit the availability of affordable housing near transit. The presence of transit stations, retail, and other desirable amenities such as schools and parks generally increases land and housing values nearby. Other factors such as transit routing decisions and local commitment to affordable housing can also affect availability. The report concluded that few local, state, and federal programs are targeted to assisting local housing and transit providers develop affordable housing in TODs.

Through the adoption of well-conceived, affordable housing delivery systems, local governments can formulate strategies for infill development that will target assistance to housing and transit providers in developing mixed-use, mixed income worker housing. In San Francisco, the $50 million Bay Area Transit-Oriented Affordable Housing (TOAH) Fund provides financing for the development of affordable housing and other vital community services near transit lines throughout the Bay Area. In the Bay Area, households earning $20,000-$50,000 spend 63 percent of their household budgets on the combined costs of housing and transportation, the highest percentage in the country. The mission of the Fund is "to promote equitable transit-oriented development (TOD) across the nine-county Bay Area by catalyzing the development of affordable housing, community services, fresh foods markets and other neighborhood assets." Through the Fund, developers can access flexible, affordable capital to purchase or improve available property near transit lines for the development of affordable housing, retail space and other critical services, such as child care centers, fresh food outlets and health clinics.

The TOAH Fund was made possible through a $10 million investment from the Metropolitan Transportation Commission. The Low Income Investment Fund is the Fund Manager and an originating lender, along with five other leading community development financial institutions (Corporation for Supportive Housing, Enterprise Community Loan Fund, LISC, Northern California Community Loan Fund, and Opportunity Fund). Additional

capital for the Fund was provided by Citi Community Capital, Morgan Stanley, the Ford Foundation, Living Cities, and the San Francisco Foundation.

The Urban Land Conservancy (ULC), Enterprise Community Partners, the City and County of Denver and several other investors have partnered to establish the first affordable housing TOD acquisition fund in the country. The purpose of the Denver TOD Fund is to support the creation and preservation of over 1,000 affordable housing units through strategic property acquisition in current and future transit corridors. The Fund has taken advantage of the downturn in the economy when property values are low to invest in real estate around proposed transit stations in order to capitalize on current values and preserve affordable housing before RTD's FasTracks light rail is fully operational. The $30 million investment is expected to leverage over $500 million in local economic development activity serving many economically challenged neighborhoods in Metro Denver.

The City of Washington D.C. introduced a mandatory inclusionary zoning law in August of 2009 to advance its affordable housing goals. The law requires residential development, including development near transit, to include affordable housing units. Even before the inclusionary zoning law, the city required affordable housing on land it controlled around Metro stations. Recognizing that the need for transit-accessible affordable housing extends beyond the limits of the city, the Metropolitan Washington Council of Governments' Greater Washington 2050 report lays out a set of regional goals and strategies. This unifying document provides a road map to help guide local government efforts, calling for a focus on affordable housing efforts in Regional Activity Centers, which are dense areas of economic activity and usually include frequent bus and/or rail service. Strategies suggested by the report include density bonuses, fee waivers, inclusionary zoning and innovative financing programs. Building off the 2050 plan, the Metropolitan Washington Council of Governments seeks to create a regional plan that integrates housing, land use, economic and work force development, transportation and infrastructure as part of HUD's Sustainable Communities Regional Planning initiative.

Conclusion

Access to affordable housing continues to be a pressing public policy issue in South Florida. However, as previously noted, the complexity of the post-bubble housing market and its impact on working families and households places significant responsibilities on local governments and agencies. Specifically, local governments will need to be more pro-active and innovative this time around in addressing the housing needs of their resident workforce.

The future Tri-Rail Coastal Link passenger service along the Florida East Coast railway corridor presents a real opportunity for South Florida to strategically plan for workforce housing development. Building mixed-income, mixed-use housing near transit is a key tool to meaningfully address South Florida's affordability issue by tackling housing and transportation costs together while expanding access to jobs, educational opportunities, and prosperity for all income groups. Mixed-income, mixed-use housing provides broader access and opportunity for households across the income spectrum and a stable and reliable base of riders for transit which can help justify further transit improvements. However, in order to achieve these outcomes a series of policy-based, place-based and program-based strategies will need to be formulated in advance. A local affordable

housing delivery system can provide governments and planning agencies the necessary planning tools and funding mechanisms to achieve these desired outcomes.

Going forward, local governments and housing organizations must continue to pressure state legislators to restore cuts in affordable housing programs and insist that banks get back into the business of community lending. These efforts aside, perhaps the biggest impediment to creating an immediate and more sustainable affordable housing investment is the absence of local affordable housing delivery systems. A local affordable housing delivery system provides the necessary coordination and integration of public policies including housing, economic development, transportation and land use. These policies and strategies can provide the vision and direction for the types of infill development that will surround the future Tri-Rail Coastal Link passenger service and other mixed-use opportunities along the FEC corridor and elsewhere in South Florida. Lastly, an effective local housing delivery system can establish the funding mechanisms, as is the case in San Francisco and Denver, so developers can access flexible, affordable capital to purchase or improve available property near transit lines for the development of affordable housing and other critical services.

Policy Briefings

Driving on Empty: The Hidden Costs Associated with "Drive 'till You Qualify"

Redefining Housing Affordability: The Overlooked Linkage between Transportation and Housing

This issue of Policy Briefings provides an understanding of the important link between housing and transportation and the framework for developing a new quantitative standard for housing and transportation affordability. Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard most frequently used by various units of government is that households should spend no more than 30 percent of their income on housing costs. This is the standard definition for housing programs administered by the Department of Housing and Urban Development (HUD) and most state programs. However, as the following report examines, the definition of housing affordability needs to be broadened to include both transportation and housing costs. Rising fuel prices and longer commutes have placed working families in a more precarious financial position which can result in unstable household budgets, unpaid mortgages and even foreclosures. In fact, a more comprehensive housing affordability index in the Great Recession should factor in loss of equity and credit, job loss and transportation costs. New quantitative measures of housing affordability should be combined with land use development policies that encourage transit-oriented development and the creation of more compact and walkable communities. The post-bubble housing market in Miami-Dade County and South Florida is far more complex than what existed during the height of the residential boom period. Public officials should recognize that the expanding housing and transportation burden may be "crowding out" disposable income available for public and private consumption, and force current residents to consider outmigration to other, more affordable venues.

Howard Frank, Ph.D.
Director, FIU Metropolitan Center

The FIU Metropolitan Center's *South Florida Regional Housing Needs Assessment* cited the increasing trend of working families moving to locations which offered more affordable housing opportunities. The so-called "drive 'til you qualify" trend was clearly evident during the housing bubble era in South Florida with St. Lucie and South Miami-Dade counties serving as the distant poles of the 'nearly' affordable housing market.

The price tag on a house is often the determining factor for families when they choose where to live. Families and individuals often drive far from metropolitan centers in search of affordable rents and mortgages and choose to settle in communities based on lower housing costs. However, the true cost of a home is not reflected in its price tag alone. Buyers and policy-makers often do not consider the transportation costs associated with residence location. In fact, for most families transportation is the second biggest household expense, and while it is directly determined by where we live, it is not typically factored into traditional measures of housing affordability.

A number of housing studies in recent years have shown a clear correlation between workforce housing demand and transportation costs. The critical link between housing and transportation costs has significant implications with respect to housing choice and affordability. Housing and transportation costs can severely limit a working household's choice both in terms of housing and job location. The link between housing affordability and transportation expenditures has been further impacted by the increase in gas prices to nearly $4.00 per gallon in the past year. In fact, the average household has increased its transportation expenditures by 14 percent or $1,200 per year. Rising gas and overall transportation costs have significant impacts on both homeowners and renters. The location of affordable rental housing is particularly relevant as proximity to job centers and access to transit is vital to a renter dominated workforce principally comprised of low- and moderate-income households.

Driving on Empty: The Hidden Costs Associated with "Drive 'till You Qualify"

The hidden costs of car ownership coupled with the unpredictability of gas prices can place families in a more precarious financial position which can result in unstable household budgets, unpaid mortgages and even foreclosures. The Center for Neighborhood Technology (CNT) has produced a housing and transportation index (the "H+T Index") which has been advocated by Secretary of Housing and Urban Development (HUD) Shaun Donovan and Secretary of Transportation Ray LaHood. The H+T Index and its accompanying guide, *Penny Wise Pound Fuelish*, demonstrate the inadequacy of traditional measures of housing cost burden. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the H+T Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. Why does this matter? According to CNT, a typical household's transportation costs can range from 12 percent of household income in communities with compact development and access to transit options, to more than 32 percent in the far exurbs. The bottom line – lower cost housing in areas far removed from employment and with little or no transit is generally less affordable to the average income family when transportation costs are factored. In fact, CNT's study of working families in 28 metro areas showed transportation costs are beginning to offset savings on the cost of housing when commutes reach a distance of 10 miles.[1]

Unfortunately, new data show that workers have further distanced themselves from their jobs. According to the U.S. Census Bureau, the number of "extreme commuters," those who travel ninety minutes or more each way, has reached 3.5 million, almost double their number in 1990. Statistics show that South Florida's sprawl development pattern has significantly increased commute times. In 1990, 210,802 South Florida workers commuted 45+ minutes to their place of employment. According to 2009 U.S. Census figures, that number has more than doubled to 429,963 workers. Strikingly, Miami-Dade County's number of "extreme commuters" more than tripled during this time.

Interestingly, data show that longer commute times and increasing housing and transportation costs in Miami-Dade County have not appreciably altered the means of travel to work. Workers in the county continue to rely on their automobiles and show a higher percentage of use than other eastern metropolitan areas. It should be noted, however, that the Boston and Philadelphia metropolitan areas have well-established premium transit services.[2]

	Travel Time to Work			Means of Travel to Work					
County	% households 45min+			Auto			Transit		
Central City	1990	2000	2009	1990	2000	2009	1990	2000	2009
Miami-Dade County - Miami	13%	21%	22%	90%	91%	90%	5%	5%	6%
Philadelphia County - Philadelphia	20%	24%	22%	59%	63%	62%	29%	26%	26%
Suffolk County - Boston	14%	20%	19%	54%	55%	52%	31%	32%	31%
Fulton County - Atlanta	15%	19%	16%	83%	87%	86%	13%	7%	9%

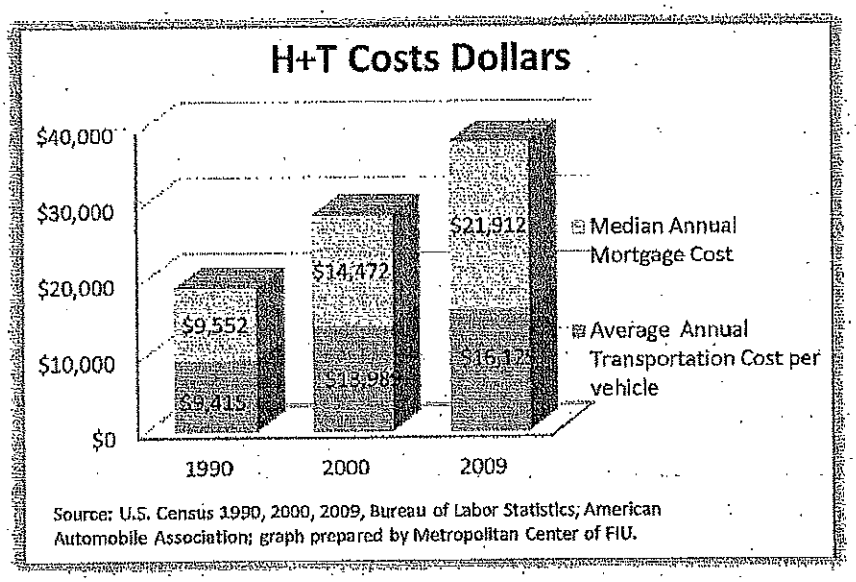
Source: U.S. Census 1990, 2000, 2009; table prepared by Metropolitan Center at FIU.

[1] Center for Neighborhood Technology, *Penny Wise Pound Fuelish*, 2010.

[2] Note: According to a *Miami Today* article dated August 11, 2011, Miami-Dade Transit has reported a 7.38% boost in ridership in June, 2011 which they correlate to the rise in gas prices.

Driving on Empty: The Hidden Costs Associated with "Drive 'till You Qualify"

New figures show that Miami-Dade County's working families and households have experienced mounting housing and transportation costs during the past decade. Despite declining home prices since the housing market downturn, the current $227,200 median value of all owner occupied units in Miami-Dade County represents a 124 percent increase since 2000. Further, the County's $1,826 median monthly owner costs with a mortgage in 2009 represents a 51 percent increase since 2000. As a consequence, the number of cost burdened homeowners with a mortgage in the County has increased from 32 to 42 percent.



Source: U.S. Census 1990, 2000, 2009, Bureau of Labor Statistics; American Automobile Association; graph prepared by Metropolitan Center of FIU.

According to the H+T Affordability Index, Miami-Dade County's median monthly housing costs as a percentage of household monthly income is 34.9 percent. However, when transportation costs are combined with housing costs, the percentage of household income increases to 57.9 percent, far above the 45 percent H+T Affordability Index threshold.

Policy Implications

As reported in several recent FIU Metropolitan Center housing studies, the post-bubble housing market in Miami-Dade and South Florida is far more complex than what existed during the height of the residential boom period. These studies concluded that increasing levels of affordability for existing single-family and condominiums brought on by the collapse of the housing bubble has not improved overall housing affordability for existing owners and renters alike. This is due to a number of contributing factors including loss of equity, prolonged job loss, persistently high average rents and rising transportation costs.

Policymakers will need to broaden the definition of affordability to encompass both transportation and housing costs. Public investments should be targeted to lower combined housing and transportation costs by creating more location efficient communities including transit-oriented development, mixed-use and the creation of more compact and walkable communities. In essence, transportation costs are more susceptible to reduction than housing costs.

Policymakers should then consider developing new quantitative standards for combined housing and transportation affordability and efficient housing. The general definition of a location-efficient area is one that is well-served by transit, and is conducive to biking, walking and other modes of transportation. The empirical definition might be based on the proportion of trips captured by non-driving modes, adjacency to a well-served transit station (light-rail or streetcar station or frequent bus service), proximity to employment, retail and other services.

Further research could also be conducted to determine the effect of different housing location decisions on household expenditures, including transportation, food and entertainment. For example, surveys and interviews of specific targeted households calculating how their spending distribution differs on the basis of their residential location would provide valuable information to help guide land use and transportation planning.

Attachment A

Green, Delores (PHCD)

From: Fortner, Gregg (PHCD)
Sent: Tuesday, October 01, 2013 10:55 AM
To: Edwards, Julie (PHCD)
Subject: FW: Comments on DRAFT Housing Intervention and Master Plan FY 2014-2019

From: Steve Graziani [mailto:grazianisteve@gmail.com]
Sent: Tuesday, October 01, 2013 10:04 AM
To: Fortner, Gregg (PHCD)
Cc: Ola O. Aluko; Willie Logan; stephanie Baldwin; H Brown
Subject: Comments on DRAFT Housing Intervention and Master Plan FY 2014-2019

Greg,

Please accept the following comments on the DRAFT of the Miami-Dade County Comprehensive Housing Intervention and Master Plan FY 2014-2019. Let me know if you have any questions.

Thanks,

Steve Graziani

Community Development Consulting

786-351-9583

- Page 35: HOME funds have been very successfully used for smaller, often rehab projects by nonprofits familiar with the regulatory requirements. These are vital neighborhood revitalization projects and the funding source needs to be maintained for them rather than trying to incorporate HOME funds into projects of large scale developers who can access LIHTC and Surtax. The reason few projects passed the Pre-Feasibility Review was because the review was new and reviewers used criteria that was not included in the published RFA.

- Page 38: "Address administrative challenges in expending HOME funds due to rental development market's undesirability by directing more funds toward Tenant-based Rental Assistance (TBRA) and thereby expanding rental housing opportunities." While Tenant-based Rental Assistance

(TBRA) provides affordable rental housing, it doesn't have the combined impact of affordable housing provision with neighborhood revitalization that's achieved by focusing HOME and other funds on the smaller neighborhood, often rehab, projects, as discussed above.

- Page 41: Rehabilitation funds need to not only preserve existing affordable housing stock, but address the revitalization of deteriorated, often vacant, buildings.

- In fact, the County should establish incentive scoring and/or set-asides in both HOME and Surtax for small scale, neighborhood projects, both rehab and new construction.

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Also included is a "monitoring program" for periodically measuring progress being made in implementing the comprehensive plan.

16 Supporting material for this Element includes the 1988 *Support Components* report, and the 2003 and the 2010 Evaluation and Appraisal Reports, which contains background data and information, analyses of land use trends and synopses of urban service and environmental opportunities and constraints.

17 The environmental and service analyses included in the land use support materials are brief synopses of extensive inventory and analyses contained in the Conservation and various service Elements of the Plan. The reader is referred to the 20032010 EAR report addressing those elements for complete analyses of those services.

GOAL

PROVIDE THE BEST POSSIBLE DISTRIBUTION OF LAND USE AND SERVICES TO MEET THE PHYSICAL, SOCIAL, CULTURAL AND ECONOMIC NEEDS OF THE PRESENT AND FUTURE POPULATIONS IN A TIMELY AND EFFICIENT MANNER THAT WILL MAINTAIN OR IMPROVE THE QUALITY OF THE NATURAL AND MAN-MADE ENVIRONMENT AND AMENITIES, AND PRESERVE MIAMI-DADE COUNTY'S UNIQUE AGRICULTURAL LANDS.

Objective LU-1

18 **The location and configuration of Miami-Dade County's urban growth through the year 2025 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.**

Policies

LU-1A. High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

LU-1B. Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.

LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

19 LU-1D. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of

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~~residential areas as neighborhoods~~ communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.

LU-1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.

LU-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

20 LU-1H. The County should identify sites having good potential to serve as greenbelts, and should recommend retention and enhancement strategies, where warranted, and in coordination with the County's adopted Recreation and Open Space System Master Plan. Such greenbelts should be suggested on the basis of their ability to provide aesthetically pleasing urban spaces, recreational opportunities, or wildlife benefits. Considered sites should include canal, road or powerline rights-of-way, or portions thereof, particularly where they could link other parklands, wildlife habitats, or other open spaces.

LU-1I. The County shall consider urban design, water and energy conservation and wildlife habitat when designing sites and selecting landscape material for all public projects.

21 LU-1J. Miami-Dade County will maintain its commitment to improve Community Development Block Grant (CDBG)-eligible areas, and enhance the County's Enterprise Zone ~~and participate in the Empowerment Zone program~~ as tools to expand the economy in locally distressed areas.

LU-1K. Miami-Dade County will maintain and enhance the housing assistance and housing programs addressed in the Housing Element as a means to improve conditions of extremely low, very low, low and moderate income residents. This includes the provision of affordable workforce housing.

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LU-1L. Public facility and service providers shall give priority to eliminating any infrastructure deficiencies to facilitate rehabilitation or renewal of blighted areas.

LU-1M. In formulating or amending development regulations, Miami-Dade County shall avoid creating disincentives to redevelopment of blighted areas. Where redevelopment occurs within the urban area, requirements for contributions toward provision of public facilities may be moderated where underutilized facilities or surplus capacities exist, and credit toward required infrastructure contributions may be given for the increment of development replaced by redevelopment.

22 LU-1N. Miami-Dade County shall continue to support the Miami-Dade Economic Advocacy Trust ~~Metro-Miami Action Plan~~ to improve conditions of disadvantaged groups of the community.

23 LU-1O. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe ~~particularly~~ in the Agriculture Areas outside the Urban Development Boundary, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

24 LU-1P. While continuing to protect and promote agriculture as a viable economic activity in the County, Miami-Dade County shall explore and may authorize alternative land uses in the South Dade agricultural area which would be compatible with agricultural activities and associated rural residential uses, and which would promote ecotourism and agritourism related to the area's agricultural and natural resource base including Everglades and Biscayne National Parks.

25 LU-1Q. It is the policy of Miami-Dade County that the siting of both public and private schools throughout the County shall conform with the school siting policies adopted under CDMP Objective ~~EDU-2~~ EDU-3.

LU-1R. Miami-Dade County shall take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry. Miami-Dade County shall adopt and develop a transfer of developments rights (TDR) program to preserve agricultural land that will be supplemented by a purchase of development rights program to preserve agricultural land and environmentally sensitive property. The density cap of the land use category in the receiving area established by the TDR program may be exceeded. Land development regulations shall be developed to determine the extent that the density cap may be exceeded based on parcel size but in no case shall it exceed 20 percent.

26 LU-1S. The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP) ~~shall be consistent with the Miami-Dade County Strategic Plan adopted by the County Commission on June 3, 2003 by Resolution R-664-03~~. The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and ~~decreased~~ urban center

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development ~~sprawl~~, protection of viable agriculture and environmentally-sensitive land, ~~improved community design,~~ reduced flooding, improved infrastructure and redevelopment to attract businesses ~~to underserved and distressed areas, available~~ and availability of high quality green space throughout the County, and ~~more integrated land use~~ development ~~to decrease dependence on automobiles~~ of mixed-use, multi-modal, well designed, and sustainable communities.

27 LU-1T. Miami-Dade County through its land development regulations shall encourage development that promote and enhance bicycle and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation, and shall discourage walled and gated communities.

Objective LU-2

28 **Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, will shall be based upon the physical and financial feasibility of providing, by the year ~~2015~~ 2020, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.**

Policies

LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the "Concurrency Management Program" section of the CIE.

29 LU-2B. Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map, particularly Urban Centers and mixed use transit-oriented corridors. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas.

LU-2C. Miami-Dade County shall maintain and enhance, as necessary, impact fee and comparable programs and procedures to require all development, regardless of size, to contribute its proportionate share of capital facilities, or funds or land therefore, necessary to accommodate impact of the proposed development or increment of redevelopment over and above preexisting development on a site. Miami-Dade County shall periodically review and update fee schedules to ensure that all public marginal costs are appropriately recognized, and that fee structures reflect pertinent geographic (i.e., core, fringe, or rural area) variability in facility usage.

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LU-2D. Miami-Dade County agencies shall continue and, where possible, improve their efforts to coordinate projects to construct or repair infrastructure such as roadways and utilities in order to minimize the disruption and inconvenience caused by such construction activities.

30 LU-2E. The Department of Regulatory and Economic Resources ~~Planning and Zoning (DP&Z)~~ shall coordinate and centralize the compilation of monitoring information necessary to make determinations regarding existing and projected Levels of Service and to prepare Evaluation and Appraisal Reports for adoption by the Board of County Commissioners, ~~submittal to the State land planning agency,~~ as required by Section 2-116 of the Miami-Dade County Code ~~Chapter 163, F.S. and Rule 9J-5, F.A.C.; and~~ all Miami-Dade County agencies shall fully cooperate with the Department by carrying out necessary monitoring and reporting activities identified in the CDMP Monitoring Program.

Objective LU-3

31 **~~Upon the adoption of the CDMP, the~~ The location, design and management practices of development and redevelopment in Miami-Dade County shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards, and by reflecting the management policies contained in resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet, or included in the Comprehensive Everglades Restoration Plan approved by Congress through the Water Resources Development Act of 2000.**

Policies

LU-3A. Development orders in Miami-Dade County shall be consistent with the goals, objectives and policies contained in the Conservation, Aquifer Recharge and Drainage and Coastal Management Elements of this Plan, and with all applicable environmental regulations, as well as all other elements of the CDMP.

LU-3B. All significant natural resources and systems shall be protected from incompatible land use including Biscayne Bay, future coastal and inland wetlands, future potable water-supply wellfield areas identified in the Land Use Element or in adopted wellfield protection plans, and forested portions of Environmentally Sensitive Natural Forest Communities as identified in the Natural Forest Inventory, as may be amended from time to time.

LU-3C. Development in the Big Cypress Area of Critical State Concern, and in the East Everglades as defined in Section 33B-13, Code of Miami-Dade County, Florida (1981) shall be limited to uses, designs and management practices which are consistent with adopted State regulations and policies, the Comprehensive Everglades Restoration Plan, and related federal, State or County policies, plans or regulations as may be formulated, consistent with the goals, objectives and policies

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65 LU-6K. Awareness of historic sites and districts shall be promoted through ~~tourist programs;~~ expansion of the historic plaques and markers program; and production and dissemination of publications on local archaeology, and historic sites~~, and development over 50 years of age~~.

66 LU-6L. Through the Office of Historic and Archaeological Resources ~~Preservation~~ in consultation with the Department of Planning and Zoning, Miami-Dade County shall formulate procedures for establishing Thematic Resource Districts (TRDs) and/or Historic Districts. These ~~overlay~~ districts shall contain architectural and landscape design guidelines, and may authorize approval of additional compatible uses, consistent with and which promote the purposes of the particular district.

Objective LU-7

67 **Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services.**

Policies

LU-7A. Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.

68 LU-7B. It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to ~~both~~ pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of

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buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.

69 LU-7C. On all streets served by Metrobus and all arterial or collector streets designated in the Mass Transit Subelement as year ~~2015 or 2025~~ 2020 or 2030 potential service areas~~,~~:

i) New non-residential buildings and substantial alterations[1] of existing non-residential buildings, and residential buildings wherever practical, shall provide at least one full-time building entrance that is recognizable and accessible from the street and is comparably as close to the street and/or bus stop as it is to the primary parking lot; and

ii) New residential and non-residential developments, subdivisions and replats shall provide for buildings that front the transit street, or provide streets or pedestrian connections that intersect with the transit street in close proximity to bus stops not more than 700 feet apart and, as appropriate, shall provide for new bus stops and/or pullouts.

70 LU-7D. Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a ~~in a manner that reduces walking distances and is~~ comfortable and attractive environment for ~~to~~ pedestrians.

LU-7E. Land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises, and uses that require transporting large objects should not be permitted to locate or expand within 1/4 mile of rail rapid transit stations.

LU-7F. Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan,

[1] Substantial alteration, as the term is used in this section, shall mean repair, modification, reconstruction, addition to, or other change to a building during any ten-year period which exceeds 50 per cent of the fair market value of the building.

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including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.

71 LU-7G. Miami-Dade County should partner with the Metropolitan Planning Organization (MPO) and affected municipalities to establish a systematic program that will produce transit-oriented development (TOD) plans for the areas within ¼ to ½ mile around all Metrorail, the Miami Intermodal Center (MIC) and South Dade Busway stations. Transit-oriented development is a mix of land uses that promotes transit use and decreases the dependence on automobiles. A phasing program shall also be established as part of this effort to initiate and formulate updated or new station area plans based on the overall priority categories for urban centers established by the Board of County Commissioners. Within each priority category, the factors for individual area plans may include such conditions as locations and amounts of undeveloped and underutilized land providing development and redevelopment opportunities, ownership, land use patterns, infrastructure and service levels, recent and nearby development activity, and expressions of interest in cooperating by the municipalities.

72 LU-7H. The Department of ~~Planning and Zoning~~ Regulatory and Economic Resources shall review land development regulations to identify reforms that would invite, and not impede, transit-oriented development in the station areas, by the year 2020.

73 LU-7I. Miami-Dade County will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors, and continue to update its land development regulations to remove impediments and promote transit-oriented development.

Objective LU-8

Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land use Plan Map accommodates projected countywide growth.

Policies

LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and

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physical considerations.

LU-8C. Through its planning, capital improvements, cooperative extension, economic development, regulatory and intergovernmental coordination activities, Miami-Dade County shall continue to protect and promote agriculture as a viable economic use of land in Miami-Dade County.

LU-8D. The maintenance of internal consistency among all Elements of the CDMP shall be a prime consideration in evaluating all requests for amendment to any Element of the Plan. Among other considerations, the LUP map shall not be amended to provide for additional urban expansion unless traffic circulation, mass transit, water, sewer, solid waste, drainage and park and recreation facilities necessary to serve the area are included in the plan and the associated funding programs are demonstrated to be viable.

74 LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated ~~to consider~~ for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;

d) Enhance or impede provision of services at or above adopted LOS Standards;

iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

e) Enhance or degrade environmental or historical resources, features or systems of County significance; and

f) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial

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activities.

75 LU-8G. When considering land areas to add to the UDB, after demonstrating that a need exists, in accordance with the foregoing Policy LU-8F:

76 i) The following areas shall not be considered:

a) The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25 Street and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

c) The Redland area south of Eureka Drive; and

d) Areas within the accident potential zones of the Homestead Air Reserve Base

77 ii) The following areas shall be avoided:

a) Future Wetlands delineated in the Conservation and Land Use Element and Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

~~a) Land designated Agriculture on the Land Use Plan map;~~

b) ~~Category 1 hurricane evacuation areas~~ Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

c) Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports; and

78 iii) The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy:

a) Land within Planning Analysis Tiers having the earliest projected supply depletion year ;

b) Land within the UEAs and contiguous to the UDB; and

d) Locations within one mile of a planned urban center or extraordinary transit service; and

d) Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

iv) Notwithstanding Policy LU-8G (iii), other land may be included to expand an existing unique regional facility, defined as an existing public facility or attraction of regional prominence that has been constructed on publicly owned land with significant public funding and intergovernmental coordination, if it satisfies all of the following criteria:

a) The land is within the UEA, is contiguous to the UDB, and is contiguous to a unique regional facility;

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b) The use of the land will be limited to the expansion of the unique regional facility, together with ancillary uses; and

c) The expansion will have a positive economic impact, including increased economic development and tourism.

79 LU-8H. Applications requesting expansion of the UDB shall be in accordance with the foregoing Policies LU-8F and LU-8G, and must meet the following criteria to be considered for approval:

a) Residential development proposals shall provide for the non-residential needs, of the future residents of such proposed developments including but not limited to places of employment, shopping, schools, recreational and other public facilities, and shall demonstrate that such needs are adequately addressed;

b) Residential development shall be at an average minimum density of ten (10) dwelling units per gross acre;

c) Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights (TDR) or other County established program(s) geared to protecting agricultural lands and/or environmentally sensitive lands;

d) The non-residential component(s) of the proposed development, excluding public facilities, shall be developed at a minimum intensity of 0.25 FAR; and

e) The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian accessibility throughout the development.

f) The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB;

g) The proposed development will not leave intervening parcels of property between the proposed development and the UDB; and

h) It must be demonstrated that the proposed development will have a neutral or positive net fiscal to Miami-Dade County.

80 LU-8I. By 2015, Miami-Dade County shall conduct a study of the area east of SW 147 Avenue and south of SW 232 Street for its possible consideration as a designated Urban Expansion Area (UEA) with community input and after it is demonstrated through a study accepted by the Board of County Commissioners.

Objective LU-9

Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.

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Policies

LU-9A. To maintain consistency between Miami-Dade County's development regulations and comprehensive plan, Miami-Dade County's land development regulation commission shall review proposals to amend Miami-Dade County's development regulations and shall report on the consistency between said proposals and the CDMP, as required by Chapter 163, F.S.

LU-9B. Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate:

i) Land use consistent with the CDMP Land Use Element and CDMP Level of Service Standards;

ii) Subdivision of land;

iii) Protection of potable water wellfields;

iv) Areas subject to seasonal or periodic flooding;

v) Stormwater management;

vi) Protection of environmentally sensitive lands;

vii) Signage; and

viii) On-site traffic flow and parking to ensure safety and convenience and that no avoidable off-site traffic flow impediments are caused by development. The provisions of Policy TC-3A of the Traffic Circulation Subelement, which address access management, shall apply.

LU-9C. Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary as designated on the LUP map. When revising development regulations such as may be required to comply with Chapter 163, F.S., the County shall seek to create additional incentives for acquisition and use of SURs. As recommended in Miami-Dade County's State Housing Initiatives Partnership (SHIP) Program Housing Incentives Plan, the receiver area density bonuses in Dade's SUR program should be increased to improve the effectiveness of the program and the production of affordable housing. The County shall consider modifying the SUR program to provide for the transfer of development rights from land acquired by government for uses other than residential or commercial purposes to development sites inside the UDB.

LU-9D. Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

LU-9E. Miami-Dade County shall enhance and formalize its standards for defining and ensuring compatibility among proximate uses, and requirements for buffering.

LU-9F. Miami-Dade County shall formulate and adopt zoning or other regulations to

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implement the policies for development and design of Metropolitan and Community Urban Centers established in the CDMP through individual ordinances for each urban center.

LU-9G. Miami-Dade County shall review and revise its development regulations to promote building designs in multi-family residential zoning districts which are more compatible with, and sensitive to, surrounding neighborhoods, and to establish minimum densities for development in multifamily residential zoning districts.

81 LU-9H. Miami-Dade County shall ~~reorient~~ continue its special area planning program to ~~emphasize~~ with emphasis on the preparation of physical land use and urban design plans for strategic and high-growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.

LU-9I. Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.

82 LU-9J. Miami-Dade County shall continue to use, ~~but not be limited exclusively to~~ the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall pursue the incorporation of such guidelines into its land development regulations.

83 LU-9K. By ~~2007~~ 2016, Miami-Dade County shall initiate the review and revision of its Subdivision Regulations to facilitate the development of better planned communities. The Public Works Department shall specifically review and update the Subdivision Regulations for urban design purposes. Changes to be considered shall include provisions for:

i) Open space in the form of squares, plazas, or green areas in residential and commercial zoning categories; and

ii) A hierarchy of street types and designs, ranging from pedestrian and bike paths to boulevards that serve both neighborhood and areawide vehicular and pedestrian trip making needs by addressing cross sections, corner radii, connectivity and rationality of street and pathway networks, and balanced accommodation of automobiles, pedestrians, bicyclists, and landscaping.

LU-9L. Miami-Dade County shall formulate and adopt zoning overlay or other regulations applicable to land outside the Urban Development Boundary to orient the uses allowed in business and industrial zoning districts to those which support the rural and agricultural economy of the area. Uses permitted by right would relate exclusively to agricultural or mining industries, and other uses would be approvable as special exceptions upon demonstration that the use supports the non-urban economy of that area or is required by residents of the immediate area.

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LU-9M. Building, zoning and housing codes will be vigorously enforced in all areas of Miami-Dade County.

84 ~~LU-9N. Upon completion and adoption of the South Miami-Dade Watershed Study, the County shall review the "smart growth" initiatives that are recommended in the Study to determine feasibility on appropriateness of implementing these initiatives throughout the County. If appropriate "smart growth" initiatives are identified, the County shall prepare specific amendments to the CDMP, land development regulations, and other appropriate policies and programs to implement these initiatives in order to: achieve greater efficiency in the utilization of land; reduce public sector costs resulting from inefficient development patterns; protect and preserve environmental, agricultural, water and open land resources, and; maintain and improve the quality of life of existing and future residents, businesses and visitors.~~

85 LU-9~~O~~N. ~~Miami-Dade County shall by 2007 review and revise its development regulations to provide a density bonus for good urban design in the zoning districts that fall within the Medium-High Density range of 25 to 60 dwelling units per gross acre. These development regulations shall address such urban design concerns as identifying civic areas, incorporating any historic theme, defining open space and streets, and providing a pedestrian friendly environment along roadways.~~ Miami-Dade County shall continue to update its land development regulations, on a regular basis, in order to address code amendments recommended by CDMP policy, code deficiencies or changing conditions.

86 LU-9~~P~~O. Miami-Dade County shall revise land development regulations to allow live-work units and structures in urban centers and all land use categories that permit the mixture of residential and non-residential uses. Live-work refers to one or more individuals living in the same building where they earn their livelihood usually in professional, artisanal or light industrial activities. The quiet enjoyment expectations of the residential neighbors take precedence over the work needs in a live-work unit or building. Toward this end, the occupational use of the unit shall not include non-resident employees or walk-in trade. No outdoor activity; noise, vibration, odor, electric interference or other effect of the occupation shall be detectable outside the ~~work-live~~ live-work unit. The regulations should provide for disclosure of neighboring industrial and commercial activities to prospective residential tenants and purchasers.

87 LU-9~~Q~~P. Miami-Dade County shall revise land development regulations to allow work-live units in the Business and Office and Industrial and Office land use categories. The term work-live means that the needs of the work component takes precedence over the quiet expectations of residents, in that there may be noise, odors, or other impacts of the business, as well as employees, walk-in trade or sales. The predominant use of a work-live unit is industrial or commercial work activity and residential activity is secondary.

88 LU-9~~R~~Q. The County shall coordinate with affected municipalities to prepare plans for areas designated as "urban centers" on the Land Use Plan Map, and other small area and

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neighborhood plans as needed and appropriate. These plans shall formulate a vision for the development and redevelopment of these areas in order to identify appropriate locations for higher density development, recommend area specific design requirements, and produce working and living environments that reflect community goals.

89 LU-9S. ~~During FY 2006 the Department of Planning and Zoning will revise Chap. 33, Miami-Dade County Code by creating a new zoning district that permits, under certain conditions, both single family detached houses and townhouses together. One of the conditions is that affordable housing will be a significant portion of the development.~~ Miami-Dade County shall conduct a study to parking to address minimum parking requirements for off-street parking and shared parking in transit corridors and areas with mixed use developments.

90 LU-9T. Miami-Dade County shall ~~by 2009~~ continue to review, analyze, and revise as necessary the land use intensity standards established in the CDMP, particularly as they apply to non-residential development, to ensure consistency between intensity standards for Urban Centers and those that apply to the Urban Infill Area, the Urbanizing Area (the area between the Urban Infill Area and the Urban Development Boundary) and outside the Urban Development Boundary. The review, analysis and revision shall also address the need for minimum standards as well as maximums. Following revision of these standards, consideration shall be given to countywide adoption of them and establishment of a joint/city review board to address instances where standards cannot reasonably be met.

LU- 9U. The County shall consider provisions to allow horizontal mixed-use developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.

91 LU- 9V. By 2015, Miami-Dade County shall evaluate and propose update(s) to the Guidelines for Urban Form, the Mixed Use Development and Urban Center provisions of this plan in coordination with the "Complete Streets" program to be developed pursuant to Transportation Element Objective LU-4. The updates shall address, as appropriate, the maximum allowable FARs, intensity and density of development, allowances that facilitate transit supportive mixed developments, and shall enhance and further the implementation of the County Area Planning Program and support the intent of the Complete Streets Program.

Objective LU-10

Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

Policies

92 LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill,

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redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

92 LU-10B. Solar design guidelines for such items as street and passageway alignments, landscaping, setbacks, building orientation, and relationship to water bodies shall be developed by ~~2008~~ 2016, and utilized in site plan reviews by the Department of ~~Planning and Zoning~~ Regulatory and Economic Resources.

LU-10C. Miami-Dade County shall encourage energy conservation by adopting Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards for County-owned facilities.

LU-10D. Miami-Dade County shall promote energy conservation by encouraging builders, remodelers, homeowners and homebuyers to implement Florida Green Building Coalition green home or other acceptable environmental standards and by encouraging site planners and land developers to implement Florida Green Building Coalition development standards.

94 LU-10E. Miami-Dade County shall continue to investigate opportunities to incentivize energy efficiency and, as appropriate, access available incentives and/or information regarding available incentives and make such information or accessed incentives available for developers and building owners to incorporate energy efficiency and other conservation measures that meet recognized green building standards into the design, construction or rehabilitation of their buildings.

Objective LU-11

Miami-Dade County shall take specific measures to promote redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation or adaptive reuse of existing structures.

Policies

95 LU-11A. The Department of ~~Planning and Zoning~~ Regulatory and Economic Resources will develop and maintain an appropriate methodology (model), which contains relevant variables and has been validated with respect to accuracy for indicating sites, which have a high potential for redevelopment. The results ~~forthcoming~~ from applications of this model will be ~~regularly~~ reported annually ~~and disseminated to the building and development industry~~.

96 ~~LU-11B. The Department of Planning and Zoning during FY 2007 will prepare a proposal for the establishment of a taskforce or study group, charged with the formulation of a~~

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~~comprehensive redevelopment program. The proposal shall set forth the purpose of the group, the tasks to be carried out, the appropriate membership, and a schedule for completion.~~

97 LU-11~~C~~B. Miami-Dade County shall continue to utilize its Community Redevelopment Area (CRA) Program and federal programs such as the Community Development Block Grant and the HOME program to facilitate redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation or adaptive reuse of existing structures in eligible areas.

Objective LU-12

Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.

Policies

98 LU-12A. The Department of ~~Planning and Zoning~~ Regulatory and Economic Resources will utilize its Geographic Information System (GIS) Land Use File to identify vacant ~~or underutilized sites~~, which might be suitable for infill housing. An infrastructure assessment will also be carried out and the results forthcoming from this process will be ~~regularly~~ reported annually by the Department ~~and disseminated to the building and development industry.~~

LU-12B. Miami-Dade County shall identify and consider for adoption a package of financial and regulatory incentives for new development on vacant properties in the UIA.

LU-12C. Miami-Dade County shall evaluate the need to designate an Urban Infill Development Area (UIDA) in the CDMP and if needed develop policies specifying that this area shall receive priority for future public and private investments in infrastructure, services, development and compatible redevelopment.

LU-12D. The County shall consider developing strategies that promote infill development in specific areas.

99 LU-12E. Miami-Dade County shall continue to investigate and seek opportunities to incentivize infill development, shall advertize available incentives, and make information regarding available incentives easily accessible to developers and property owners, particularly for infill development that is transit supportive and provides workforce housing. Such incentives may include, but not be limited to, joint development agreements at transit stations and transit centers, and flexibility of development standards particularly for irregular shaped or otherwise substandard and lots.

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Estate Density. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.

Low Density. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

Low-Medium Density. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

Medium Density. This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.

109 **Medium-High Density.** This category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas. The provisions of the section below entitled "Density Increase with Urban Design" are not applicable to this density category. ~~At such time as Miami-Dade County's land development regulations are amended pursuant to Policy LU-9O, a density bonus can be added to each residential zoning district that falls within the Medium High Density range of 25 to 60 dwelling units per gross acre. When land development regulations are amended, this density bonus may allow a maximum of 60 dwelling units per gross acre on properties that are designated Medium High Density on the Land Use Plan map. These density bonuses shall not apply to existing or proposed developments with vehicular entrances that are controlled or have entry gates or existing or proposed developments with private streets.~~

High Density. This category permits from 60 to 125 dwelling units or more per gross acre. This density is found only in a few areas that are located within certain municipalities where land costs are very high and where services will be able to meet the demands.

110 **Density Increase With Urban Design.** Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as DI-1 (Density Increase 1) denotes that the

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parcel is eligible for approval of one density category higher than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a D1-1 designation only if the development containing the designated property utilizes sound urban design principles adopted by County ordinance ~~pursuant to Land Use Policy LU-9K,~~ or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns ~~listed in Policy LU-9K~~ contained in another binding instrument approved by action of the Board of County Commissioners. A property shall be eligible for a D1-2 designation only if it meets the above urban design principles, is located in a transit corridor and addresses in a development agreement or site plan the urban design concerns of identifying civic areas, defining open spaces and streets, incorporating any historic theme and providing a pedestrian-friendly environment along roadways. For purposes of this paragraph, transit corridors are land areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP. To provide a transition between the transit corridor and adjacent neighborhoods, the height of buildings along the edge of the corridor should taper for at least 20 horizontal feet to the height of the existing adjacent buildings outside the corridor. However, where the adjacent property is vacant, heights of buildings at the edge of the corridor may be based on adopted comprehensive plans and the zoning of the surrounding area. Existing or proposed developments with vehicular entrances that are controlled or have entry gates with private streets are not eligible for a density increase designation of D1-1 or D1-2. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.

(D1-1) One Density Increase With Urban Design

(D1-2) Two Density Increase With Urban Design

Density Bonus Programs for Affordable Housing: The following describes the various density bonus incentives for affordable housing and workforce housing that the Board of County Commissioners may approve:

17% Density Bonus for Affordable Housing: A density bonus up to 17% above the maximum land use designation may be approved if it is certified that that no less than 30% of the units in the development, excepting accessory dwelling units, will be priced affordable to low and very-low income households (households at or below 80% of the Area Median Income [AMI]).

111 **25% Density Bonus for Workforce Housing:** Through the Voluntary Inclusionary Zoning program, a density bonus of up to 25% may be allowed for projects that set aside residential units for workforce housing. The Workforce Housing Development Program (Voluntary Inclusionary Zoning program) defines workforce as households with incomes between 65 and 140% of the County's median income.

30% Density Bonus for Affordable/Workforce Multifamily Infill Housing: A density bonus of up to 30% above the maximum allowable density may be approved for projects that are located in close proximity to transit service and provide a mix of market rate,

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workforce and affordable housing opportunities. Below is a list of the conditions that must be met for the 30% density bonus to be awarded:

1) At least 30% of the total residential units shall be priced affordable to households at or below 140% of the AMI, and no less than 20% of the total units shall be priced affordable to households at or below 80% of the AMI for a period of no less than 30 years, pursuant to a deed restriction;
2) The site shall have a land use designation of Low-Medium Density Residential, Medium Density Residential, Medium-High Density Residential, Office/Residential, or Business and Office (Estate, Low Density or High Density land use designations shall not be eligible);
3) The site shall front a major roadway and be located within ¼ mile radius of transit service, which is defined as a transit station or bus stop with at least one route that provides 20 minute peak-hour headways or better during weekdays;
4) The location of the site shall be consistent with the guidelines for urban form;
5) The site is located within ½ mile radius of activity nodes with neighborhood retail establishments;
6) The property is located within ½ mile radius of public recreational open space or a public school, unless 15% of the site is set aside for recreational open space facilities. Recreational facilities are defined as play areas, swimming pools, tennis courts, and other active outdoor facilities.
7) Existing and planned public services and facilities, including water and sewer facilities, shall be adequate to serve the maximum development allowed on the proposed site; and
8) The development shall obtain a certification rating from LEED (Leadership in Energy and Environmental Design) or a similar organization accredited by the U.S. Green Building Council (USGB); and

A maximum of 25% of the proposed building structure may be used for business and office uses if mixed-use development is found to be compatible with surrounding uses.

60% Density Bonus for Not-for-Profit or Government/Public Sponsored Affordable Housing Providers: A density bonus of up to 60% above the maximum allowable density may be permitted if: 1) the developer is a not-for-profit affordable housing provider, a government/public sponsored affordable housing provider, or if the application site is publicly owned and made available for the development of affordable/workforce housing; and 2) all the conditions for the 30% Density Bonus for Affordable/Workforce Multifamily Infill Housing are satisfied. A government/public sponsored affordable housing provider is defined as a private developer or organization that has been awarded public funding or is participating in a public housing program to develop affordable/workforce housing, and/or a private developer or organization that has received approval to develop affordable/workforce housing on a County or publicly owned site either through donation of the land, a lease, or other form of legal agreement.

Exhibit B

APPLICATION NO. 2
TRANSPORTATION ELEMENT

APPLICATION REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1 Street, Suite 1210
Miami, Florida 33128-1972
(305) 375-2835

2. APPLICANT'S REPRESENTATIVE

Jack Osterholt, Deputy Mayor/Department Director
Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1 Street, 29th Floor
Miami, Florida 33128-1972

By: _____ October 31, 2012
Jack Osterholt, Deputy Mayor/Department Director

3. DESCRIPTION OF REQUESTED CHANGES

Revise the Transportation Element, on pages II-1 through II-80 in the "Adopted Components of the Comprehensive Development Master Plan" dated October 19, 2011, as amended, as follows on the next pages.[1] This Application proposes amendments to the entire Transportation Element, which consists of an Introduction, a set of Transportation Goals, Objectives, and Policies, Monitoring Program, and five sub-elements including Traffic Circulation, Mass Transit, Aviation, Port of Miami River, and Port of Miami Master Plan (PortMiami). For reference purposes, the amendments to the Transportation Element have been divided into six parts which are identified as follows:

Part A – Transportation Element Introduction and Goals, Objectives and Policies
Part B – Traffic Circulation Subelement
Part C – Mass Transit Subelement
Part D – Aviation Subelement
Part E – Port of Miami River Subelement
Part F – The Port of Miami Master Plan (PortMiami) Subelement

Proposed major additions, relocations and deletions to the goals, objectives and policies are presented in a table located at the conclusion of each Part (A through F) of the Transportation Element. Additionally, a summary of all proposed changes by reference paragraph is charted in a table included at the end of each Part (A through F) under Section 4 (Reasons for Changes).

[1] Underlined words are additions. Words with ~~strikethrough~~ are deletions. All other words exist in the Plan and remain unchanged.

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Reference
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PART A

TRANSPORTATION ELEMENT

Introduction

1. The purpose of the transportation element is to plan for an integrated multimodal transportation system providing for the circulation of motorized and non-motorized traffic in Miami-Dade County. The element provides a comprehensive approach to transportation system needs by addressing all modes of transportation—pedestrian and bicycle facilities, traffic circulation, mass transit, aviation and ports.

2. The Transportation Element is divided into five subelements. The Traffic Circulation Subelement addresses the needs of automobile traffic, bicyclists and pedestrians. The Mass Transit Subelement addresses the need to continue to promote and expand the public transportation system to increase its role as a major component in the County's overall transportation system. The Aviation Subelement addresses the need for continued expansion, development and redevelopment of the County's aviation facilities; and the Port of Miami River and ~~Port of Miami Master Plan~~ PortMiami Subelements continue to promote maritime business and traditional maritime related shoreline uses on the Miami River, and the expansion needs of ~~the Port of Miami~~ PortMiami.

3. The Adopted Components ~~for~~ of the Transportation Element and each of the five subelements separately contain: 1) goals, objectives and policies; 2) monitoring measures; and 3) maps of existing and planned future facilities. These ~~functional~~ subelements are preceded by ~~an~~ overarching goals, objectives and policies that express the County's intent to ~~encourage~~ develop multi-modalism, reduce the County's dependency on the personal automobile, enhance energy saving practices in all transportation sectors, and ~~consistency between its~~ improve coordination between land use and transportation planning and policies.

4. *The Miami-Dade 2035 Long Range Transportation Plan ~~to the Year 2030 (Transportation Plan~~*), ~~also referred to as "The Long Range Transportation Plan"~~ (LRTP), is adopted to guide transportation investment in the County for the next 25 years. The ~~*Transportation Plan*~~ LRTP includes improvements ~~proposed~~ for roadways, transit, bicycle and pedestrian facilities, greenways and trails. It contains a "Cost-Feasible Plan" that categorizes projects into priority groupings based upon future funding availability. Priority I contains those projects scheduled to be funded through by ~~2009~~ 2014; ~~and represent funds for improvements as programmed in the "Miami-Dade Transportation Improvement Program 2005-2009".~~ Priority II contains projects ~~are~~ scheduled to be funded between ~~2010 and~~ 2015 and 2020, ~~and~~ Priority III contains projects ~~are~~ scheduled to be funded between ~~2016 and 2020~~ 2021 and 2025; and Priority IV contains projects scheduled to be funded between 2026 and 2035. ~~However, due to the long-range nature of the Priority IV projects, funding is scheduled over a 10-year period (2021 to 2030) and because~~ It should be pointed out the Comprehensive Development Master Plan (CDMP) has a planning horizon year of ~~2025,~~ 2030 ~~exact correspondence~~ which does not coincide with the planning horizon of the Priority IV projects in the "Cost-Feasible Plan." ~~is not possible Since the Priority IV grouping encompasses the CDMP horizon year, the required three-year updates to~~ The "Cost-Feasible Plan" will continually adjust the costs associated with the funding availability for the Priority IV projects as the horizon year advances.

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PART C

MASS TRANSIT SUBELEMENT

Introduction

1. The purpose of the Mass Transit Subelement is to provide ~~a basis~~ for the development of mass transit facilities as a major component of the County's overall multimodal transportation system ~~in Miami-Dade County~~ to enhance mobility. It is recognized that the ~~recommended highway~~ planned future transportation improvements in the Traffic Circulation Subelement must be complemented with transit improvements in order to achieve a balanced multimodal transportation system through the year 202~~5~~30.

2. ~~The *Adopted Components of* t~~This Subelement contains the Mass Transit Goal, Objectives and Policies, a series of mass transit maps showing planned future mass transit facilities and service areas, and procedures for monitoring and evaluating conditions. The various objectives and policies emphasize the maintenance and development of transit services and facilities to support the staging and phasing of designated future land use patterns consistent with the Land Use Element.

3. ~~The Adopted 200310 Evaluation and Appraisal Report (EAR) contains information of the transit services currently provided, e.g. Metrobus, Metrorail, Metromover, and paratransit services, with a brief overview of how they operate and relate to each other.~~ It is the intention of Miami-Dade County through the implementation of this Subelement to emphasize the importance of providing mass transit services from residential areas to employment centers and tourist destinations in order to shift the travel mode from single-occupancy vehicles to mass transit.

4. **GOAL**

   MAINTAIN, OPERATE AND DEVELOP A MASS TRANSIT SYSTEM IN MIAMI-DADE COUNTY THAT PROVIDES EFFICIENT, CONVENIENT, ACCESSIBLE, AND AFFORDABLE SERVICE TO ALL RESIDENTS AND ~~TOURISTS~~ VISITORS.

5. **Objective MT-1**

   ~~By the year 2007, t~~The mass transit system shall operate at a level of service no lower than the standard contained herein.

   Policies

6. MT-1A. The minimum peak-hour mass transit level-of-service shall be that all areas within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) which have a combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having ~~30~~ 60-minute headways and an average route spacing of one mile provided that:

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centers of employment, commercial, medical, educational, governmental, and recreational activity, and planned urban centers identified in the Land Use Element.

17. MT-4~~C~~ B. Miami-Dade County, with assistance from Florida Department of Transportation (FDOT), Miami-Dade Expressway Authority (MDX), and other pertinent agencies shall provide service that is competitive with automobile travel in terms of reliability, safety and overall travel time and cost.

18. MT-4C. Miami-Dade County, with assistance from the Federal Transit Administration, Florida Department of Transportation, Miami-Dade Expressway Authority, and other pertinent agencies, shall provide express bus routes along corridors with managed lanes, accessible park-and-ride facilities and direct ramps to/from the managed lanes to the park-and-ride facilities and Metrorail facilities when feasible.

Objective MT-5

19. **Provide equitable transportation services to all groups in the metropolitan ~~population~~ area, including the special transportation needs of the elderly, persons with disabilities, low income and other transit dependent persons.**

Policies

20. MT-5A. ~~At a minimum,~~ Miami-Dade County shall continue to provide equitable transportation services in accordance with Federal Transit Administration (FTA) Title VI Civil Rights requirements.

21. MT-5B. ~~At a minimum,~~ Miami-Dade County shall continue to provide special transportation services in compliance with the service criteria and funding specifications of Federally mandated American with Disabilities Act of 1990 (ADA) regulations for persons with disabilities.

22. MT-5C. ~~At a minimum,~~ Miami-Dade County shall continue to provide cost effective and coordinated mobility to transportation disadvantaged persons by utilizing both the conventional transit system and complementary paratransit service, when necessary and appropriate, in compliance with State mandated regulations of Chapter 427, Florida Statutes, for the transportation disadvantaged, and shall revise and update as required the Transportation Disadvantaged Service Plan.

MT-5D. The County shall promote increased affordable housing development opportunities within proximity to areas served by mass transit.

Objective MT-6

23. **Continue to coordinate Miami-Dade County's Mass Transit Subelement, Miami-Dade Transit's Transit Development Plan, and the plans and programs of the State, region and local jurisdictions.**

Exhibit C

APPLICATION NO. 3
HOUSING ELEMENT

APPLICATION REQUESTING AMENDMENT TO HOUSING ELEMENT OF THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

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2. APPLICANT'S REPRESENTATIVE

Jack Osterholt, Deputy Mayor/Department Director
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111 NW 1 Street, 29th Floor
Miami, Florida 33128-1972

By: _____ October 31, 2012

3. DESCRIPTION OF REQUESTED CHANGES

Revise the Housing Element, on pages III-1 through III-10 in the "Adopted Components of the Comprehensive Development Master Plan" dated October 19, 2011, as amended, as follows on the next page.[1] This Application proposes amendments to the entire Housing Element, which consists of an Introduction, a set of Goals, Objectives, and Policies, and Monitoring Program. A summary of all proposed changes by reference paragraph is charted in a table included in Section 4 (Reasons for Changes).

[1] Underlined words are additions. Words with ~~strikethrough~~ are deletions. All other words exist in the Plan and remain unchanged.

Paragraph
Reference
Number

HOUSING ELEMENT

Introduction

The purpose of the Housing Element is to provide a framework for developing plans and programs by local governments to assist in the provision of suitable housing for current and future residents of Miami-Dade County. The Element establishes goals, objectives, and policies aimed at guiding both the public and private efforts to deliver housing. It provides for adequate sites for future housing, particularly housing for extremely low, very low, low and moderate-income families, including workforce housing. It analyzes current housing trends and problems in Miami-Dade County and it presents policies and programs aimed at attaining the housing goals and objectives.

1. The Housing Element has been developed to meet the requirements of Chapter 163, *Florida Statutes* (F.S.) ~~and Rule 9J-5, *Florida Administrative Code* (F.A.C.)~~. It builds on a long history of innovative housing planning and programming by Miami-Dade County which, since 1957, has been a home rule charter county. The ~~Planning and Zoning~~ Department of Regulatory and Economic Resources therefore serves as a regional agency, and housing needs and goals in this Element are presented for the entire County, including the ~~35~~ 34 municipalities.

The Housing Element addresses needs that must be met for the most part by the private sector. Other Elements of this Plan deal with development programs that are primarily public sector responsibilities -- the street and highway system, mass transit, parks, playgrounds, water, waste disposal, and other utilities and capital improvements which are the responsibility of Miami-Dade County and other local governments. Housing is different, as local governments today build little or no new housing. Instead, they provide plans, programs, and development regulations (zoning, building codes, etc.) to guide the private sector in the development of new housing, and maintain fair housing ordinances and housing structural and health codes which set minimum standards. Funding is also provided as incentives for the development of affordable housing, including affordable workforce housing.

References to affordable housing and income limit categories that are made throughout the Housing Element are based on standard definitions developed by the U.S. Department of Housing and Urban Development (HUD), which are used to determine eligibility for many of the County's housing programs. In this context, affordability is defined as housing costs that are 30% or below a household's annual income. Households whose housing expenses exceed 30% of their annual income are considered cost burdened.

2. The extremely low, very low, low and moderate income limit categories presented in the Housing Element represent the maximum income one or more ~~natural~~ persons or a family may earn, as a percent of the area median income (AMI) in order to qualify for certain

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housing assistance programs. Below are the income limits as defined by HUD standards, state regulations and Miami-Dade County policies:

- Extremely Low: At or below 30% of the AMI
- Very Low: 30.01 to 50% of the AMI
- Low: 50.01% to 80% of the AMI
- Moderate: 80.01% to 120% of the AMI (The moderate income limit for Miami-Dade County's Documentary Surtax Program includes up to 140% of the AMI.)

3. In addition to the above categories, the Housing Element also provides a workforce housing category, which is defined as housing that is affordable to ~~natural~~ persons or families whose total household income is at or below 140% of the AMI. Although workforce housing incorporates all the income categories described above, it differs from other forms of affordable housing in that it seeks to address the housing needs of the workforce. Such housing is generally located near employment centers and within close proximity of transit services. This form of housing allows for employment based housing, which is housing provided by employers for their workers. It also encourages public-private partnerships in the development of such projects.

The Adopted Components of this Element include the goals, objectives, and policies contained herein and the Housing Element monitoring program.

4. ~~The 2003 Evaluation and Appraisal Report (EAR) shows that between the year 2000 and 2025, Miami-Dade County will require 294,200 new housing units. It is estimated that about 42 percent of those units will be needed by very low and low income households. These are units that only new residents will require and do not take account of existing housing deficiencies. The 2000 Census revealed that 77,000 households were living in overcrowded conditions and more than 204,000 households were cost burdened (there is an unknown overlap between these two categories). These are truly daunting numbers and the trend seems to be worsening. Overcrowding increased from 18.2 percent to 20 percent of all households between 1990 and 2000. Likewise, cost burden is becoming more wide spread.~~

5. An overall affordability analysis was done in the ~~2003~~ 2010 EAR Report, which matched income distribution to housing cost distribution. In ~~1990~~ 2000~~, just over 86~~ 49.1 percent of renter-occupied units were affordable and, by ~~2000~~ 2011, this had dropped to ~~79.5~~ 32.8 percent. The same pattern held for owner-occupied units; ~~37.3~~ 63.7 percent were affordable in ~~1990~~ 2010, and ~~34.0~~ 52.9 percent ~~by~~ in ~~2000~~ 2011~~. Again,~~ Tthe 2010 EAR Report points out that these trends are likely to continue in Miami-Dade County. If ~~T~~the projected demographic makeup, income distribution, wage rates, poverty levels and sources of economic and population growth~~, if they~~ persist, it virtually assures that insufficient affordable housing will remain a serious problem in Miami-Dade County well into the future.

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6. **GOAL I**

ENSURE THE PROVISION OF ~~AFFORDABLE~~ HOUSING THAT WILL BE AFFORDABLE ~~MEET THE SPATIAL AND ECONOMIC NECESSITIES OF~~ TO ALL CURRENT AND FUTURE MIAMI-DADE COUNTY RESIDENTS, REGARDLESS OF HOUSEHOLD TYPE OR INCOME.

7. **Objective HO-1**

Promote housing choice for all Miami-Dade County citizens regardless of race, ethnicity, age, sex, family composition, disability or sexual orientation ~~such that residential segregation indices are reduced to a value of 50 or less.~~

Policies

8. HO-1A. Continue to enforce existing housing federal, state and local regulations ~~laws~~ that prohibit housing discrimination on the basis of race, ethnicity, age, sex, family composition, disability or sexual orientation.

HO-1B. Miami-Dade County housing assistance provider agencies should carry out equal opportunity fair housing activities where applicable and to the degree possible.

9. ~~HO-1C. Affordable housing resource information should be distributed to the general public, especially to very low, low and moderate income households, by County housing agencies through several techniques and media.~~

10. **Objective HO-2**

~~Designate by the year 2025 sufficient land (+/-25,000 acres)~~ Ensure that by the year 2030 that there is sufficient land capacity to accommodate ~~sites at varying densities for~~ a variety of housing types including manufactured homes, with special attention directed to affordable units for extremely low, very low, low, and moderate-income households, including workforce housing.

Policies

11. HO-2A Periodically conduct an analysis of the sufficiency of the supply of developable land using most recent housing data and population projections in order to assess more accurately the County's residential land needs. ~~Develop by the end of 2008 a housing plan that would aim to fairly and equitably distribute extremely low, very low, low and moderate income publicly assisted affordable housing, including affordable workforce housing, throughout the County, in a manner that lessens potential impacts of such housing in any one area while providing a wider choice of extremely low, very low, low, and moderate income affordable housing options.~~

HO-2B. Allow manufactured homes within residential areas throughout the County, provided they meet design and building standards and are generally compatible with the

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surrounding residential development.

HO-2C. Foster a diversity of affordable housing types defined by the County's Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and manufactured homes.

HO-2D. Continue to promote zoning code changes that allow housing product opportunities such as accessory apartments, single room occupancy units (SRO's), elderly residential hotels, and the mixing of unit types.

12. HO-2E. The Department ~~of Planning and Zoning~~ Regulatory and Economic Resources will prepare and apply a series of innovative methods for increasing public awareness of the accessory apartment provision in the zoning code and promoting its use.

13. **Objective HO-3**

Assist the private sector in providing affordable housing products in sufficient numbers for existing and future residents throughout the County by the year ~~2025~~ 2030 ~~(approximately 294,000 units), with an appropriate percentage (about 42 percent) of new housing available~~ to extremely low, very low, low and moderate-income households, including workforce housing.

Policies

14. HO-3A. Provide additional administrative and, where applicable, fiscal incentives for new developments to ensure the inclusion of a wide spectrum of housing options, particularly for extremely low, very low, low, and moderate-income households, including workforce housing.

HO-3B. Continue to investigate methods for providing affordable residential dwelling units and to review, evaluate and streamline those aspects of planning, zoning, permitting and building codes that may unduly restrict or increase the cost of housing.

15. HO-3C. Provide administrative and technical support to non-profit housing development corporations to construct new housing either for sale or rent to extremely low, very low, low, and moderate-income persons, including workforce housing.

16. HO-3D. Continue to develop programs ~~such as the Documentary Stamp Surtax Program, the Housing Finance Authority Savings Bank, Location Efficient Mortgages~~ and other innovative ways to reduce financing costs.

HO-3E. Encourage interlocal agreements among adjacent jurisdictions, for the provision of affordable housing opportunities within their region if not within their jurisdiction, especially for extremely low, very low, low, and moderate-income residents, including workforce housing.

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17. HO-3F. Develop a strategy and implement measures to promote and strengthen the ~~By the end of 2006 an~~ inclusionary zoning program which involves private sector developments in the provision of workforce housing ~~will be implemented~~. Builders and developers who participate in this program will be entitled to exceed CDMP density ranges and certain other land use provisions according to provisions set forth in the Land Use Element.

18. HO-3G. The Department of ~~Planning and Zoning~~ Regulatory and Economic Resources will work with other appropriate departments to consider development of a housing linkage program which applies to commercial and industrial projects above a certain size.

19. HO-3H. Continue to further reduce barriers such as liens and encumbrances, lack of public infrastructure and other obstacles that inhibit the development of affordable housing.

20. HO-3I. Encourage the development of residential housing units through infill and expansion of redevelopment opportunities in urbanized areas with existing infrastructure.

Objective HO-4

Develop ways to broadly communicate accurate information about public and private affordable housing development, especially extremely low, very low, low, and moderate-income, and workforce housing, throughout the County.

Policies

21. HO-4A. Adopt a communication strategy, ~~Prepare a visual file,~~ including media, visual presentations, photos and site plans, to disseminate information of successful workforce housing projects blended with market rate housing in order to illustrate the feasibility of this concept.

22. HO-4B. Solicit participation from the community at large in developing design guidelines and site plans for affordable housing~~, perhaps~~ through workshops, outreach meetings and design charrettes with local architects and potentially affected neighbors and/or community associations.

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GOAL II

THROUGHOUT MIAMI-DADE COUNTY IDENTIFY AND PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FROM WITHIN THE EXISTING HOUSING STOCK AND ENSURE ITS EFFICIENT USE THROUGH REHABILITATION AND RENOVATION, AND FACILITATE ADAPTIVE CONVERSION OF NON-RESIDENTIAL STRUCTURES TO HOUSING USE FOR EXTREMELY LOW, VERY LOW, LOW, AND MODERATE-INCOME HOUSEHOLDS, INCLUDING WORKFORCE HOUSING.

Objective HO-5

Reduce the number of substandard housing units in the County by encouraging the rehabilitation or conservation of the existing housing stock, including historic structures, and provide that an increased number of extremely low, very low, low and moderate-income, and workforce units come from housing rehabilitation and adaptive re-use of non-residential structures.

Policies

HO-5A. Consistently enforce minimum building and housing code standards throughout the County so that all new and rehabilitated housing, public or private, is in compliance.

23. HO-5B. Continue ~~F~~federally funded housing development assistance, maintenance and neighborhood improvement programs, especially in eligible low income areas.

HO-5C. Continue to use existing housing assistance funding for maintenance and rehabilitation programs for eligible publicly and privately owned single and multi-family units, including those for the elderly and disabled.

HO-5D. Identify, conserve and protect historically significant housing and stabilized neighborhoods from the intrusion of incompatible land uses that would adversely affect neighborhood character or existing structures, pursuant to the provisions of the Miami-Dade County Historic Preservation Ordinance.

HO-5E. Review current demolition processes and suggest modifications if they inhibit the rehabilitation of housing for low income and work force households or the adaptive reuse of non-residential structures for such housing.

Objective HO-6

Increase affordable housing opportunities for extremely low, very low, low, moderate-income households, including workforce housing options, within reasonable proximity to places of employment, mass transit and necessary public services in existing urbanized areas.

Policies

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HO-6A. Promote the location of housing for extremely low, very low, low, and moderate-income households, including workforce housing options, near employment centers or premium transportation services through the application of CDMP planning provisions and cooperation with County agencies which provide affordable housing.

24. HO-6B. Continue to use financial incentives provided under federal, state and local government programs , ~~such as the Federal Empowerment Zone and State Enterprise Zone designations, Brownfields, the Urban Jobs Tax Credit Program, and Community Redevelopment areas,~~ to attract industries to locate in or near infrastructure-ready infill sites in very low, low and moderate-income residential areas and to employ residents of these areas.

HO-6C. Priority should be given to assisting affordable workforce housing projects which are proximate to employment concentrations, mass transit, or have easy access to a range of public services.

HO-6D Miami-Dade County shall continue to identify sites adequate for workforce housing and promote the development of such sites according to the "Miami-Dade County Affordable Workforce Housing Plan, 2008 to 2015" adopted by Resolution No. R-746-08 on July 1, 2008 and adopted by reference in the CDMP.

25. HO-6E. Improve the administrative procedures and practices to preserve existing government-assisted affordable housing projects and work proactively with property owners to facilitate the renewal of soon-to-expire agreements.

26. **Objective HO-7**

Miami-Dade County shall support the preservation and enhancement of existing mobile home communities as an additional source of affordable housing options for extremely low through moderate income households and encourage residents and builders to incorporate energy and natural resource conservation strategies into housing design, site plan design, and improvements for existing homes.

Policies

HO-7A. Miami-Dade County will support programs that assist residents of existing mobile home communities in purchasing their parks and forming resident owned communities.

HO-7B. Miami-Dade County shall develop a program and applicable regulations allowing the replacement of existing mobile home units with mobile homes, manufactured homes, or modular homes, provided the replacement residential units meet applicable design and building standards.

HO-7C. Miami-Dade County shall encourage the renovation, rehabilitation, or replacement, of existing mobile home units to ensure that housing units in mobile home communities comply with all applicable health, safety, and building standards.

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HO-7D. All legal nonconforming uses and structures in existing mobile home parks shall be allowed to be renovated or rehabilitated, if they comply with plans of record and applicable building codes.

HO-7E. Any official action that requires a public hearing to develop or redevelop mobile home park sites to residential or non-residential uses shall, at a minimum, require the following:

a. Demonstration that the proposed development action would not cause the displacement of mobile home owners or that there is suitable affordable housing available for all affected mobile home owners. Housing affordability shall be determined using the definition of affordability and income limit categories described in the Housing Element of the CDMP and updated annually by HUD.

b. Description of actions that will be taken to assist mobile home owners in finding suitable housing for relocation, including referrals to public and private affordable housing resources.

c. Actions that will be taken to minimize the hardship related to relocation.

27. HO-7F. ~~By 2012,~~ Miami-Dade County shall develop a program providing for the designation of at least 20% of the future development or redevelopment of a mobile home park for affordable housing, where financially feasible. Affordable housing shall be determined using the definitions described in the Housing Element of the CDMP.

HO-7G. Miami-Dade County shall develop procedures for coordinating County services related to mobile home parks, including activities related to the closing of mobile home parks and the relocation of its residents.

28. **GOAL III**

ALL VARIATIONS OF AFFORDABLE HOUSING PRODUCTS IN MIAMI-DADE COUNTY SHOULD BE PROVIDED THROUGH THE MOST ECONOMICALLY FEASIBLE ALTERNATIVES, WHILE ENSURING THAT SITE LOCATIONS, SITE AND HOUSING DESIGNS, AND BUILDING PRACTICES FOSTER ENERGY AND LAND CONSERVATION.

Objective HO-8

Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.

Policies

HO-8A. Ensure that growth management, housing design, and development alternatives form an integral part of a community of functional neighborhoods and town centers that promote community identity, and enhance the overall quality of life.

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29. HO-8B. Continue supporting development of ~~new and~~ innovative and cost-efficient ~~economically feasible~~ housing construction techniques, materials and manufacturing methods ~~that maintain or improve housing structural quality~~.

HO-8C. Promote programs designed to enhance neighborhood safety in order to help prevent possible housing deterioration by crime.

HO-8D. The County shall continue to encourage new legislation that promotes energy efficiency, use of alternative energy and conservation alternatives, in the construction, and rehabilitation of new and existing buildings.

30. HO-8E. The County shall promote affordable utility costs for new public housing projects by utilizing Florida Green Building Coalition ~~green~~ construction standards or other acceptable standards, and through the incorporation of alternative energy technologies into low-income weatherization programs.

HO-8F. The County should discourage the practice of illegal housing conversions, additions, or unpermitted new residential construction through a program which includes: strong public communications; aggressive inspections; penalties; and, information on affordable housing programs.

31. HO-8G. Promote housing design that supports the conservation and preservation of areas with specific historic, architectural or cultural value while enhancing the neighborhood character.

Objective HO-9

Maintain the stock of suitable rural housing available to farm workers, as well as special housing for migrant farm workers.

Policy

HO-9A. Work with County employers and appropriate agencies to identify and provide adequate assistance in meeting seasonal migrant and rural farm worker affordable housing needs.

32. **Objective 10**

Provide for the special housing needs of the County's elderly, disabled, homeless, ~~orphaned~~ children in foster care, families in need, ~~persons with AIDS~~ and others in need of specialized housing assistance.

Policies

33. HO-10A. Continue to provide, in accordance with Chapter 533, F.S. and applicable County codes, housing opportunities for the County's homeless, elderly, and disabled.

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Halfway houses and special needs congregate living facilities for ~~institutionalized~~ such groups ~~such as persons with AIDS~~ should be made available.

HO-10B. Monitor the status and location of group homes, foster-care facilities, adult congregate living facilities, halfway houses, and similar housing facilities consistent with Chapter 419 of the Florida Statutes to ensure wide accessibility and to avoid undue concentration in any area and expand community residential alternatives to institutionalization.

HO-10C. Continue to allow within residential areas, as a right provided in the Land Use Element, group homes and foster care facilities that are owner-occupied and contain six-or-fewer beds.

Objective HO-11

Continue governmental assistance to persons and families displaced and relocated by public projects and encourage private-sector assistance in relocating people displaced by private projects.

Policies

HO-11A. Provide safe, well built, and transit accessible affordable housing units prior to relocation to households displaced by public action.

HO-11B. Encourage the private sector to provide housing assistance to families and individuals displaced through private sector actions.

HO-11C. Assure the availability of suitable emergency shelters, transitional housing, and relocation programs for very low, low- and moderate-income populations who have lost their housing, especially when displacement occurs due to redevelopment or natural disaster.

MONITORING PROGRAM

34. ~~In order to enable the preparation of the periodic Evaluation and Appraisal Report (EAR) as required by~~ Section 163.3191, F.S., ~~the Minimum Criteria Rule (Rule 9J-5, F.A.C.) requires that local comprehensive plan contains adopted procedures for monitoring and evaluating the Plan and its implementation. Sections 9J-5.005[1][c][3], and 9J-5.005[7], F.A.C). In addition, successful implementation of level of service standards, and requirements that services be available at the time of development, also require the establishment or enhancement of monitoring and reporting programs.~~

35. This section of the Element outlines the substantive elements of Miami-Dade County's monitoring program pertinent to the objectives, policies, and parameters referenced in this Element. ~~It should be understood that the proposed programs or program improvements will be refined over time, as more experience is gained. Undoubtedly, by the time that the next EAR is prepared, the measures and procedures outlined herein will have been modified to reflect practical considerations.~~

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36. ~~The administrative requirements for monitoring and preparation of the EAR as outlined in Section 9J-5.005(7), F.A.C. are not repeated here. They are outlined only in the Land Use Element to avoid redundancy. The reader is referred to that Element for a summary of those procedural requirements.~~

Evaluation Assessment Review

37. For the purpose of evaluating and assessing the implementation of the Housing Element ~~in Year 2010~~, each objective will be reviewed as follows to monitor the degree to which it has been reached.

38. **Goal I, Objective HO-1.**
~~Residential segregation indices using census and other data as necessary and available will be used to report on results achieved related to this objective.~~ Review anti-discrimination compliance and monitoring by the local agencies administering affordable housing programs.

39. **Goal I, Objective HO-2.**
The ~~2000 and 2010~~ most recent census data will be utilized to compare the distribution of the number of units by value and type, by census tract or other appropriate area to the figures in previous years.

40. **Goal I, Objective HO-3.**
The ~~2000 and 2010~~ most recent census data will be utilized to calculate "cost burden" by area ~~for the two years~~ and compared to data for prior periods so that changes can be noted. Cost burden is defined as a household which is devoting more than 30 percent of its income to housing costs. In addition, indicate the number of units that, directly or indirectly, resulted from County funding geared to increasing the number of affordable housing units.

Goal I, Objective HO-4.
The measure of achievement for this objective will consist of listing and describing the various means employed to inform the public about the characteristics of affordable housing and the development of it.

41. **Goal II, Objective HO-5.**
The number of units rehabilitated through the various Miami-Dade County sponsored or approved programs will be reported for the review period ~~or review years 2003 to 2010~~.

42. **Goal II, Objective HO-6.**
Information and data compiled by the specific agencies providing affordable housing, either rehab or new, will be acquired and the distributional pattern analyzed with respect to employment centers, mass transit, and important facilities and services. The ~~2000 and 2010~~ most recent and prior periods' census data and corresponding ~~matching~~ land use figures ~~data~~ will be utilized.

43. **Goal II, Objective HO-7.**
Inventory of existing mobile home communities to include: number of mobile home units;

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permits to renovate, rehabilitate or replace existing mobile home units; code violations per mobile home community; and number of mobile home communities that have closed or are vacant. Description of County programs targeted toward low-income residents and affordable housing developers to incorporate sustainable site design, building practices, and residential upgrades.

Goal III, Objective HO-8.
Efforts to promote better housing design, construction methods, materials, energy conservation improvements or related matters will be reported on.

44. **Goal III, Objective HO-9.**
The status of rural and farm worker housing will be compared to that ~~five~~ seven years before the EAR date, using the best available data.

Goal III, Objective HO-10.
Information and data compiled by the specific agencies dealing with these special client groups will be obtained and analyzed in order to evaluate success in meeting this objective.

Goal III, Objective HO-11.
The records of the agencies, which are responsible for relocation of displaced households, will be the basis for assessing this objective achievement.

4. REASONS FOR CHANGES

HOUSING ELEMENT SUMMARY OF MAJOR ADDITIONS, RENUMBERINGS AND DELETIONS OF EXISTING CDMP OBJECTIVES AND POLICIES			
Paragraph Reference Number	EXISTING TEXT, GOAL, OBJECTIVE OR POLICY	MAJOR ADDITIONS, RENUMBERING AND DELETIONS	REASONS
1	Introduction	Deletion and Changes	Delete reference to repealed Rule 9J-5; update department name; revise number of municipalities.
2	Introduction text	Deletion	Delete unneeded term.
3	Introduction text	Deletion	Delete unneeded term.
4	Introduction text	Deletion	The data is obsolete and not needed.
5	Introduction text	Deletion and Changes	Update years and revise data.
6	Goal I	Deletion and Changes	Improve for clarity.
7	Objective HO-1	Deletion	Segregation index is not needed as a measure.
8	Policy HO-1A.	Addition	Adds state, federal and local regulations.
9	Policy HO-1C.	Deletion	Not needed; Policy HO-4A inclusive of this policy.
10	Objective HO-2	Deletion and Change	Change year; no need to include specific acreage or densities.
11	Policy HO-2A	Deletion and Change	Old language not related to objective; new language is more appropriate.
12	Policy HO-2E.	Deletion and Change	Update department name
13	Objective HO-3	Deletion and Change	Update planning horizon; no need to specify number of units.
14	Policy HO-3A.	Addition	Specify that incentives are fiscal.
15	Policy HO-3C.	Addition	Improve language.
16	Policy HO-3D.	Deletion	No need to specify programs
17	Policy HO-3F.	Deletion and Change	Improve language and delete year.
18	Policy HO-3G.	Deletion and Change	Update department name.
19	Policy HO-3H.	Addition	New policy to remove barriers to housing development.
20	Policy HO-3I.	Addition	New policy to encourage development in areas with existing infrastructure.
21	Policy HO-4A.	Deletion and Addition	Specify strategy and improve language.
22	Policy HO-4B.	Deletion and Addition	Specify community meetings.

HOUSING ELEMENT SUMMARY OF MAJOR ADDITIONS, RENUMBERINGS AND DELETIONS OF EXISTING CDMP OBJECTIVES AND POLICIES			
Paragraph Reference Number	EXISTING TEXT, GOAL, OBJECTIVE OR POLICY	MAJOR ADDITIONS, RENUMBERING AND DELETIONS	REASONS
23	Policy HO-5B.	Deletion and Addition	Improve language.
24	Policy HO-6B.	Deletion and Addition	Delete specific programs and provide for more financial incentives and programs.
25	Policy HO-6E.	Addition	New policy to help preservation of government affordable housing.
26	Objective HO-7	Addition	Adds language consistent with energy and resource conservation.
27	Policy HO-7F.	Deletion	Remove time restriction.
28	Goal III	Addition	Adds language consistent with resource and conservation energy.
29	Policy HO-8B.	Deletion and Addition	Improve language.
30	Policy HO-8E.	Deletion	Unneeded term.
31	Policy HO-8G.	Addition	New policy to support conservation and preservation of historic neighborhoods.
32	Objective 10	Deletion and Addition	Improves wording; deletes reference to person with AIDS.
33	Policy HO-10A.	Deletion	Deletes reference to persons with AIDS; and reference to institutionalized.
34	Monitoring Program	Deletion	Obsolete reference to repealed Rule 9J-5.
35	Monitoring Program	Deletion	Unneeded language. .
36	Monitoring Program	Deletion	Obsolete reference to repealed Rule 9J-5.
37	Evaluation Assessment Review	Deletion	Unneeded year reference.
38	Goal I Objective HO-1.	Deletion and Addition	Delete old monitoring measure and add a more appropriate monitoring measure.
39	Goal I Objective HO-2.	Delete and Addition	Improve monitoring measure.
40	Goal I Objective HO-3.	Deletion and Addition	Improve existing monitoring measure and add new measure.
41	Goal II Objective HO-5.	Deletion and Addition	Delete year reference.

HOUSING ELEMENT SUMMARY OF MAJOR ADDITIONS, RENUMBERINGS AND DELETIONS OF EXISTING CDMP OBJECTIVES AND POLICIES			
Paragraph Reference Number	EXISTING TEXT, GOAL, OBJECTIVE OR POLICY	MAJOR ADDITIONS, RENUMBERING AND DELETIONS	REASONS
42	Goal II Objective HO-6.	Deletion and Addition	Delete year reference and improve monitoring measure.
43	Goal II Objective HO-7.	Addition	Adds needed sustainability language.
44	Goal III Objective HO-9.	Deletion and Addition	Change evaluation period from 5 to 7 years.

Exhibit D

Memorandum

MIAMI-DADE COUNTY

Date: June 7, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Affordable Housing Advisory Board's 2012 Report and Evaluation

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This memorandum serves as the Affordable Housing Advisory Board's (AHAB) 2012 Report and Evaluation to the Board of County Commissioners (BCC). This report provides information regarding the local housing incentive strategies, recommendations and its review of the local government's implementation of previously recommended strategies. Additionally, this report, as approved by the AHAB, is also being submitted to the State as required by Section 420.9076 of the Florida Statutes.

Background

Pursuant to Section 17-106 of the Miami-Dade County Code of Ordinances, the AHAB serves as the Affordable Housing Advisory Committee to the BCC to meet the requirements in Section 420.9072 and Section 420.9076 of the Florida Statutes.

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

On March 14, 2013, following public notification and advertisement in accordance with Section 420.9076 of the Florida Statutes , the AHAB held a public hearing to review incentive strategies and the implementation of recommendations that were approved by the BCC on April 7, 2009, through Resolution No. R-347-09. The local housing incentive strategies, approved through Resolution No. R-347-09, are summarized below:

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 BCC be notified of the cost impact at first reading or public hearing, as required;
2. AHAB and Community Affordable Housing Strategies Alliance (CAHSA) should 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;
3. Promote objectives contained in the Housing Element of the County's Comprehensive Development Master Plan (CDMP) by a) ensuring that there are County funding processes which give preference to affordable housing projects (whether on County-owned land or not) located within transit corridors or designated employment centers; and b) 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;

4. AHAB should review any current and future CDMP amendments or zoning code changes that may impact affordable housing and provide recommendations as it deems necessary; and
5. The Regulatory and Economic Resources Department expedited building permit review process for affordable housing must be formalized through legislative action as required and adoption of, or an amendment to, an Administrative Order. Such expedited process shall be incorporated into the department's standard operating procedures and the County's Local Housing Assistance Plan (LHAP).

Resolution No. R-347-09 also amended the County's LHAP for its allocation of State Housing Initiative Program (SHIP) funds to incorporate the five adopted local housing incentive strategies as required by Section 420.9076 of the Florida Statutes. The incentive strategies will remain incorporated in the FY 2013-2014, FY 2014-2015, and FY 2015-2016 LHAP and transmitted as a separate agenda item for the BCC's approval.

Evaluation of Local Housing Incentive Strategies
The results of AHAB's evaluation of the implementation of the local housing incentive strategies are attached as Exhibit A. This Exhibit also indicates strategies and/or incentives that remain under AHAB's review.

If you have any questions regarding this report, please contact Gregg Fortner, Executive Director, Public Housing and Community Development (PHCD) at 786-469-4106.

Attachment

c: Robert A. Cuevas, Jr., County Attorney
Russell Benford, Deputy Mayor
Gregg Fortner, Executive Director, PHCD
Jennifer Moon, Director, Office of Management and Budget
Charles Anderson, Commission Auditor
Erbi Blanco-True, Chairperson, AHAB

AH Strategies/Incentives	Strategy Implementation Status				Comments
	Completed Following 2009 Adoption	In Place Since 2008/09 Review	Underway	Subject to AHAC Review	
(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.		X X	X		• Infill Housing Program: By Administrative Order 3-44, homes built under the Infill Housing Program qualify for the Building Department's (now part of Regulatory and Economic Resources (RER) Department expedited review without any additional fees. • Affordable Housing Development: The Building Department has implemented an informal process to expedite review of other affordable housing development plans. If the party submitting the plans identifies the construction project as affordable housing, the plans will be given priority review by each of the disciplines that review and approve the plans within the Building Department (i.e. structural, electrical, plumbing, fire, etc.). • The following recommendation was adopted by the Board of County Commissioners (BCC) in 2009. Implementation is underway: *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 Administrative Order. Such expedited process shall be incorporated into the Department's standard operating procedures and the County's LHAP.* Implementation: Staff is initiating implementation.
(b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee		X			• Under Chapter 33 of the Code of Miami-Dade County, a development is exempt from impact fees as long as the Department of Planning and Zoning makes a determination that the development is consistent with the CDMP and that any portion of the residential development activity provides affordable housing for very low or low income households as

AHAC – Affordable Housing Advisory Committee

AH Strategies/Incentives	Strategy Implementation Status				Comments
	Completed Following 2009 Adoption	In Place Since 2008/09 Review	Underway	Subject to AHAC Review	
payment for affordable housing.					defined in Section 420.602(3)(a) or (b), Florida Statutes. More specifically, these developments are exempt from road, park, police services, and fire and emergency medical services impact fees (collectively referred to hereafter as "Impact Fee Ordinances").
(c) The allowance of flexibility in densities for affordable housing.		X X			• Voluntary Workforce Housing Development Program: Pursuant to Ordinance No. 07-05, the Workforce Housing Development Program provides density bonuses to private developers if they commit to offering units in a residential development available for workforce housing, or if they make a monetary contribution to the Affordable Housing Trust Fund in lieu of constructing the workforce units. • Comprehensive Master Development Plan: The Plan was amended in May 2009 to allow residential developers to: o Receive a 17% density bonus if 30% of the housing units are made affordable to very low and low-income households. o Receive a 30% density bonus for affordable/workforce multi-family infill housing or a 60% density bonus for not-for-profit or government/public sponsored affordable housing providers 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 thirty years.
(d) The reservation of infrastructure capacity for housing for very-low income persons, low-income persons, and moderate-income persons.				X	Remains subject to AHAC review.
e) The allowance of affordable accessory residential units in				X	Remains subject to AHAC review.

AH Strategies/Incentives	Strategy Implementation Status				Comments
	Completed Following 2009 Adoption	In Place Since 2008/09 Review	Underway	Subject to AHAC Review	
residential zoning districts.					
(f) The reduction of parking and setback requirements for affordable housing.		X			• Parking: The zoning code provisions allow for reduced number of required parking slots for: (a) publicly owned or non-profit apartment buildings exceeding four units providing housing to elderly or disabled persons that are developed and financially assisted under the United States Housing Act of 1937 and (b) any apartment building exceeding four units providing low and/or moderate income housing for older persons as defined under the Fair Housing Act.
				X	• Setback Requirements: Remains subject to AHAC review.
(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.		X			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.
(h) The modification of street requirements for affordable housing.				X	Remains subject to AHAC review.
(i) 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.			X		The following recommendations were adopted by the Board of County Commissioners in 2009. Implementation is underway: • *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.* Implementation: Staff is initiating the process for the Board of County Commissioners' adoption of an affordable housing cost impact ordinance.
			X		• *AHAC should review any current and future Comprehensive Development Master Plan (CDMP) amendments or zoning changes that may impact affordable housing and provide recommendations, if*

AH Strategies/Incentives	Strategy Implementation Status				Comments
	Completed Following 2009 Adoption	In Place Since 2008/09 Review	Underway	Subject to AHAC Review	
					necessary. Implementation: Staff is initiating the process to incorporate this review requirement for changes to the zoning code.
(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	X				The County has prepared and regularly updates a printed inventory of County-owned public lands suitable for affordable housing. The list is provided to the Affordable Housing Advisory Committee and any other party upon request. Such list is utilized to support the rehabilitation of single family homes under the County's Infill Housing Program and was utilized in the development of affordable housing in partnership with private developers under the County's General Obligation Program.
(k) The support of development near transportation hubs and major employment centers and mixed-use developments.	X				Affordable housing development near transportation hubs and major employment centers and mixed-use development is supported by the County's various funding programs (e.g. HOME and Documentary Surtax Programs) made available through competitive process as well as through its General Obligation Bond Program. The County's Comprehensive Development Master Plan's Housing Element includes the policy objective to promote such development.

THE FLORIDA LEGISLATURE
OPPAGA
OFFICE OF PROGRAM POLICY ANALYSIS & GOVERNMENT ACCOUNTABILITY

June 2012 Report No. 12-08

Miami-Dade's Discretionary Surtax Provides Benefits; Accountability Processes Should Be Improved

at a glance

Miami-Dade County's discretionary documentary stamp tax provides dedicated funding for affordable housing, with surtax revenues exceeding $100 million over the last five fiscal years. Two county agencies—the Department of Public Housing and Community Development and the Miami-Dade Economic Advocacy Trust—use surtax funds to provide homebuyer and homeowner assistance, education and counseling, and rental housing construction and rehabilitation. While state law requires that no more than 10% of each year's new surtax revenues be used for administrative costs, both agencies supplement such expenses with funds from other sources.

The department's commitment to facilitating homeownership is evident in surtax loan provisions, which include low interest rates, low monthly repayment schedules, and deferred payment. In addition, developers rely on surtax funds to complete complex financing arrangements needed for multi-family developments and also benefit from favorable loan provisions. Department officials estimate that $235.7 million of $305.2 million in current loans may never be collected due in part to favorable loan terms and the economic downturn.

The Department of Public Housing and Community Development does not have a comprehensive measurement system to assess surtax outcomes; we suggest it revise its performance management system to include additional surtax-related measures so that the success of the program can be assessed.

Scope

Chapter 2009-131, *Laws of Florida*, directs OPPAGA to review the discretionary surtax program operated under s. 125.0167, *Florida Statutes*, and report to the Legislature by June 30, 2012, and every five years thereafter.[1]

Background

The 1983 Legislature created s. 125.0167, *Florida Statutes*, which allows certain counties to levy a discretionary surtax for providing low- and moderate-income housing.[2] The tax applies to deeds and other instruments relating to real property in an amount not to exceed 45 cents per $100; the statute exempts real property transactions involving single-family residences.[3, 4] Currently, only Miami-Dade County assesses the discretionary documentary stamp tax.[5]

The law prohibits the use of discretionary surtax funds for rent subsidies or grants and provides that affordable housing funds be used to

- finance the construction, rehabilitation, or purchase of rental housing units;

[1] Section 125.0167(8), *F.S.*

[2] Chapter 83-220, *Laws of Florida*.

[3] The statewide documentary stamp tax is 70 cents per $100, except in Miami-Dade County, where it is 60 cents per $100.

[4] Condominiums are considered single-family residences under this law.

[5] Hillsborough and Monroe are the only other counties eligible to levy the discretionary surtax, but they would have to make significant changes to their Home Rule Charters to do so.

- rehabilitate single family housing units; and
- provide homeownership assistance through affordable second mortgages.

Surtax funds must be used for low- and moderate-income families.[6] A low-income family's income cannot exceed 80% of area median income. The current area median income for Miami-Dade County is $52,600. Thus, a low-income family, depending on family size, would have an annual income ranging from $36,750 (family of one) to $52,500 (family of four); the maximum allowable income increases for each additional family member. A moderate-income family's income cannot exceed 140% of area median income.

State law requires that no less than 50% of surtax funds be for the benefit of low-income families. However, current county policy provides that 75% of surtax funds be used for low-income families.

The 2009 Legislature amended the surtax law to provide that no more than 10% of the surtax revenues collected and remitted to the county by the Department of Revenue in a fiscal year may be used for administrative expenses. Of the remaining funds, no less than 35% may be used for homeownership and no less than 35% may be used for rental construction. The remaining funds can be used for homeownership and rental construction at the county's discretion.

Two entities use surtax funds in Miami-Dade County. The county authorizes two entities to expend surtax funds: the Department of Public Housing and Community Development receives 92% of surtax funds, and the county allocates 8% to the Miami-Dade Economic Advocacy Trust (MDEAT).[7] As shown in Exhibit 1, surtax revenues distributed to these entities exceeded $100 million over the last five fiscal years.[8]

Exhibit 1
Over the Last Five Fiscal Years, Miami-Dade County Received $102.8 Million in Surtax Revenues

	Discretionary Surtax Revenues	
Fiscal Year	Miami-Dade County	Miami-Dade Economic Advocacy Trust[1]
2007	$30,383,067	$2,855,667
2008	20,982,178	1,824,538
2009	8,613,911	749,036
2010	15,037,315	1,307,592
2011	19,332,132	1,681,055
Subtotal	$94,348,603	$8,417,888
Grand Total[2]	$102,766,491	

[1] Miami-Dade Economic Advocacy Trust, formerly known by the name Metro Miami Action Plan Trust.

[2] In March 2012, the Department of Revenue (DOR) notified Miami-Dade County that due to a computer programming error, DOR had over distributed $3.3 million in surtax funds beginning with transfers in June 2008. From March through September 2012, DOR will adjust transfers to the county to recoup the over distributed amount.

Source: Miami-Dade County.

The **Department of Public Housing and Community Development** uses surtax funds to support three areas: administration; homeownership programs (second mortgages, rehabilitation, beautification loans, and homebuyer education and counseling services); and rental construction (includes multi-family new construction and the rehabilitation of existing properties). The **Miami-Dade Economic Advocacy Trust** uses its surtax revenues for administration and homeowner assistance through down payment and closing loans. (See Appendix A for additional information on MDEAT housing activities and expenditures.)

Miami-Dade affordable housing programs have undergone numerous changes since 2006. In July 2006, the *Miami Herald* published an investigative series regarding the county's affordable housing programs. Subsequent to the newspaper series, a Miami-Dade County grand jury reported on the same subject. In addition, the county's inspector general and the U.S. Department of Housing and Urban

[6] Section 125.0167(1), *F.S.*, defines low income as less than 80% of the county median income and moderate income as between 80% and 140% of the county median income.

[7] Along with MDEAT, several county entities have administered surtax funds, including Dade County Housing and Urban Development (1983), the Special Housing Programs Department (1986), the Miami-Dade Housing Agency (1996), the Housing Finance Authority (2006), the Office of Community and Economic Development (2008), and the Department of Housing and Community Development (2010). In the fall of 2011, the county mayor reorganized several departments; the Department of Public Housing and Community Development now administers the surtax funds.

[8] Florida counties operate on the federal fiscal year, October 1 to September 30. Thus, the county's Fiscal Year 2011 would be from October 1, 2010, through September 30, 2011.

Development (HUD), along with the state attorney's office and local law enforcement, reviewed or investigated different aspects of the county's affordable housing programs. Issues raised by these various investigations included the inappropriate use of surtax funds; inadequate financial controls over affordable housing funds; insufficient oversight policies and procedures; and fraudulent criminal activities.

In 2007, HUD took control of the Miami-Dade Housing Agency due to concerns that the agency was in default of the two federal contracts that controlled its public housing and rental assistance. Following a series of corrective actions, HUD returned control of the agency to the county in January 2009.

In January 2008, the Miami-Dade County inspector general issued a report concerning $12.6 million in surtax funds loaned to the county's housing agency to cover departmental shortfalls; the report stated that the county should repay these funds because the expenditures did not meet statutory criteria for surtax expenditures. The county established a repayment schedule for $12.6 million, which was subsequently reduced by $3.1 million.[9]

Findings

Surtax administration is supported by several sources, including 10% of new surtax funds

When the discretionary surtax was created, the only restriction on surtax funds was that no less than 50% be used to provide housing assistance for the benefit of low-income families. The authorizing statute did not address the use of surtax funds for administrative expenses. However, subsequent legislative changes established a cap on the use of surtax funds for such purposes.

In Fiscal Year 2007, the county received $30.4 million in surtax revenues and spent $7.8 million on its administrative expenses. These expenses included all staff costs relating to administration and project delivery. In Fiscal Year 2008, the county received $21 million in surtax revenues and spent $6.2 million on administrative expenses.

In 2009, the Legislature amended s. 125.0167, *Florida Statutes*, requiring that no more than 10% of each year's new discretionary surtax revenues be used for administrative costs. In accordance with this statutory change, officials now allocate 10% of new surtax revenues for administrative costs. For Fiscal Year 2011, 10% of surtax revenues equaled $1.9 million.

However, officials also allocate other surtax-related funding for administrative expenditures. In Fiscal Year 2011, officials used these other sources to supplement internal administrative expenditures with an additional $2.2 million. Furthermore, department officials reported expenditures of $904,000 in surtax funds to reimburse Miami-Dade Department of Community Action and Human Services staff who supported certain surtax homeowner assistance loan programs.[10] Thus, the department spent an additional $3.1 million to administer its surtax loans during Fiscal Year 2011, which represents approximately 25% of the receipts from other sources ($12.4 million).[11, 12]

For Fiscal Year 2011, the additional funds for administrative expenses came primarily from three sources: surtax loan repayments, investment income, and fees. Homeowners and developers repaid approximately $9.9 million in principal and $1.3 million in surtax loan interest. The department also reported earning $223,445 in investment income. Finally, the department received $483,229 in fees associated with

[9] The $12.6 million surtax debt resulted from two loans to the Miami-Dade Housing Agency: $3 million in 2004 and $9.6 million in 2006. The department identified $3.1 million in rehabilitation program expenses from 2003 to 2009 and used these costs to adjust the loan repayment. Department officials report that they are using rent payments from nine county-owned housing developments to repay surtax funds.

[10] For Fiscal Year 2011, these additional administrative expenses included $548,849 for the beautification program and $355,370 for costs relating to the single-family rehabilitation program.

[11] In 2011, the department also repaid $1 million to the Housing Finance Authority for previous administrative costs for surtax homeownership activities.

[12] In 2011, the department also received $500,000 in surtax debt repayment from two loans to the Miami-Dade Housing Agency.

processing and collecting loan payments from loan recipients. (See Appendix B for additional information on the fees.) Current surtax statutes are silent on how these sources of funds can be used.

The department's commitment to facilitating homeownership is evident in loan provisions

Miami-Dade County's surtax funds provide homeownership assistance to citizens who would otherwise be unable to obtain the necessary financing to purchase or repair a home. According to Department of Public Housing and Community Development officials, loan repayment is a secondary priority, and loans include generous repayment provisions or loan forgiveness.

In Fiscal Year 2011, the department spent approximately $4.5 million for homeownership assistance activities, including homebuyer education and counseling services and homebuyer loans.[13]

Surtax funds are used for three types of homeowner loans. The department provides three types of homeowner loans: second mortgages, rehabilitation, and beautification. As shown in Exhibit 2, the second mortgages are usually the largest individual homeowner loans issued by the department; second mortgages range from $50,000 to $70,000. Rehabilitation loans typically range from $30,000 to $40,000, and beautification loans are capped at $5,900.

[13] The county's spending for homeownership (35% by statute) should have equaled $6.76 million. Officials indicated they plan to spend the remaining funds in the following fiscal year.

Exhibit 2
The Department Provides Three Types of Surtax Homeowner Assistance Loans

Loan Type	Description	Typical Loan Amount
Second Mortgage	Borrowers who qualify for and obtain a first mortgage (from a bank or other lender) can qualify for a second mortgage to complete their loan package	$50,000 to $80,000
Rehabilitation[1]	Department loans to assist homeowners in bringing a house's structural, electrical, and plumbing systems up to county building code standards	$30,000 to $40,000
Beautification[2]	Loans for exterior painting and landscaping	$5,900

[1] Typically, rehabilitation loans are provided to the elderly and/or individuals whose homes need disability modifications.

[2] Beautification loans are only provided in two county commission districts designated as suffering from urban blight. Like rehabilitation loans, these loans are often provided to elderly residents in these areas.

Source: OPPAGA analysis.

To qualify for loan programs, homebuyers must meet certain income thresholds and other program criteria. In addition, participants must complete a homeowner education and counseling course. These education services, provided in an eight-hour workshop, teach homebuyers how to build/repair individual credit, how to qualify for a mortgage and meet homeowner responsibilities, and the role of real estate agents, inspectors, and title companies. Upon completing the workshop, homebuyers receive certificates that can be used when applying for down payment assistance or other subsidy programs. Local non-profits compete for surtax funds to provide homeowner education courses. For example, in 2007 and 2008, one local community development corporation received a total of $350,000 and provided education and counseling to 350 families.

Homeowner loans provide generous loan repayment provisions. All homeowner loans require that the borrower maintain the home as a primary residence. If the homeowner vacates or sells the home, the balance of all surtax loans must be repaid. If borrowers remain compliant with requirements, the loans provide low

interest rates and low monthly repayment schedules; in addition, some loan terms forgive all or a portion of the loan. Interest rates for second mortgages range from 0% to 3% for low-income borrowers and 4% to 6% for moderate-income borrowers. Rehabilitation loan interest rates vary from 0% to 6% depending on the borrower's income compared to the county median income. Beautification loans do not include an interest charge.

Monthly repayment schedules vary by loan type, and payments can be very low. For example, low-income second mortgage borrowers pay $25 per month for the first five years of the loan and $50 per month for the second five years. Moderate-income borrowers pay $50 per month for the first five years and $100 per month for the second five years of the loan. The department applies these payments toward loan interest for the first five years and forgives any remaining interest. For years 6 through 10, the department applies half the payment to the loan balance, half to the interest, and forgives any remaining interest. After 10 years, loan terms amortize the remaining principal and interest over the next 20 years.

Repayment for rehabilitation loans depends on the borrower's debt-to-income ratio, which is calculated by dividing an individual's monthly debt payments by his/her monthly income. If the ratio exceeds 45%, the loan terms require a repayment of $50 per month and forgive the interest.[14] In this situation, the county would forgive $18,000 of a $30,000 loan and the borrower would repay $12,000 over 20 years.

By design, some surtax loans do not require repayment. For example, beautification loans have no interest rate and no repayment schedule. The department forgives the loans at a rate of 20% per year as long as the homeowner remains in the home. As with the other loans, should the homeowner sell the home within five years, the remaining balance of the loan must be satisfied. Exhibit 3 shows the loan status of homeownership and rehabilitation loans. As shown in the exhibit, 90% of beautification and rehabilitation loans are deferred, meaning that no monthly payment is required. The Miami-Dade Economic Advocacy Trust provides similar loan forgiveness related to its down payment and closing cost assistance loans. (See Appendix B for additional information.)

Exhibit 3
Most Rehabilitation and Beautification Loans Are Deferred

Loan Status	Homeownership	Rehab/Beautification
Active[1]	1,773 (78%)	148 (10%)
Deferred[2]	506 (22%)	1,367 (90%)
Total	**2,279**	**1,515**

[1] The number of active homeownership loans (those that require a monthly payment, referred to as amortized) includes 379 (21.4%) homeowner loans that were delinquent as of May 2012; the number of active rehabilitation loans includes 47 (31.8%) that were delinquent.
[2] Deferred homeowner loans may include loans from earlier years with loan terms that did not require a monthly payment.
Source: OPPAGA analysis.

Florida law prohibits the use of discretionary surtax funds for grants. The department's practice of loan forgiveness, with no required repayment, gives the loans the appearance of a grant. However, department officials reported that because homeowners must repay the loan balance when selling the property, these forgivable loans do not constitute grants.

Low income housing developers rely on surtax funds for project completion

Each year, developers apply for surtax funds to construct multi-family affordable rental housing for low-income families. Development projects can include new construction of high-rise rental developments as well as smaller projects and the rehabilitation of existing rental housing. The financing process for such developments involves many steps and complex financing arrangements using funds from a variety of sources, including federal tax credits and surtax funds. Like homeowner loans, development loans include low interest rates and delayed or deferred loan repayment.

[14] When the debt-to-income ratio is 45% or less, the loan term is 20 years fully amortized and is not forgiven. The interest rate ranges from 0% to 6%.

In Fiscal Year 2011, the Department of Public Housing and Community Development's expenditures for rental housing construction totaled approximately $9.2 million, which exceeded the 35% minimum ($6.76 million) in the new surtax funds; officials used additional surtax related repayments, investment income, and fees to provide additional construction funds.

The department funds new surtax projects each year and has on-going project commitments. For the five-year period from 2007 through 2011, we identified 85 development projects approved for surtax funding. Twelve of these projects were cancelled with no funds expended. The remaining 73 projects include projects where surtax loans have not yet closed and construction has not begun, developments under construction, and projects completed during this five-year period.

In Fiscal Year 2011, the department reported $41.4 million in funds committed to pending or on-going rental construction developments. As of April 2012, the department had 197 loans; 172 loans were active, while 25 were deferred, which means that no loan repayment is required at the present time or no loan repayment is required at all, depending on the loan terms.[15]

The process to fund large developments requires multiple steps and funding sources. As shown in Exhibit 4, the process of obtaining funds to build these developments can be lengthy. For developers seeking tax credits, the process begins with an application to the county for matching funds and ends with the loan closing. At any step in the process, the project can come to a standstill. For example, if the developer fails to obtain federal tax credits, the surtax funds committed for the local match are not provided. In addition, if the developer does not sell the federal tax credits and raise the equity needed for the project, the project may not proceed.

[15] The definition of a deferred loan differs according to the type of loan. While deferred homeowner loans do not require a monthly payment, deferred developer loans may require a monthly payment, but not until many years in the future.

Exhibit 4
The Process of Raising Funds for Low Income Housing Development Can Be Lengthy[1]

Example of the Affordable Housing Financing Process	Explanation
Board of County Commissioners: The board approves the annual Request for Application (RFA) documents.	County housing staff compiles the annual application documents that contain the application and loan requirements for all affordable housing funds, including surtax funds, Community Development Block Grants, the HOME Investment Partnership Program, and the State Housing Initiatives Partnership.
Application: Developer completes the county's request for application and submits the request to the county.	The county process typically begins in July with a county commission-approved RFA. Sometimes the county issues a second RFA process referred to as a mid-year RFA. Depending on the phase of the project, developers may apply for initial matching funds, construction funds, or emergency funds to complete a project.
Local Match: To obtain tax credits, the developer asks the county to commit to providing local matching funds (surtax funds).	Local match commitment shows the local government's support for the project and supports the developer's application to the Florida Housing Finance Corporation (FHFC) for federal tax credits. The county currently commits $175,000 in local match and in prior years, the amount has been as high as $300,000. The funds are provided as part of the completed loan package.
Project Awards: The department receives developer applications, reviews them, and makes recommendations for project funding.	Department staff presents the board with a list of proposed funding amounts for projects. The board reviews the proposal and must approve all projects for funding. Developers may receive all or only part of the funds they requested.
Federal Tax Credits: The project will only go forward if the developer receives federal tax credits.	The Florida Housing Finance Corporation uses a statewide competitive process to award federal tax credits. This process can take one and a half years or longer.
Sale of Tax Credits: Tax credits are sold to investors, who provide the primary equity for the project.	The process to sell the tax credits can be lengthy. Investors will be more likely to purchase the tax credits for a good return on investment (i.e., investing 85 cents for each $1 dollar tax credit).
Other Funding: The developer seeks additional funding.	The developer may seek bank loans and apply for additional surtax funds to cover any "gaps" in the funding needed to complete the project.
Loan Closing: The department seeks a single closing with all the parties that are involved in the funding for the development.	Prior to closing, the project undergoes an external review to ensure it is financially viable. Following the loan closing, the developer can begin construction. The department does not release committed surtax funds to the developer until the loan closing process is completed.

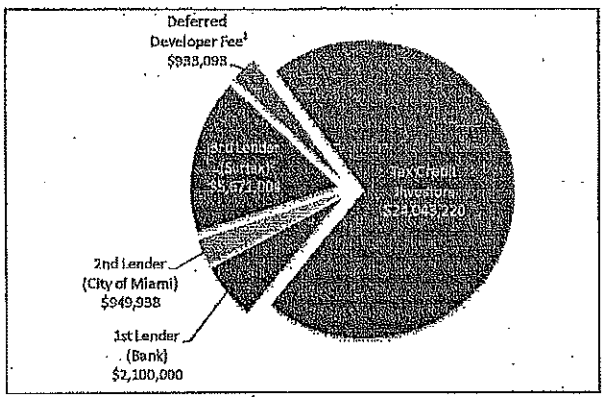
[1] The exhibit focuses on projects that rely on federal tax credits to raise project funds. However, projects may also be funded with other sources, including federal funds or through the sale of revenue bonds.

Source: OPPAGA analysis.

Developers rely on federal tax credits to build large affordable housing developments. The federal government's tax credit program makes affordable housing developments more attractive to developers and investors. In Florida, the Florida Housing Finance Corporation administers the program, allowing developers to apply for housing tax credits which, if received, are sold to investors to raise a portion of the project's funding.[16] For example, an investor might pay $88,000 for $100,000 in tax credits to be used over a 10-year period; investors who purchase tax credits are able to use them to reduce their federal tax liability dollar for dollar.[17] Prior to applying for federal tax credits, developers first seek a surtax local match. These local match funds demonstrate the county's support for the project; in the absence of local match, most projects cannot move forward.

Exhibit 5 describes the financing package for a recent Miami-Dade County affordable housing project. As shown in the exhibit, the developer qualified for and received tax credits and investors purchased tax credits that provided approximately $24.0 million for the project. In addition, the developer obtained project funding from a bank ($2.1 million), the City of Miami ($950,000), and the county surtax fund ($5.6 million). The affordable housing development provided 137 rental units (116 for low-income families and 21 for extremely low-income) at a total cost of $33.7 million ($21.0 million in construction costs).

Exhibit 5
Surtax Funds Are Only One of Several Funding Sources for Affordable Housing Developers



[1] During the construction period, the developer must defer all or part of the available developer fees depending on the project's financing.

[2] The total loan amount would include the original local surtax match of $300,000 provided prior to the developer's application for tax credits. While the county commits the local match early in the project development, the funds are not provided until the loan closes.

Source: OPPAGA analysis.

Surtax construction development loan terms may delay repayment for many years. The county also makes projects more attractive to developers through various loan terms, including low interest rates, delayed loan repayments, and certain loans that are 100% forgivable.

Interest rates charged to surtax development loans vary from 0% to 6% depending on whether the developer is non- or for-profit. Loan terms do not assess interest during the construction period, typically 24 months, although this period can be extended. For projects that use tax credits, loan terms do not require repayment during the first 15 years after construction is completed, which is referred to as the compliance period.[18] Upon project completion, the developer makes interest only payments for the remainder of the 30-year term (years 17 to 30) at a rate between 0% and 3% based on cash flow.[19] The principal for these loans is due at the end of the term; depending on the development's cash flow, the loan may be refinanced.

[16] Developers apply for either competitive (9%) or non-competitive (4%) tax credits.

[17] The cost to purchase the tax credits varies over time depending on economic conditions and the health of the real estate market.

[18] The compliance period refers to the time that developers must comply with certain Florida Housing Finance Corporation guidelines.

[19] Department officials indicated that construction of new affordable housing is practically impossible without tax credits.

In the case of a housing development to serve the homeless, if the project complies with loan provisions, loan terms forgive the principal and interest in equal increments of 25% for years 26 through 30 of the loan.

A significant percentage of surtax funds loaned may never be collected

Discretionary surtax revenues potentially provide the county with an ongoing source of funds if borrowers (homeowners and developers) repay their loans and any applicable interest. However, as shown in Exhibit 6, department officials estimate that $235.7 million of $305.2 million (or 77%) in current surtax loans may never be collected.

Estimates for uncollectable loans include a portion of homeowner loans that may default when loan payments are gradually increased according to repayment schedules, developer loans that will be refinanced at term due to cash flow restrictions, 100% of deferred loans, and loans that will be forgiven. (See Appendix C for additional information.)

Exhibit 6
Department Officials Estimate That a Large Percentage of Loans May Never Be Collected

Loan Type	Loan Amounts	Allowance for Collectability	Percentage Estimated Uncollectable
Homeowner Assistance	$73,321,319	$38,684,539	53%
Rehabilitation	12,953,213	10,883,180	85%
Multi-Family Developer	218,919,031	186,158,413	83%
Total	**$305,193,563**	**$235,726,132**	**77%**

Source: Department of Public Housing and Community Development.

As a result, these surtax funds do not return to the county to be used for additional loans. Other factors that may reduce the surtax loan repayments include the economic downturn and department's position as the second lender on homeowner and developer loans.

The economic downturn negatively affected loan repayment. The national recession that began in 2007 created adverse impacts on employment, financial lending institutions, and housing values. As a result, Florida's unemployment rate increased from 3.3% in 2006 to 11.4% in 2010. In addition, banks and major lenders experienced a decrease in the value of their assets due to significant declines in the stock market and in real estate values. Moreover, housing values in Miami fell significantly from their peak in 2006 to approximately half of those values by late 2011.

All of these factors contributed to borrowers experiencing difficulty making their loan payments. When individuals cannot meet their loan obligations, the primary mortgage lender, usually a bank, declares default and begins foreclosure proceedings. These circumstances often result in borrowers unable to pay their loan obligation to the department. The department then writes off the loan (all or a portion) as uncollectible due to foreclosure by the first lender.

To help borrowers facing difficult financial circumstances, the department has implemented a Fresh Start initiative. Officials work with individuals to delay payments on their second mortgages for a period up to a year. If the applicant begins repaying their loan, the forbearance amount will be added back at the end of the loan. From 2007 through 2011, only 25 borrowers have accessed the Fresh Start initiative.

The department's ability to recover loan monies is limited. If a homeowner or developer fails to make payments, the department's position as the second lender, combined with the value of the assets, could result in a situation where the funds may not be sufficient to cover the outstanding loan balance. With the downturn in the economy and declining real estate values, the department has little opportunity to recapture funds on loans in default. Since 2007, county officials have written off over $5.2 million in loans as uncollectible, including losses from two affordable housing developments. The county's financial losses attributed to these two projects totaled $3.1 million.

Comprehensive accountability processes are not in place to assess surtax outcomes

From Fiscal Year 2007 to Fiscal Year 2011, Miami-Dade County (excluding the Miami-Dade Economic Advocacy Trust) received $94.3 million in surtax revenues. In order to assess outcomes related to the use of these surtax funds, we examined existing performance measures and additional information related to project oversight and monitoring. We

found that the Department of Public Housing and Community Development does not have a comprehensive measurement system to assess surtax outcomes. To address this issue, we suggest that the department revise its performance management system.

There is no comprehensive system to measure surtax outcomes. During our review, department officials provided only limited output measures for individual employees; consequently, we could not assess the department's progress in meeting goals for the different activities supported by surtax funds.[20] Subsequent to our review, department officials provided additional homeowner loan information, including loan type, amount, and recipient demographic information. While useful, this information does not represent a comprehensive performance measurement system that tracks outcomes specific to the use of surtax funds, including comparison of such outcomes to established standards in order to gauge program performance over time.

In considering surtax outcomes, we also examined oversight of surtax-funded housing developments, which receive the largest surtax allocations. While the department tracks loan amounts, surtax construction payments, and loan repayments, the nature of the projects makes it difficult to determine surtax outcomes. Specifically, the uniqueness of each multi-family housing development, combined with the complexity of the financing process, impedes identification of outcomes directly attributable to surtax dollars. Consider, for example, the project that resulted in 137 rental units at a total cost of $33.7 million. Department officials attributed construction of all 137 rental units to surtax funds; however, the surtax investment was only 16.8% ($5.7 million) of total project funding.

Another aspect of surtax outcomes concerns compliance with state and federal set-aside requirements that provide that developers must agree to set aside a certain number of units in an affordable housing development for a period ranging from 30 to 50 years. The department monitors projects constructed with surtax funding as part of its federally-required housing oversight activities related to federal Community Development Block Grants (CDBG) and the HOME Investment Partnership (HOME) program. Federal CDBG and HOME funds require annual Housing Quality Standard Inspections to ensure developments comply with federal guidelines.

Upon completion of an affordable housing development, department staff annually monitors tenant eligibility, tenant rents, and facility maintenance. If necessary, the department can take action against the developer if monitoring uncovers problems with ineligible tenants, rents that are too high, or facilities in disrepair. However, these aggregate monitoring activities cannot be used to distinguish or measure surtax outcomes.

The department's performance system needs improvement. In order to comprehensively assess housing outcomes associated with surtax funding, the department needs a system that includes performance measures for the three broad areas of surtax spending: education and counseling, homeowner assistance, and multi-family rental developments. Along with establishing surtax outcome measures, the department needs baseline information for the measures and performance standards that are reported annually.

To implement a comprehensive performance system, the department could adopt measures similar to those the Legislature has directed the Florida Housing Finance Corporation to report. These measures include the

- number of people served, delineated by income, age, and family size;
- number of homeless persons served;
- number of elderly served;
- number of new units produced under each surtax loan or activity (homebuyer, rehabilitation, beautification loans, and education/counseling); and
- average cost of producing units under each loan type: homebuyer, rehabilitation, beautification, and education/counseling.

[20] The department's five-year action plan, required by the U.S. Department of Housing and Urban Development, includes the county's long-range goals and objectives. The plan is updated each year as surtax funds are allocated. To produce this document, the department seeks input from the public in developing goals and objectives for all county housing programs.

Beyond this basic information on the individuals who benefit from surtax funds and housing units produced, additional outcome measures related to surtax expenditures could provide meaningful information on program performance. Additional measures could include the

- percentage of potential homebuyers who completed homebuyer education and counseling and successfully obtained a home loan within 12 months;
- percentage of loan recipients making loan payments (by type) who are current on their loans;
- percentage of loans by type that are not current or are deferred;
- number of development projects that received a surtax local match commitment and the number of development surtax loans executed;
- percentage of low-income multi-family housing units funded by surtax revenues as proportion of total units; and
- rental units lost to bankruptcy or foreclosure.

Agency Response

A draft of our report was submitted to the Executive Director of the Miami-Dade County Department of Public Housing and Community Development for review and response. The department chose not to submit a formal response, but provided comments which were considered in the final version of the report. The executive director's comments have been reproduced in Appendix D.

Appendix A

The Miami Dade Economic Advocacy Trust Operates a Homeowner Assistance Program Using Surtax Funds

Program Purpose. Created by the City of Miami and Miami-Dade County in 1983, the Metro Miami Action Plan became the Metro Miami Action Trust in 1992. The organization's purpose is to ensure the equitable participation of African Americans in Miami-Dade County's economic growth through advocacy and monitoring of economic conditions and economic development initiatives the county.

The Miami-Dade Economic Advocacy Trust (MDEAT), as the organization is now known, operates a housing assistance program and serves low- and moderate-income families by providing down payment and closing costs assistance to first time homebuyers. The maximum loan amount is $7,000 with a 0% interest rate and no repayment schedule. If the borrower stays in the home 10 years, the trust forgives the amount of the loan.

Revenues and Expenditures. As shown in Table A-1, in addition to new surtax revenues, the program receives other revenue from interest income and loan repayments. Loans are repaid if homeowners sell their homes within 10 years.

Administrative Costs. Table A-1 presents MDEAT's costs for administration in two categories: administrative and programmatic. Salaries and benefits for MDEAT employees make up the programmatic expenditures category in the table. Combined administrative costs (programmatic and administrative expenditures) total $235,710 (or 13.7%) of new surtax funds ($1,717,388) in Fiscal Year 2011.

Table A-1
Miami Dade Economic Advocacy Issued 241 Loans in the Most Recent Fiscal Year

		Fiscal Years				
		2007	2008	2009	2010	2011
Beginning Cash Balance		$6,542,607	$909,826	$1,553,832	$581,211	$688,120
Sources	Documentary Surtax	2,753,381	1,867,455	741,790	1,215,187	1,717,388
	Other Revenue	2,056	18,530	630	750	580
	Interest Earnings	114,065	59,116	8,239	1,083	1,194
	Repayment	858,534	273,488	100,729	90,595	94,203
	Total Sources	**$3,728,036**	**$2,218,589**	**851,388**	**1,307,615**	**1,813,365**
Uses	Administrative	(616,405)	(269,089)	(3,515)	(6,388)	(24,657)
	Programmatic	(224,269)	(391,252)	(352,712)	(322,243)	(211,054)
	Loans	**(8,520,143)**	**(914,242)**	**(1,467,782)**	**(872,075)**	**(1,537,378)**
	Total Uses	**(9,360,817)**	**(1,574,583)**	**(1,824,009)**	**(1,200,706)**	**(1,773,089)**
Net Sources (Uses)		(5,632,781)	644,006	(972,621)	106,909	40,276
Beginning Cash Balance		6,542,607	909,826	1,553,832	581,211	688,120
Ending Cash Balance		909,826	1,553,832	581,211	688,120	728,396
Number of loans funded		**761**	**93**	**224**	**146**	**241**

Source: Miami-Dade Economic Advocacy Trust.

Appendix B

Miami-Dade Public Housing and Community Development Department Current and Proposed Loan Fees

The Department of Public Housing and Community Development plans to increase loan and other fees in order to make its fees comparable to those of commercial lenders. Most fees are paid by the homebuyers or developers. However, the bulk of revenue comes from the $10 per month/per loan servicing fee paid to the department out of surtax funds. The proposed servicing fee increase from $10 to $25 will result in $990,000 in revenues.

Table B-1
The Loan Fee Structure and Proposed Increases Used to Supplement Administrative Costs[1]

Fee Description	Current Fee	Proposed Fee	Fee Paid by
Loan set up fee	$20	$100	Applicant or project developer
Satisfaction of mortgage	25	50	Homeowner/developer
Subordination agreements	20	50	Homeowner
Fresh start/forbearance	0	50	Homeowner
Mortgage modification	0	100	Homeowner
Force placed insurance	0	25	Department, through the County's Risk Management program, pays when the homeowner has discontinued insurance
Servicing monthly fee	10	25	Department pays for each loan in the portfolio
Partial release	0	50	Developer pays when units are sold for single family residences
Total Revenue	**$407,400**	**$1,049,500**	

[1] Department officials developed the new fee structure to parallel fees charged in the private sector. They anticipate the new fee structure will be in place in October 2012.

Source: Department of Public Housing and Community Development.

Appendix C

Department Allowances for Surtax Loans that May Never Be Collected

Department officials estimate that $235.7 million of $305.2 million in surtax loans may not be collected due to loan terms that forgive 100% of loans, delay repayment 10 to 20 years in the future, or gradually increase homeowner repayment amounts and may lead to default.

Table C-1
The Department Estimates That 77% of Homeowner and Developer Loans May Not be Collected

		Loan Amounts	Estimates for Amounts that May Not Be Repaid	Explanation
Homeownership	Active Loans	$54,840,041	$20,203,261	Department officials reserve this portion of homeowner loans, those with graduated payments, because of the possibility of default as payment increases according to loan terms.
	Deferred Loans	$18,481,278	$18,481,278	100% of deferred loans are reserved. Department officials expect that these individuals will not repay the loans if they live in their homes for 10 to 20 years, depending on loan agreements.
Rehabilitation	Active Loans	$2,070,033		
	Deferred Loans	$10,883,180	$10,883,180	100% of deferred loans are reserved. Department officials expect that these individuals will not repay the loans if they live in their homes for 10 to 20 years, depending on the loan agreements.
Developer	Active Loans	$36,400,686	$3,640,068	10% of performing loans are interest-only loans. Department officials reserve these loans because many developers have requested later amortization due to cash flow restrictions.
	Deferred Loans	$173,918,766	$173,918,766	100% of loans reserved because loans are deferred for 15 to 20 years. There is a possibility of restructuring these loans if no cash flow is available.
Forgivable		$8,599,579	$8,599,579	100% of loans are forgivable.
Total		**$305,193,563**	**$235,726,132**	

Source: Department of Public Housing and Community Development.

Appendix D

PHCD'S RESPONSE TO THE OPPAGA PRELIMINARY REPORT - Page 1 | Page

Page/Comment	Response
P1/C1	Starting in 2009, the department limited administration expenses to ten percent of new surtax funds.
	Additional administrative costs that exceed the ten percent would be supplemented through other streams of surtax revenues such as loan repayments, servicing fees, and investment interest.
P1/C2	Department officials estimate that $235.7 million of $307.2 million in current loans may not be collected due in part to the loans being deferred or forgivable. The deferred loans are typically multi-family projects that require time to stabilize the leasing of the units and for adequate time for the project to begin cash-flowing. These forgivable loans are only applicable to homeless or residential and beautification projects.
P1/C3	The Department of Public Housing and Community Development has always tracked measures specific to the Surtax program. These measures include but are not limited to: 1) The number of people served (designated by income, age and family size); 2) The number of elderly served; 3) The number of homeless persons served; 4) The number of new units produced under each Surtax loan activity; 5) The delinquency rate on all Surtax loan activities; and 6) The value of Surtax loan repayments, etc. Use this link to access the full performance report: http://www.miamidade.gov/management/health-human.asp
P3/C1	In 2007, the department earned $30,383,067 in new Surtax dollars and spent $7,766,763 in administrative expenses. However, at the time there were no administration caps or restrictions. Additionally, the expenses were not tracked based on the revenues earned. This type of tracking started in 2009 when the revised ordinance was released. Also, in the ordinance, it does not detail how other Surtax revenues (repayment, fees, and investment interest) should be treated or restricted as it relates to administration.
P3/C2	Prior to the 2009 Surtax Legislature, there were no caps or restrictions related to administrative costs. This applies to both the new surtax revenues and other surtax earnings. The statue was amended in 2009 which capped administrative expenses to ten percent of new surtax dollars. However, it still did not speak to how other surtax earnings should be treated. As a result, the department segregated the ten percent allowance on new surtax dollars, and supplemented the remaining expenses among the other surtax earnings. See table for a detailed 5Yr breakdown.
P3/C3	Prior to the 2009 Surtax Legislature, there were no caps or restrictions related to administrative costs. This applies to both the new surtax revenues and other surtax earnings. The statue was amended in 2009 which capped administrative expenses to ten percent of new surtax dollars. However, it still did not speak to how other surtax earnings should be treated. As a result, the department segregated the ten percent allowance on new surtax dollars, and supplemented the remaining expenses among the other surtax earnings. See table for a detailed 5 Yr breakdown.
P4/C1	PHCD officials expect all loans to be repaid in accordance with the terms of the loan. The Homeownership program allows for borrowers to repay in graduated payments. New homeowners need time to adjust to the higher mortgage payments compared to the rental payments they were paying before. The higher mortgage payments in year 10 of the loan are derived from the previously mentioned payment shock and expectations that the borrower's economic condition will continue to improve over time due to raises and promotions.
P4/C2	Homeowner loans provide flexible loan repayment provisions. The majority of the rehabilitation homeowners are elderly, disabled or a household member is disabled. The monthly incomes are fixed or falls below 65% of the U.S. HUD area median income for Miami-Dade County. The homeowners are unable to acquire financing from lending institutions or mortgage companies because of higher interest rates, fees and credit requirements.
P4/C3	Second Mortgage goes up to $80k.
P5/C1	The additional repayment terms were not addressed for rehabilitation loans. This repayment term is geared for homeowners with a debt-to-income ratio of 45% or less. The loan term is 20 years fully amortized and not forgiven. The interest rate ranges from 0 to 6% and the interest rate determined is based on the homeowners' income and debt.
P6/C1	Remove reference of SAIL funds.
P6/C2 (Other Funding)	It is important to note that our current program policy only addresses "final gap funding".
P7/C1	It is important to note that the 100% forgivable Surtax construction development loans applicable to homeless multifamily projects.
P8/C1	As a result of foreclosures enforced by the first lender.
P9/C1	Use this link to access the full performance report: http://www.miamidade.gov/management/health-human.asp

PHCD'S RESPONSE TO THE OPPAGA PRELIMINARY REPORT - Page 2 | Page

Page/Comment	Response
	See comments for response P1/C3. • Measures tracked by Loan Servicing include: • Delinquency rate of Surtax Loans for each activity: Homeownership, Multi/Family, and Rehabilitation • Value of Surtax Loan Repayments • Value of Surtax Loans originated • Number of first lender foreclosures on Surtax funded properties/developments
P9/C3	The department monitors rental developments constructed or rehabilitated with local, state and federal funds for compliance with the specific funding source and Rental Regulatory Agreement requirements. Set-aside units are monitored annually during the affordability period for compliance with tenant income, affordability requirements and Housing Quality Standards (HQS). Therefore, developments funded with both surtax and state or federal funds are required to comply with the set-aside units requirements of each funding source.
P11/C1	It is important to note that administrative cost and project delivery cost are two separate line items and should not be combined. A project delivery cost is a separate expense, which covers the cost of completing the specific project, including the specific staffing expenses required to complete those projects.

	2007		2008		2009		2010		2011	
REVENUE SOURCE	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
New Surtax	30,383,067		20,982,178		8,613,911		15,037,315		19,332,132	
Repayments	13,907,975		9,993,276		12,879,228		8,986,315		11,644,892	
Interest on Investment	4,134,976		2,918,436		885,651		231,457		223,445	
Fees	677,815		815,738		626,428		522,618		483,229	
TOTAL	49,103,833		34,709,628		22,505,218		24,777,705		31,683,698	

EXPENSE	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
ADMIN from New Surtax	4,557,460	15%	3,147,327	15%	861,391	10%	1,503,732	10%	1,933,213	10%
ADMIN from Repayments	1,947,117	14%	1,698,857	17%	4,704,107	38%	1,707,400	19%	1,682,802	14%
ADMIN from Interest on Investmen	574,371	14%	530,309	18%	345,929	39%	49,471	21%	31,282	14%
ADMIN from Fees	677,815	100%	815,738	100%	626,428	100%	522,618	100%	483,229	100%
TOTAL	7,756,763	16%	6,192,231	18%	6,537,855	29%	3,783,220	15%	4,130,527	13%

1. The percentage represents the amount expended compared to the amount received for each source (ie: New Surtax, Repayments, etc.)

The Florida Legislature

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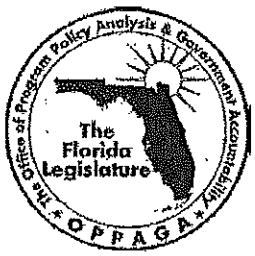

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Policy Briefings

House Hunters South Florida: Where Will Our Workers Live?

This issue of Policy Briefings provides an expanded view on housing affordability with the intent of broadening the public discussion on how local governments and agencies in South Florida can be more pro-active and innovative in addressing the housing needs of working families and households.

Affordable housing has been a pressing public policy issue in South Florida for nearly a decade. Access to affordable housing limits the choices working families and households have with respect to their jobs, the schools their children can attend and their means of transportation. While the lack of affordable housing is particularly crippling to South Florida's service sector workers which comprise the majority of the workforce, recent studies by the FIU Metropolitan Center have found that housing affordability is also a major concern for young adult professional workers in "creative" occupations such as computer systems and graphic design, the life sciences, education and the arts.

Local governments in South Florida have the ability to create local affordable housing delivery systems that can address the complexities of the current affordable housing challenge in a comprehensive and integrated manner. In fact, a well-conceived local affordable housing delivery system is pro-active and innovative by definition. It can be pro-active through the formulation of policies and strategies that link affordable housing to economic development activities and transportation and land use planning opportunities such as mixed-use and transit-oriented development (TOD). It can be innovative through the creation of program initiatives supporting alternative dedicated funding streams for affordable housing development and "non-funding" mechanisms which can serve as financial incentives to affordable housing developers. By weaving policy, place-based and program strategies together, a local affordable housing delivery system can improve the coordination and integration of existing planning efforts and maximize the leveraging of available resources. The results of these policy actions will be a more sustainable economy and housing market in South Florida supported by working families and households with a greater sense of community attachment and well-being.

Cordially,

Dr. Ned Murray, AICP
Associate Director, FIU Metropolitan Center

"The cranes are back in South Florida" has been a trending real estate news story in recent months with residential and commercial markets showing significant signs of recovery from the collapse of the housing bubble and subsequent economic recession. Five years have passed and the demand is back again, particularly from foreign investors who are taking advantage of the current supply/demand dynamic offering cash for distressed properties. Investors are targeting the still growing international demand while leasing to tenants who may have lost homes since the start of the recession. The Miami market is particularly poised for a new housing boom. According to a recent report by PricewaterhouseCooper, interest in commercial and industrial space has sparked a new enthusiasm for commercial real estate. The PwC report cites survey results showing significant increases in "investor prospects" for 2013 with Miami's ranking jumping from 17th to 11th and even greater improvement in "development prospects" with the Miami's ranking moving from 26th and "modestly poor" to 11th and "modestly good" this year. The spark in commercial real estate has, in turn, generated significant housing investment with apartment vacancies expected to slip below 3.5 percent soon.

While South Florida's economic recovery is good news, the associated impact of escalating commercial investment in relation to workforce housing demand is the inevitable downside. As reported in several recent FIU Metropolitan Center housing studies, the post-bubble housing market in Miami and South Florida is far more complex than what existed during the height of the residential boom. The studies concluded that increasing levels of affordability for existing

single-family homes and condominiums brought on by the collapse of the housing bubble has not improved overall housing affordability for existing owners and renters alike. This is due to a number of contributing factors including loss of equity, prolonged job loss, escalating rents and rising transportation costs. In fact, the percentage of cost burdened owner and renter households has continued to increase at the same rates as during the housing bubble. Significantly, the Metropolitan Center study also found that rental housing investment has become highly competitive and lucrative given the supply shortage and growing rental housing demand. A survey of multi-family property listings found intense competition for real estate owned (REO) and "short sale" properties by a wide-range of prospective investors, many whose investment objectives may not align with the production of worker housing.

Cost Burden Owner and Renter Households: Miami-Dade County and City of Miami, 2000-2010

Cost Burden Level	Owner Occupied Units		Renter Occupied Units	
	Miami-Dade	City of Miami	Miami-Dade	City of Miami
30.01 - 50 Percent	102,186	11,991	82,402	22,709
Percent of Total Owners:	20.0%	20.0%	23.0%	22.0%
% Increase 2000-2010	13.1%	21.9%	13.1%	18.7%
50 + Percent	79,511	11,589	88,475	27,186
Percent of Total Renters:	16.0%	20.0%	24.0%	27.0%
% Increase 2000-2010	13.5%	22.1%	13.3%	18.9%
% Cost burdened Occupied Housing	36.0%	40.0%	47.0%	49.0%

Source: U.S. Census, 2000, 2010. Table created by the FIU Metropolitan Center.

A recent study, *Affordability Foreclosed,* prepared by the FIU Metropolitan Center on behalf of the Community Foundation for Palm Beach and Martin Counties found significant changes occurring in the larger housing market that have impacted rental housing supply and demand and overall affordability. The contributing factors and conditions include the lack of housing production, low vacancy rates, home foreclosure activity and depressed household incomes. Rental housing production has not kept pace with increasing rental demand. For the six month period ending with March, 2013 an average of only 52 new rental units were absorbed each month in Miami-Dade County. However, it is estimated there is a demand for about 8,672 apartment units per year in Miami-Dade County during 2013-2016. Likewise, there is estimated annual demand for an additional 5,216 rental apartments in Palm Beach County during this period. As such, rental markets are tightening throughout South Florida and with little new supply of multi-family units in the pipeline rents could continue to rise as demand increases. This finding was substantiated in the Miami Downtown Development Authority's 2013 *Greater Downtown Miami Real Estate Market Annual Summary Report* which showed the average rental rate increased over 6 percent to $2,405 per month for the period ending March 31, 2013. Multi-family complexes (100+ units) in Broward and Palm Beach Counties show across the board year-to-year increases in both average occupancies and average rents.

Escalating rent prices fueled by the rental housing shortage are significantly impacting South Florida's working families and households. The vast preponderance of our workers earn salaries and wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The household

incomes of these service sector workers limit housing choices to affordable rental housing opportunities, where available. A Metropolitan Center housing study found that 90 percent of renter households in South Florida earning less than $35,000 and 62 percent of renters earning between $35,000 and $49,999 are cost-burdened.

While housing affordability is a growing concern for service sector workers, it has also limited the choices for young professionals in the "creative class" occupations. A recent Metropolitan Center study found that creative class workers, i.e. computer systems designers, life science workers, educators and artists, who are often saddled with significant debt from student loans, are forced to live away from the more expensive employment centers in the downtown areas or have moved to other more affordable locations outside of South Florida.

Worker Housing Demand and Affordability in South Florida, July 2013

	Broward County	Miami-Dade County	Palm Beach County
Annual Median Wage	$31,970	$31,013	$32,427
Annual Household Median Wage	$63,939	$62,026	$64,854
Affordable Home Price*	$191,818	$186,077	$194,563
Current Median Sale Price	$240,800	$238,100	$269,200
Affordability Gap	$48,982	$52,023	$74,637
Affordable Rent**	$1,598	$1,551	$1,621
Current Median Rent List Price	$1,850	$2,100	$1,700
Affordability Gap	$252	$549	$79

Sources: Florida Department of Economic Opportunity, Occupational Employment Salaries & Wages, 2013; Zillow.com. Table and calculations prepared by the FIU Metropolitan Center.

* Estimated affordability based on standard underwriting criteria.

** Estimated affordability based on 30 percent housing cost standard.

The availability of and accessibility to affordable housing has clear and direct policy implications with respect to transportation, land use and economic development. Housing and transportation costs can severely limit a working household's choice both in terms of housing and job location. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the Housing and Transportation Affordability Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. According to the H+T Affordability Index, Miami-Dade County's median monthly housing costs as a percentage of household monthly income is 34.9 percent. However, when transportation costs are combined with housing costs, the percentage of household income increases to 57.9 percent, far above the 45 percent H+T Affordability Index threshold. Clearly, there is a need to broaden the definition of housing affordability to encompass both transportation and housing costs which has significant policy implications with respect to current and future land use, transportation and economic development planning. A more holistic and integrated policy perspective on affordable housing would consider the location, design and quality of housing as well. Housing should provide access to employment and services – healthcare, education, shopping and daycare along with environmental benefits of green building standards. The most controllable and achievable means that local officials have at their disposal to reduce worker housing and transportation costs

are local policies and strategies aimed at the creation of more location efficient communities characterized by mixed-use, mixed-income transit oriented development.

Policy Direction

The complexity of the "post-bubble" housing market places significant responsibilities on local governments and agencies. Affordable and accessible housing for working families and households is vital to the local economy and contributes greatly to community attachment and well-being. The provision of affordable and accessible housing for working families and households can be effectively accomplished through coordinated and integrated policies at the local level. The policy underpinnings for a more aggressive local housing delivery system include the following:

1) Each municipality has a "resident workforce" composed of working families and households whose mobility is integral to the economic strength and character of each community;
2) Elected and appointed municipal officials are in need of new and innovative solutions to their local housing needs during a "new normal" where federal and state housing funds have become increasingly scarce and insufficient;
3) An effective and sustainable response to worker housing needs requires policies developed and implemented at the municipal and county levels of local government;
4) Local affordable housing policies and programs must be performance-driven.

Housing research has shown that local policies can greatly impact the production and preservation of affordable housing. However, to be effective and sustainable local policies must provide a systematic and comprehensive approach to affordable housing delivery. A holistic and integrated affordable housing delivery system would incorporate four interrelated and mutually-supportive drivers. These drivers include: 1) coordinated and integrated policy and management, 2) inclusionary planning and land use, 3) dedicated local funding, and 4) formalized institutional capacity-building.

A local affordable housing delivery system will address two highly relevant and timely housing related issues - economic mobility and funding. South Florida was highly impacted by rising housing costs associated with the housing bubble with working families forced to move long distances from their places of employment to find relatively affordable housing. Many families who stayed in their communities have faced foreclosure activity or have become seriously cost-burdened. A well-conceived housing delivery system can support affordable housing development through policies and strategies that link affordable housing to economic development activities and transportation and land use planning opportunities such as mixed-use and transit-oriented development (TOD). A local affordable housing delivery system can also address the critical policy debate regarding the lack of affordable housing funding. Local governments have seen steady cuts and the elimination of federal and state housing programs in recent years. This trend is likely to continue in the coming years as the federal and many state governments continue to deal with budget deficits while local governments are financially strapped as they cope with substantial revenue loss due to falling property appraisal values and slowed economic development growth. A local affordable housing delivery system could address the affordable

housing funding issue through the formulation of policies and programs supporting local and alternative dedicated funding streams for affordable housing development and "non-funding" mechanisms as financial incentives for affordable housing development such as land use density and enhanced floor-to-area ratios (FARs).

The future Tri-Rail Coastal Link passenger service along the Florida East Coast railway corridor provides an opportunity for South Florida cities to strategically plan for new workforce housing development within major employment centers and downtowns. The Tri-Rail Coastal Link includes 28 station locations extending from Jupiter in Palm Beach County to the Government Center in downtown Miami. The plan calls for groupings of projects into TOD Districts or station areas. The proposed typologies for "moderate" to "high density" development can support mixed-income, workforce housing.

The opportunities for affordable housing development that will be created by the future Tri-Rail Coastal Link passenger service and other infill development plans in South Florida are significant. Supporting mixed-use developments that incorporate affordable housing in close proximity to high-quality public transit can be a meaningful tool to help working families and households. However, a report by the United States Sates General Accountability Office (GAO), *Affordable Housing in Transit Oriented Development*, found that higher land and housing values have the potential to limit the availability of affordable housing near transit. The presence of transit stations, retail, and other desirable amenities such as schools and parks generally increases land and housing values nearby. Other factors such as transit routing decisions and local commitment to affordable housing can also affect availability. The report concluded that few local, state, and federal programs are targeted to assisting local housing and transit providers develop affordable housing in TODs.

Through the adoption of well-conceived, affordable housing delivery systems, local governments can formulate strategies for infill development that will target assistance to housing and transit providers in developing mixed-use, mixed income worker housing. In San Francisco, the $50 million Bay Area Transit-Oriented Affordable Housing (TOAH) Fund provides financing for the development of affordable housing and other vital community services near transit lines throughout the Bay Area. In the Bay Area, households earning $20,000-$50,000 spend 63 percent of their household budgets on the combined costs of housing and transportation, the highest percentage in the country. The mission of the Fund is "to promote equitable transit-oriented development (TOD) across the nine-county Bay Area by catalyzing the development of affordable housing, community services, fresh foods markets and other neighborhood assets." Through the Fund, developers can access flexible, affordable capital to purchase or improve available property near transit lines for the development of affordable housing, retail space and other critical services, such as child care centers, fresh food outlets and health clinics.

The TOAH Fund was made possible through a $10 million investment from the Metropolitan Transportation Commission. The Low Income Investment Fund is the Fund Manager and an originating lender, along with five other leading community development financial institutions (Corporation for Supportive Housing, Enterprise Community Loan Fund, LISC, Northern California Community Loan Fund, and Opportunity Fund). Additional

capital for the Fund was provided by Citi Community Capital, Morgan Stanley, the Ford Foundation, Living Cities, and the San Francisco Foundation.

The Urban Land Conservancy (ULC), Enterprise Community Partners, the City and County of Denver and several other investors have partnered to establish the first affordable housing TOD acquisition fund in the country. The purpose of the Denver TOD Fund is to support the creation and preservation of over 1,000 affordable housing units through strategic property acquisition in current and future transit corridors. The Fund has taken advantage of the downturn in the economy when property values are low to invest in real estate around proposed transit stations in order to capitalize on current values and preserve affordable housing before RTD's FasTracks light rail is fully operational. The $30 million investment is expected to leverage over $500 million in local economic development activity serving many economically challenged neighborhoods in Metro Denver.

The City of Washington D.C. introduced a mandatory inclusionary zoning law in August of 2009 to advance its affordable housing goals. The law requires residential development, including development near transit, to include affordable housing units. Even before the inclusionary zoning law, the city required affordable housing on land it controlled around Metro stations. Recognizing that the need for transit-accessible affordable housing extends beyond the limits of the city, the Metropolitan Washington Council of Governments' Greater Washington 2050 report lays out a set of regional goals and strategies. This unifying document provides a road map to help guide local government efforts, calling for a focus on affordable housing efforts in Regional Activity Centers, which are dense areas of economic activity and usually include frequent bus and/or rail service. Strategies suggested by the report include density bonuses, fee waivers, inclusionary zoning and innovative financing programs. Building off the 2050 plan, the Metropolitan Washington Council of Governments seeks to create a regional plan that integrates housing, land use, economic and work force development, transportation and infrastructure as part of HUD's Sustainable Communities Regional Planning initiative.

Conclusion

Access to affordable housing continues to be a pressing public policy issue in South Florida. However, as previously noted, the complexity of the post-bubble housing market and its impact on working families and households places significant responsibilities on local governments and agencies. Specifically, local governments will need to be more pro-active and innovative this time around in addressing the housing needs of their resident workforce.

The future Tri-Rail Coastal Link passenger service along the Florida East Coast railway corridor presents a real opportunity for South Florida to strategically plan for workforce housing development. Building mixed-income, mixed-use housing near transit is a key tool to meaningfully address South Florida's affordability issue by tackling housing and transportation costs together while expanding access to jobs, educational opportunities, and prosperity for all income groups. Mixed-income, mixed-use housing provides broader access and opportunity for households across the income spectrum and a stable and reliable base of riders for transit which can help justify further transit improvements. However, in order to achieve these outcomes a series of policy-based, place-based and program-based strategies will need to be formulated in advance. A local affordable

housing delivery system can provide governments and planning agencies the necessary planning tools and funding mechanisms to achieve these desired outcomes.

Going forward, local governments and housing organizations must continue to pressure state legislators to restore cuts in affordable housing programs and insist that banks get back into the business of community lending. These efforts aside, perhaps the biggest impediment to creating an immediate and more sustainable affordable housing investment is the absence of local affordable housing delivery systems. A local affordable housing delivery system provides the necessary coordination and integration of public policies including housing, economic development, transportation and land use. These policies and strategies can provide the vision and direction for the types of infill development that will surround the future Tri-Rail Coastal Link passenger service and other mixed-use opportunities along the FEC corridor and elsewhere in South Florida. Lastly, an effective local housing delivery system can establish the funding mechanisms, as is the case in San Francisco and Denver, so developers can access flexible, affordable capital to purchase or improve available property near transit lines for the development of affordable housing and other critical services.

Policy Briefings

Driving on Empty: The Hidden Costs Associated with "Drive 'till You Qualify"

Redefining Housing Affordability: The Overlooked Linkage between Transportation and Housing

This issue of Policy Briefings provides an understanding of the important link between housing and transportation and the framework for developing a new quantitative standard for housing and transportation affordability. Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard most frequently used by various units of government is that households should spend no more than 30 percent of their income on housing costs. This is the standard definition for housing programs administered by the Department of Housing and Urban Development (HUD) and most state programs. However, as the following report examines, the definition of housing affordability needs to be broadened to include both transportation and housing costs. Rising fuel prices and longer commutes have placed working families in a more precarious financial position which can result in unstable household budgets, unpaid mortgages and even foreclosures. In fact, a more comprehensive housing affordability index in the Great Recession should factor in loss of equity and credit, job loss and transportation costs. New quantitative measures of housing affordability should be combined with land use development policies that encourage transit-oriented development and the creation of more compact and walkable communities. The post-bubble housing market in Miami-Dade County and South Florida is far more complex than what existed during the height of the residential boom period. Public officials should recognize that the expanding housing and transportation burden may be "crowding out" disposable income available for public and private consumption, and force current residents to consider outmigration to other, more affordable venues.

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The FIU Metropolitan Center's *South Florida Regional Housing Needs Assessment* cited the increasing trend of working families moving to locations which offered more affordable housing opportunities. The so-called "drive 'til you qualify" trend was clearly evident during the housing bubble era in South Florida with St. Lucie and South Miami-Dade counties serving as the distant poles of the 'nearly' affordable housing market.

The price tag on a house is often the determining factor for families when they choose where to live. Families and individuals often drive far from metropolitan centers in search of affordable rents and mortgages and choose to settle in communities based on lower housing costs. However, the true cost of a home is not reflected in its price tag alone. Buyers and policy-makers often do not consider the transportation costs associated with residence location. In fact, for most families transportation is the second biggest household expense, and while it is directly determined by where we live, it is not typically factored into traditional measures of housing affordability.

A number of housing studies in recent years have shown a clear correlation between workforce housing demand and transportation costs. The critical link between housing and transportation costs has significant implications with respect to housing choice and affordability. Housing and transportation costs can severely limit a working household's choice both in terms of housing and job location. The link between housing affordability and transportation expenditures has been further impacted by the increase in gas prices to nearly $4.00 per gallon in the past year. In fact, the average household has increased its transportation expenditures by 14 percent or $1,200 per year. Rising gas and overall transportation costs have significant impacts on both homeowners and renters. The location of affordable rental housing is particularly relevant as proximity to job centers and access to transit is vital to a renter dominated workforce principally comprised of low- and moderate-income households.

Driving on Empty: The Hidden Costs Associated with "Drive 'till You Qualify"

The hidden costs of car ownership coupled with the unpredictability of gas prices can place families in a more precarious financial position which can result in unstable household budgets, unpaid mortgages and even foreclosures. The Center for Neighborhood Technology (CNT) has produced a housing and transportation index (the "H+T Index") which has been advocated by Secretary of Housing and Urban Development (HUD) Shaun Donovan and Secretary of Transportation Ray LaHood. The H+T Index and its accompanying guide, *Penny Wise Pound Fuelish*, demonstrate the inadequacy of traditional measures of housing cost burden. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the H+T Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. Why does this matter? According to CNT, a typical household's transportation costs can range from 12 percent of household income in communities with compact development and access to transit options, to more than 32 percent in the far exurbs. The bottom line – lower cost housing in areas far removed from employment and with little or no transit is generally less affordable to the average income family when transportation costs are factored. In fact, CNT's study of working families in 28 metro areas showed transportation costs are beginning to offset savings on the cost of housing when commutes reach a distance of 10 miles.[1]

Unfortunately, new data show that workers have further distanced themselves from their jobs. According to the U.S. Census Bureau, the number of "extreme commuters," those who travel ninety minutes or more each way, has reached 3.5 million, almost double their number in 1990. Statistics show that South Florida's sprawl development pattern has significantly increased commute times. In 1990, 210,802 South Florida workers commuted 45+ minutes to their place of employment. According to 2009 U.S. Census figures, that number has more than doubled to 429,963 workers. Strikingly, Miami-Dade County's number of "extreme commuters" more than tripled during this time.

Interestingly, data show that longer commute times and increasing housing and transportation costs in Miami-Dade County have not appreciably altered the means of travel to work. Workers in the county continue to rely on their automobiles and show a higher percentage of use than other eastern metropolitan areas. It should be noted, however, that the Boston and Philadelphia metropolitan areas have well-established premium transit services.[2]

	Travel Time to Work			Means of Travel to Work					
County - Central City	% households 45min+			Auto			Transit		
	1990	2000	2009	1990	2000	2009	1990	2000	2009
Miami-Dade County - Miami	13%	21%	22%	90%	91%	90%	5%	5%	6%
Philadelphia County - Philadelphia	20%	24%	22%	59%	63%	62%	29%	26%	26%
Suffolk County - Boston	14%	20%	19%	54%	55%	52%	31%	32%	31%
Fulton County - Atlanta	15%	19%	16%	83%	87%	86%	13%	7%	9%

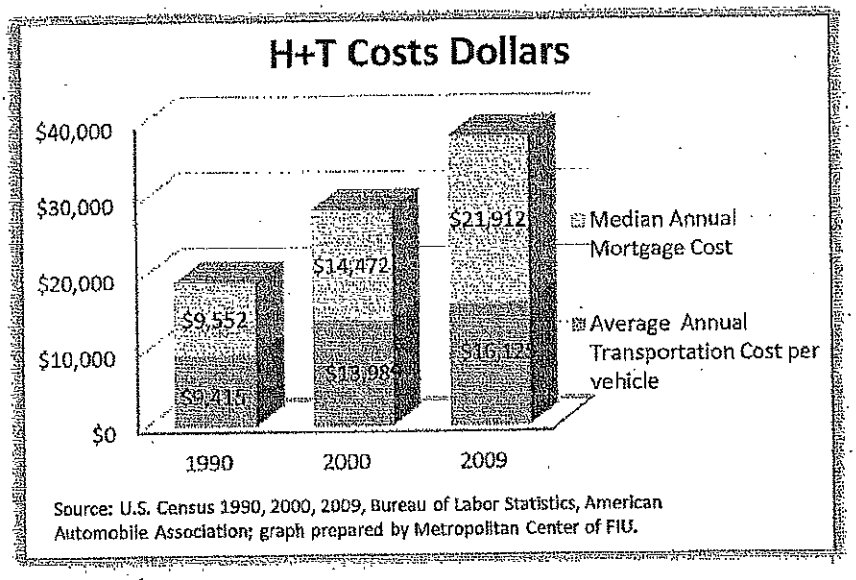
Source: U.S. Census 1990, 2000, 2009; table prepared by Metropolitan Center at FIU.

[1] Center for Neighborhood Technology, *Penny Wise Pound Fuelish*, 2010.

[2] Note: According to a *Miami Today* article dated August 11, 2011, Miami-Dade Transit has reported a 7.38% boost in ridership in June, 2011 which they correlate to the rise in gas prices.

Driving on Empty: The Hidden Costs Associated with "Drive 'till You Qualify"

New figures show that Miami-Dade County's working families and households have experienced mounting housing and transportation costs during the past decade. Despite declining home prices since the housing market downturn, the current $227,200 median value of all owner occupied units in Miami-Dade County represents a 124 percent increase since 2000. Further, the County's $1,826 median monthly owner costs with a mortgage in 2009 represents a 51 percent increase since 2000. As a consequence, the number of cost burdened homeowners with a mortgage in the County has increased from 32 to 42 percent.



Source: U.S. Census 1990, 2000, 2009, Bureau of Labor Statistics, American Automobile Association; graph prepared by Metropolitan Center of FIU.

According to the H+T Affordability Index, Miami-Dade County's median monthly housing costs as a percentage of household monthly income is 34.9 percent. However, when transportation costs are combined with housing costs, the percentage of household income increases to 57.9 percent, far above the 45 percent H+T Affordability Index threshold.

Policy Implications

As reported in several recent FIU Metropolitan Center housing studies, the post-bubble housing market in Miami-Dade and South Florida is far more complex than what existed during the height of the residential boom period. These studies concluded that increasing levels of affordability for existing single-family and condominiums brought on by the collapse of the housing bubble has not improved overall housing affordability for existing owners and renters alike. This is due to a number of contributing factors including loss of equity, prolonged job loss, persistently high average rents and rising transportation costs.

Policymakers will need to broaden the definition of affordability to encompass both transportation and housing costs. Public investments should be targeted to lower combined housing and transportation costs by creating more location efficient communities including transit-oriented development, mixed-use and the creation of more compact and walkable communities. In essence, transportation costs are more susceptible to reduction than housing costs.

Policymakers should then consider developing new quantitative standards for combined housing and transportation affordability and efficient housing. The general definition of a location-efficient area is one that is well-served by transit, and is conducive to biking, walking and other modes of transportation. The empirical definition might be based on the proportion of trips captured by non-driving modes, adjacency to a well-served transit station (light-rail or streetcar station or frequent bus service), proximity to employment, retail and other services.

Further research could also be conducted to determine the effect of different housing location decisions on household expenditures, including transportation, food and entertainment. For example, surveys and interviews of specific targeted households calculating how their spending distribution differs on the basis of their residential location would provide valuable information to help guide land use and transportation planning.