

MEMORANDUM

Agenda Item No. 11(A)(8)

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

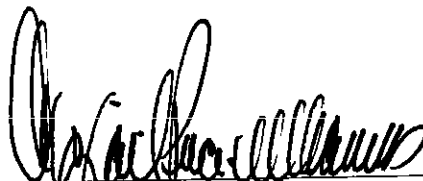
DATE: October 3, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution directing County Mayor to study the permitting process for affordable housing projects, including the feasibility and advisability of streamlining permitting timelines and instituting concurrent review; setting policy for prioritizing permitting review for affordable housing developments; and directing the County Mayor to provide a report and place the report on an agenda of this Board

Resolution No. 1078-19

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



Abigail Price-Williams
County Attorney

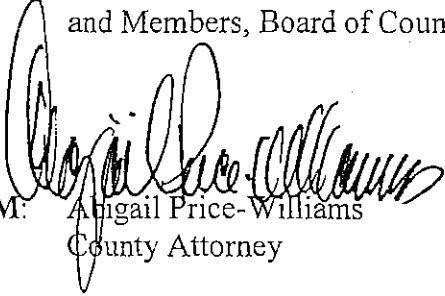
APW/lmp



MEMORANDUM
(Revised)

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

DATE: October 3, 2019

FROM: 
Angail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(8)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(8)
10-3-19

RESOLUTION NO. _____ R-1078-19

RESOLUTION DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO STUDY THE PERMITTING PROCESS FOR AFFORDABLE HOUSING PROJECTS, INCLUDING THE FEASIBILITY AND ADVISABILITY OF STREAMLINING PERMITTING TIMELINES AND INSTITUTING CONCURRENT REVIEW; SETTING POLICY FOR PRIORITIZING PERMITTING REVIEW FOR AFFORDABLE HOUSING DEVELOPMENTS; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE A REPORT AND PLACE THE REPORT ON AN AGENDA OF THIS BOARD

WHEREAS, Miami-Dade County is currently in the midst of an affordable housing crisis;
and

WHEREAS, a plurality of Miami-Dade County households are cost-burdened or severely cost-burdened in terms of housing, with severely cost-burdened households devoting more than half of household income to housing costs; and

WHEREAS, according to a recent Harvard study, Miami-Dade County now ranks first in the nation when it comes to the percentage of renters paying more than 30 percent of their income on rent; and

WHEREAS, residents and families across the economic spectrum are cost-burdened, from extremely low-income to middle-class residents; and

WHEREAS, new affordable housing developments will aid in reducing Miami-Dade County's shortage of affordable housing; and

WHEREAS, regulatory costs, including financing, overhead, and inflation, increase for new housing developments over time; and

WHEREAS, government plays a crucial role in the development of affordable housing including through the permitting process; and

WHEREAS, the estimates for the permitting approval process for new housing developments can vary from six to eighteen months; and

WHEREAS, anticipated delays and regulatory costs may prevent the viability of affordable housing developments; and

WHEREAS, several municipalities in Florida have shortened the permitting timeline specifically for affordable housing developments; and

WHEREAS, decreasing the timeline for permitting of new affordable housing developments will incentivize developers to invest resources in to creating affordable housing developments,

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

Section 1. This Board directs the County Mayor or County Mayor's designee to analyze the permitting process for affordable housing developments, including, but not limited to: (a) a detailed analysis and review of the current permitting process for all housing developments, including review timelines for all County departments and a proposal to shorten the timelines for review and comment by departments for affordable housing developments; (b) a review of the electronic processes used by all County departments, including publicly available online portals for submittals and comments and how to further integrate departments without current electronic review; (c) the opportunities presented by instituting concurrent review by relevant departments for affordable housing developments; (d) input from the development community on identifying any additional methods for reducing regulatory costs for affordable housing developments with

comments from the development community; (f) an assessment of the effect of County permitting review of affordable housing developments within municipalities, including the feasibility of implementing a single meeting to encompass comment and review from all reviewing departments for both unincorporated and municipal development applications, and methods to incentivize municipalities to integrate their permitting review process with the County's electronic review process; (g) the feasibility of creating an office to promote interdepartmental permitting cooperation; and (h) a review of the existing rules around the timing and number of resubmittals and revisions of submitted plans and ways to improve the review and comment process within each permitting department. The report shall conclude with an action plan for creating an expedited permitting process for affordable and workforce housing developments.

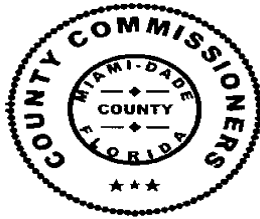
Section 2. It is the policy of this Board to prioritize review of permits involving affordable housing developments in all reviewing departments, which will incentivize the development of more affordable housing projects.

Section 3. This Board directs the County Mayor or County Mayor's designee to provide a report to this Board within 90 days of the effective date of this resolution including, among other things, recommendations resulting from the study required by section 1 of this resolution, and to place the completed report on an agenda of the Board pursuant to Ordinance No. 14-65.

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

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

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day October, 2019. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

By: Linda L. Cave
 Deputy Clerk

Approved by County Attorney as
 to form and legal sufficiency.

Lauren E. Morse