



Miami-Dade Legislative Item File Number: 030590

File Number: 030590	File Type: Resolution	Status: Adopted
Version: 0	Reference: R-306-03	Control: County Commission
File Name: ESTABLISHMENT OF COMMUNITY LAND TRUST Introduced: 2/25/2003		
Requester: NONE	Cost:	Final Action: 4/8/2003
Agenda Date: 4/8/2003 Agenda Item Number: 7G2A		

Notes: Title: RESOLUTION DIRECTING THE COUNTY MANAGER, THROUGH THE MIAMI-DADE HOUSING AGENCY, TO DEVELOP RECOMMENDATIONS FOR THE ESTABLISHMENT AND IMPLEMENTATION OF A COMMUNITY LAND TRUST; REQUIRING REPORT

Indexes: HOUSING
ELDERLY
LOW INCOME FAMILY

Sponsors: Dr. Barbara Carey-Shuler

Sunset Provision: No **Effective Date:** **Expiration Date:**

Registered Lobbyist: None Listed

Legislative History

Acting Body	Date	Agenda Item	Action	Sent To	Due Date	Returned	Pass/Fail
Board of County Commissioners	4/8/2003	7G2A	Adopted				P
Economic Development and Human Services Committee	3/5/2003	2B	Forwarded to BCC with a favorable recommendation				P

REPORT: Commissioner Sorenson inquired whether the intent of this proposal could be accomplished at the county level rather than through the establishment of a separate trust. Assistant County Manager Barbara Jordan explained the intent of the foregoing proposed resolution. She noted the Land Trust would address issues currently being handled by the county's Infill Task Force. She noted the Land Trust would help the county find additional resources to fund a developer's expenses relating to clearing of the title when acquiring property from the county for infill development, as well as provide resources for the development and purchase of other available land. Mr. Rene Rodriguez, Miami-Dade Housing Agency Director clarified that this resolution asked the County Manager to come back with recommendations for the implementation of a Community Land Trust. Commissioner Barreiro asked if this could be accomplished through the Housing Finance Authority (FHA) or the Miami-Dade Community

Development Council (CDC). Commissioner Barreiro requested the county manager's report examine all of the existing options for addressing infill housing. Commissioner Sosa requested a report be prepared addressing the benefits to homeowners of purchasing their home through a Community Land Trust and whether socio-economic factors were considered when determining the geographic placement of infrastructure.

County Attorney 2/25/2003	Assigned	Marcia G. Cooke
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County Attorney 2/25/2003	Assigned	Economic Development and Human Services Committee †
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Legislative Text

TITLE
 RESOLUTION DIRECTING THE COUNTY MANAGER, THROUGH THE MIAMI-DADE HOUSING AGENCY, TO DEVELOP RECOMMENDATIONS FOR THE ESTABLISHMENT AND IMPLEMENTATION OF A COMMUNITY LAND TRUST; REQUIRING REPORT

BODY
 WHEREAS, the Board of County Commissioners has expressed its intent to form Community Land Trusts in Miami-Dade Ordinance 01-47; and
 WHEREAS, Community Land Trusts are a method to assist the community to acquire land as well as rehabilitate existing buildings to develop and provide permanent affordable housing, in a variety of forms, to very low, low, low-moderate persons and families, as well as to the low income elderly, the working poor and persons with disabilities; and
 WHEREAS, the housing costs in Miami-Dade County continue to rise, placing a financial strain on very low, low, low-moderate persons and families, as well as to the low income elderly, the working poor and persons with disabilities, and many families; and
 WHEREAS, Miami-Dade County has limited affordable housing options for very low, low, low-moderate persons and families, as well as to the low income elderly, the working poor and persons with disabilities; and
 WHEREAS, Community Land Trusts have been formed in other high housing cost urban areas to provide a method to acquire and hold land and/or property for the benefit of the community and to subsequently provide affordable housing options; and
 WHEREAS, Miami-Dade County operates a number of programs to assist in developing affordable housing for very low, low, low-moderate persons and families, as well as to the low income elderly, the working poor and persons with disabilities and first-time home-buyers; and
 WHEREAS, Miami-Dade County needs to provide additional options for affordable housing for very low, low, low-moderate persons and families, as well as to the low income elderly, the working poor and persons with disabilities; and
 WHEREAS, Miami-Dade County seeks a cohesive approach to the acquisition of land, as well as existing property and buildings for the development of single family homes, as well as multifamily dwellings for the development and construction and rehabilitation of affordable housing for very low, low, low-moderate persons and families, as well as to the low income elderly, the working poor and persons with disabilities; and
 WHEREAS, the Community Land Trust model is one area of affordable housing strategy Miami-Dade County has not aggressively pursued,
 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the Board of Commissioners directs:
 Section 1. The County Manager, through the Miami-Dade Housing Agency, to develop recommendations for the implementation of a Community Land Trust including but not limited to:

- a) the appropriate steps for Miami-Dade County to establish a countywide community land trust and/or community-based community land trusts, including but not limited to establishing or collaborating with an established nonprofit organization engaged in the business of developing affordable housing in Miami-Dade County;
- b) the appropriate steps to determine the availability of land and acquisition of land, including appropriate timelines;
- c) the appropriate financing and funding mechanisms available through local, state and federal agencies and programs to provide a revenue stream for community land trust organizations;
- d) the available financing mechanisms available through local, state, and federal agencies to finance development, acquisition or rehabilitation of existing properties, and the clearing of all liens including but not limited to bond financing, tax credits, incremental property tax recapture and general Fund commitment;
- e) the advantages/disadvantages of home ownership versus rental-type community land trusts;
- f) the ordinance changes, if any, Miami-Dade County needs to implement to establish community land trusts;
- g) the other relevant matters that shall be considered for the development and implementation of a community land trusts.

Section 2. The County Manager, through the Miami-Dade Housing Agency, to consult with the appropriate County Departments and Authorities to develop the aforementioned recommendations.

Section 3. The County Manager, through Miami-Dade Housing Agency, to prepare said recommendations in writing for presentation to the Economic Development and Human Services Committee of the Board of County Commissioners within ninety (90) days of the adoption of this resolution.

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