

CASHA Regional Community Forum  
November 1, 2006  
Location: Miami-Dade College Kendall Campus  
**Public Comments**

**Public Education and Information**

- Better accessibility to the public
- Better accessibility for people with disabilities

**Housing Summit**

- Housing Summit web portal
  - E-mail contact to staff responsible for each committee

**Public Housing, Section 8, Homeless and Special Housing Needs**

- Addressing the undocumented workers ( i.e. agribusiness)
- Have meeting in Homestead area
- Funding for assistance programs need to be upgraded (i.e. Homestead Organizations)
  - Department of Human Services
- There needs to be one place where citizens can go to learn about local housing programs. Homebuyers should be offered not only pre-purchase counseling, but post-purchase support.
- Education of housing for the uneducated youth
  - Young people moving into elderly properties
- More flexibility on screening criteria for the disabled
- Landlords are conducting illegal screenings on the basis of mental illness.
- Credit checks also are barriers to renting housing.
- Improvement of Section 8 office process – Coral Way (Office to be constructed)
- Evaluation of public committees: diversify committee
- Public housing and Section 8 housing should give priority to persons with disabilities.
  - Revise the criteria for waiting list for Section 8 programs
    - Disabled 1<sup>st</sup>
    - Single parents 2<sup>nd</sup>
    - 2 Healthy and able people in household should be last
- Allocate more funds for emergency assistance (i.e. eviction prevention, deposits) and increase the amount of emergency assistance provided as current amount, around \$300, doesn't cover a month's rent.
- The County should focus on housing needs of undocumented households in South Dade.
- One speaker is living in a trailer next to his home, which remains unsafe due to Hurricane Wilma damage. The Blue Roof program appears to have disappeared.
- Common spaces in public housing must be better maintained. The County should employ cleaning services so maintenance workers can

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focus on real maintenance needed in both common areas and in individual apartments.

- Elderly in public housing would like vending machines so that they can purchase food on-site.
- Public housing security needs to be improved.
- Public housing residents would like equipped playground space on-site.
- Landlords are only offering month-to-month leases, allowing them to raise rents with only 15 days notice – not enough time to prepare for this, leaving households vulnerable to eviction due to inability to pay rent increase.
- Property owners expressed frustration with the time it takes for a unit to be approved under the voucher program and start-up of rent payments.
  - Payments
  - Site approval for families to move in

**Rental, Homeownership and Rehabilitation (Including Workforce Housing)**

- Focus resources on regional CDC's instead of local ones
- Comprehensive housing council concept
  - One step service center
- Focus resources on regional CDCs that focus on affordable housing. Focus on the ones that are doing a good job and let them expand their ability to develop housing.
- Allow government utility and connection fee to be paid at the time the house is sold not built.
- Absence of Comprehensive Housing Council. After the four visits, then you are able to determine the truth about their financial status.
- Average individual is not prepared to move forward in being financed for a house. Pre-purchase council to filter the truth about the client and then assist them in how they can prepare to purchase affordable housing.

**Mayor's Land Use**

- Locate sites in the South to be used for developing.
- Need to put housing wherever we can find a decent spot.

**Public and Private Employer Incentives**

- No Public Comment

**Tax Relief, Incentives, Abatement and Insurance Committee**

- People are being thrown out of their homes as a result of the apartments being taken off of the market and turned over into condos.
- When or can these ideas be implemented? In the Overtown downtown area many properties were condemned. Owners collected their insurance

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and boarded up the properties. People in a 3 to 5 family household are now living in one bedroom apartments. Crosswind located in Overtown these are people that cannot afford a \$150,000 to 200,000 home. Some people will always be renters. What is being done to assist those people?

- Tax notices were received on properties yesterday included millage rates for school boards and other entities. The Committee should take a look at how rental buildings are being valued.
- Renewal of cap of Sadowski Fund Act
  - Money for affordable housing – a cap was placed on it because so much money was being made and they took the excess for other things needed in the budget. Also recommend that the cap be removed and all \$\$ go to the affordable housing.

**Maintenance of Affordability**

**(includes Community Land Trust and Housing Support Services)**

- Concern that developers come in and advertise a preconstruction price for the properties but the time between preconstruction and development goes by and the price increases because by the time the house is built it is no longer affordable.
- Provide bi-monthly newsletters highlighting strengths and weaknesses.
- Find ways to place programs under existing organizations. Merge programs so we can truly develop a one stop concept. We have got to find a way to make more information available.
- Recommend that an evaluation sheet be given out where the audience can provide feedback on the forums provided to the public.
- Do the best possible to help people attend the forums and to ensure that the people do not waste their time trying to make a difference and nothing happens.
- Need to make sure that the greatest portion of the dollars is going to alleviate the conditions that the dollars are intended for.
- Prioritize how the list gets handled. Offer to disabled that can't work first.