

MIAMI-DADE COUNTY HOUSING SUMMIT

Community Affordable Housing Strategies Alliance (CAHSA)

APPENDIX of Discussion Group Recommendations

Prepared for:

Community Affordable Housing Strategies Alliance (CAHSA)

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Introduction

The following are each Discussion Breakout Sessions specific recommendations culled from “table” discussions and group consensus recommendations. The list is complete relative to the flip chart sheets that were reviewed and catalogued by each session.

Public Action for Affordable Housing

- more stringent background checks for tenants
- promote de-concentration / fair housing /mixed-income housing
- better enforcement of existing fair housing laws
- more funding for emergency rental assistance
- county should create a voucher program for rental housing
- section 8 vouchers are too low
- poor maintenance of public housing and response time
- poor communication systems currently in place for public housing/Dade county housing programs need to centralize information
- allow rehab that does not bring unit to current code compliance
- Concern of de-concentration – how is property value effected with mixed income
- Bring back rent control
- We need to do a better job of deciding what is the poverty level
- Moratorium to closures of trailer parks
- Accountable developer while setting prices
- Rental control
- One stop center to include community council
- Problem: Going up against the might dollar, whoever has it.
- De-concentration – a good, well-managed subsidy program will de-concentrate poverty and promote mixed-income communities
- Affordability– buy expiring use properties to maintain affordability
- Affordability: Work alongside state delegation to change condo conversion policies
- Special Needs: Instead of making special needs housing optional, incentive developer to create special needs/low income units
- Oversight: Have yearly summit organized through newly formed central housing office to feature success of County programs
- Ownership of housing developments input on type of housing built
- Address city transportation issues
- Promises made to people relocated are kept in timely manner
- Provide oversight with enforcement powers to ensure that housing units are built and eligible families promptly placed
- #1 agree but include resident councils, tenant participation organizations, disability community, needs representation from all areas
- #2 create an independent task force to ensure integrations in all communities
- #3 agree bus stops need to be closer to living community
- #4 agree but create a system to monitor and enforce penalties on developers who do not comply with procedures and timelines
- Concerns:
 - Central location for all housing needs (funding, rental, homeownership, complaints)
 - Elected officials need to be more accountable
- Look at income levels as they are not at what HUD says
- Lease purchases for young families and first time homebuyers
- Streamline permitting

- Housing czar must be aware of culture and economic needs of each community
- Housing as right, #1 priority
- 5 yr plan needs inventory and logical sequence of support
- disabilities – separate violent/nonviolent
- promote de-concentration
- combine agencies
- developers % affordable housing
- build mixed use retail, commercial, community space
- Disagree with method to keep track of who was in area to contact to return need a system to disseminate info
- Section 8 is disappearing
- Generations displaced
- Avoid duplication
- Need to inform of options
- Commissioners should be accountable
- Insurance support needed
- Adoption of master plan
- Special housing provisions for seniors that reside in previously funded county buildings (bonds, surtax, ship) in which developers are paying or have paid off outstanding loans to County and are raising rents based on market
- Expand special needs to include seniors
- Reduce amount of time to be able to apply for section 8/public housing waiting list
- Centralize housing clearinghouse (information)
- Section 8 exists in different locations (MB, Hialeah affordable housing, Coral Way) and all operate differently
- Implement housing locator – bring landlords and tenants together – updated monthly – HOPWA – special needs, emergency housing – vigorous building inspections
- Funding being distributed in timely fashion
- Create property owners monthly meetings in each community and tenants
- Provide tax incentives for landlords
- Complete reorganization of present staff – total fresh start – from top administration down
- Getting the community involved
- The committee should be at district levels to include community people – include homeless / street people as well as those with no stable home environment possible staying with friends, neighbors, etc
- De-concentration – can be addressed with more summits at the neighborhood level
- Meeting at their voting precincts (public schools – no parking fees) make it countywide (free metro rail passes)
- Tax relief incentives for those developers that promote all of the above and oversight board to check out developers (more enforcement!) as to what we have now
- Expand for special needs housing and elderly housing
- Housing in close proximity to schools business, stores etc
- Restructure countywide housing policies

- under section 8/public housing
- parents/tenants being evicted for criminal charges and not convictions
- the head of households being evicted because of what the household members are doing
- instead of household members living with parents signing up for vouchers they should automatically be given a voucher if they are of age working and ready for their own places so if they break their own rules they'll get put out of their own places
- background checks are not being done before vouchers are given and vouchers are taken back when you have began living in your home under Section 8
- housing agency should be held accountable for how they are running the program
- promote de-concentration/fair housing/mixed income housing
- fair housing needs to enforcing the low as it pertains to section 8 (ALL landlords should except Section 8 because it is a government program) needs to be monitored and quarterly report provided to the public
- The annual incomes are to low for homeownership the client has to become a bankable client and becoming such – how do they afford a mortgage payment?
- AFFORDABLE HOUSING with reasonable room size
- Parents pay for minor child's crime by loosing the "whole family's" public housing (family should be put into family counseling before- they kick them off the programs)
- Change income levels (federal) for qualifications
- Subsidize very low income
- People on SSI cant even qualify for buying a low income house
- Clearinghouse must include all municipalities receiving HUD funding
- Dade County needs to get out of the slum landlord business
- New incentives for people below 30% median – especially PI disabilities and people in institutions that can live independently with support
- Enforce the fair housing laws!
- Sensitivity training for housing staff
- De-concentration – Scott's projection revisit what they promised – didn't do what they said!
- Include in the oversight the MDC inspector general
- Committee and community involvement will make the county accountable for implementation
- Team member would like to become a single low income homeowner according to income
- Assistance is needed with purchasing a home as a low income individual
- Implementation for recommendations must be monitored for compliance and completion in a timely manner
- County must make housing #1 priority
- TOD
- Before granting permits to developers they must commit % of capital/units to AFFORDABLE HOUSING set-aside
- Initiate rent control breaks on insurance and "junk fees"
- Increase vouchers to section 8

- Make more housing units
- Centralize funding resources in the county
- Have landlords observe/monitor periods where tenants funds are limited “not clear”
- Acquire condos built at some ask condos
- Ensure decent and affordable housing for section 8 tenants
- Ensure that section 8 owners whose units are in poor condition are not paid by section 8
- More emergency rental assistance needed for low-income renters who receive no housing assistance and have a reduction of income
- Not filling vacancies of which there are roughly 1109. Plan to fix them up @ 20 units per month which is a longtime investment. What do people do in the meantime? Solution. Like habitat people in need could volunteer along with volunteer construction teams could begin to assist in the fixing up process – Eartha Walker
- Ms Young/Stewart - What formula used to calculate rental rates for public housing – base pay vs. overtime pay fssp – should be available at residential site
- Ms. McKenzie – why is community housing (existing) being torn down and rebuilt at a rate that the community cannot afford. Ex. Scott projects
- Mr. Adams – since the recent “house of lies scandal” what’s being done to recoup the monies stolen by developers? Solution: oversight commission and Katherine Rundle need to step up the heat!
- Ms Sippie – section 8 being taken away for administrative and ridiculous reasons the fed government has cut funding. Solution. county should create a voucher program to assist with monthly rentals
- All of this leads to slumlord increasing rates, no repairs, people piling on top of each other, black flight to other states and cities
- Make affordable housing based on gross less expenses
- Transportation schools, job training
- Financial incentive to repair housing
- Homeless trust’s analysis should be based on gross less expenses
- Make affordable housing based on income ex a person making \$11, \$750.00 does not meet requirements of affordable housing
- Provide transportation to some new housing development
- Give landlords financial incentives to repair building affordable after natural disasters such as hurricanes
- Have more inspectors check buildings for damage
- Do not build housing units too close together, need larger rooms and lots
- Desperate need for low income housing, affordable housing tends to be very expensive
- Programs to assist with insurance rates or lower insurance premiums
- Affordable homeownership for the elderly and disabled
- Affordable mortgage payments (no balloon)
- Grants for help in assisting with insurances and association fees
- Housing should come equipped with a/c’s
- Managers should take interest on the inside as well as the outside

