

MINUTES

OF THE

MIAMI-DADE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
WORKSHOP MEETING OF

November 22, 2005



## *Board of County Commissioners*

Miami-Dade County - Florida  
111 NW 1<sup>st</sup> Street, Stephen P. Clark Center  
Commission Chambers, 2<sup>nd</sup> Floor

# **AGENDA**

## **Urban Development Boundary (UDB) Workshop**

*Dennis C. Moss (9)*

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**Tuesday, November 22, 2005      10:00am      Commission Chambers**

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- I.**      Introduction and Welcome      Vice-Chairman Moss
  
- II.**      State of Affordable Housing      Panel Discussion
  - Panel I      Government Agencies & Regulators
  - Panel II      Affordable Housing Providers
  
- III.**      Public Input

## BCC Urban Development Boundary (UBD) Workshop, November 22, 2005

The Board of County Commissioners convened in a workshop session at the Stephen P. Clark Government Center, 111 N.W. First Street, Miami, Florida at 10:18 a.m., on November 22, 2005, there being present Vice Chairman Dennis C. Moss, Assistant County Attorneys Craig Collier and John McInnis; and Deputy Clerks Jovell Shaw and Zorana Gainer. Commissioners Bruno A. Barreiro, Barara Carey-Shuler, Jose "Pepe" Diaz, Carols A. Gimenez, Sally A. Heyman, Barabara J. Jordan, Dorrin D. Rolle, Natacha Seijas, Katy Sorenson, Rebeca Sosa, Javier D. Souto, and Chairman Joe A. Martinez were absent.

### I. Introduction and Welcome

Vice Chairman Moss called the meeting to order at 10:21 a.m. He announced that he would be chairing today's workshop. He noted a series of workshops had been held on the Urban Development Boundary, and the County Commission would continue dialogue regarding this issue. Vice Chairman Moss pointed out the need to ensure that affordable housing was addressed as a part of this dialogue.

### II. State of Affordable Housing-Panel Discussion

Mr. Alphonso Brewster, Director, Miami-Dade County Housing Agency noted some drastic changes had occurred in the definition as affordable housing statewide. The cost of living had doubled and created gaps in the affordability of housing for low income families. This problem involved funding but the rapidly increasing cost of housing as well, Mr. Brewster explained. He noted inclusionary zoning and the proposed Community Land Trust were among the proposed alternatives recommended to address this problem, however, other alternatives might be necessary to make an impact on the housing crisis.

In response to Vice Chairman Moss' question about Community Land Trust, Mr. Brewster stated that the Community Land Trust would control land ownership for long term affordable housing, and the interest would be accrued on the mortgage, but not the land. The Trust would own rights to the land, and the affordability of the housing would be sustained, but he homeowners would not receive the profits from escalated property values, Mr. Brewster pointed out. He noted another long-term solution might be the Generalized Obligation Bond (GOB),

Concerning Vice Chairman Moss' question regarding the availability of resources, Mr. Brewster noted the County Manager had engaged in conversations with the GOB staff regarding re-prioritizing the need and the funding for affordable housing.. He suggested the density requirements in the Comprehensive Development Master Plan (CDMP) be increased and that incentives be incorporated into the plan to encourage developers to build affordable housing.

Vice Chairman Moss questioned whether the lack of incentives for affordable housing could be attributed to the decrease in subsidies from state tax credits.

Mr. Brewster explained that Vice Chairman Moss was correct in that the state housing assistance program suffered a loss of \$14 million as a result of devastation caused by repeated hurricanes. He noted the Trust Fund was capped at \$3 million dollars, the number of families served had decreased, and the need for housing had increased.

Vice Chairman Moss suggested to Mr. Brewster that he analyze the feasibility of redeveloping County-owned facilities and land to provide affordable housing.

Mr. Brewster noted he agreed with Vice Chairman Moss, and he had initiated efforts to identify County-owned lands that could be redeveloped.

Ms. Patricia Braynon, Director, Miami-Dade County Housing Finance Authority, addressed some of the challenges developers encountered in providing affordable housing, which she noted had been defined by developers as the increasing cost of land and materials. Ms. Braynon suggested the County Commission consider providing developers with incentives such as subsidies, governmental financing, and density bonuses. She pointed out that it was difficult for single parents or single family homeowners to qualify for affordable housing.

Concerning Vice Chairman Moss' request for clarification regarding the amount (price of housing) defined as affordable, Ms. Braynon noted after conducting a number of workshops throughout the community, she felt that the price of affordable housing should not exceed \$150,000.

Mr. Andy Dolkart (phonetic), Private Sector Co-Chair, Inclusionary Zoning Task Force, explained that the task force was in the process of developing an ordinance providing for density bonuses to developers, however, there were some unresolved issues involving the processes and the applicability of this program in communities that have been historically opposed to high density development. Mr. Dolkart noted this ordinance would be applicable to unincorporated Miami-Dade County; Homestead and Florida City primarily because vacant land was available in these areas. He also noted that based on his research, inclusionary zoning had proven successful in providing affordable single family detached/attached housing and garden apartment units, but it had not been successful in providing affordable housing in true urban areas such as high rise buildings.

Mr. Subrata Basu, Assistant Director, Miami-Dade County Planning and Zoning, noted that the ordinance would be incentive based, and would involve a primary density bonus of up to thirty (30%) percent for projects developed within the non-transit corridor area and up to forty (40%) percent within the transit corridor.. He also noted that developers must provide a minimum of twenty (20%) percent workforce housing units outside the transit corridor and minimum of thirty (30%) percent within the transit corridor

Concerning Vice Chairman Moss' inquiry whether developers could opt out of the density bonus program, Mr. Basu explained that an opt out provision such as a probationary period would have to be added to allow developers to opt out.

James L. Brown, President, Richmond Heights Townhouse Development, appeared before the Subcommittee and stated that his company had focused on building affordable housing on infill lots. Mr. Brown noted his company structured an internal program to educate and direct families to the funding resources. Finding affordable land was also a challenge, noted Mr. Brown. He said he concurred with Ms. Braynon that the price range for affordable housing should not exceed \$150,000. He suggested the County engage in the acquisition of infill lots for the purpose of building affordable housing and in establishing partnerships with the public/private sector.

Following questions from Vice Chairman Moss, Mr. Brown suggested that the County purchase a repertoire of infill lots to build affordable housing. He suggested that the County acquire and stockpile these lots along with pre-planned infrastructure.

Mr. John Little, Attorney, Legal Services of Greater Miami, appeared before the Board and suggested the County capitalize on immediate opportunities to purchase and stockpile vacant lots within distressed neighborhoods to build affordable housing. He suggested infill lots be designated as opposed to bidding them out; that affordable housing lots be sold to developers at reasonable prices, and that pre-designed building plans be developed to expedite the building process.

Ms. Braynon noted that according to research, successful affordable housing programs in other cities were largely attributed to aggressive and proactive involvement on the part of the local government. She suggested that similar action be taken by the County..

### III. Public Input

Vice Chairman Moss called for others wishing to be heard, and the following individuals appeared:

Mr. Joseph James, Member of Miami-Dade Housing Advisory Board, appeared and expressed concern regarding the housing crisis in Miami-Dade County.

Ms. Allen Farago (phonetic), 534 Menendez Avenue Coral Gables, appeared and spoke in opposition to expanding the Urban Development Boundary.

Truly Burton, Builders Association of South Florida, appeared and spoke in support of the proposed density bonus program and other incentives for affordable housing.

Mr. Jamie Ferhan (phonetic), Hold the Line Campaign, appeared and spoke in opposition of expanding the Urban Development Boundary.

Vice Chairman Moss stated that these workshops would continue. He thanked each of the panelists for their participation in today's discussion.

There being no further business to come before the Sub-Committee the workshop adjourned at 12:30 p.m.

## LOG OF PROCEEDINGS ELECTRONICALLY RECORDED

Description	BCC Urban Development Boundary (UBD)		
Date	11/22/2005	Location	SP02CB01
Time	Speaker	Note	
10:21:19 AM	MOSS	Introduc. important to address affd hsnq determ if need to provide addit housing introduc panel that will discuss solutions and opportunities. introduc group of students here to obsrv mtng. (leaders of tmw). INTRO OF PANEL GUESTS:	
10:24:06 AM	direc miami dade housing Al Brewster	andy dolkart (phon) patricia brannon (phon) james brown, john little	
10:26:05 AM	Al Brewster, Director mdc housing	have witnessed a dramatic change in affordable housing in South Fl & statewide. Service low income families and provide affordable housing. cost of living has doubled and creates a gap for families. Problem is not just funding, cost of housing has gone up significantly. Families unwilling to rent to low income families due to economy, rather rent at market value. will address situation with solutions. recommendation being looked at is inclusionary zoning program, creation of community trust, loosing housing due to condo conversions,	
10:31:23 AM	moss	what is community land trust	
10:31:35 AM	al brewster	allow long term cost maintaning. stabilizing cost factor of land so does not become personalized property.	
10:33:12 AM	moss	have there been discussion regarding moving up availability of resources	
10:33:55 AM	al brewster	yes gob (general obligation bond) program is a method that can be used to augment this problem. increase density, maximize joint use development processes, bring incintives back for developers,	
10:36:18 AM	moss	recalled developers around that received county funding to rebuild after hurric. andrew. there were large number of developers, have dissappeard	
10:37:23 AM	al brewster	profit margins are greater. developers now have a choice. lure of private market competition.	
10:38:58 AM	moss	is there less money available now? is that the reason for lack of opportunity	
10:39:19 AM	al brewster	yes. recipricol effect benefit increase of economy. trust fund capped at 3 million \$, in turn serving less people/families.	
10:41:28 AM	moss	need to look at county facilities/land consider redevelopment or stop usage that does not maximize property	
10:42:05 AM	al brewster	great suggestion, have started identifying for redevelopment . will excercise opportunites that are available.	

10:43:21 AM	pat braynon	provide capitol financing for homeownership. have seen downturn in # of applications. financing has become difficult. askd developers what are the challenges: cost of land, cost of materials. help bring down costs by subsidies, provide some incentives regarding desity. asking for other incentives (tax etc) families make less \$. how do we provide subsidies for families with very low income, when housing is 300k or more. had to help find subsidies for families, it is not very easy to do now.
10:49:28 AM	moss	attended conferences took tours to view affordable housing options. prices have ascended tremendously
10:50:58 AM	pat brynon	witnessed in san francisco higher costs as well. explained they have inclusionary zoning, must provide affordable units, exchange a # of affordable units for market value units. is looking a better way to use available land, if housing is built must build affordable housing, using mortgage from fannie mae-rehabilitation loans to low moderate or workforce families, keep the land affordable in the future
10:54:27 AM	moss	how did they arrive at a number in terms of costs (sanfran)
10:55:05 AM	pat brynon	93k annual (sanfran) our income is 43k. how to assist those at 80% of median income, asses what is affordable for those families, adjust housing priceses. in return for gov land make units affordable.
10:57:00 AM	moss	what is affordable housing? not industry standards what are families in this comm able to afford
10:57:30 AM	pat brynon	150k seems to be affordable per community workshops for majority of families
10:58:17 AM	moss	where do you find 150k homes?
10:58:27 AM	pat brynon	if there were homes at 150k can help families
10:58:47 AM	andy dolkart, private consultant	ordinance introduced as product of task force asking co manager for inclusionary zoning. wrkd 2 yrs presented to comittee chair rolle, it began voulantary. ordinance still a work in progress. ordinance deals with workforce ordinance group, involve unincorp property of county and density. major issue in ordinance is density bonuses. produce affordadable units provide density bouns so there will be no loss of value of property. bonus of 30% of value, with market value units. process issue: trying to make denity in an area (unincorp dade) where density is usually not approved by zoning. targeting unincorp dade. other consideration identified 2 areas with vacancies for density: homestead & florida city. concept of inclusionary zoning has historically worked. has not been sucessful in true urban areas. having trouble getting buyers to
11:11:07 AM	moss	there is intient to have dialog w/cities?
11:11:20 AM	andy dolkart	yes. home builders are attempting to cooperate, but need others to work with problem as well.
11:12:18 AM	moss	commended commissioner jordan regarding ordinance and putting in action, moving inclus housing forward

11:13:17 AM	bastu, dept planing & zoning	wld like to see mandatory ordinance. Ordinance target purch range is 81k-175k ordinance targest 25 or more unit projects outside of infill area. density bonus 30% 40% within transit corridor.
11:20:09 AM	al brewster	targeting working familes which cant afford and out of the loop.
11:20:47 AM	moss	concerned with opt out issue
11:21:03 AM	bastu	requires monetary contribution 10 percent over and above avarage prices of unit. have an opt out probation. 10 % may not be adiquit maybe more?
11:22:18 AM	james brown, president richmond twnhse development	program improved dramatically, built/sold homes to moderate income families. construction price is same for affordable or market rate. help families understand, lead to resources for funding, land acquisition, land must be purchased at cost effective price. ideal price range is 150k for families, as prices are raised by 5k low income families are lost. market has changed rapidly. make more attractive: county purchase infill lots (land acquisition) a pool of lots avaiable would mean incentives, planing and zoning incentive, impact fees; have to find ways to reduce fees. these are some short term solutions
11:28:35 AM	moss	in terms of lots, is positioning an issue?
11:29:23 AM	james brown	many challenges building on infill lots, must identify lots first, cost factor water & sewer issues. If scattered lots were on a plan
11:30:54 AM	moss	so take a look at gob monies? see if lands could be tied down in land trust, make avaiable to developers.
11:31:56 AM	andy dolkart	seen a number of lots that wre built on had lots of issues with water & sewer for over a year. Picking up scattered lots, doing so in South Miami, sometimes located in area when appraisal comes back tax rate is too high.
11:34:10 AM	bastu	needs to work on scattered lots. reduce county cost of projects. wld like a pool of funding avaiable to provide impact fee subsidies or connection fees subsidies.
11:36:29 AM	james brown	concurred w/bastu impact/connection fees are \$10-12k .
11:37:27 AM	john little comm development atty	all looking at same problem. focus on opportunities that could be capitalized on. Need to work on poverty in distressed neighborhoods. there are many vacant lots in these neighborhoods. this is an opportunity to develop affordable housing. give developer reasonably priced lot, w/ little subsidy is able to build affordable housing. land trust is good idea. vast inventory of county property, get control of these property, foreclose on them, have zero tolerance. look at tax forclosures, make minor changes to designate infill lots rather than bidding them out. expidite building process, predesign building plans for infill lots. easier access to predevelopment plans. have an underwriting manual for sur-tax, because currently rules just change.
11:52:55 AM	moss	asked abt comments regarding New York forclosing on properties when taxes are unpaid.

11:54:14 AM	john little	yes there is opportunity to recover property by paying the taxes.
11:55:50 AM	moss	seeing properties snapped up and prices rising rapidly. housing prices even up in previously undesirable neighborhoods, communities changing due to lack of land.
11:57:33 AM	pat brynon	noticed in communities that have successful affordable housing programs is that gov has been very aggressive and proactive in this process. Wants gov to be aggressive in making these things happen, will see a turn.
11:59:48 AM	moss	concurred needs to be more aggressive in helping those in our community that need affordable housing
12:00:34 PM	James Brown	may want to consider developing more of a relationship between small developers. thinks major co's wdnt be interested in infill lots due to different structure of their business.
12:01:47 PM	moss	opened meeting for public input
12:01:58 PM	<b>PUBLIC SPEAKERS</b>	
12:02:19 PM	Joseph James	suggested partnership between private sector and public sector
12:05:35 PM	Allen Farago 534 menendez ave coral gables	addressed workforce housing. denistiy, moving urban development boundaries, stated the probelms that could occur w/placing dense units in unincorp dade: flooding, too far from transp corridor/workplaces. allow existig neighborhoods to be revitalized. assist private developers that want to help. need to protect/enhance workforce housing, moving the line does not solve the problem
12:13:39 PM	Truly Burton	suggested support for density at zoning hearings. spoke in support of packaging incentives, workforce housing, landpool incentives, discounts or eliminate fees (or defer fees) concerned about time it takes to get plans out, consider 30 day ordinance, rework after first round of reviews with no deadlines here.
12:23:06 PM	Jamie	spoke in opposition of moving affordable housing. agreed w/utilizing infill lots
12:28:40 PM	moss	thankd panelists, will continue to have these workshops
12:29:08 PM	moss	<b>WORKSHOP AJOURNED</b>