

MEMORANDUM

Agenda Item No. 11(A)(9)

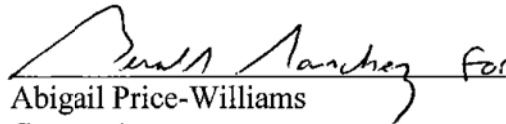
TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 5, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution urging Miami-Dade County Public Schools to identify underutilized Miami-Dade County Public Schools properties which may be suitable for the development of affordable and workforce housing, to prioritize such properties for the development of affordable and workforce housing, to surplus such properties, and to otherwise make such properties available to developers who are committed to constructing affordable and workforce housing

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Housing and Social Services Committee.


Abigail Price-Williams
County Attorney

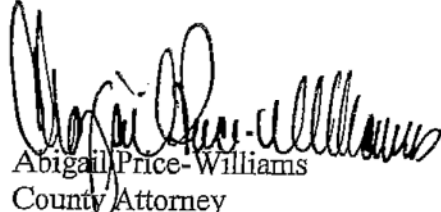
APW/smm



MEMORANDUM
(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 5, 2018

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(9)

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 ____, 3/5's ____, unanimous ____) 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)(9)
6-5-18

RESOLUTION NO. _____

RESOLUTION URGING MIAMI-DADE COUNTY PUBLIC SCHOOLS TO IDENTIFY UNDERUTILIZED MIAMI-DADE COUNTY PUBLIC SCHOOLS PROPERTIES WHICH MAY BE SUITABLE FOR THE DEVELOPMENT OF AFFORDABLE AND WORKFORCE HOUSING, TO PRIORITIZE SUCH PROPERTIES FOR THE DEVELOPMENT OF AFFORDABLE AND WORKFORCE HOUSING, TO SURPLUS SUCH PROPERTIES, AND TO OTHERWISE MAKE SUCH PROPERTIES AVAILABLE TO DEVELOPERS WHO ARE COMMITTED TO CONSTRUCTING AFFORDABLE AND WORKFORCE HOUSING

WHEREAS, according to an August 16, 2017 article published in *The Miami Herald*, “the nationwide housing crisis [has become] more dire for those who are the most vulnerable [because] South Florida has been ranked as the metro area with the highest percentage of low-income renters who can’t find affordable housing”; and

WHEREAS, an annual report by the United States Department of Housing and Urban Development (“HUD”) released in August 2017 found that renters in the “Worst Case Needs” category increased 8 percent between 2013 and 2015, raising the number of households in trouble to 8.3 million and approaching the 2011 recessionary peak of 8.5 million; and

WHEREAS, HUD defines “worst case needs” renters as those who make at or below 50 percent of the area median income; do not receive government housing assistance; pay more than half of their income on rent or live in unsafe or inadequate housing; and

WHEREAS, *The Miami Herald* article further states that “in the Miami-Fort Lauderdale-West Palm Beach metro area, 60.9 percent of 373,000 very low-income renters had worst case needs, which placed South Florida last or most desperate among the 15 most populous areas studied”; and

WHEREAS, the article also states that “people looking for housing in the Miami area are in much more difficult straits than those in Detroit, New York, Chicago and Philadelphia”; and

WHEREAS, a United Way of Florida Asset Limited, Income Constrained, Employed report found that the minimum survival budget for a family of four in Miami in 2017 is \$56,753.00 -- which has increased about \$8,600.00 over the past three years; and

WHEREAS, about 58 percent of Miami-Dade County families are struggling to make ends meet; and

WHEREAS, a Zillow report found that local renters in predominately black neighborhoods spend 58 percent of their income on rent while renters in Hispanic neighborhoods spend 55 percent and renters in white neighborhoods spend 42 percent; and

WHEREAS, similar research further demonstrates that lower-income households, seniors, single parents, and individuals with disabilities are paying more than half their incomes on housing and spend significantly less on food and health care, and to reduce these costs, some resort to cheaper and poorer quality housing, leading to negative health and educational outcomes for their children; and

WHEREAS, this Board is concerned that the rising costs in rents serves an impediment for residents looking for housing in Miami-Dade County and for those households thinking about relocating to Miami-Dade County, thus forcing these households to relocate to other counties or other states where housing may be more affordable; and

WHEREAS, this Board is also concerned that the current housing crisis has and will continue to have the brain drain effect as more highly skilled and educated individuals leave the County to pursue better opportunities elsewhere where the price of housing is more affordable; and

WHEREAS, this Board wishes to continue to find ways to develop and preserve the County's existing supply of affordable and workforce housing to ensure that the residents of Miami-Dade County and those looking to relocate here have housing that is affordable for years to come; and

WHEREAS, this Board has taken steps to develop and preserve the supply of affordable housing in Miami-Dade County, including but not limited to creating affordable housing programs such as the Miami-Dade Infill Housing Initiative and the Workforce Housing Development programs; providing funding to the developers of affordable housing through the County's documentary stamp Surtax, State Housing Initiatives Partnership, HOME Investment Partnerships, Community Development Block Grant, and General Obligations Bond programs; and declaring certain County-owned property as surplus for inclusion on the County's affordable housing inventory list and designating such properties appropriate for affordable housing development; and

WHEREAS, further, this Board realizes that the County cannot be the sole provider of affordable and workforce housing and, therefore, the County must rely heavily on its public and private partners to address the affordable housing crisis in Miami-Dade County; and

WHEREAS, one such public partner is Miami-Dade County Public Schools ("MDCPS"), which is the owner of properties located throughout Miami-Dade County; and

WHEREAS, recently, MDPCS approached the County's Public Housing and Community Development Department to explore a possible collaborative effort to develop two County-owned properties with educational facilities and workforce housing for MDCPS employees; and

WHEREAS, this Board believes that similar ventures would be beneficial to the County and MDCPS; and

WHEREAS, this Board also believes that more can be done by MDCPS to increase the supply of affordable housing for all Miami-Dade County residents; and

WHEREAS, this Board wishes to urge MDCPS to identify underutilized MDCPS properties which may be suitable for the development of affordable and workforce housing; to prioritize such properties for the development of affordable and workforce housing; to surplus such properties; and to otherwise make such properties available to developers who are committed to constructing affordable and workforce housing,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board urges Miami-Dade County Public Schools (“MDCPS”) to identify underutilized MDCPS properties which may be suitable for the development of affordable and workforce housing; to prioritize such properties for the development of affordable and workforce housing; to surplus such properties; and to otherwise make such properties available to developers who are committed to constructing affordable and workforce housing.

Section 3. This Board directs the Clerk of the Board to transmit a certified copy of this resolution to the Chair and Members of the School Board of Miami-Dade County and the MDCPS Superintendent.

The Prime Sponsor of the foregoing resolution is the Housing and Social Services Committee. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Esteban L. Bovo, Jr., Chairman
Audrey M. Edmonson, Vice Chairwoman
Daniella Levine Cava Jose "Pepe" Diaz
Sally A. Heyman Barbara J. Jordan
Joe A. Martinez Jean Monestime
Dennis C. Moss Rebeca Sosa
Sen. Javier D. Souto Xavier L. Suarez
District 5 - Vacant

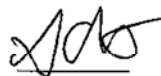
The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of June, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith