

# Memorandum



**Date:** June 10, 2021

**To:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava  
Mayor *Daniella Levine Cava*

**Subject:** Social Equity Statement for Ordinance Relating to Maximum Sales Price, File #210921

PHCSC  
Supplement No. 2 to  
Agenda Item No. 1(G)1

According to the Office of Policy and Budgetary Affairs, over the last 10 years the Board of County Commissioners conveyed 334 County-owned parcels to developers through the Infill Housing Initiative Program. The goal of this program is to activate surplus County-owned land for the purpose of housing opportunities for low- and moderate-income individuals. During calendar years 2017, 2018, and 2019, housing developers constructed and sold a total of 91 homes through the Infill Housing Initiative Program. Developers have cited the low-maximum purchase price of homes and increased construction costs as a reason for the low number of homes developed through the Infill Housing Initiative Program.

The Ordinance seeks to amend Section 17-161 of the Code and creates Section 17-162 of the Code to define the methodology for setting the maximum sales price for homes in all County affordable homeownership programs by using federal standards set by the U.S. Department of Housing and Urban Development (HUD) or the U.S. Treasury. The methodology for determining the maximum sales price is designed to align the County's homeownership programs with the existing housing market. It is anticipated that this alignment will increase the number of homes that qualify for second mortgages and incentivize developers to construct more infill homes. It is anticipated that this Ordinance will provide a public benefit by increasing the number of homes which qualify for the County's affordable housing programs and thus increasing opportunities for homeownership for low- and moderate- income individuals in Miami-Dade County.

To ensure that low-income homebuyers are not negatively impacted by the increase in the maximum purchase price of homes proposed in this Ordinance, the Public Housing and Community Development department shall explore every feasible funding source to increase the subsidies provided to low-income homebuyers, including the possibility of using State Housing Initiatives Partnership (SHIP) program funds.

Morris Copeland  
Chief Community Services Officer