

MEMORANDUM

Supplement to:
Agenda Item No. 7(A)

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


DATE: July 20, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Supplemental information for
social equity and fiscal statement
to ordinance relating to the
maximum sales price of homes
for all County affordable housing
programs; setting a current
maximum sales price and
establishing a methodology for
revising the maximum sales
price; amending section 17-161
of the Code

The accompanying supplement was prepared and placed on the agenda at the request of Co-Prime Sponsors Commissioner Eileen Higgins and Commissioner Jean Monestime and Co-Sponsor Commissioner Danielle Cohen Higgins.

This supplement is being submitted because the fiscal impact and social equity statements have been updated to reflect the impact of the amendments made to the item at the June 10, 2021 PHCSC committee meeting. The fiscal impact of the item was not affected by the amendment and the updated fiscal impact statement reflects that the item as amended does not have a fiscal impact. The social equity statement was updated to reflect that the amendment, which allows the maximum sales price increase to be applied retroactively upon the adoption of a Board resolution, will have the potential to benefit more homebuyers.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: July 20, 2021

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

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Fiscal Impact Statement for Ordinance Relating to Maximum Sales Price of
Homes Affordable Housing, File #211546

The implementation of this ordinance will not have a fiscal impact to Miami-Dade County, as the proposed changes will not require additional staffing resources nor generate additional operational expenses.

A handwritten signature in blue ink that reads "Morris Copeland".

Morris Copeland
Chief Community Services Officer


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Memorandum



Date: July 20, 2021

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

From: Daniella Levine Cava 
Mayor

Subject: Social Equity Statement for Ordinance Relating to Maximum Sales Price, File #211546

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.

The Ordinance was amended at the Public Housing and Community Services Committee (PHCSC) meeting on June 10, 2021 to allow for the maximum sales price to be applied to prior properties conveyed or projects funded upon the adoption of a resolution, sponsored by the district commissioner, by the Board. In addition, the ordinance calls for the Mayor or Mayor's designee to update program guidelines as warranted and provide a written report to the Board.

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 also 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