

MEMORANDUM

Agenda Item No. 11(A)(4)

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

DATE: October 5, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to explore the feasibility of creating an affordable housing pilot program in Commission District 8 that would allow for the installation of manufactured modular homes on County-owned property located in the district; and requiring a report

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM
(Revised)

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

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County Attorney

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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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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)(4)
10-5-21

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXPLORE THE FEASIBILITY OF CREATING AN AFFORDABLE HOUSING PILOT PROGRAM IN COMMISSION DISTRICT 8 THAT WOULD ALLOW FOR THE INSTALLATION OF MANUFACTURED MODULAR HOMES ON COUNTY-OWNED PROPERTY LOCATED IN THE DISTRICT; AND REQUIRING A REPORT

WHEREAS, Miami-Dade County continues to be one of the least affordable places to live in the country; and

WHEREAS, as a result, there continues to be a need for affordable and attainable housing in the County; and

WHEREAS, more than 22 million people in the United States live in manufactured housing, which are homes that are built to a federal standard in factories and typically placed on land that the homeowner owns or on rented lots in communities of manufactured homes; and

WHEREAS, in many parts of the United States, homes like these are the least expensive kind of housing available without a government subsidy; and

WHEREAS, according to the Manufactured Homes Institute ("MHI"), manufactured housing could do more to solve the housing shortage; and

WHEREAS, however, many communities have created rules that make building and maintaining manufactured housing more difficult; and

WHEREAS, the quality of manufactured housing has increased a lot in the last three decades, and the latest generation of homes can look like homes in most neighborhoods; and

WHEREAS, according to MHI, manufactured homes are the most affordable homeownership option available because they can cost half as much per square foot to build than site-built houses, according to U.S. Census data; and

WHEREAS, MHI reports that the national average cost to buy a manufactured home is about \$70,600.00, compared with \$286,000.00 for a single-family site-built home, not including land costs; and

WHEREAS, according to local experts, the cost to buy a manufactured home in Miami-Dade County is about \$75,000.00, compared with \$450,000.00 for a single-family site-built home; and

WHEREAS, cities such as San Francisco, Oakland, Berkley and New York have committed to increasing their affordable housing supply by committing to constructing manufactured homes; and

WHEREAS, for instance, San Francisco committed to purchasing \$100,000,000.00 worth of modular affordable housing to address their housing crisis and sweeten a deal to establish a modular-housing factory in San Francisco; and

WHEREAS, additionally, recognizing its urgent housing needs, New York City is also making modular construction a priority and the city aims for 300,000 new or preserved units of housing by 2026; and

WHEREAS, there are modular home manufacturing companies that manufacture high-tech light gauge steel structures for the construction of prefabricated building systems, steel trusses, luxury homes, modular residential or commercial construction; and

WHEREAS, this Board is committed to ensuring that more affordable housing of all types and sizes are built in Miami-Dade County to meet the rising needs for such housing by the residents of the County; and

WHEREAS, accordingly, this Board would like to explore the feasibility of creating a pilot program in Commission District 8 that would result in the manufacturing of affordable modular housing to be located on County-owned land in the district,

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 directs the County Mayor or the County Mayor's designee to explore the feasibility of creating a pilot program in Commission District 8 in consultation with companies that construct manufactured homes. The report shall:

- a) Identify a County-owned property or properties that are located in Commission District 8 that would be suitable for the construction of modular homes and/ or a modular home community;
- b) Identify companies that are capable of and interested in manufacturing affordable modular homes for Miami Dade County that are compatible with Miami Dade County's building standards;
- c) Identify any zoning or other impediments that may prevent the construction of such homes; and
- d) Recommend any changes in local ordinances, including, but not limited to, zoning and housing ordinances, that may be needed to accomplish the purpose of the program.

This Board directs the County Mayor or the County Mayor's designee to submit the report to this Board within 60 days of the effective date of this resolution and to place the completed report on an agenda of this Board in accordance with Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Danielle Cohen Higgins.

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:

Jose "Pepe" Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 5th day of October, 2021. 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
Lauren Morse