

MEMORANDUM

PHCSC
Agenda Item No. 2(C)

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

DATE: April 14, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to develop a program, in consultation with the Public Housing and Community Services Committee, for an affordable and workforce housing summit to be held in July 2022 to address the measures that can be taken to increase the supply of affordable and workforce housing in Miami-Dade County, to identify speakers, a location for the summit, a funding source to cover the costs associated with the summit, and to prepare a report

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



Gerri Bonzon-Keenan
County Attorney


GBK/jp



MEMORANDUM
(Revised)

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

DATE: May 3, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DEVELOP A PROGRAM, IN CONSULTATION WITH THE PUBLIC HOUSING AND COMMUNITY SERVICES COMMITTEE, FOR AN AFFORDABLE AND WORKFORCE HOUSING SUMMIT TO BE HELD IN JULY 2022 TO ADDRESS THE MEASURES THAT CAN BE TAKEN TO INCREASE THE SUPPLY OF AFFORDABLE AND WORKFORCE HOUSING IN MIAMI-DADE COUNTY, TO IDENTIFY SPEAKERS, A LOCATION FOR THE SUMMIT, A FUNDING SOURCE TO COVER THE COSTS ASSOCIATED WITH THE SUMMIT, AND TO PREPARE A REPORT

WHEREAS, Miami-Dade County is experiencing a significant shortage of safe and stable affordable and workforce rental and homeownership units; and

WHEREAS, for buyers and renters alike, the coronavirus disease 2019 pandemic has made housing significantly more expensive; and

WHEREAS, compared to median incomes, home prices and rents have risen much faster across the United States over the last two years; and

WHEREAS, according to data compiled by the real estate listing aggregator RealtyHop, Miami is now the least affordable housing market in the United States; and

WHEREAS, in February 2022, RealtyHop reported that the median asking price for a home in Miami reached \$589,000.00, a 13.5 percent increase from the previous year; and

WHEREAS, according to RealtyHop's analysis, a family in Miami earning the median income of \$43,401.00 would need to spend nearly 80 percent of their household earnings on mortgage and property tax payments to afford the median home listed today; and

WHEREAS, additionally, according to another report from the real estate website Redfin, rents across the country increased by 14 percent at the end of 2021, which is the biggest jump in more than two years; and

WHEREAS, the report found that in the past year, rents skyrocketed in South Florida, and were the highest increases in the country; and

WHEREAS, according to Redfin, rents increased 36 percent in West Palm Beach, Fort Lauderdale and Miami; and

WHEREAS, additionally, Miami-Dade County's Department of Regulatory and Economic Resources, Planning Division, projects that the available capacity for new single-family type housing units inside the Urban Development Boundary will be depleted by 2026 based on currently available information; and

WHEREAS, to address the housing shortage in Miami-Dade County, this Board has implemented a number of housing programs designed to target households whose incomes do not exceed 140 percent of the area median income as published by the U.S. Department of Housing and Urban Development for Miami-Dade County, including the Infill Housing Initiative, Workforce Housing Administration, Public Housing, Section 8 Housing Choice Voucher, Section 8 Moderate Rehabilitation, Documentary Stamp Surtax, State Housing Initiative Partnerships, HOME Investment Partnership, Community Development Block Grant, and Building Better Communities General Obligation Bond programs ("affordable housing programs"); and

WHEREAS, similar affordable housing programs are currently administered by various municipalities in Miami-Dade County; and

WHEREAS, the affordable housing programs have been instrumental in increasing the supply of affordable and workforce housing in Miami-Dade County; and

WHEREAS, nevertheless, this Board believes that more can be done to increase the supply of affordable and workforce housing in Miami-Dade County; and

WHEREAS, in response to the extreme housing conditions in Miami-Dade County, Miami Homes for All, a local not-for-profit organization that works to end homelessness in Miami-Dade County, with the assistance of the University of Florida Shimberg Center for Housing Studies, the Miami-Dade Department of Public Housing and Community Development (“PHCD”), and other partners, prepared the July 2020 Miami-Dade Affordable Housing Framework report (the “Framework report”); and

WHEREAS, the purpose of the Framework report is to identify strategies to address the housing crisis in Miami-Dade County; and

WHEREAS, the Framework report identifies four priorities that would accelerate the production and preservation of units, which include: (1) preserving existing affordable housing; (2) providing assistance to renters and owners; (3) leveraging vacant and underused land; and (4) investing more money in development; and

WHEREAS, on March 1, 2022, this Board adopted Resolution No. R-228-22, which directs the County Mayor or County Mayor’s designee to prepare a report prioritizing the recommendations set forth in the Framework report, including the four priorities identified in the report; and

WHEREAS, on June 4, 2019, this Board adopted Resolution No. R-625-19, which directed the County Mayor or County Mayor’s designee to develop a program, in consultation with the former Housing, Social Services and Economic Development Committee, for an affordable and workforce housing summit that was ultimately held on October 7, 2019; and

WHEREAS, the goal of the summit was to develop an action plan to ensure that a minimum of 10,000 affordable and workforce housing units are acquired, constructed or rehabilitated through one or more of the affordable housing programs; and

WHEREAS, at the February 10, 2022 Public Housing and Community Services Committee meeting, the director of PHCD reported that affordable and workforce housing units are being constructed on an average of 10,000 to 15,000 units per year; and

WHEREAS, the director also acknowledged that there is still a need for additional housing; and

WHEREAS, this Board desires to continue the process of increasing the supply of affordable and workforce housing in Miami-Dade County; and

WHEREAS, accordingly, this Board wishes to convene a summit to be held in July 2022 to address the measures that can be taken to increase the supply of affordable and workforce housing in Miami-Dade County, including the measures identified in the Framework report; and

WHEREAS, this Board further wishes to commence the planning process for the summit and to identify a funding source that can be used to cover the costs associated with the summit,

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 County Mayor's designee to develop a program, in consultation with the Public Housing and Community Services Committee, for an affordable and workforce housing summit to be held in July 2022 to address the measures

that can be taken to increase the supply of affordable and workforce housing in Miami-Dade County, including the measures identified in the July 2020 Miami-Dade Affordable Housing Framework report.

Section 3. This Board further directs the County Mayor or County Mayor’s designee to identify speakers, including speakers from the County, who will participate in the summit; identify a location for the summit; and identify a funding source to cover the costs associated with the summit.

Section 4. This Board directs the County Mayor or County Mayor’s designee to provide a written report related to planning and financing of the summit as described in sections 2 and 3 of this resolution within 60 days of the effective date of this resolution, and to place the completed report on an agenda of this Board pursuant to Ordinance No. 14-65. It is the intent of the Commission that the completed written report be assigned for Committee review.

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 3rd day of May, 2022. 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