

MEMORANDUM

Agenda Item No. 11(A)(6)


TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: March 7, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to provide a report on the implementation of Resolution No. R-1078-19, regarding permitting timelines for affordable housing, including data on the current permitting timelines; directing the County Mayor to place the report on an agenda of this Board; and requiring a semiannual report

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



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: March 7, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(6)

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)(6)
3-7-23

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE A REPORT ON THE IMPLEMENTATION OF RESOLUTION NO. R-1078-19, REGARDING PERMITTING TIMELINES FOR AFFORDABLE HOUSING, INCLUDING DATA ON THE CURRENT PERMITTING TIMELINES; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PLACE THE REPORT ON AN AGENDA OF THIS BOARD; AND REQUIRING A SEMIANNUAL REPORT

WHEREAS, Miami-Dade County is currently in the midst of an affordable housing crisis;
and

WHEREAS, as per the Miami Herald, rental prices in the County increased 34 percent in 2021; and

WHEREAS, according to United States Secretary for Housing and Urban Development, Marcia Fudge, Miami is the "epicenter" of the nation's housing crisis; and

WHEREAS, a recent report published by Florida International University found that six in 10 employed adult residents of Greater Miami are housing cost-burdened, meaning they spend more than 30 percent of their incomes on housing—the highest rate of any large metro in the nation; and

WHEREAS, in order to resolve the affordability crisis, it is imperative that Miami-Dade County accelerate the growth of its affordable housing stock by prioritizing the development of such projects; and

WHEREAS, the permitting process can delay the construction of new affordable housing projects; and

WHEREAS, in response to the overwhelming construction need and to expedite the production of vital projects, on October 3, 2019 this Board passed Resolution No. R-1078-19 directing the County Mayor to study the permitting process for affordable housing projects and produce a report on streamlining permitting timelines; and

WHEREAS, this Board, through Resolution No. R-1078-19, further set a policy to prioritize permitting review for affordable housing development; and

WHEREAS, on October 8, 2020, the County Mayor produced a report analyzing the permitting timelines for affordable housing developments; and

WHEREAS, the report included input from the Department of Regulatory and Economic Resources (RER), the Department of Transportation and Public Works (DTPW), Fire Rescue (MDFR), the Water and Sewer Department (WASD), and Parks, Recreation & Open Spaces (PROS); and

WHEREAS, the report highlighted efficiencies driven by the conversion to electronic permitting processes on online platforms that can be easily tracked and managed; and

WHEREAS, separately in response to a request from Commissioner Eileen Higgins, the Office of the Commission Auditor produced a report on building permit processing times generally on November 14, 2022; and

WHEREAS, the Commission Auditor's report noted that, due to inconsistencies in applying the affordable housing project tag, 93 percent of affordable housing developments did not have all of their permit applications reviewed on an expedited basis; and

WHEREAS, this Board remains committed to accelerating all affordable housing projects to the greatest extent possible; and

WHEREAS, this Board wishes to review the implementation of Resolution No. R-1078-19 and receive additional data on the effectiveness of prioritizing affordable housing permitting review,

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

Section 1. Approves the foregoing recitals, which are incorporated herein by reference.

Section 2. Directs the County Mayor or County Mayor’s designee to provide a report on the median processing times for permits for each department reviewing or issuing an affordable or workforce housing permit for the years 2017, 2018, 2019, 2020 and 2021, including, but not limited to RER, including its Division of Environmental Resources Management (DERM), DTPW, WASD, MDFR, and PROS. The report shall include an action plan for any department that has not improved its processing time by at least 25 percent since 2020 and additionally shall break out the processing times by building size, duplexes to multi-family projects in different sizes. Each building shall be classified as either “Small” (1 to 25 units), “Medium” (26-100 units), or “Large” (>100 units) . The report shall also assess areas where processing times could be improved. Where possible, the report shall include charts, graphs, or other visual representations of data to easily compare the change in processing times between 2017 through 2021. The County Mayor or County Mayor’s designee shall provide the report to this Board within 90 days of the effective date of this resolution and place the completed report on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board’s Rules of Procedure.

Section 3. Directs the County Mayor or County Mayor’s designee to thereafter provide reports and place the completed reports on an agenda of the full Board without committee review pursuant to 5.06(j) of the Board’s Rules of Procedure every 180 days.

The Prime Sponsor of the foregoing resolution is Commissioner Eileen 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:

Oliver G. Gilbert, III, Interim Chairman	
Raquel A. Regalado, Interim Vice Chairwoman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Anthony Rodríguez
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of March, 2023. 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.



Lauren E. Morse