

MEMORANDUM

Agenda Item No. 11(A)(4)

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

DATE: May 2, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to develop a five-year housing plan for Miami-Dade County that assesses the County's population growth and the demand for affordable and workforce housing; and requiring reports

This item was amended at the 4-10-23 Housing, Recreation, Culture and Community Development Committee to require the County Mayor or County Mayor's designee to include in the five-year plan recommendations from each of the County Commissioners and the Miami-Dade County Affordable Housing Advisory Board. It was also amended to require the County Mayor or County Mayor's designee to submit the final report and progress report to the Board within 365 days and six months, respectively, of the effective date of the resolution.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator René García.


Geri Bonzon-Keenan
County Attorney

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MDC001



MEMORANDUM
(Revised)

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

DATE: May 2, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(4)

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)
5-2-23

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DEVELOP A FIVE-YEAR HOUSING PLAN FOR MIAMI-DADE COUNTY THAT ASSESSES THE COUNTY'S POPULATION GROWTH AND THE DEMAND FOR AFFORDABLE AND WORKFORCE HOUSING; AND REQUIRING REPORTS

WHEREAS, Miami consistently ranks as one of the least affordable metropolitan areas in the nation, and as one of the most rent-burdened; and

WHEREAS, housing affordability is at the forefront, especially due to the aftermath of the coronavirus disease 2019 pandemic; and

WHEREAS, on March 1, 2022, this Board adopted Resolution No. R-228-22, which directed the County Mayor or County Mayor's designee to prioritize the recommendations set forth in the Miami Homes for All's July 2020 *Miami-Dade Affordable Housing Framework* ("Framework report"); and

WHEREAS, the Framework report concluded that approximately 50 percent of all households in our community are cost-burdened as of 2018, and 250,000 of these households (30 percent of total households) earn less than \$35,000.00 per year and pay more than they can afford for their rent or mortgage; and

WHEREAS, according to a June 2022 Rental Market Study ("Shimberg report") prepared by the University of Florida Shimberg Center for Housing Studies for the Florida Housing Finance Corporation (FHFC), 63 percent of households in Miami-Dade County are cost-burdened; and

WHEREAS, on April 8, 2022, the County Mayor declared an affordability crisis in the County; and

WHEREAS, on June 29, 2022, the Secretary for the United States Department of Housing and Urban Development (HUD), Marcia Fudge, declared the County to be “the epicenter of the housing crisis in this country”; and

WHEREAS, recent data from Realtor.com supports the County Mayor’s and Secretary Fudge’s assessment of the County; and

WHEREAS, Realtor.com’s data showed that the City of Miami led the country in rent hikes, with Miami renters paying 45.8 percent more in May compared to the same month last year; and

WHEREAS, data from the University of Miami’s Office of Civic and Community Engagement showed that the County is on track to build twice the number of affordable housing units that were built in the last ten years in almost half the time – 11,000 units between 2020 and 2025, a unit count that previously took ten years to generate; and

WHEREAS, notwithstanding this positive news, according to the Shimberg report, Florida has begun to lose affordable units in 1990s-era developments with 30-year affordability restrictions, in addition to older properties with maturing HUD rural development mortgages; and

WHEREAS, the Shimberg report further found that between 2019 and 2022, Florida lost 40 developments with 3,999 assisted units due to expiring restrictions in these types of housing; and

WHEREAS, the Shimberg report also projects that by the end of 2032, 250 additional developments with 24,639 affordable units will be at risk of affordability loss due to subsidy expiration, including 88 FHFC-sponsored developments with 16,138 affordable units; and

WHEREAS, additionally, the Shimberg report found that statewide, 732 public and assisted housing developments with 61,410 units are at least 30 years old and have not undergone preservation through new funding from FHFC, and that an additional 787 developments with 105,860 units are 15-29 years out from their date of construction or last preservation investments; and

WHEREAS, surveyed residents regularly cite housing as one of the primary issues they would like their government to address to improve their quality of life and ability to thrive in our community; and

WHEREAS, the demand for housing will continue as the County's population growth increases; and

WHEREAS, according to the most recent census data, the County's estimated population is 2,723,200 with a growth rate of 0.08 percent in the past year; and

WHEREAS, since 2010 in which the population of the County was 2,506,970, the County overall has seen a growth of 8.63 percent since this time; and

WHEREAS, the population of the County is one of the highest in the nation; and

WHEREAS, this Board is extremely concerned that the demand for affordable and workforce housing will increase over the next five years, and this Board should start the planning process to address this future demand; and

WHEREAS, accordingly, this Board desires to receive an annual five-year plan that addresses the County's population growth and the demand for affordable and workforce housing; and

WHEREAS, in accordance with section 163.3177, Florida Statutes, the County is required to develop a comprehensive plan that includes a housing element, among others; and

WHEREAS, this Board adopted the most recent Comprehensive Development Master Plan (CDMP) on July 22, 2020 and amended same on December 17, 2020; and

WHEREAS, the CDMP includes a plan for housing in the County through 2030; and

WHEREAS, notwithstanding the adoption of the CDMP, this Board believes that it is important that this Board be provided with a housing plan every five years so that it can immediately adopt policies that will address the growing affordability crisis and the population growth in the County,

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 provide a five-year plan that assesses the population growth in Miami-Dade County and the need or demand for affordable and workforce housing, including accessibility for the disabled. The plan should be reviewed annually and shall include, but not be limited to, the following elements:

- (a) The provision of housing for all current and anticipated future residents of Miami-Dade County;
- (b) The current inventory of affordable and workforce housing and a determination of the number of units needed (shortfall), including units available for the disabled population in Miami-Dade County;
- (c) The distribution of housing for a range of incomes and types, including mobile homes and manufactured homes;
- (d) The elimination of substandard dwelling conditions, and the structural improvement of existing housing;
- (e) A list of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities, housing for disabled, and foster care facilities, with supporting infrastructure and public facilities;

- (f) Plans for the relocation of housing, identification of historically significant housing, and other housing for purposes of conservation, rehabilitation, or replacement;
- (g) The development or formulation of housing programs to meet the housing need of Miami-Dade County;
- (h) The identification of specific programs and actions to partner with governmental, private and nonprofit sectors to address housing needs in the jurisdiction, streamline the permitting process, and minimize costs and delays for affordable housing; ~~[[and]]~~¹
- (i) The creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction~~[[.]]~~^{>>};
- (j) Recommendations from each County Commissioner; and
- (k) Recommendations from the Miami-Dade County Affordable Housing Advisory Board.~~<<~~

This Board further directs the County Mayor or County Mayor's designee to submit to this Board a ~~>>~~final~~<<~~ report, including the housing plan that address each of the elements, set forth above, within ~~[[90]]~~ ~~>>~~365~~<<~~ 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. ~~>>~~Notwithstanding the foregoing, this Board directs the County Mayor or County Mayor's designee to submit to this Board a progress report within six months of the effective date of this resolution.~~<<~~ Thereafter, the County Mayor or County Mayor's designee is directed to provide this Board with such report every five years.

The Prime Sponsor of the foregoing resolution is Senator René García. 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:

¹ Committee amendments are indicated as follows: Words stricken through and/or ~~[[double bracketed]]~~ are deleted, words underlined and/or ~~>>~~double arrowed~~<<~~ are added.

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

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of May, 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

LUIS G. MONTALDO, CLERK AD INTERIM

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith