

MEMORANDUM

Agenda Item No. 11(A)(2)

TO: Honorable Chairman Anthony Rodríguez
and Members, Board of County Commissioners

DATE: December 3, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution establishing a County policy that prioritizes the creation, development, retention, and financing of missing middle housing; and directing the County Mayor to submit a report related to the creation of a missing middle housing program in Miami-Dade County

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



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodríguez
and Members, Board of County Commissioners

DATE: December 3, 2024

FROM: 
Lori Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(2)

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 _____, majority plus one _____, 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) _____, 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)(2)
12-3-24

RESOLUTION NO. _____

RESOLUTION ESTABLISHING A COUNTY POLICY THAT PRIORITIZES THE CREATION, DEVELOPMENT, RETENTION, AND FINANCING OF MISSING MIDDLE HOUSING; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SUBMIT A REPORT RELATED TO THE CREATION OF A MISSING MIDDLE HOUSING PROGRAM IN MIAMI-DADE COUNTY

WHEREAS, Miami Homes for All (MHA), a not-for-profit organization whose mission is to ensure that all Miami-Dade County residents have a safe, affordable place to call home, recently reported that nearly all affordable housing developments and rehabilitations in Miami-Dade County are in the form of large-scale rental multi-family buildings funded by Low-Income Housing Tax Credits, with about 500 units coming online in Miami per year; and

WHEREAS, meanwhile, according to MHA, most affordable housing existing today in the County takes the form of smaller multifamily properties with fewer than 50 units, which unfortunately are oftentimes decades old and badly in need of repair; and

WHEREAS, MHA also reported that this type of housing is extremely difficult to develop or rehabilitate, in part, due to financing challenges; and

WHEREAS, in 2023, MHA commissioned the "2023 Miami-Dade Housing Needs Assessment" (the "study"), which showed that there continues to be a gap in affordable housing that is concentrated among lower income households; and

WHEREAS, according to the study, Miami-Dade County faces a shortfall of 90,181 affordable units for renter households earning below 80 percent of the area median income (AMI), or approximately \$75,000.00 annually; and

WHEREAS, above this income threshold, the shortage falls precipitously to just under 17,000 units; and

WHEREAS, the burden of the housing crisis in Miami-Dade County disproportionately affects those employed in the County's most rapidly expanding sectors; and

WHEREAS, the study shows that 70 percent of the 37,507 jobs that will be created in these sectors between now and 2030 will pay under \$20.00 per hour; and

WHEREAS, the study revealed that the occupations adding the most jobs at this wage range include medical assistants, home health aides, culinary and waiting staff, warehouse and delivery positions, and housekeepers; and

WHEREAS, individuals in these positions typically can only afford units with monthly expenses between \$650.00 and \$1,000.00; and

WHEREAS, middle-income or moderate-income is defined by the Florida Statutes as households whose incomes are between 80 percent and 120 percent of AMI; and

WHEREAS, oftentimes traditional affordable housing resources and incentives assist households at or below 80 percent AMI; and

WHEREAS, housing available for low- to moderate-income households is in critically short supply in rural, urban, and suburban communities across the country, including in Miami-Dade County; and

WHEREAS, this shortage in supply, often called "missing middle housing," can have serious ramifications on family stability, neighborhood cohesion, and workforce shortages; and

WHEREAS, missing middle housing refers to housing types that fit seamlessly into existing residential neighborhoods and fall somewhere in between a single-family home and mid-rise apartment buildings – such as townhomes, row homes, duplexes, triplexes, fourplexes, cottage court, courtyard building, multiplex, live-work and courtyard clusters; and

WHEREAS, placing more focus on missing middle housing can help localities increase the availability of less expensive housing types and support vibrant, walkable neighborhoods, while gently increasing density; and

WHEREAS, these housing types are an important component of a diverse housing stock, contributing to more inclusive neighborhoods; and

WHEREAS, among other benefits, such housing can be used to expand the diversity and affordability of housing in neighborhoods dominated by single-family homes; and

WHEREAS, according to recent studies, housing types such as cottage clusters, fourplexes, triplexes, duplexes, and accessory dwelling units have largely gone underproduced because there has been more emphasis over the years on the traditional detached single family dwelling production or large multifamily buildings; and

WHEREAS, these housing types often meet the middle income affordability by nature of their design and shared infrastructure; and

WHEREAS, missing middle housing can make communities more livable by offering affordable and accessible residential options, often with improved access to transportation, services, employment, public spaces, and social engagement opportunities for people of all ages; and

WHEREAS, allowing more missing middle housing construction in a local jurisdiction promotes greater housing diversity that meets the needs of all community members while lowering overall housing costs by expanding supply; and

WHEREAS, single adults looking to live in a residential neighborhood, individuals and families with a lower or fixed income, or older adults looking to downsize all have the potential to benefit; and

WHEREAS, missing middle housing can be a solution for first-time homebuyers and renter households that are otherwise excluded from the single-family market due to financial constraints, but desire a housing type that offers yard space and other elements associated with low-density, single-family development and an established residential neighborhood; and

WHEREAS, some states, including Oregon, California, Nebraska, Washington, and Montana, have enacted laws to allow for more missing middle housing; and

WHEREAS, cities around the country, including Baltimore, Minneapolis, Salt Lake City, Houston, Sacramento, and Portland, have also successfully established middle or missing middle income housing programs, which seek to bridge the gap in assistance, between what traditional affordable housing resources provide and that of the market rate; and

WHEREAS, for instance, in 2020, Minneapolis became the first large city in the country to eliminate single-family zoning; and

WHEREAS, the 2040 Minneapolis Comprehensive Plan allows two- and three-unit developments to be constructed in every residential zone in the city and allows for higher-density projects closer to downtown; and

WHEREAS, in making these regulatory reforms, Minneapolis sought to increase the supply of affordable housing citywide, increase the variety of housing options in low-density areas, promote integration, and encourage the development of resource-rich, mixed-income neighborhoods of opportunity; and

WHEREAS, to couple with this regulatory strategy, Minneapolis also intends to enact additional strategies to create a regulatory environment that supports missing middle housing development; and

WHEREAS, in 2023, the city of Saint Petersburg's City Council enacted an ordinance that provides for a missing middle housing density bonus in the Neighborhood Suburban Multi-family, the Corridor Commercial Traditional and the Corridor Commercial Suburban zoning districts; and

WHEREAS, the Saint Petersburg ordinance allows for property owners along several key thoroughfares in the city's core to either add more housing units to existing homes, or to tear down existing single-family homes and build entirely new multi-family structures; and

WHEREAS, the Saint Petersburg ordinance is limited to accessory dwelling units (such as an above-garage apartment or backyard cottage), and multi-family structures as big as duplexes, triplexes, or quadplexes, depending on the size of the property; and

WHEREAS, on June 8, 2022, the County Mayor submitted a report ("Mayor's report") to this Board identifying ways the County can address the affordability crisis in Miami-Dade County; and

WHEREAS, one of the recommendations in the Mayor's report was that the County should invest in evaluating the potential for design and development of a "Housing in the Middle" typology appropriate for the County; and

WHEREAS, the Mayor's report further explained that "urban areas around the nation have turned to the development of what is known as 'Missing Middle' housing, which describes a range of clustered housing types that are compatible in scale, massing, and design with single-family neighborhoods but provide greater numbers of units than traditional single-family developments," and that "Missing Middle developments are known for providing more affordable housing alternatives"; and

WHEREAS, the Mayor's report further states that "the County has some examples of these housing styles, but they are not widely represented in our current [Unincorporated Municipal Service Area] housing inventory"; and

WHEREAS, while this Board recognizes the need for, and value of, all housing types, including single-family and large multi-family developments, it also recognizes the need for additional housing types, particularly those that are somewhere in between; and

WHEREAS, this Board supports the creation, development, retention, and financing of missing middle housing in order to retain a strong workforce and sustain vibrant community living; and

WHEREAS, accordingly, this Board is desirous of establishing a policy that addresses and prioritizes the need for missing middle housing in Miami-Dade County; and

WHEREAS, this Board would also like a receive a written report from the County Mayor or County Mayor's designee that provides recommendations for the creation of a County missing middle housing program,

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 establishes a County policy that prioritizes the creation, development, retention, and financing of missing middle housing in Miami-Dade County. For purposes of this resolution, the term "missing middle housing" shall mean housing types that fall somewhere in between a single-family home and mid-rise apartment buildings – such as townhomes, duplexes, triplexes, fourplexes, courtyard clusters, and accessory dwelling units, which such housing shall be affordable to households whose incomes do not exceed 140 percent of area median income, where applicable.

Section 3. This Board directs the County Mayor or County Mayor's designee to prepare a written report within 90 days of the effective date of this resolution. The report shall:

1. Provide recommendations for establishing a Miami-Dade County missing middle housing program to be administered by a department of the County designated by the County Mayor, in their sole discretion;
2. Identify funding for the missing middle housing program, including, but not limited to, state, federal, local, and private funding that would assist in the development of missing middle housing;
3. Identify specific areas in the County with the potential to incorporate missing middle housing;
4. Identify regulatory barriers or other challenges related to missing middle housing;
5. Identify any recommended changes in local zoning legislation;
6. Identify any recommended changes in design requirements to support missing middle housing;
7. Identify any recommended changes in rules related to the approval and permitting processes that would facilitate a missing middle housing program; and
8. Provide any additional recommendations that should be considered by this Board.

The report shall be placed on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.

The Prime Sponsor of the foregoing resolution is Commissioner Marleine Bastien. 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:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of December, 2024. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith