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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

MEMORANDUM

Agenda Item No. 11(A)(8)

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

DATE: June 21, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution urging the United States Congress to enact S. 1557, H.R. 3238, the Affordable Housing Credit Improvement Act, or similar legislation strengthening and expanding the low-income housing tax credit

Resolution No. R-546-23

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/gh

MDC001



MEMORANDUM

(Revised)

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

DATE: June 21, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(8)

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)(8)
6-21-23

RESOLUTION NO. _____ R-546-23

RESOLUTION URGING THE UNITED STATES CONGRESS
TO ENACT S. 1557, H.R. 3238, THE AFFORDABLE HOUSING
CREDIT IMPROVEMENT ACT, OR SIMILAR LEGISLATION
STRENGTHENING AND EXPANDING THE LOW-INCOME
HOUSING TAX CREDIT

WHEREAS, the federal government’s low-income housing tax credit program (“LIHTC”) is considered one of the most important resources for creating affordable housing in the United States; and

WHEREAS, LIHTC provides tax credits to developers for the acquisition, rehabilitation, or new construction of affordable rental housing; and

WHEREAS, LIHTC is viewed as a successful public-private partnership, whereby public sector resources are used to encourage private sector investment in affordable housing; and

WHEREAS, according to Enterprise Community Partners, LIHTC is responsible for the financing of over 3,700,000 affordable homes since its inception in 1986; and

WHEREAS, in light of the success of LIHTC, Congress has introduced and supported the Affordable Housing Credit Improvement Act (“AHCIA”) every year since 2016 to expand and improve LIHTC; and

WHEREAS, United States Senator Maria Cantwell (D – Washington) and a bipartisan coalition of members of Congress introduced and sponsored Senate Bill 1557 (“S. 1557”), the AHCIA of 2023 (hereinafter “2023 AHCIA”), for consideration during the 118th Congress; and

WHEREAS, similarly, United States Congressman Darin LaHood (R – Illinois) and a bipartisan coalition of members of Congress introduced and sponsored H.R. 3238, the companion bill to S. 1557; and

WHEREAS, the 2023 AHCIA would, among other things:

- Increase the nine percent tax credit allocation by 50 percent;
 - Reduce the financing threshold to allow a greater amount of bond-financed projects to qualify;
 - Modify the program to better serve hard-to-reach communities including rural, Native American, and extremely low-income households;
 - Facilitate preservation of existing housing by allowing relocation expenses;
 - Increase the population cap on certain projects to allow more projects to become financially feasible;
 - Improve access to affordable housing for veterans and victims of domestic and dating violence; and
 - Streamline and simplify LIHTC to align with other affordable housing programs;
- and

WHEREAS, S. 1557 and H.R. 3238 are nearly identical bills, except that a provision in S. 1557 recognizes the importance of discouraging discriminatory land use policies and incentivizing the adoption or continuation of inclusive land use and zoning policies; and

WHEREAS, according to the ACTION Campaign, upon passage, the 2023 AHCIA is expected to finance around 2,000,000 additional affordable homes in the United States over the next decade and would support nearly 3,000,000 jobs; and

WHEREAS, Miami-Dade County is experiencing a significant shortage of safe and stable affordable housing; and

WHEREAS, this Board wishes to support the 2023 AHCIA to incentivize the development of affordable housing in Miami-Dade County,

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

Section 1. Urges the United States Congress to enact S. 1557, H.R. 3238, the Affordable Housing Credit Improvement Act, or similar legislation strengthening and expanding the low-income housing tax credit.

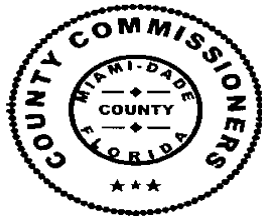
Section 2. Directs the Clerk of the Board to transmit a certified copy of this resolution to Senator Maria Cantwell, Representative Darin LaHood, and the Members of the Florida Congressional Delegation.

Section 3. Directs the County's federal lobbyists to advocate for the passage of the legislation set forth in section 1 above, and authorizes and directs the Office of Intergovernmental Affairs to amend the 2023 Federal Legislative Package to include this item.

The Prime Sponsor of the foregoing resolution is Commissioner Eileen Higgins. It was offered by Commissioner **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of June, 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

JUAN FERNANDEZ-BARQUIN, CLERK

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

mmg

Melissa M. Gallo