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

MEMORANDUM

Amended
Agenda Item No. 11(A)(1)

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

DATE: May 16, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County
Mayor to provide a written report
on the state of accessible and
affordable housing for
individuals with disabilities in
Miami-Dade County

Resolution No. R-476-23

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator René García and Co-Sponsors Commissioner Juan Carlos Bermudez, Commissioner Kevin Marino Cabrera and Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM

(Revised)

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

DATE: May 16, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Amended
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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	Amended
Veto	_____		Agenda Item No. 11(A)(1)
Override	_____		5-16-23

RESOLUTION NO. **R-476-23**

RESOLUTION DIRECTING THE COUNTY MAYOR OR
COUNTY MAYOR'S DESIGNEE TO PROVIDE A WRITTEN
REPORT ON THE STATE OF ACCESSIBLE AND
AFFORDABLE HOUSING FOR INDIVIDUALS WITH
DISABILITIES IN MIAMI-DADE COUNTY

WHEREAS, according to the 2020 United States Census, there are over 280,000 non-institutionalized individuals in Miami-Dade County with a disability; and

WHEREAS, according to the 2020 U.S. Census, over 150,000 individuals with disabilities in Miami-Dade County identify as having an ambulatory difficulty; and

WHEREAS, according to the United States Department of Labor, less than 40 percent of individuals with a disability participate in the labor force, as compared to over 75 percent of individuals without a disability who participate in the labor force; and

WHEREAS, according to the National Disability Institute, adults with disabilities are twice as likely to live in poverty as those without a disability; and

WHEREAS, a 2022 study by the National Council on Disabilities, which is an independent federal agency charged with advising the President, Congress, and other federal agencies regarding policies, programs, practices, and procedures that affect persons with disabilities, concluded that the United States lacks the “necessary millions of affordable, accessible housing units” for individuals with disabilities; and

WHEREAS, according to a May 27, 2021 report from the Center on American Progress, housing insecurity remains disproportionately high for individuals with disabilities; and

WHEREAS, due to low wages and fixed incomes, renters with disabilities are typically priced out of housing at rates higher than that of the general population; and

WHEREAS, over seven million renters nationwide with disabilities are moderately or severely cost-burdened, meaning they pay more than 30 percent of their income on rent and are therefore more likely to face eviction; and

WHEREAS, the lack of accessibility features, including, but not limited to, grab bars or handrails, widened door frames, ramps, elevators or lifts, and accessible interior paths, prevent individuals with disabilities from having full access to their homes; and

WHEREAS, less than five percent of housing nationwide is accessible for people with moderate mobility difficulties, and less than one percent is accessible for wheelchair users; and

WHEREAS, according to the International Journal of Environmental Research and Public Health, an accessible home is fundamental to enabling independent living for individuals with disabilities; and

WHEREAS, without accessible housing, individuals with disabilities may be confined indoors or to limited spaces within their dwelling unit, placing their health and safety at risk; and

WHEREAS, there are various strategies to increase accessibility in relation to home environments for individuals with disabilities, and “Universal Design” is one such strategy that focuses on creating all housing for all individuals as accessible; and

WHEREAS, it is well known that Miami-Dade County has a current shortage of affordable and workforce housing and anticipates that this shortage will worsen in the coming years; and

WHEREAS, on April 8, 2022, the County Mayor declared a state of emergency as a result of the affordable housing crisis; and

WHEREAS, on August 26, 2022, the County Mayor unveiled the HOMES Plan, a multi-faceted plan to tackle the County’s housing affordability crisis; and

WHEREAS, in light of the affordability crisis in Miami-Dade County, the Miami-Dade County Commission on Disability Issues (CODI) has identified affordable and accessible housing as a major need in Miami-Dade County; and

WHEREAS, in furtherance of identifying affordable housing as a priority, CODI seeks information regarding the state of housing for individuals with disabilities in Miami-Dade County; and

WHEREAS, in an effort to improve accessibility and housing affordability for individuals with disabilities, this Board wishes to direct the County Mayor or County Mayor’s designee to provide a written report on the state of accessible and affordable housing for individuals with disabilities in Miami-Dade 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 written report detailing the state of accessible and affordable housing in Miami-Dade County for individuals with disabilities. For purposes of this resolution, the term “affordable” shall refer to real property located within Miami-Dade County which is designed and intended for extremely low-, very low-, low-, and moderate-income persons, as those terms are defined by the United States Department of Housing and Urban Development or section 420.0004, Florida Statutes. Further, the term “accessible” shall refer to housing units that are compliant with the accessibility requirements for individuals with physical and intellectual disabilities as required and

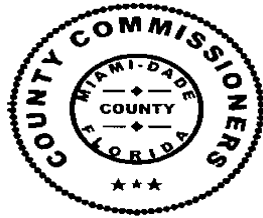
defined by the Fair Housing Act and other applicable laws and regulations, or by the Florida Housing Finance Corporation. The written report required by this resolution shall include, but not be limited to, the following information to the extent available: (a) the number of government-owned, government-operated, and privately-owned units that are accessible and affordable to individuals with disabilities; (b) the number of residents with disabilities in Miami-Dade County that need an accessible and affordable rental unit; (c) the average cost of renting and buying accessible and affordable units; (d) the different types of accessible units that are available in Miami-Dade County, including whether any units have features that are appropriate for certain types of disabilities and whether some units are outfitted with more accessible features than others; (e) the number of accessible and affordable units that are rented versus owned; (f) the proximity of accessible and affordable units to transit hubs, major transit corridors, and Metrorail stations and Metrobus stops; (g) a list of local, state and federal programs that provide housing assistance to individuals with disabilities, including the amount of assistance available per individual, the number of individuals that participate in such programs and whether the rate is increasing, and the methods with which such programs are marketed; (h) the amount of affordable and accessible rental and homeownership units that are scheduled to be move-in ready, including the average price range, for each year for the next five years; (i) a list of the credentials an applicant needs to present to qualify for an accessible and affordable unit; (j) information regarding the prioritization of placing applicants with accessible and affordable units; (k) information regarding whether accessible and affordable government-owned units are ever rented to individuals without disabilities and the reason; (l) a comparison of Miami-Dade County to other similar counties in the United States in terms of the available accessible and affordable housing stock; (m) obstacles in Miami-Dade County to increasing the availability of accessible and affordable housing; (n)

information regarding whether any Miami-Dade County staff are dedicated to assist individuals with disabilities locate available housing opportunities, and how staff becomes connected to such individuals and whether those efforts could be improved; and (o) whether universal design principles that encourage the use of design that is accessible to those with and without disabilities are being used by developers in their proposals to build new housing projects in Miami-Dade County. The data provided should be broken down by geographic area and district, where possible. The County Mayor or County Mayor's designee shall provide the report to this Board within 180 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.

The Prime Sponsor of the foregoing resolution is Senator René García and the Co-Sponsors are Commissioner Juan Carlos Bermudez, Commissioner Kevin Marino Cabrera and Commissioner Raquel A. Regalado. It was offered by Commissioner **Sen. Rene Garcia** , who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 16th 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in blue ink, appearing to read "mmg", is written over a horizontal line.

Melissa M. Gallo