

Workforce/Infill Housing Development Program

**Thinking outside the Box about
thinking inside the lot!**

What is Workforce Housing?

- **Workforce Housing:** Housing affordable to households whose income is within 60% to 140% of the County's median family income as reported by HUD.
- 60% to 140% of the median area income for a family of four represents \$45,300 to \$105,700.
- The Department of Housing and Community Development (PHCD) publishes the Income Limits Table annually with median area income adjusted for family size.

Median Income Adjusted for Family Size					
Family Size	60%	80%	100%	120%	140%
1	\$35,580	\$47,440	\$59,300	\$71,160	\$83,020
2	\$40,680	\$54,240	\$67,800	\$81,360	\$94,920
3	\$45,780	\$61,040	\$76,300	\$91,560	\$106,820
4	\$50,820	\$67,760	\$84,700	\$101,640	\$118,580
5	\$54,900	\$73,200	\$91,500	\$109,800	\$128,100
6	\$58,980	\$78,640	\$98,300	\$117,960	\$137,620
7	\$63,060	\$84,080	\$105,100	\$126,120	\$147,140
8	\$67,140	\$89,520	\$111,900	\$134,280	\$156,660

Source: 2019 Mortgage and Income Limit Table published by PHCD.

What is Infill Housing?

- The purpose of the Miami-Dade County Infill Housing Initiative Program is to increase the availability of affordable homes for households with incomes up to 140 percent of the median area income through the redevelopment of dilapidated or abandoned property located in Infill Target Areas.
- Infill Housing Initiative Program (Chapter 17, article VII)
- Documentary Surtax Program
- State Housing Initiatives Partnership (SHIP)
- HOME Investment Partnerships Program (HOME)
- Affordable or workforce housing created in accordance with sections 125.379 or 125.38, Florida Statutes

Background

- 2016 Ordinance No. 16-138 amended the Workforce Housing Program
- The new Workforce Housing Program provides greater incentives and a streamline administrative process for approving the following types of projects:
 - Projects with 20 units or more
 - Projects with 20 units or less
 - Single lot or non-conforming lots
- 2019 Ordinance No. 19-52 amended the Workforce Housing Program to allow Infill housing project to share the same density bonuses and site planning standards.

Example

- Approved through an Administrative Site Plan Review (ASPR) – 21-day process (33-193.10)
- Density Bonuses
 - A 5% density bonus for a 5% Workforce Housing Unit (WHU) set-aside.
 - Up to a maximum 25% density bonus may be granted for a WHU set-aside of 10%.

WHU Set-Aside	Density Bonus	Type of Set-Aside
5%	5%	Mandatory
6%	9%	Bonus
7%	13%	Bonus
8%	19%	Bonus
9%	21%	Bonus
10%	25%	Bonus

- Option to sell or transfer the density bonus with certificate of portability. (33-193.8(1)(c))
- Alternatives to on-site construction of WHUs (Monetary contribution, off-site construction, land conveyance, rehabilitation of existing properties, or a combination)
- Intensity & design standards (Allows higher density, a mix of housing types, and flexibility in design (33-193.11))
- May qualify for a Road Impact Fee deferral or exemption
 - 2-year deferral program for WHUs at or below 80% of the median
 - Exemption for WHUs below 80% of the median income

How do you put more density on a lot without changing the zoning?

- Decreased the minimum lot size
- Increased the maximum Floor Area Ratio
- Increased the maximum height
- Increased the maximum lot coverage
- Decreased the minimum open space

Remember this!!!!

To calculate density for a workforce housing project, the base density is from the property's Comprehensive Plan (CDMP) maximum density, not the maximum density under the property's zoning district.

Density is measured to the centerline of the adjacent roadway.....

AND DENSITY IS ROUNDED UP IF OVER HALF A UNIT!

Intensity Standards

- Allows smaller lots, mix of housing type, and flexible design

Sample project

CDMP Density: Low Density Residential (2.5 to 6 du/ac - gross)
Total Acreage: 5.00 acres (including right-of-way)

Existing requirements for RU-I

Allowable CDMP Density: $5.00 \text{ (Acreage)} \times 6 \text{ du/ca (CDMP Density)} = 30 \text{ units}$

RU-I: Single Family Residential (7,500 sq. ft. net) = **22 units**

Total **22 units**

WH requirements 25% Density Bonus

Allowable units with Bonus: $30 \text{ units} + 7.305 \text{ (25\% density bonus units)} = 37.305 \text{ units}$

Lots can be shrunk to 5,000 square feet

RU-I WH: Single-Family Residential

RU-I WH2: Two-Family Residential

RU-I WH3: Three-Family Residential

Total **37 units**

Projects with 20 Units or More (WHU's)

Requirements

•Required mix of workforce housing

- 25% of the WHUs shall target the 60% to 79% median family income range.
- 50% of the WHUs shall target the 80% to 110% median family income range.
- A 3% density bonus for developments targeting all the WHUs to the 60% to 79% median.

•20 year control period

•Equity Share

- 0-5 years 100%
- 6-10 years 50%

Sample

RU-I 100 units (7,500 sq. ft. each unit)

RU-I with Workforce units 100 units + 25 bonus units (25% density bonus) = 125 (5,000 or 7,500 sq. ft. each unit)

10% Workforce housing = 10 units

Projects with 20 Units or Less

- Requires a Pre-Permit Submittal Review (PPSR)
- May participate in the Workforce Housing Program by:
 - Setting aside 100% of the units for workforce housing or
 - Providing one of the alternatives in lieu of on-site construction of WHUs.
- Approved at time of permit review Sample

RU-I 10 units (7,500 sq. ft. each unit)

RU-I with Workforce 10 units + 2.5 bonus units (25% density bonus) = 13 units
(5,000 or 7,500 sq. ft. each unit)

100% Workforce housing = 13 units

Or Alternatives

Alternatives to on-site construction of WHUs (Monetary contribution, off-site construction, land conveyance, rehabilitation of existing properties, or a combination)

Single Family, Duplex or Legally Non-Conforming Lot

- Requires a Pre-Permit Submittal Review
- May participate in the Workforce Housing Program by:
 - Setting aside 100% of the units for workforce housing or
 - Providing one of the alternatives in lieu of on-site construction of WHUs.

Alternatives to on-site construction of WHUs (Monetary contribution, off-site construction, land conveyance, rehabilitation of existing properties, or a combination) (33-193.8)

- Approved at time of permit review

Great Home Design (allows no more than 3 units on a single lot)

- RU-1 may allow a duplex (min 5000 sq ft)
- RU-2 may allow a triplex (min 7500 sq ft)
- Must have the appearance of a single structure
- Can build on a legal non-conforming lot without a public hearing

Pre-Permit Process

- Involves multiple reviewing agencies
- Inexpensive
- Reviewed in a week
- Allows certain setback, open space and lot reductions administratively
- Will identify potential environmental issues
- Staff will assist in maximizing the development potential
- Large developments can be approved through the standard Administrative Site Plan Approval process and pre-application.

Administrative Adjustments

(Can be completed through the Administrative Site Plan Review Process, or Pre-permit Submittal Process)

Single-family residence, duplex, triplex, townhouse, and accessory residential uses in RU and EU districts:

- **Each setback** may be **reduced by up to 50 percent** of the underlying district regulations.
- **Lot coverage** may be **increased by up to 10 percent** over the lot coverage permitted by the workforce housing intensity standards.
- **Lot frontage for residential** uses may be **reduced by up to 10 percent** of the requirements set forth in section
- **Legal non-conforming lots can be developed regardless of size.**

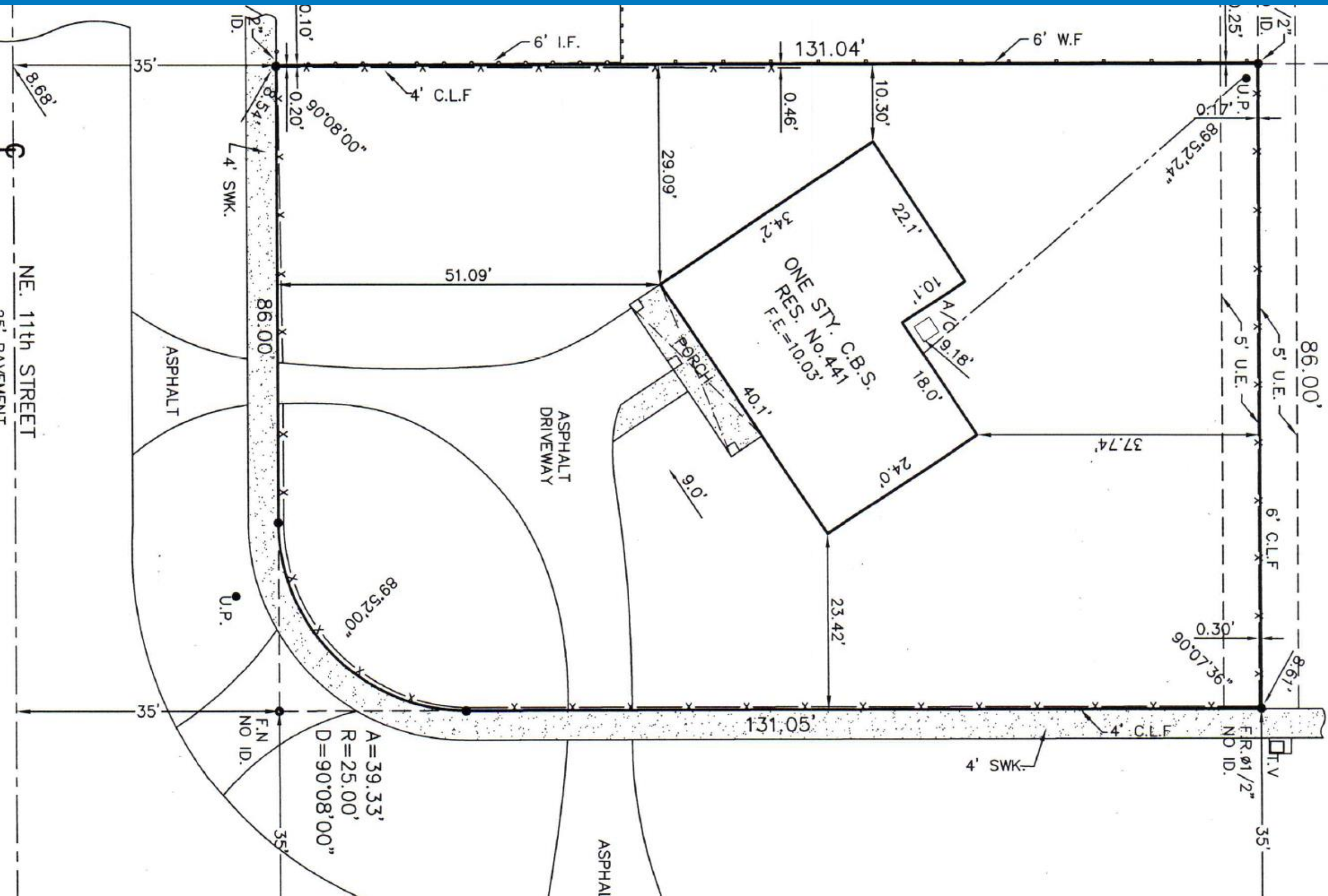
Multi-family residential uses located in RU-3M; RU-4L; RU-4M; RU-4; RU-4A; RU-5 zoning districts.

- **Each setback** may be **reduced by up to 25%** of that required by the underlying district regulations.

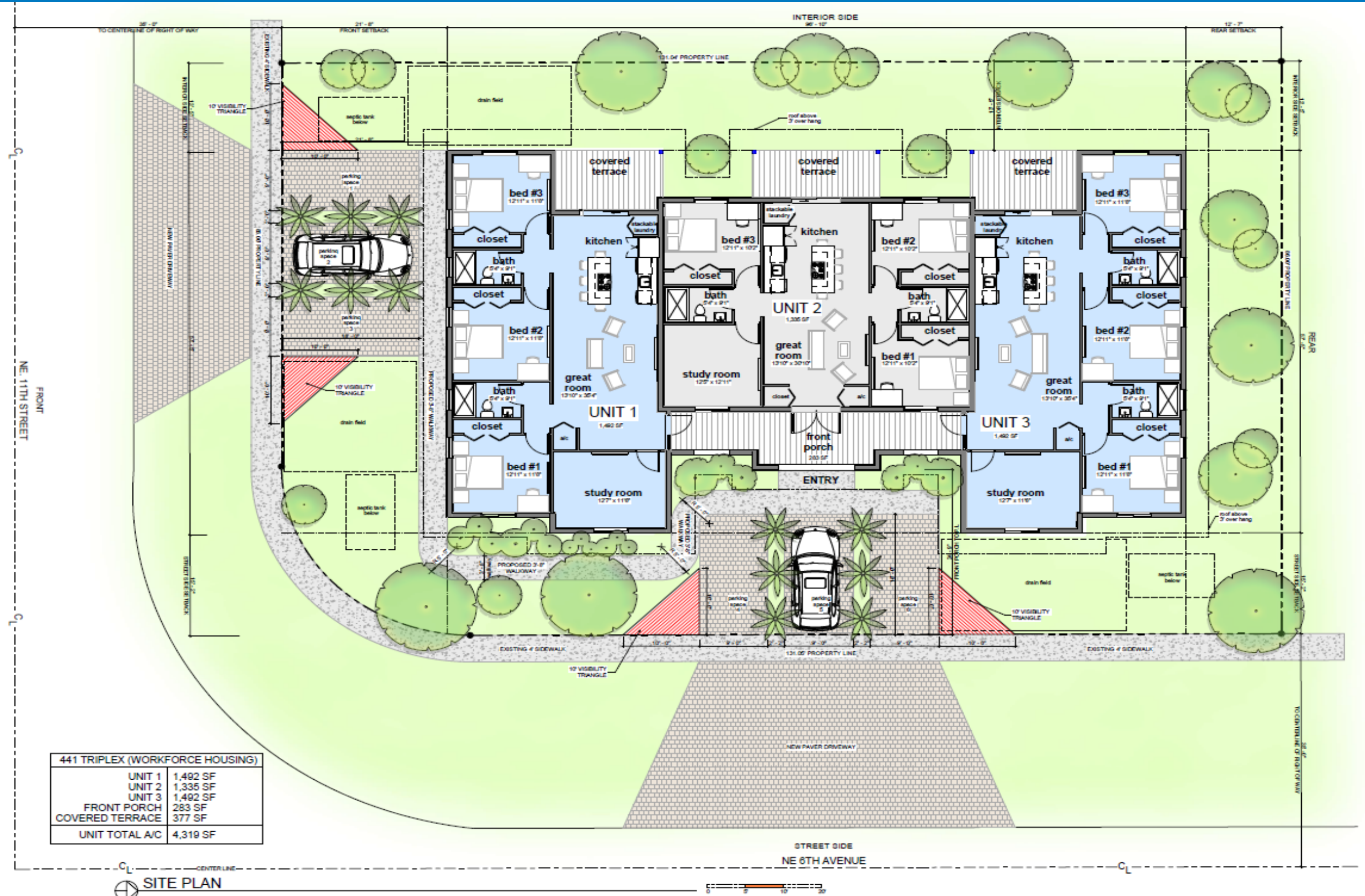
REQUIRED AGREEMENTS FOR WHUs

- **Declaration of Restrictions** at time of zoning approval **encumbering the development** Requires the following:
 - Total number of market rate units and WHUs
 - Type of units (for sale or rental)
 - Location of WHUs if it is a sales project. Inventory of WHUs if it is a rental project.
 - Construction schedule specifying how WHUs will be built concurrently to WHUs.
 - Density bonus transfer agreement (Certificate of Portability), if applicable.
 - Commitment to providing alternatives to on-site construction of WHUs, if applicable
- **Workforce Housing Agreement** after ASPR approval **encumbering individual units**
Agreement must be approved prior to platting or building permit. Requires the following:
 - Sales or rental price, as well as eligibility standards
 - Control period – WHUs must remain affordable for 20 years
 - Shared equity agreement if the unit is sold during the control period, the following portion of the equity shall be paid to the County:
 - 0-5 years – 100% equity sharing
 - 6-10 years – 50% equity sharing
 - Condo conversion restrictions
 - Renters shall be given right of first refusal to purchase, followed by the County.
 - Right of first refusal. If the County does not accept, the owner may make a monetary contribution in lieu of the units.

WHU Plan Example - Existing



WHU Plan Example - Proposed

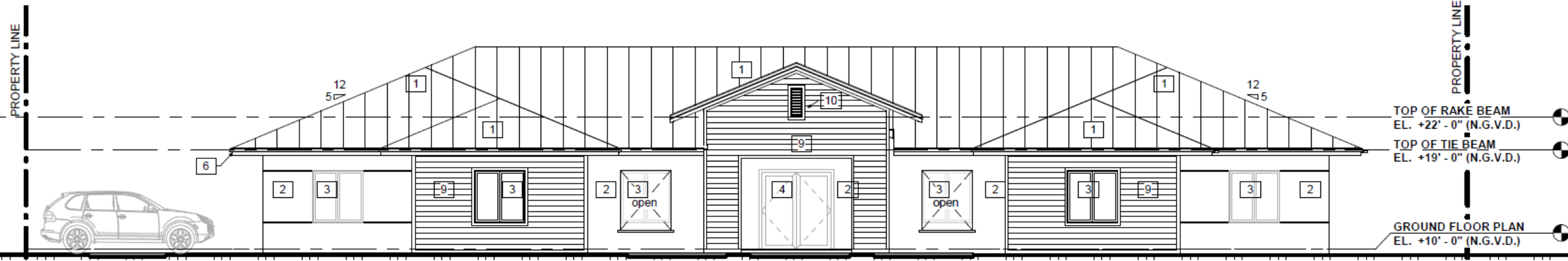


441 TRIPLEX (WORKFORCE HOUSING)	
UNIT 1	1,492 SF
UNIT 2	1,335 SF
UNIT 3	1,492 SF
FRONT PORCH	283 SF
COVERED TERRACE	377 SF
UNIT TOTAL A/C	4,319 SF

SITE PLAN



Front Elevation WHU Example - Proposed



1 East Elevation (Entry) 1/8" = 1'-0"

Alternatives to On-site Construction of WHUs

May satisfy on-site construction of all of the required WHUs or of a portion of WHUs by one of the following alternatives (33-193.8):

1. Off-site construction of WHUs within a 2-mile radius of primary site
2. Monetary contribution to the affordable housing trust fund established in Chapter 17,
3. Rehabilitation of existing property to WHUs. Must be located within:
 - A 3-mile radius of the proposed market rate site; or
 - The County's Urban Infill Area; or
 - A transit corridor area
4. Conveyance of land that is suitable in size, location, and physical condition for WHUs. The land shall be:
 - developable; and
 - zoned residential or in a zoning that allows residential uses; and
 - unencumbered and environmentally clean; and
 - a value not less than the in-lieu monetary contribution
5. Combination of off-site construction of WHUs and monetary contributions.

Payment in Lieu Schedule

Example Schedule

Payment in Lieu Schedule based on Residential Properties Sold in Year 2016 Inside the UDB *
Miami-Dade County

MSA	Multi-family			Single Family		
	Mean	Median	In Lieu Payment	Mean	Median	In Lieu Payment
1.1	1,330,652	735,000	151,087	3,149,222	2,400,000	171,087
1.2	1,169,299	815,000	151,087	3,664,749	3,000,000	171,087
1.3	972,504	398,000	151,087	2,122,271	1,232,834	171,087
2.1	429,222	220,000	101,087	375,635	247,500	128,587
2.2	193,622	114,950	20,000	237,002	224,600	105,687
2.3	131,778	107,000	20,000	192,062	198,500	79,587
2.4	113,650	96,500	20,000	159,638	160,000	41,087
3.1	148,720	140,000	21,087	320,647	295,000	171,087
3.2	273,050	237,250	118,337	519,033	423,700	171,087
4.1	419,486	220,000	101,087	468,259	370,000	171,087
4.2	481,570	329,500	151,087	130,223	127,000	40,000
4.3	212,114	130,000	20,000	263,403	260,000	141,087
4.4	695,846	138,000	20,000	388,206	367,450	171,087

Source: Miami-Dade County Property Appraiser GIS layer.

Prepared by Miami-Dade County, Department of Regulatory and Economic Resources, Planning Research and Economic Analysis, April 2017.

* The sold properties included in this analysis were those where the property ownership transfers are identified by the Miami-Dade County Property Appraiser's Office with a Qualification Code of 01 or 02; meaning transfers qualified as arms' length and are included in sales ratio analysis.

PAYMENT IN LIEU (WHUs)

Formula for Less than 20 Units

(Total Units x Contribution in Lieu for MSA) / 20 = Total Contribution in Lieu

Example: Contribution in Lieu for single family \$41,087 MSA 2.4

(6 units x \$41,087 = \$246,522) / 20 = **\$12,326 Total Contribution**

Formula for More than 20 Units

(Workforce Housing Units x Contribution in Lieu for MSA = Total Contribution in Lieu

Example: Contribution in Lieu for single family \$41,087 MSA 2.4

(10 units x \$41,087 = **\$410,870 Total Contribution**

DERM Requirements

- **Connect to abutting water and sewer lines – contact utility**
- **Connect to water and sewer lines if within feasible distance as determined by DERM – contact DERM regarding feasible distance**
- **Comply with local environmental requirements to approve development on a septic tank – contact DERM regarding local septic tank requirements**
 - If property within feasible distance then connection to public sanitary sewers is required
 - Minimum lot size for single family residence utilizing a septic tank 15,000 sq. ft.
 - Minimum lot size for a duplex utilizing a septic tank 20,000 sq. ft.
 - Certain cases for single family residence or duplex can be approved for septic on substandard lots
 - Multifamily development utilizing a septic tank – cannot exceed 1,500 gallons per day per acre of sewage loading
- **Obtain a DERM Tree Permit if removing trees on the property**
 - Tree Permit required to remove non-specimen before obtaining a building permit
 - DERM tries to preserve specimen trees and will work with you on your site plan. Tree Permit required to remove or relocate specimen trees. Permit required before obtaining a building permit
 - DERM Tree Section
- **Other environmental issues not common for infill development**
 - Wetlands, contamination, canal, Natural Forest Community, Endangered Species

THANK YOU!