## 2024 Housing Incentive Strategies Recommendations



## 2024 AFFORDABLE HOUSING ADVISORY COMMITTEE MEMBERS

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Enrique Pineiro, Vice-Chair

Commissioner Marleine Bastien, Board Member (Miami-Dade County Elected Official Representative)

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Joann Milord, Board Member

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Michael McDearmaid, Board Member

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## INTRODUCTION

Florida Housing administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low-, low- and moderate-income families.

SHIP funds are distributed on an entitlement basis to all 67 counties and 52 Community Development Block Grant entitlement cities in Florida. In order to participate, local governments must establish a local housing assistance program by ordinance; develop a Local Housing Assistance Plan (LHAP) and identify housing incentive strategies; amend land development regulations or establish local policies to implement the incentive strategies; form partnerships and combine resources in order to reduce housing costs; and ensure that rent or mortgage payments within the targeted areas do not exceed 30 percent of the area median income limits, unless authorized by the mortgage lender.

SHIP dollars may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.

A minimum of 65 percent of the funds must be spent on eligible homeownership activities; a minimum of 75 percent of funds must be spent on eligible construction activities; at least 30 percent of the funds must be reserved for very-low income households (up to 50 percent of the area median income or AMI); an additional 30 percent must be reserved for low income households (up to 80 percent of AMI); and the remaining funds may be reserved for households up to 140 percent of AMI. No more than 10 percent of SHIP funds may be used for administrative expenses. Funding for this program was established by the passage of the 1992 William E. Sadowski Affordable Housing Act. Funds are allocated to local governments on apopulation-based formula.

SHIP funds must be expended to implement a jurisdiction's Local Housing Assistance Plan (LHAP).

The Affordable Housing Advisory Committee/Board (AHAB) is required to review the implementation status of the LHAP in the annual report required by s. 420.9075(10).

At a minimum, the AHAB shall submit an annual report to the local governing body and to Florida Housing Finance Corporation by December 31st, which includes recommendations on the implementation of affordable housing incentives in the following areas:

- The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6) (f)3.
- All allowable fee waivers are provided for the development or construction of affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very-low-income persons, lowincome persons, and moderate-income persons.
- Affordable accessory residential units.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- The modification of street requirements for affordable housing.
- The establishment of a process by which a local government considers, before adoption,

- policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- The support of development near transportation hubs and major employment centers and mixeduse developments.

## **COUNTY LEGISLATION REVIEW**

The Miami-Dade County Board of County Commissioners has acted to formally adopt legislation to remove impediments to the construction of affordable housing, and to streamline the development review process. The following summary outlines legislative action adopted and implemented since 2021 to address affordable housing construction challenges within our community.

DATE	LEGISLATION SUMMARY	HYPERLINK TO LEGISLATION
	Resolution directing the County Mayor to study potential legislative changes to	
	the workforce housing ordinance, codified at article XIIA of chapter 33 and article	
0/4/2024	IX of chapter 17 of the Code, including to the contribution payment in lieu of	https://www.miamidade.gov/govaction/
	construction for single family residential neighborhoods and to methods for	legistarfiles/Matters/Y2024/240828.pdf
I	reviewing applications in single family neighborhoods and to place a report on the	
	study on an agenda of this Board  Resolution authorizing the County Mayor to establish a prequalification	
	construction pool for Miami-Dade Public Housing and Community Development	
	Department for a five-year term in a total amount up to \$30,000,000.00 in	
	Documentary Stamps Surtax or State Housing Initiative Partnership Funds for the	
	construction and rehabilitation of affordable and workforce single-family housing	
	on County-owned land; creating a revolving loan program; authorizing the County	
	Mayor to solicit pricing, award contracts, exercise all provisions of the solicitation	2 (A)
10/3/2023	documents and any resulting contracts pursuant to section 2-8.1 of the Code and	https://www.miamidade.gov/govaction
	Implementing Orders 8-4, 3-38, 3-44, and to add vendors to the pool at any time,	legistarfiles/Matters/Y2023/231672.pdf
	subject to ratification by the Board on a bi-annual basis; authorizing the County	
	Mayor to execute conditional loan commitments, standard shell contracts,	
	standard shell loan documents, amendments and other documents or agreements necessary to accomplish the purposes of this resolution, and to subordinate or	
I	modify the terms of contracts, amendments and loan documents, and to exercise	
I	the termination, waiver, acceleration and other provisions therein; and requiring	
	annual reports	
	Resolution directing the County Mayor to provide a written report on the state of	https://www.miamidade.gov/govaction/
	accessible and affordable housing for individuals with disabilities in Miami-Dade	legistarfiles/MinMatters/Y2023/231244m
	County	in.pdf
	Resolution directing the County Mayor to provide a report on the implementation	
	of Resolution No. R-1078-19, regarding permitting timelines for affordable	https://www.miamidade.gov/govaction,
	housing, including data on the current permitting timelines; directing the County	legistarfiles/Matters/Y2023/230179.pdf
I	Mayor to place the report on an agenda of this Board; and requiring a semiannual report	
	Ordinance relating to workforce housing development in the incorporated areas	
I	of Miami- Dade County and impact fees; amending section 33-193.7 of the Code;	
I	providing minimum standard requiring municipal workforce housing programs to	
	address the entire income range defined by the County; requiring municipalities	
10/6/2022	to prioritize workforce and affordable housing developments operated by or on	https://www.miamidade.gov/govaction
	behalf of the County or on County-owned land, and providing for County	legistarfiles/Matters/Y2022/221594.pdf
	jurisdiction in the event of noncompliance; establishing limits on County funding	I
	for housing developments within municipalities that fail to adhere to County	
	for housing developments within municipalities that fail to adhere to County minimum income range standard; making technical changes	
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## AFFORDABLE HOUSING ADVISORY COMMITTEE MEMBERS AND PUBLIC HEARING

Miami-Dade County's Public Housing & Community Development Department continues to encourage and seek the participation of residents, community stakeholders, and public employees to enrich the planning process and increase the availability of affordable housing. Exemplary local leaders and professionals were appointed by our elected officials to serve on the Affordable Housing Advisory Committee board as mandated by Section 420.9076(2) of the Florida Statute.

The Affordable Housing Advisory Board must consist of one locally elected official from each county or municipality participating in the State Housing Initiatives Partnership Program and one representative from at least six of the categories below:

#### **CATEGORIES**

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- A citizen who resides within the jurisdiction of the local governing body making the appointments.
- A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.
- A locally elected official.

On September 11, 2024, the Affordable Housing Advisory Committee discussed the eleven required affordable housing strategies, ranging from expedited permitting to development of affordable housing near major transportation corridors. The Affordable Housing Advisory Committee also reviewed new housing related incentives and permitting related legislation adopted by the Board of County Commissioners since 2017.

The Public Hearing held before the Affordable Housing Advisory Board (AHAB) was convened on September 11, 2024, at 10:00 AM at the Overtown Transit Village, 1st Floor Training Room at 701 NW 1st Court, Miami, FL 33136. The Public Hearing was advertised in English, Spanish, Creole languages within three publications of general circulation and on the County's website. A copy of the required advertisement is attached as Exhibit A.

The Report was received by the AHAB on August 22, 2024. The report was delivered to Board of County Commissioners in December 2024.

#### STATE LEGISLATION

On February 28, 2024, the Florida Legislature approved amendments to the Live Local Act. The Live Local Act states that local governments are required to allow affordable housing developments in commercial, industrial and mixed-use zoning districts.

On May 8, 2024, Anthony De Yurre of Bilzin Sumberg Baena Price & Axelrod LLP gave a special presentation to the AHAB. Following are important highlights from Anthony De Yurre presentation reflecting 2024 Live Local Act enhancements.

- For Sale Market Rate Units Permitted
- Floor Area Ratio 150% of Max Permitted in Municipality
- Height Protections for Single-Family Neighborhoods
- Development Bonuses Administratively Approved
- Parking Transit Oriented Development No parking required
- Parking Reduced 20% within ½ Mile of a Major Transportation Hub
- Airport Flight Paths or Noise Contours Prohibit Live Local Act Zoning Benefits
- Tax Exemption Expanded to Include Land and Common Areas

# COMMITTEE INCENTIVE REVIEW AND RECOMMENDATIONS

Miami-Dade County has implemented and continues to refine affordable housing incentive strategies to reduce the barriers to the production of affordable housing within our community. Of the eleven recommended incentive strategies, ten are already implemented in Miami-Dade County, as summarized in the Annual Housing Incentives Strategy Checklist below.

Annual Housing Incentives Strategy Checklist			
Affordable Having Inconting		Does MDC have these?	
Affordable Housing Incentives	Yes	No	
The processing of approvals of development orders or permits for affordable housing projects is expedited to greater degree than other projects, as provided in s. 163.3177(6)(f)3.	Yes		
All allowable fee waivers provided: The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for the development or construction of affordable housing.	Yes		
The allowance of flexibility in densities for affordable housing.	Yes		
The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.	Yes		
The allowance of Affordable accessory residential units in residential zoning districts.	Yes		
The reduction of parking and setback requirements for affordable housing.	Yes		
The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.	Yes		
The modification of street requirements for affordable housing.		No	
The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.	Yes		
The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	Yes		
The support of development near transportation hubs and major employment centers and mixed-use developments.	Yes		

The recommendations outlined below were derived from multiple discussions held between staff and the Affordable Housing Advisory Committee. Any recommendations approved by the Board of County Commissioners are used to amend the Local Housing Assistance Plan, applicable elements of the Comprehensive Plan, and other ordinances and/or resolutions.

	Required Statutory Incentive	Current Process
centive	development orders or permits for affordable housing projects is expedited to greater degree than other projects, as	Expedited Zoning and Permitting Review Under the current process, all RER permit applications for affordable housing, infill housing, & workforce housing projects are processed under the "Expedited Plan Review", with a required turnaround timeframe.

The requirements for expedited plan review are formalized and are now a part of departmental standard operating procedures. Workforce Housing workshops are held monthly by the Regulatory and Economic Resources (RER) Department, to inform developers of both the requirements and the incentives available for pursuing this type of affordable housing.

"The timely coordination of the many elements necessary to arrive at a Certificate of Occupancy for the totality of a construction project is one of the biggest challenges that the development community faces in realizing any project on a given schedule. Developers are responsible coordinating the services of specialized design and construction contractors, potentially requiring expertise in over a dozen areas such as zoning, platting, traffic, paving & drainage, environmental engineering, water and sewer and fire engineering in addition to the traditional building trades. Predictability and transparency in the governmental plan review and permit processes associated with these multi-jurisdictional areas is hence a key element to any developer's ability to successfully execute a project within a given timeframe. The County has consequently focused in recent years on using technology to create a more accessible, efficient, and transparent process. Efforts have been focused on conversion from paper-based plan review to electronic and concurrent systems with public facing portals. This has been the principal means of expediting and making more uniform the totality of the plan review and approval process associated with permitting. Once a plan review process is electronically tracked, applicants can readily gain access to the status

and disposition of their submittals via online platforms. This approach, emphasizing transparency and predictability in the plan review process, benefits affordable projects as well as all project types and has either been implemented or is being pursued across all County departments involved in the development process at this time." This quote from the Study of The Permitting Process for Affordable Housing Projects, completed by the RER Department and presented to the Board of County Commissioners in October of 2020, encapsulates the complexity of the multidisciplinary process, and the advancements toward a more efficient and accountable plan review process.

The electronic plan review system, Energov, tracks the review timeframes for each permitting department, and is used to share automated 8:00 a.m. and 4:00 p.m., review status reports with supervisors, affordable housing projects are flagged within the system for expedited review. The PHCD Staff assigned to the AHAB, also serves as the departmental liaison to the RER Department and completes the Workforce Housing plan reviews.

With the 2019 Ordinance changes, affordable housing developments are processed as expedited permitting and are afforded the same density bonus allowed for workforce housing projects.

• The Affordable Housing Advisory Committee recommends for the County to create an affordable housing department for affordable housing approvals to expedite the process. The AHAC recommends for the County to continue implementing the current incentives and strategies to reduce barriers to the construction of affordable housing units.

## Incentive

#### Required Statutory Incentive

All allowable fee waivers provided: The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for the development or construction of affordable housing.

#### **Current Process**

Impact Fee Exemptions Under Chapter 33 of the Code of Miami-Dade County, residential developments, which provide affordable housing, or the portion thereof, are exempt from most impact fees.

The Affordable Housing Advisory Committee continues to recommend the following:

Miami-Dade County shall waive all Regulatory and Economic Resources – Environmental Resources
Management (DERM) review fees for contaminated sites provided that the site is being developed for
affordable housing.

## COMMITTEE INCENTIVE REVIEW AND RECOMMENDATIONS

#### UPDATES AND PROPOSED RECOMMENDATION

Workforce housing units provided under the Workforce Housing Program may qualify for a two-year deferral or a full exemption of the road impact fees. Only the workforce housing units, and not market rate units, are eligible to receive a deferral or exemption of the road impact fee.

• The Affordable Housing Advisory Committee recommends for the County to continue implementing the current incentives.

	Required Statutory Incentive	Current Process
Incentive 3	The allowance of flexibility in densities for affordable housing.	Voluntary and Mandatory Inclusionary Zoning Programs Under the current process, density bonuses are provided in exchange for a commitment to provide workforce housing (wfh)units or a payment in lieu; Urban Center development must provide a min of 12.5% of units as wfh; additional density bonuses are available for for very low / low income development & infill housing.

#### **UPDATES AND PROPOSED RECOMMENDATION**

Not all urban center districts require the provision of workforce housing. However, the RER Department allows those districts that do not require the 12.5% set aside requirement to provide 10% of the units for workforce housing and receive the density bonus. This has proven an effective tool to encourage this type of development.

• The Affordable Housing Advisory Committee recommends for the County to continue implementing the current incentive.

	Required Statutory Incentive	Current Process
		Developers may apply to Water and Sewer
		Department (WASD) for a developer agreement to
		reserve infrastructure capacity. The reservation is
		good for one year and provides the points of
		connection. Reservation can be extended but the
Incentive 4	The reservation of infrastructure capacity for	developer must keep the project active.
nti	housing for very-low-income persons, low-	
Ve 4	income persons, and moderate-income	The 2020-2024 Consolidated Plan provides significant
**	persons.	Community Development Block Grant funding
		support for water and sewer infrastructure
		improvements in low- and moderate-income areas,
		and for housing rehabilitation to include connecting
		low- and moderate-income homeowners to the
		sewer system.

The Affordable Housing Advisory Committee continues to recommend the following in 2024:

- The reservation of infrastructure capacity for new construction and preservation of affordable housing through rehabilitation and redevelopment for very-low-income persons, low-income persons, and moderate-income persons.
- Miami-Dade County should consider, as a preemptive move against slums and blight, permitting the redevelopment of failed commercial centers as community centered affordable housing.

_	Required Statutory Incentive	Current Process
ncentive 5	The allowance of Affordable accessory residential units in residential zoning districts.	Accessory Units Under Comprehensive Master Plan (CDMP) and Zoning Code The County's CDMP Land Use and Housing Elements provide for accessory dwelling units

#### **UPDATES AND PROPOSED RECOMMENDATION**

The Affordable Housing Advisory Committee recommends the County to continue implementing the current incentive. In addition, the committee further recommends the following action(s):

 Miami-Dade County should encourage accessory dwelling units in all residential zoning districts, as a mechanism to intersperse affordable housing within market rate communities.

	Required Statutory Incentive	Current Process
μć		Parking / Setback Reductions Under the current
ent	The reduction of parking and setback requirements for affordable housing.	process, parking & setback requirements are
ýve		reduced within the Fixed-Guideway Rapid Transit
6		System Zone and Community Urban Center Districts,
		developments for the elderly & disabled.



## COMMITTEE INCENTIVE REVIEW AND RECOMMENDATIONS

#### UPDATES AND PROPOSED RECOMMENDATION

• The Affordable Housing Advisory Committee recommends for the County to continue implementing the current incentives.

	Required Statutory Incentive	Current Process
Incentive 7	The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.	Current Code allows for flexible lot configurations to allow for more efficient use of land and make available needed housing at a more affordable cost, but not zerolot-line. 2020 updates to the workforce housing ordinance amends intensity standards by further reducing certain minimum lot coverages, updating max allowable height, eliminating max FAR, & increasing flexibility.

#### UPDATES AND PROPOSED RECOMMENDATION

• The Affordable Housing Advisory Committee recommends for the County to allow greater flexibility for multi-family properties on public land.

"	Required Statutory Incentive	Current Process
ncentive 8		Street Requirements Modification of street requirements for affordable housing remains under AHAB's review.

#### **UPDATES AND PROPOSED RECOMMENDATION**

The Affordable Housing Advisory Committee recommends the County to continue implementing the current incentive. In addition, the committee further recommends the following action(s):

- Miami-Dade County should consider permitting minor variations of street requirements for affordable housing, by administrative approval.
- PHCD will invite the Departments of Transportation and Public Works, Water and Sewer, and Regulatory and Economic Resources to the September 11, 2024 AHAB meeting to discuss this incentive.

	Required Statutory Incentive	Current Process
Į,	The establishment of a process by which a local	Impact of Proposed Land Development and
i i	government considers, before adoption,	Infrastructure Legislation on Affordable Housing
ýve	policies, procedures, ordinances, regulations,	Development current process requires a fiscal
9	or plan provisions that increase the cost of	impact analysis must accompany all proposed
	housing.	legislation.

• The Affordable Housing Advisory Committee recommends for the County to continue implementing the current incentives.

7	Required Statutory Incentive	Current Process
centive 10	The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	Lists of County-Owned Property Suitable for Affordable Housing Development current County and State legislation requires the preparation of an inventory list.

#### **UPDATES AND PROPOSED RECOMMENDATION**

• The Affordable Housing Advisory Committee recommends for the County to widen distribution of the inventory list by social media promotions.

Incentive 11	Required Statutory Incentive	Current Process
	The support of development near transportation hubs and major employment centers and mixed-use developments.	Policies Supporting Development Near Transit Hubs
		and Major Employment Centers and Mixed-Use
		Developments Under the current process,
		Community Urban Center Districts, the Fixed
		Guideway Rapid Transit System zones include
		provisions to incentivise affordable housing; funding
		solicitations provide bonus points for proximity to
		transit.

## COMMITTEE INCENTIVE REVIEW AND RECOMMENDATIONS

#### UPDATES AND PROPOSED RECOMMENDATION

On February 20, 2019, PHCD provided to the Board of County Commissioners a 10-Year plan to increase the number of workforce and affordable housing units within transit corridors. Identifying county owned and privately owned properties within a two-mile radius of transit corridors meeting appropriate criteria, estimating that more than 67,000 housing units could be developed within the identified areas. In support of transit accessible affordable housing developments, within each funding solicitation PHCD provides weighted criteria, for project applications near transit.

 The Affordable Housing Advisory Committee recommends for the County to continue implementing the current process

#### OTHER WORKFORCE AND AFFORDABLE HOUSING INCENTIVES

The County may release or satisfy any County lien placed on a publicly or privately owned property if the property has been approved for the Workforce Housing Development Program and the qualified developer applies to the County for release of County liens and citations after the sale or lease of the eligible property to an eligible household and records in the public records one or more covenants or declarations of restrictions in the manner described and approved by the County.

County liens that may be released or satisfied include but are not limited to civil restitution liens; code enforcement liens; demolition liens; hospital liens; judgment liens; lot clearing liens; minimum housing standard liens; mortgage liens; nuisance abatement liens; public defender liens; stormwater utility liens; waste liens; water and sewer liens; and welfare liens.

## **EXHIBIT A**

PUBLIC HEARING ADVERTISEMENT

### More news, weather, deaths, 14A, 22A

## Biden returns to campaign trail, navigating new Harris dynamic

BY HADRIANA LOWENKRON Bloomberg News

President Joe Biden returned to the campaign trail navigating a strange, bittersweet dynamic: how to transition from incumbent presidential nominee to hype man for Vice President Kamala Harris.

The pair took the stage together Thursday for the first time since Biden ended his reelection bid and endorsed Harris at an event outside Washington, D.C.

The two struck the right notes during their event, with Biden casting Harris as "an incredible partner' in the "progress we made."

"She's going to make one hell of a president," he said to cheers from the audi-

Biden is eager to help Harris defeat Republican Donald Trump but must be careful not to overshadow a candidate who must make her own mark on the trail.

Harris faces an even tougher challenge of appearing loyal to a boss she is replacing while also distancing herself from his less popular policies. Crucial to her reelection effort is claiming credit for popular accomplishments over the past four years without dulling the enthusiasm from voters previously dispirited by the prospect of reelecting Biden, the 81year-old president whose popularity waned under the weight of the postpandemic economic recovery.

The dynamic is further complicated by the personal relationship of two leaders who find themselves on divergent political paths.

Biden was stung by his defenestration at the hands of top Democratic Party officials following his disastrous debate against Trump.

His painstakingly slow exit of the race underscored the extent to which he remained for weeks convinced that he still represented his party's best chance against the Republican challenger. Recent weeks have seen the president withdraw from the national stage, taking long vacations in his home state of Delaware and largely avoiding public events.

The president also referenced the worries about his



straddle the line between

loyalty to a president who

remains popular with ele-

ments of her party's base

but risks returning as an

albatross with key demo-

graphics including young

voters and voters of color

troubled by inflation and

Middle East policy during

In Largo, Maryland, on

before Biden, praising him

Thursday, Harris spoke

Biden's presidency.

President Joe Biden and Vice President Kamala Harris campaign together in Largo, Maryland, on Thursday.

age that saw his own party pressure him to abandon his political ambitions.

'I served in the Senate for 270 years. I know I only look 40," Biden quipped to laughter, before adding, "For the longest time, I was too damn young."

"Now I'm too damn old," he said.

Biden also personally experienced the pain of serving a president who lacked confidence in their running mate's political abilities, after former President Barack Obama discouraged him from seeking the presidency.

Harris, for her part, must

dent" as he stood beside her on the dais and spurring the audience in chants of "Thank you, Joe." "I could speak all after-

as an "extraordinary presi-

noon about the person that I am standing on this stage with," Harris said. "There's a lot of love in this room for our president."

The unconventional dynamic is not dissimilar to the 2000 election, where Vice President Al Gore, the Democratic nominee, had to navigate the paradox of voters' appreciation for former President Bill Clinton's economic and policy record, even as his affair with intern Monica Lewinsky created a major liabil-

"Harris needs to do the exact same thing," said Christian Grose, political science and public policy professor at the University of Southern California. "The issues are different,

but Harris needs to tie

herself to the popular parts of the Biden policy agenda and distance herself as much as possible from both the personal part, his capacity to serve, and some of the less popular policy issues like the economy and potentially immigration, depending on the state."

As Gore — who ultimately lost his presidential bid proved, it can be a difficult balance to strike. Biden continues to serve and can make decisions, particularly on foreign policy, that will impact the campaign.

The issue of U.S. support for Israel's war in Gaza, which has already divided many Democrats, could be a particular challenge.

"She has her own views as the presidential candidate," said Tony Coelho, a former congressman who managed Gore's 2000 campaign. "You have to keep saying it and the general public will accept it."



NOTICE IS HEREBY GIVEN that the Village Council will hold a public hearing on Tuesday, August 27, 2024 at 8:30 a.m., at the Pinecrest Municipal Center, 12645 Pinecrest Parkway, Pinecrest, Florida to consider a proposed ordinance on Second Reading to amend the Land Development Regulations, and a resolution relating to the Pinecrest by the Sea Security Guard Special Taxing

AN ORDINANCE OF THE VILLAGE OF PINECREST, FLORIDA, AMENDING CHAPTER 25, "STORMWATER UTILITY," OF THE VILLAGE CODE OF ORDINANCES RELATING TO THE METHODOLOGY AND CALCULATION OF STORMWATER UTILITY FEES AND THE METHOD OF COLLECTION FOR SUCH FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, RELATING TO THE PROVISION OF SECURITY SERVICES WITHIN THE BOUNDARIES OF THE PINECREST BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT (ALSO KNOWN AS THE GABLES BY THE SEA-PINECREST SECURITY GUARD SPECIAL TAXING DISTRICT); PROVIDING FOR AUTHORITY, DEFINITIONS, AND INTERPRETATION; ESTIMATING THE COST OF THE SECURITY SERVICES TO BE ASSESSED FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024; ESTABLISHING THE METHOD OF ASSESSING SECURITY SERVICE COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE DISTRICT: DETERMINING THAT SUCH REAL PROPERTY DERIVES A SPECIAL BENEFIT FROM THE SECURITY SERVICES: DIRECTING THE VILLAGE MANAGER TO PREPARE A PRELIMINARY SECURITY SERVICES ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN: ESTABLISHING A PUBLIC HEARING TO CONSIDER THE IMPOSITION OF THE SECURITY SERVICES ASSESSMENTS AND THE METHOD OF COLLECTION FOR SUCH ASSESSMENTS: DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN

Interested persons are invited to attend the public hearings or provide written comments on the agenda items to the Village Clerk Affected parties may appear at the public hearings, be heard and submit evidence in relation to the application or agenda items. Copies of the proposed amendments, staff report, proposed ordinance, and all related materials are available for public inspection during business hours at Village Hall, 12645 Pinecrest Parkway, Pinecrest, Florida. Questions regarding this matter should be directed to the

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at 305.234.2121 not later than seven business

Pursuant to E.S. 286,0105, if a person decides to appeal any decision made by the Village Council, with respect to any matter considered at such hearing or meeting, the person will need a record of the proceedings and, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the

www.pinecrest-fl.gov

Priscilla Torres, MMC Village Clerk



## **Public Notice**

## NOTICE OF PUBLIC MEETINGS FOR MIAMI-DADE COUNTY'S 2025-2029 CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

### **PUBLIC NOTICE INFORMATION**

Notice is being given that Public Housing and Community Development (PHCD) will hold the following public meetings for Miami-Dade County's 2025-2029 Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI):

### **1st Round of Regional Meetings**

**Central Regional Meeting** 

Tuesday, September 3, 2024 11:00 AM to 1:00 PM Arcola Lakes Regional Library 8240 NW 7th Avenue, Miami, Florida 33150 Connect via Zoom:

https://miamidade.live/ConPlanPublicMeeting1

**North Regional Meeting** Wednesday, September 4, 2024

11:00 AM to 1:00 PM North Dade Regional Library 2455 NW 183rd Street, Miami Gardens, Florida 33056

Connect via Zoom: https://miamidade.live/ConPlanPublicMeeting2

### **South Regional Meeting**

Thursday, September 5, 2024 11:00 AM to 1:00 PM South Dade Regional Library 10750 SW 211th Street, Cutler Bay, Florida 33189 Connect via Zoom: https://miamidade.live/ConPlanPublicMeeting3

**Northeast Regional Meeting** 

Tuesday, September 10, 2024 5:00 PM to 7:00 PM

690 NE 159th Street, Miami, Florida 33162 Connect via Zoom: https://miamidade.live/ConPlanPublicMeeting4

## **2nd Round of Regional Meetings**

**South Regional Meeting** Wednesday, October 9, 2024

11:00 AM to 1:00 PM South Dade Regional Library 10750 SW 211th Street, Cutler Bay, Florida 33189 Connect via Zoom:

https://miamidade.live/ConPlanPublicMeeting5

**Central Regional Meeting** Thursday, October 10, 2024 11:00 AM to 1:00 PM Arcola Lakes Regional Library

8240 NW 7th Avenue, Miami, Florida 33150 Connect via Zoom:

https://miamidade.live/ConPlanPublicMeeting6 **North Regional Meeting** 

Tuesday, October 15, 2024 2:00 PM to 4:00 PM North Dade Regional Library 2455 NW 183rd Street, Miami Gardens, Florida 33056

Connect via Zoom: https://miamidade.live/ConPlanPublicMeeting7

> **Northeast Regional Meeting** Thursday, October 17, 2024

5:00 PM to 7:00 PM Oak Grove Park, Father Gerard Jean-Juste Community Center Oak Grove Park, Father Gerard Jean-Juste Community Center 690 NE 159th Street, Miami, Florida 33162 Connect via Zoom:

https://miamidade.live/ConPlanPublicMeeting8

The purpose of these meetings is to receive input that will shape future investments in affordable housing, economic development activities, and public services in Miami-Dade County.

The 2025-2029 Consolidated Plan is the County's five-year strategic plan with goals for housing, community development, and homeless prevention outcomes. The Consolidated Plan identifies general community needs, such as affordable housing, public services, employment, and public facilities, and provides a strategy for how U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds will be used to meet these

The AI is a comprehensive review and assessment of the jurisdiction's laws, regulations, policies, procedures, and practices, and how these affect the location, availability, and accessibility of housing. In addition, it analyzes how conditions, both private and public, may affect fair housing choice.

For legal ads online, go to http://legalads.miamidade.gov

Please direct any questions to PHCD via e-mail at: **communitydevelopmentservices@miamidade.gov.** 

PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender expression, gender identity, age, pregnancy, familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call (786) 469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771



### **TOWN OF SURFSIDE** NOTICE OF ZONING IN PROGRESS Chapter 90 - Zoning Code

Pursuant to Section 90-6 of the Code of the Town of Surfside, Florida (the "Code"), the Town of Surfside hereby gives Notice of Zoning in Progress relative to a proposed ordinance impacting the Zoning code. The proposed ordinance seeks to alter the regulations within the H30A and H30B zoning districts, amongst

Pursuant to Section 90-6 of the Code, Zoning in Progress shall apply to applications for development approvals filed after the date of this notice's publication in the Miami Herald. Zoning in Progress shall not apply to the extent that vested rights are established pursuant to Section 90-55(11) of the Code.

Public hearings for first reading by the Town Commission, review by the Planning and Zoning Board and Local Planning Agency, and second reading by the Town Commission will be noticed and held in the coming weeks. Interested parties may appear at the Public Hearings and be heard with respect to the proposed Ordinance.

Dated this 16th day of August, 2024

Sandra N. McCready, MMC Town Clerk

## **Public Notice**

#### NOTICE OF PUBLIC HEARING OF THE AFFORDABLE HOUSING **ADVISORY BOARD TO ADOPT ITS 2024 EVALUATION AND FINAL** LOCAL HOUSING INCENTIVE STRATEGIES RECOMMENDATIONS

### **PUBLIC NOTICE INFORMATION**

In accordance with Florida Statutes Section 420.9076(5), the Miami-Dade County Affordable Housing Advisory Board (AHAB) will hold a public hearing on September 11, 2024, beginning at 10:00 a.m. The public is invited to attend either in person at Overtown Transit Village. North Tower. 701 N.W. 1st Court. Miami Florida 33136. First Floor Training Room, or to attend virtually via zoom at: https://miamidade.zoom.us/j/85485390572

The purpose of this public hearing is for the advisory committee to adopt its State Housing Initiatives Partnership (SHIP) evaluation and final local housing incentive strategies recommendations. The AHAB Board reviews the following local housing incentive strategies annually, and these recommendations are to be considered at the hearing by the advisory committee.

- The processing of approvals of development orders or permits for affordable housing projects is expedited to greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- All allowable fee waivers provided: The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for the development or construction of affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very-low-income persons, low-
- income persons, and moderate-income persons. The allowance of affordable accessory residential units in residential zoning districts.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable
- The modification of street requirements for affordable housing.
- The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of
- The preparation of a printed inventory of locally owned public lands suitable for affordable
- The support of development near transportation hubs and major employment centers and mixed-use developments.

The 2024 Housing Incentives Strategy and SHIP report is available for review online at https://www.miamidade.gov/global/housing/notices.page, and at 701 NW 1st Court, 14th Floor, Miami, Florida 33136, by calling (786) 469-4141, or by requesting a copy via email at CommunityDevelopmentServices@miamidade.gov.

The public is invited to attend and comment. Comments may also be submitted in writing until September 10, 2024 to the attention of Ms. Tangie White, Division Director at Public Housing and Community Development (PHCD), 701 NW 1st Court, 14th Floor, Miami Florida 33136 or via e-mail **communitydevelopmentservices@miamidade.gov.** 

PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender expression, gender identity, age, pregnancy, familial status, source of income, actual or perceived status as a victim of domestic violence, dating violence or stalking in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call (786) 469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.



For legal ads online, go to http://legalads.miamidade.gov