

**NORTH MIAMI AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
VIRTUAL MEETING VIA ZOOM
AUGUST 11, 2022 – 6:00 P.M.**

MINUTES

Committee Members	Present	Absent
Naomi Blemur	X	
Ebonni Chrispin	X	
Santra Denis	X	
Marie-Frantz Jean-Pharuns	X	
Andrea McDonald	X	
Evan Shields	X	
Honorable Councilwoman Kassandra Timothe	X	
Member No. 8 - Vacant		
Member No. 9 - Vacant		
Member No. 10 - Vacant		
Member No. 11 - Vacant		

Staff present: Alberte Bazile, MBA, Housing & Social Services Director; Debbie Love, City Planner; Tommie Frison, Housing Coordinator.

Meeting Opening:

The meeting officially began at 6:15 pm. Ms. Bazile introduced herself and the other support staff members who were present. The committee members also introduced themselves. As this was the first meeting, Ms. Bazile gave a brief history of AHAC at the City of North Miami (“City”), explaining that the Committee existed in prior years, but became inactive due to the City’s SHIP allocation being below the \$350,000 threshold necessary to have an active committee. This year, the City has been allocated \$367,278, which necessitated reviving AHAC to work on the incentive strategies recommended by the state, to promote and encourage affordable housing, make recommendations, and prepare a report for the Florida Housing Finance Corporation, which oversees the administration of the SHIP program. The report will be presented to the City Council for implementation, which is required to receive the SHIP funding.

Election of a Chairman and Vice Chairman:

The following individuals agreed to serve: Mr. Shields, as Chairman, Councilwoman Timothe as Vice Chair, and Ms. McDonald as Secretary.

City Planner Presentation:

Ms. Love gave a PowerPoint presentation on the Affordable Housing Incentive Strategies.

Florida Statutes, Section 420-9076 outlined eleven (11) areas that should be looked at as a starting point. The City can and should go beyond the incentives contained in the Statute. The Community Planning & Development Department has worked on these incentive strategies and the staff has made additional recommendations, which are presented below:

- a) Expedited permitting approval; **Mandated Sec. 3.202 of the City’s Comprehensive Plan**
- b) Waivers or modifications of impact fees; **Allowed under Sec.3-1410**
- c) Density flexibility; **Not currently available**
- d) Reservation of infrastructure; **Not currently available**
- e) Accessory dwelling units; **Allowed under Sec. 5-102**
- f) Reduction of parking and setback requirements; **Not currently available**
- g) Flexible lot configurations; **Setbacks established in Planned Development Districts (PD); deviations allowable through Conditional Use Permits**
- h) Modification of street requirements; **Not currently available**
- i) Oversight of policies, procedures, regulations, or plan provisions that impact housing cost; **Required under Sec. 3-1003 and 3-1005**
- j) Land bank inventory; ***Purchasing Dept. annually publishes a list of city-owned sites suitable for affordable housing***; and
- k) Encourage development around transit-oriented hubs; **Two TOD districts; all new development must create pedestrian friendly, walkable**

In addition to the incentive strategies, the planner also presented some previous staff Affordable Housing recommendations that were made to City Administration. Some were approved and implemented, while others are still on the table for discussion, as outlined below.

Land Development Regulations

- Exclude from the requirement of City Council review of the site plan for projects consisting of 100% affordable/workforce housing.
- Exempt from Impact Fees for projects with 100% deed restricted affordable/workforce housing.

Alternatively:

- The exemption is based upon a % of affordable/workforce housing, e.g., 15% reduction for 15% affordable/workforce housing.
- For floating unit requests of less than 200 units, where the project consists of 100% affordable/workforce housing, provide a report and recommendation to the City Manager for review and administrative approval, or
- For floating unit requests of less than 50 units (for projects with less than 100% affordable/workforce), provide a report and recommendation to the City Manager for review and administrative approval.
- Revise min. dwelling unit size: 500 s.f.in the PCD **ADOPTED**
- For requests over 90 units per acre of floating units or for projects with height over 100 feet, developer will pay per unit/story into an affordable housing trust fund.
- Revise to allow “Accessory dwelling units” through administrative site plan approval in the R-1 and R-2 districts. **ADOPTED**
 - allow a maximum of one (1) accessory dwelling unit per lot in the R-1 and R-2 residential districts and may be incorporated in an existing or a new dwelling unit.
 - Size regulations: 12,500 minimum lot size for the total parcel and a minimum of 400 sq. feet for the ADU.

- External must be similar in design and color as the primary dwelling unit.
- Height and setback requirements are the same as the principle dwelling.
- Occupancy restrictions: Owner occupancy of the principle unit. Limit the rental to those qualifying for affordable/workforce housing (60%-140% of median income).
- Monitoring: The owner must file an annual affidavit or other means for monitoring whether the ADU continues to be used in accordance with the LDR requirements.
- Reduce Parking Requirements
 - Affordable/workforce housing (1bdr and studios), 1.0 space/du; deed restricted; limited to only in the PCD, NMTSOD, SDTOD
 - Affordable/workforce housing (2 or more bdr.) 1.2 space/du (deed restricted; limited to only in the PCD, NMTSOD, SDTOD)

Programs to Consider

- *Community Land Trust*: Support the creation a community land trust; utilize city-owned residential properties for this non-profit to construct and manage affordable/workforce housing units.
 - The land is donated to the CLT and remains under a 99 year ground lease and the homes are sold or rented to only qualified owners or tenants are allowed to occupy the units and the homes are limited in resale valuation in order to retain long-term affordability.
- *Fast Track Permitting*: Although Section 3-202 (H) of the City’s LDRs requires that affordable housing development approval is given priority in the review process, often there are multiple application processes a development must go through –even that deemed “as of right”, e.g., Zoning/DRC review and landscape permit review. Create a “Comprehensive Permit” process to fully expedite the approval of proposed workforce/affordable housing projects subject to compliance with the City’s workforce/affordable housing goals and objectives. The Comprehensive Permit would involve a single application by project proponents for all local approvals, e.g. conditional use, zoning, site plan review, etc. Time certain for project approval will be critical to the success; therefore, any Planning Commission and Council public hearings should be date certain –and prioritized on the most expeditious timeline-for projects with a minimum of 15% deed-restricted affordable/workforce housing seamlessly integrated into the design of the development proposal.
- *High Speed Permitting*: For projects containing 100% affordable/workforce and/or are requesting less than 200 floating units from the density allocation pools, requires only one application as provided for under Fast Track Permitting and is subject to only administrative review and approval under the authorization of the city manager. EXCEPTION: Projects that also require land use and/or zoning approvals that are subject to the public hearing requirements established under Chapter 163, Florida Statutes, and/or or projects requiring approval of a special exception and/or non-administrative variances will qualify only for fast track permitting.
- *Create Local Public/ Private Dedicated Funding Sources for Workforce/Affordable Housing*: Create local public/private dedicated funding sources in support of workforce/affordable housing projects and program activities. Potential funding sources include: housing trust funds (non-SHIP), bond issued and tax increment financing (TIF) funds
- *Leverage Local Private Funds with Federal, State and Local Public Funds*: Create a workforce/affordable housing program that effectively leverages local financing with federal

and state housing grant programs including CDBG, HOME, SHIP and newly allocated Neighborhood Stabilization Program (NSP) funding.

- *Target Workforce/Affordable Housing Funds to Neighborhood Revitalization:* Workforce/affordable housing funding should be targeted to comprehensive neighborhood revitalization efforts that include public infrastructure investments, code enforcement and increased crime prevention.
- *Funding Emphasis on Purchase/Rehabilitation and Rental Rehabilitation Activities:* Update the Action Plan and Consolidated Plan to re-direct workforce/affordable housing funding away from deep subsidy, first time homebuyer programs to targeted neighborhood purchase/rehabilitation and investor-owned, rental rehabilitation programs.
- *Support for Employer Assisted Housing (EAH) Programs:* Institutional capacity-building for long term workforce/affordable housing development in the city will require the creation and support of Employer Assisted Housing Programs.
- *Capacity-Building for Non-Profit Housing Development Organizations:* Provide financial support to capacity-building efforts of non-profit housing developments organizations, including community land trusts (CLTs) and community development corporations (CDCs).
- *Alternative Funding Sources for Affordable/Workforce Housing:* Seek out or create alternative funding sources for workforce/affordable housing. The creation of local housing trust funds and the use of the New Market Tax Credits program to acquire, rehabilitate and re-sell foreclosed homes (REOs) are examples of alternative funding mechanisms.
- *Local Tax Adjustment Policies for Affordable/Workforce Housing:* Explore providing tax exemption or abatement options to subsidize affordable housing properties that elect to deed restrict a property's affordability would qualify for a set time period of TIFF abatement or exemption, through TIFF Incentive Agreement, if they agree to also comply with certain upgrades and quality standards.
- *Climate Change/Weatherization Program for Affordable/Workforce:* Create a program to provide assistance for the abandonment of septic systems and connection to the city's sanitary sewer system (**IN PROCESS**).
 - The program would also offer weatherization assistance to reduce the monthly energy burden by improving the energy efficiency of a home. Such assistance may include installation of impact windows, attic ventilation, solar screens, repair or replacement of inefficient heating and cooling units, and repair or replacement of water heaters.

Discussion:

Ms. Denis requested a copy of the presentation and raised concerns about the incentive strategy for expediting permitting and development, acknowledging that there is an issue in the affordable housing supply. She expressed the need to be cautious about the type of housing being built and who it's for, in order to not displace residents, as well as to protect them, given that Miami is into luxury development. Her concern was to take into account not only Area Median Income (AMI), but Neighborhood AMI (for affordable housing) also, and insist on including protection for a real affordable housing project vs. luxury development, in the expediting process.

Ms. Jean-Pharuns raised concerns about the internal process, the impact on staff, and better organization to fast track the expediting permit process.

Chairman Shields wanted to know if there was any high level economic data or study available that can be shared to ensure that committee recommendations matched with the City's economic needs, specifically, making a strategic distinction between affordable housing and workforce. He further requested clarification on incentives not currently implemented by the City.

Vice-Chair Timothe shared with the group the Housing Revitalization Area Strategy Study conducted by the North Miami Community Redevelopment Area (CRA) in collaboration with FIU back in 2018, and mentioned that she presented a resolution to Council requesting City Administration performs an additional study to determine if there is a housing emergency crisis in the City.

Chairman Shields asked if the committee should discuss the incentive strategies that are currently being implemented by the City, since staff advised that all 11 must be reviewed, and recommend the City continues the process as is or with some additional recommendations for the existing strategies, and make recommendations on the others that are currently implemented by the City, if so desired. Staff explained that some are not automatically given; it is by request only.

Ms. Chrispin needed clarification on the following:

1. Role of the committee: To make recommendations to City Council in order to promote affordable housing in the City; not make decisions.
2. How can the City help if a developer or non-profit wants to build affordable housing on a site with serious environmental issues, since environmental fees can seriously jeopardize the project? Staff explained that the only way the City can help is by designating the site where the development is to be built, through resolution adopted by City Council, as a "brownfields site", which opens doors to all forms of assistance from the county and/or state.
3. Ms. Chrispin asked is there flexibility in the area of density & parking? The City currently does not offer reduction of parking. The only reduced parking feature the City offers, upon request, consists of 1 ½ parking space per unit and 5% reduction per guest; the City also offers shared parking if the project is being built in a mixed use area. Staff concluded that the developer has to show through the parking and traffic analysis that the reduction of parking will not negatively impact the project. The additional reduction parking incentive the City has upon request is for a 100% affordable housing project for elderly over 65 (one parking per unit and no guest parking).
4. Does this group work under Sunshine Law? Staff will provide clarity on this question.

Chairman Shields recommended that, given the importance of the subject and the load of materials received, including the Housing Revitalization Area Strategy Study forwarded by Vice-Chair Timothe, the next meeting should be held in October, as suggested in the timeline of the AHAC guidelines; thus, allowing committee members ample time to review the materials and come up

with specific recommendations that will enable them to draft a proper report to the State. Ms. Chrispin seconded the recommendation.

Staff explained that the City is late in producing the required report because it didn't have an active board, and it is necessary to further discuss the incentives by the end of August and have a meeting in September, in order to adopt the proposed recommendations. The goal is to have the report sent to the state by October. Committee members agreed.

Next Meeting

August 25, 2022, 6:00 p.m., via Zoom.

Adjournment

Staff will request technical assistance from the Florida Housing Coalition for the next meeting. There being no further business, the meeting properly adjourned at 7:35 p.m.

Submitted by:

Andrea McDonald, Committee Secretary

ATTEST:

Evan Shields, Chairperson