

**NORTH MIAMI AFFORDABLE HOUSING
ADVISORY COMMITTEE (AHAC)
VIA ZOOM
OCTOBER 5, 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	
Nikisha Williams	X	
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, Dianna Dacosta, Housing Coordinator.

Meeting Opening

The meeting was called to order at 6:02 p.m., and motion made to skip the pledge of allegiance. Motion carried. The meeting then continued with roll call. A quorum was present.

New Member Introduction

Ms. Nikisha Williams was formally introduced to the committee. Ms. Williams currently serves as the Managing Director of Collective Impact at The Miami Foundation.

Approval of Agenda

It was moved by Andrea McDonald and seconded by Nikisha Williams to approve the agenda, as presented. Motion carried.

Approval of Minutes

It was moved by Andrea McDonald and seconded by Councilwoman Timothe to approve the minutes of the August 25, 2022, meeting. Motion carried.

Old Business

As recommended by Chairman Shields, it was moved by Nikisha Williams and seconded by Andrea McDonald to have an informal discussion on the Affordable Housing Incentive Strategies & Recommendations for the duration of the meeting. Motion carried.

➤ **Address Issues from the August 25, 2022 meeting**

It was noted that the Chairman met with staff from the City’s Housing & Social Services Department, along with Councilwoman Timothe and her aide, in order to develop a streamlined approach for the committee to discuss the 11 affordable housing incentive strategies. An outline was developed from this meeting which summarized each strategy (**see below**).

Once the North Miami Affordable Housing Advisory Committee (AHAC) is satisfied, a report on its recommendations will be shared with the Florida Housing Finance Corporation (the “State”).

INCENTIVES & RECOMMENDATIONS

1. Expedited Permitting Approval

- The Committee recommended continuing the current *Expedited Permitting Approval* practice.
- **Committee agreed on inclusion of the *Comprehensive Permit* process.**
- Additionally, it was recommended that the threshold for the Comprehensive Permit process for affordable housing and workforce housing be decoupled. The committee suggested that developments with 30% Affordable Housing units (reserved for 60% AMI or lower), and developments with 50% Workforce Housing (reserved for 60% – 100% AMI) be afforded the comprehensive permit process. An agreement couldn’t be reached, discussion to continue....

2. Waivers or Modifications on Impact Fees

- The committee discussed that if developments include 51% or more affordable units (reserved for 80% AMI or less), then the City should strongly consider waivers for impact fees (on a case-by-case basis). The committee will continue discussions around the actual threshold to be recommended at the next meeting.
- **Committee agreed to continue the application of this strategy on a case-by-case basis and recommend adoption of current policy by City Council and if approve amend the 2020-2023 Local Housing Assistance Plan “LHAP” to reflect this incentive strategy.**

5. Accessory Dwelling Units (ADU)

- The ADU strategy is allowed and adopted under the City’s Comprehensive Plan. It was mentioned in the 2020 - 2023 LHAP, but was not adopted at the time of submission to the State. *The incentive was adopted on August 24, 2021.*
- **Committee recommended that City’s 2020-2023 LHAP be amended to reflect current strategy.**

7. Flexible Lot Configurations

- The *Flexible Lot Configuration* strategy is allowed and adopted under the City’s Comprehensive Plan. In the city’s 2020 - 2023 LHAP, it was mentioned as additional incentives that were submitted to the State. This incentive strategy is applicable to any development, city-wide.

- **Committee agreed no further action is necessary, and as such, no further recommendation was made.**

8. Modification of Street Requirements

- The *Modification of Street Requirements* incentive strategy is not currently available in the City.
- **It was moved by Ebonni Chrispin and seconded by Andrea McDonald that no Committee action is required for Modification of Street Requirements. Motion carried. This incentive strategy is in the control of Miami-Dade County and other major factors.**

9. Oversight of Policies, Procedures, Regulations or Plan Provisions that Impact Housing Cost

- The *Oversight of Policies, Procedures, Regulations or Plan Provisions that Impact Housing Cost* process is required, already in place, and part of the City’s 2020 - 2023 LHAP submitted to the State.
- **Committee has no further recommendation.**

10. Land Bank Inventory

- The City’s Purchasing Department annually publishes a list of City-owned sites suitable for affordable housing. The current list has single-family lots.
- **Committee recommends that the City creates a Community Land Trust (non-profit & private), whereby the City maintains possession of the land (including donated parcels) and executes a long-term ground lease with potential developers of affordable housing. The land would be sold/rented to individuals within the 0% - 80% AMI bracket (guaranteed affordable housing).**

11. Encourage Development Around Transit-Oriented Hubs

- The *Development Around Transit-Oriented Hubs* strategy is allowed and adopted under the City’s Comprehensive Plan; it is not included in the 2020 - 2023 LHAP submitted to the State.
- **It was recommended that the development around Transit-Oriented hubs be included in the City’s LHAP, as part of the incentive strategies.**

The Committee will address the following Incentive Strategies at the next meeting, along with further discussion and resolution of Incentive Strategy #1 – Expedited Permitting Approval.

- Incentive Strategy 3: Density Flexibility
- Incentive Strategy 4: Preservation of Infrastructure
- Incentive Strategy 6: Reduction of Parking & Setback Requirements

➤ ***Tentative Target Dates (2022)***

- | | |
|---------|---|
| Oct. 20 | • Discussion on AHIS to be continued (if necessary) |
| Oct. 28 | • Draft report to members |
| Oct. 31 | • Public hearing Ad to go out for advertisement on Sunday, Nov. 6, 2022 |

- Nov. 15 • Public Hearing for AHAC adoption
- Nov. 18 • AHAC report to FHFC
- Nov. 22 or Dec. 13 • Adopted AHAC report to City Council

Chairman requested a follow up meeting, not more than 45 minutes, to close out the discussion and complete the Committee's tasks.

Next Meeting

October 20, 2022 at 6:00 p.m. (via Zoom).

Adjournment

There being no further business, the meeting properly adjourned at 7:40 p.m.

Prepared by:

Dianna DaCosta
Housing Coordinator, Housing & Social Services Department
City of North Miami

Submitted by:

Andrea McDonald, Committee Secretary

ATTEST:

Evan Shields, Chairperson