

**NORTH MIAMI AFFORDABLE HOUSING
ADVISORY COMMITTEE (AHAC)**

November 30, 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	
Michael McDearmaid	X	
Lola Capers		X
Nikisha Williams		X
Member No. 11 - Vacant	-	-

Staff present: Alberte Bazile, MBA, Housing & Social Services Director; Debbie Love, City Planner; Veronique Malebranche, Assistant City Attorney; Dianna Dacosta, Housing Coordinator; Tommie Lee Frison, Housing Coordinator

Meeting Opening

The meeting was called to order at 6:08 p.m., and motion made to skip the pledge of allegiance. Motion carried. The meeting then continued with roll call. A quorum was present.

Approval of Minutes

It was moved by Andrea McDonald and seconded by Councilwoman Timothe to approve the minutes of the October 20, 2022, meeting. Motion carried.

Old Business

Councilwoman Timothe thanked staff and board members for their efforts in putting the report together. Chairman Shields briefly provided background information on the Affordable Housing Advisory Committee and moved to approve the 2021 incentive review report, maintaining the status quo. Given the timing of the submission of this report – the year is almost at a close – the board decided to maintain the status quo and proffer recommendations in the upcoming year. The motion was seconded by councilwoman Timothe and approved 6/0 by the Board.

For the 2022 incentive review report, Chairman Shields suggested that each policy be reviewed individually, to allow for public and board discussion before the board votes.

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INCENTIVES & RECOMMENDATIONS

a. Expedited Permitting

Review Synopsis: Projects sometimes require multiple stages of permitting. Therefore, this incentive is meant to expedite the process. Expedited development approval is mandated in Sec. 3.202 of the City’s Land Development Regulations (“LDRs”). The Committee largely agreed that a special window was needed with an expedited methodology in place to incentivize the development of affordable housing. The committee therefore developed the ‘Comprehensive Permit Process’ to expedite the approval of proposed workforce/affordable housing projects subject to compliance with the City’s goals and objectives. The ‘Comprehensive Permit Process’ will involve a single application by project proponents for all local approvals, such as conditional use, and site plan review, among others.

Recommendation: The Committee recommended continuing the current Expedited Permitting Approval practice with an additional component of “Comprehensive Permit Process”. Projects that receive funding from the municipality or the North Miami Community Redevelopment Agency (CRA) and developments with at least 15% of their units set aside for affordable housing (60% AMI or lower) should be considered for the comprehensive permitting process. The City is in the process of updating its Comprehensive Plan. One of the foci for the update is to better incentivize the development of affordable/workforce housing. Approved changes to the Comprehensive Plan addressing affordable/workforce housing will be adopted in or around March 2023.

Board Action: Voted to approve recommendation 6/0

b. Impact Fee Waivers or Modifications

Review Synopsis: Fee waivers are allowed under Sec. 3-1410 of the LDRs. 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).

Recommendation: The 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 amend the 2020-2023 Local Housing Assistance Plan “LHAP” to reflect this incentive strategy.

Board Action: Voted to approve recommendation 6/0

c. Density Flexibility

Review Synopsis: Flexibility in densities for affordable housing is not currently available. It was indicated that the same opportunities were afforded to everyone, without the conditionality of affordable housing. The Committee further discussed the creation of a density flexibility program that features bonus units for affordable housing. The City is in the process of updating its Comprehensive Plan. One of the foci for the update is to better incentivize the development of affordable/workforce housing. Approved changes to the

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Comprehensive Plan addressing affordable/workforce housing will be adopted in or around March 2023.

Recommendation: The Committee decided to defer this discussion until after the City's long-term planning sessions are finalized next year.

Board Action: Voted to defer 6/0

d. Reservation of Infrastructure Capacity

Review Synopsis: The City of North Miami does not currently have this incentive strategy in place. The City is currently finalizing its infrastructure study as part of the Comprehensive Plan update to see population projections to 2045 and to further assess where infrastructure will need improvement. Therefore, this may not be the best time to introduce this incentive strategy. Next year the City will have a better handle on its infrastructure capacity and the committee will be able to look more deeply into this area.

Recommendation: The Committee decided to table this discussion until next year, after the City reviews and reports on its infrastructure needs.

Board Action: Voted to table this discussion 6/0

e. Accessory Dwelling Units (ADU)

Review Synopsis: This strategy allows property owners to add small units to their properties. It is currently allowed under Code and has been adopted under the City's LDRs. It was mentioned in the 2020 - 2023 LHAP but the strategy was not adopted at the time of its submission to the State. The incentive was later adopted on August 24, 2021.

Recommendation: The Committee recommended that the City's 2020-2023 LHAP be amended to reflect the current strategy.

Board Action: Voted to approve recommendation 6/0

f. Reduction of Parking and Setback Requirements

Review Synopsis: This item is not specific to affordable housing. It was indicated that it may be prudent to wait for the City to complete its long-term planning process and infrastructure assessment before making recommendations regarding parking and setback requirements.

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo 6/0

g. Flexible Lot Configurations

Review Synopsis: This Flexible Lot Configuration strategy is allowed and adopted under the City's LDRs. In the City's 2020 - 2023 LHAP, it was mentioned as additional

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incentives that were submitted to the State. This incentive strategy is applicable to any development, City-wide.

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo 6/0

h. Modification of Street Requirements for Affordable Housing

Review Synopsis: The Committee agreed that this incentive is not applicable to the City of North Miami. Most streets within the City are controlled primarily by Miami-Dade County and the Florida Department of Transportation.

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo 6/0

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

Review Synopsis: This incentive strategy is required, already in place, and part of the City's 2020-2023 LHAP (which was already submitted to the state).

Recommendation: The Committee moved to maintain the status quo and make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo 6/0

j. Land Bank Inventory

Review Synopsis: The City's Purchasing Department annually publishes a list of City-owned sites suitable for affordable housing. The current list has single-family lots.

Recommendation: The Committee recommends that the City create a Community Land Trust (non-profit), 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 improvements on the land would be sold/rented to individuals within the 0% - 80% AMI bracket (guaranteed affordable housing).

Board Action: Voted to approve recommendation 6/0

k. Encourage Development Around Transit-Oriented Hubs

Review Synopsis: The development around transit-oriented hubs strategy is allowed and adopted under the City's Comprehensive Plan and LDRs; it is not included in the 2020 - 2023 LHAP submitted to the State.

Recommendation: The Committee recommended that the development around Transit-Oriented hubs be included in the City's LHAP, as part of the incentive strategies.

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Board Action: Voted to approve recommendation 6/0

New Business

The 2022 AHAC report is scheduled to go to council for discussion and approval on December 13th. The Board members agreed on the following meeting dates in the upcoming calendar year; however, if there is no business for particular dates, the Board reserved the right to cancel meetings.

Calendar of Meetings for Calendar Year 2023

<i>January 11th</i>	• <i>July 12th</i>
<i>March 8th</i>	• <i>September 13th</i>
<i>May 10th</i>	• <i>November 8th</i>

Adjournment

There being no further business, the meeting properly adjourned at 7:17 p.m. (motioned by Michael McDearmaid; seconded by Naomi Blemur).

Prepared by:

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

Submitted by:

Andrea McDonald, Committee Secretary

ATTEST:

Evan Shields, Chairperson