

**RESOLUTION NO. 2022-R-111**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, DIRECTING THE CITY MANAGER TO CONDUCT A STUDY TO DETERMINE IF A HOUSING EMERGENCY CURRENTLY EXISTS IN THE CITY OF NORTH MIAMI THAT IS SO GRAVE AS TO CONSTITUTE A SERIOUS MENACE TO THE GENERAL PUBLIC AND THAT STABILIZING RENTS TO REMAIN AFFORDABLE IS NECESSARY AND PROPER TO ELIMINATE SUCH GRAVE HOUSING EMERGENCY, IN ACCORDANCE WITH SECTION 166.043 OF THE FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, residents of the City of North Miami are facing extreme hardships exacerbated by the unprecedented impact of the current public health crisis, the Novel Coronavirus (COVID-19), and economic impact of that crisis; and

**WHEREAS**, Housing stability is essential for residents to provide essential services, slow the spread of the virus, and rebuild from the social and economic impacts of the pandemic; and

**WHEREAS**, North Miami residents were already facing serious housing affordability issues prior to this crisis, many residents were already living paycheck to paycheck in precarious economic circumstances; and

**WHEREAS**, according to the Federal Reserve, 40 percent of Americans do not have cash on hand to cover an unexpected expense of \$400; and

**WHEREAS**, local governments are restricted in many ways from implementing local policies to address the unique needs of their communities, including affordable housing and rent stabilization policies, due to state preemption laws; and

**WHEREAS**, the Mayor and City Council are desirous of addressing increasing rental costs within the City to promote neighborhood and community stability; to protect the City's tenant population; and to stabilize and make more predictable future rent increases, all while remaining in conformance with Florida law, and ensuring that landlords within the City receive a fair return on investment; and

**WHEREAS**, the City of North Miami Workforce & Affordable Housing Needs Assessment and Housing Revitalization Area Strategy provides that according to 2016 American

Community Survey (“ACS”) estimates, 61.4 percent of renters in North Miami are cost-burdened and 40.0 percent “severely” cost-burdened; and

**WHEREAS**, accordingly, the Mayor and City Council wish to direct the City Manager to conduct a study to determine if a housing emergency currently exists in the City of North Miami that is so grave as to constitute a serious menace to the general public and that stabilizing rents to remain affordable is necessary and proper to eliminate such grave housing emergency; and

**WHEREAS**, the study should take into consideration, the following factors, as well as all other data necessary to establish the existence of a housing emergency: (1) whether there is a critical housing shortage in the City of North Miami, including data showing the supply of rental housing as opposed to the demand for rental housing citywide; (2) the city districts with the greatest need for affordable and workforce housing; (3) the average rents citywide and by district; (4) an analysis of the average costs of rental housing versus the average wages in the City of North Miami; (5) data demonstrating the increase in rent in the last five (5) years citywide (6) an analysis that shows the impacts of the rising cost of rental housing on lower-income households, including the elderly and the disabled; and (7) an identification of measures that would trigger a housing emergency; and

**WHEREAS**, the Mayor and City Council find that the provision of a study to determine if a housing emergency currently exists in the City of North Miami, is in the best interest of the City and its residents and should be conducted.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1.** **Authority of City Manager.** The Mayor and City Council of the City of North Miami, Florida, hereby direct the City Manager to conduct a study to determine if a housing emergency currently exists in the City of North Miami that is so grave as to constitute a serious menace to the general public and that stabilizing rents to remain affordable is necessary and proper to eliminate such grave housing emergency.

**Section 2.** **Effective Date.** This Resolution shall be effective upon adoption.

**PASSED AND ADOPTED** by a 3-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 12th day of July, 2022.

  
PHILIPPE BIEN-AIME  
MAYOR

ATTEST:

  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL  
SUFFICIENCY:

  
\_\_\_\_\_  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: COUNCILWOMAN TIMOTHE

Moved by: Timothe

Seconded by: Galvin

**Vote:**

Mayor Philippe Bien-Aime	<u>X</u>	(Yes)	_____	(No)
Vice Mayor Alix Desulme, Ed.D.	_____	(Yes)	_____	(No) Absent
Councilman Scott Galvin	<u>X</u>	(Yes)	_____	(No)
Councilwoman Cassandra Timothe, MPA	<u>X</u>	(Yes)	_____	(No)
Councilwoman Mary Estimé-Irvin	_____	(Yes)	_____	(No) Absent