

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: October 30, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE CHAIR OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE TO ACKNOWLEDGE RECEIPT OF THE 2024 ANNUAL INCENTIVES REVIEW AND RECOMMENDATIONS REPORT FROM THE AFFORDABLE HOUSING ADVISORY COMMITTEE; AND FURTHER AUTHORIZING THE ADMINISTRATION TO SUBMIT THE 2024 ANNUAL INCENTIVES REVIEW AND RECOMMENDATIONS REPORT TO THE FLORIDA HOUSING FINANCE CORPORATION.

RECOMMENDATION

The Administration recommends the Mayor and City Commission (City Commission) adopt the Resolution.

BACKGROUND/HISTORY

In 1992, the William E. Sadowski Affordable Housing Act established the State Housing Initiatives Partnership (SHIP) Program, administered by the Florida Housing Finance Corporation (FHFC). The SHIP Program provides funding for the rehabilitation of housing stock and homeownership opportunities for low and moderate-income households. In 1995, the City Commission approved Ordinance No. 95-2989, establishing the legal infrastructure enabling the City to receive SHIP Program funds derived from set-aside allocations from documentary stamp levies on real estate transactions.

In 2020, House Bill (H.B.) 1339 amended the reporting requirements and replaced the triennial report with an annual report that must be submitted to the FHFC by December 31. The report, which includes recommendations on housing incentives, is compiled in conjunction with the City's Affordable Housing Advisory Committee (AHAC or Committee) and approved by the Mayor and City Commission.

According to Section 58-151 of the City Code, within ninety (90) days after receipt of the affordable housing incentive recommendations report from AHAC, the City Commission shall adopt the affordable housing incentive plan. The final report will be submitted to the FHFC by the City Manager or the City Manager's designee.

ANALYSIS

Pursuant to Section 58-127 of the City Code of Ordinances, the AHAC currently consists of a minimum of nine (9) members, with up to no more than eleven (11) members. Additionally, the Committee must consist of one (1) locally elected official and one (1) representative from at least six (6) of the following categories:

- Citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- Citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen who is actively engaged as a for-profit provider of affordable housing.
- Citizen who is actively engaged as a not-for-profit provider of affordable housing.
- Citizen who is actively engaged as a real estate professional in connection with affordable housing.
- Citizen who actively serves on the local planning agency pursuant to §163.3174, Florida Statutes.
- Citizen who resides within the jurisdiction of the local governing body making the appointments.
- Citizen who represents employers within the jurisdiction.
- Citizen who represents essential services personnel, as defined in the local housing assistance plan.

Per Section 420.9076(5), Florida Statutes, the SHIP Program requires that: "The approval by the advisory committee of its local housing incentives strategies recommendations and its review of local government implementation of previously recommended strategies must be made by affirmative vote of a majority of the membership of the advisory committee taken at a public hearing."

Currently, the AHAC is comprised of six (6) active members with five (5) vacancies. Between January 2024 and October 2024, the AHAC held six (6) public meetings. A majority of the members of the AHAC approved the 2024 Annual Incentives Review and Recommendations Report (attached) during an advertised public hearing held on September 17, 2024. Although all AHAC meetings are noticed to the public, pursuant to Florida Statutes, this particular AHAC public hearing has specific notice requirements that are not required for other regular AHAC meetings. Additionally, a public comment period was observed from September 30, 2024 to October 30, 2024.

The 2024 Annual Incentives Review and Recommendations Report describes the AHAC's ongoing support of housing incentives pursuant to Section 420.9076(4), Florida Statutes. Although not all strategies, from the Committee's perspective, are applicable to Miami Beach, the AHAC was instrumental in supporting those strategies that incentivize the development of affordable housing within the jurisdiction.

SUPPORTING SURVEY DATA

The Mayor and City Commission identified the need for workforce and affordable housing as a key objective in the City's 2019 Strategic Plan Through the Lens of Resilience. The City's 2040 Comprehensive Plan prioritizes affordable housing, with the express goal "to encourage redevelopment that provides workforce and affordable housing" within the City.

FISCAL IMPACT STATEMENT

There is no fiscal impact.

Does this Ordinance require a Business Impact Estimate? (FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

Not Applicable.

CONCLUSION

The Administration recommends that the Mayor and City Commission of the City of Miami Beach, Florida, acknowledge receipt of the attached Annual Incentives Review and Recommendations Report submitted by the Affordable Housing Advisory Committee and approve its submission to the Florida Housing Finance Corporation.

Applicable Area

Citywide

Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?

No

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Housing and Community Services

Sponsor(s)

Co-sponsor(s)

Condensed Title

Approve 2024 Annual Incentives Review and Recommendations Report from AHAC. HCS