



October 29, 2024

City of Miami Beach Town Hall  
1700 Convention Ctr Dr,  
Miami Beach, FL 33139

**RE: Item R5AG (SENT VIA E-MAIL)**

Dear City of Miami Beach Commissioners,

Thank you for considering the Housing Protection Ordinance, item R5AG, to be heard on October 30, 2024. According to research Miami Homes For All<sup>1</sup> commissioned from University of Florida, Miami-Dade County lacks over 90,000 units affordable to households earning below 80% of the area median income.<sup>2</sup> The median income of all households in Miami Beach is \$59,162<sup>3</sup>, and 50% of Beach households are cost-burdened. In this dire context, the Housing Protection Ordinance will smooth financial shocks for tenants at risk of being displaced by:

- Requiring landlords to give 90 days' notice to the City should they raise rents by 10% or more.
- Allowing the City to proactively support tenants in accessing needed support services to prevent evictions and homelessness. The Beach's Housing & Community Services department has renter services and can help residents access other wrap-around support services.

MHFA believes in a housing-first approach to preventing and ending homelessness. Many of our residents have already shared that they can no longer afford to live, work, and play here. Implementing this ordinance can prevent displacement and ensure Miami Beach residents thrive in our community.

Sincerely,  
Annie Lord, Executive Director

CC:  
Mayor Steven Meiner  
Director Alba Tarre, Housing & Community Services

---

<sup>1</sup> MHFA is a Miami-Dade-based nonprofit policy advocacy organization focusing on increasing affordable housing and ending homelessness. Their mission is to ensure that all Miami-Dade residents have a safe, affordable place to call home. <https://www.miamihomesforall.org/>.

<sup>2</sup> More data about our housing needs can be found in MHFA's 2023 Housing Needs Assessment. <https://www.miamihomesforall.org/publications>

<sup>3</sup> Miami-Dade County income limits: <https://www.miamidade.gov/global/housing/income-limits.page>