

Memorandum



Date: June 27, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava". The signature is written in a cursive, flowing style.

Subject: Report on Aggregate Land and the Creation of Affordable Housing - Directive 201204



Executive Summary

The following report is provided pursuant to Resolution No. R-870-20, sponsored by Commissioner Eileen Higgins, and adopted at the August 31, 2020 Board of County Commissioners meeting. The report recommends an interlocal agreement creating a special purpose public entity dedicated to unlocking public lands for emerging public priorities as the option that has the greatest potential to maximize public goals at the lowest cost in the near future.

The Resolution directed the County Mayor or County Mayor’s designee to: study the options available to the County to collaborate with other government, institutional and private entities to aggregate land and create affordable housing; draw upon the work of the University of Miami’s Office of Civic and Community Engagement and that office’s Land Access for Neighborhood Development tool; and provide a report and recommendations as to which options should be further studied for implementation that is inclusive of potential collaborative projects.

Background

“Public Land Stewardship in Miami-Dade County: Unlocking Public Land for Public Good,” was prepared by the Miami-Dade Public Housing and Community Development (PHCD) Department in partnership with the University of Miami Office of Civic and Community Engagement and Center for Community Progress.

The report summarizes Miami-Dade’s housing needs and offers suggestions for promoting cross-jurisdictional cooperation to foster public land stewardship to increase the number of affordable and workforce housing units across the County. The goal of this report is to provide a framework for the County to move forward with a plan to utilize vacant or underutilized land to develop safe, secure, affordable, and accessible housing.

In the executive summary, which provides a concise summary of the report’s full content, the following are addressed:

Section I: outlines affordable housing needs throughout the County, providing data related to cost burden; a housing gap analysis (showing the difference between estimated units needed to house various AMI populations and the units currently available); and average land and

construction costs. It also provides data on vacant or underutilized land in Miami-Dade County using the LAND mapping platform.

Section II: provides examples already underway of collaboration between PHCD and the Miami-Dade County Public School Board (Southside Preparatory

Academy/Schoolhouse Apartments [SPSA]) in the development of affordable housing units targeted to school employees on the site of a former public housing development. That project, and the development of the Phillis Wheatley Elementary School site as a mixed-use and mixed-income housing project, highlight the challenges involved in forging inter-agency agreements to develop affordable housing.

Section III: examines how the development of a land conveyance framework must take into account the complicated interagency and intergovernmental agreements that need to be established, the fragmented governance structure in the County and its municipalities, and the difficulty in reaching consensus.

Section IV: explains the processes by which this entity would be established and how it would function. The overarching purpose would be to increase the efficiency and effectiveness in intergovernmental land exchanges and facilitate the reuse of the land to meet emerging public priorities, including affordable housing.

Should you require additional information, please contact PHCD Director, Michael Liu, at 786-469-4106.

Per Ordinance No. 14-65, this report will be placed on the next available Board meeting agenda.

c: Geri Bonzon-Keenan, County Attorney
Gerald Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Office of the Mayor Senior Staff
Michael Liu, Director, Public Housing and Community Development
Felix Jimenez, Inspector General
Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
Adeyinka Majekodunmi, Commission Auditor
Basia Bruna, Director, Clerk of the Board