

## Housing Action Team Meeting Summary September 12, 2005

### **Introduction**

On June 7, 2004, the South Florida Regional Planning Council (SFRPC) adopted the *Strategic Regional Policy Plan for South Florida (SRPP)*. The *SRPP* is based on extensive public input and contains 22 goal areas that reflect the priority issues of the Region. On March 14, 2005, the Council held a workshop to discuss the actions necessary to implement the *SRPP* Goals and Policies. The Council identified six regional priorities, which included housing as a top priority. A Housing Action Team was established and charged with recommending specific Council actions.

Council Member José Riesco chairs the Housing Action Team and Council Member David Rice serves as co-chair. Two Housing Action Team meetings have been convened, and the last meeting was held on September 12, 2005. At this meeting, the Action Team members worked to develop a list of potential regional actions to further affordable housing. A summary of the discussion of potential recommended actions is provided below:

### **Potential Recommendations**

#### **Framing the Issue:**

1. Develop a position paper on the issue of affordable housing in South Florida.
2. Clarify the difference between affordable housing and workforce housing. *SRPP* requires the SFRPC to focus on housing opportunities for *very low, low, and moderate income* persons.
3. Include special needs population in the crafting of the regional housing strategy.
4. Respect the unique circumstances in Monroe County and the interdependency of issues related to housing, which include environmental and geographic constraints.
5. Acknowledge the social consequences of losing a “sense of community” as a result of the changing housing market.
6. Focus on the ratio between incomes and housing prices as an indicator of progress and include wealth-building strategies in the regional housing strategy.
7. Distinguish between local and regional actions.
8. Identify competing interests and potential consequences of these conflicts.

#### **Developing Regional Affordable Housing Tools:**

1. Create a model ordinance or development agreement to provide guidance on implementation measures for affordable housing.
2. Support the creation of community land trusts. Develop guidelines for local governments, which will assist in the development of CLTs.

3. Support public private partnerships by serving as an intermediary in the purchase and holding of affordable units.
4. Support set-aside of funds for a Housing Trust and a Regional Housing Study.
5. Identify special districts in the region where affordable housing should become mandatory for any proposed development.
6. Identify regulatory obstacles to the development of affordable housing units.
7. Establish the SFRPC as the regional clearinghouse to organize and disseminate information on local and national affordable housing activities, programs and policies and develop evaluation criteria for the review of local efforts.
8. Encourage every municipality to form a housing partnership that includes elected officials and civic leaders.
9. Accept a uniform housing data set for all local governments in the region.
10. Encourage better coordination of transportation and housing initiatives.
11. Support an increase of purchase price limits for SHIP Program.
12. Develop protections to keep affordable units affordable.
13. Build capacity the community housing structure.
14. Provide a funding source for local governments to take local actions.

**Legislative Advocacy Issues:**

1. Community Reinvestment Act Review- Participate in the review of reports/applications for lending institutions in South Florida communities to ensure that the requirements of the Community Reinvestment Act are appropriately followed.
2. Review Florida Housing Finance Corporation program criteria and engage in dialogue for the changing of programs to better meet local housing needs and development challenges.
3. Expand EAR requirements to require that all local governments identify affordable housing units within their jurisdictions.

**The October 3<sup>rd</sup> Meeting**

The objective of the next Housing Action Team meeting on October 3<sup>rd</sup> is threefold: 1) to further refine the items in the above list; 2) to translate all items into specific and assignable actions; and 3) to discuss the priority of the proposed action items. These action steps will identify ways that the Council can expand its role in the promotion of affordable housing in South Florida.