



## Strategic Regional Policy Plan for South Florida 2005 Council Priorities Housing Action Team

### MEETING SUMMARY OCTOBER 3, 2005, AND FINAL RECOMMENDATIONS

The Housing Action Team is one of the six action teams created by the Council at its March 14, 2005 workshop to address its highest regional priorities for 2005. The purpose of the action teams is to identify specific action steps that can be taken to implement goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)* that will address those regional priorities.

Council Member José Riesco chairs the Housing Action Team and Council Member David Rice serves as co-chair. The Housing Action Team met on April 4, September 12, and October 3, 2005. The Housing Action Team has completed its final recommendations.

Through a facilitated exercise led by Council staff on October 3<sup>rd</sup>, the Housing Action Team identified four top priorities for implementation of the Housing Goal of the *SRPP*. These action items include:

1. Identify a funding source for local governments to take local actions.
2. Work with appropriate entities to ensure maintaining housing affordability through tax and insurance reform.
3. Encourage better coordination of transportation, human services and housing.
4. Develop an acceptable, uniform housing data set for all local governments in the region.

The following other actions were identified by the Housing Action Team to be recommended to the Council in three categories: *Framing the Issue, Developing Regional Housing Tools and Advocating Legislative Reform*.

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

- Develop a position paper on the issue of affordable housing in South Florida.
- Clarify the differences between affordable housing, attainable housing, community housing and workforce housing. The *SRPP* requires the SFRPC to focus on housing opportunities for *very low, low, and moderate income* persons.

- Include special needs population in the crafting of the regional housing strategy.
- Encourage commitments to set-aside portions of subsidies for the needs of very low and low income persons.
- Respect the unique circumstances in Monroe County and the interdependency of issues related to housing, which include environmental and geographic constraints.
- Acknowledge the social consequences of losing a “sense of community” as a result of the changing housing market.
- Focus on the ratio between incomes and housing prices as an indicator of progress and include wealth-building strategies in the regional housing strategy.
- Distinguish between local, subregional and regional actions.
- Identify competing interests and potential consequences of these conflicts.
- Evaluate the enforceability of densities/density bonus provisions.

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

- Develop and provide protections to keep affordable units affordable for established timeframes.
- Identify regulatory obstacles to the development of affordable housing units and build capacity in the community housing structure.
- Support the creation of community land trusts (CLT). Develop guidelines for local governments, which will assist in the development of CLTs.
- Support public private partnerships that utilize intermediaries for the purchase and holding of affordable units.
- Support inclusionary zoning policies and equitable distribution of affordable housing.
- 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.
- Create a model ordinance or development agreement to provide guidance on implementation measures for affordable housing.
- Support set-aside of funds for a Housing Trust and a Regional Housing Study.
- Develop criteria necessary to identify special districts in the region where affordable housing should become mandatory for any proposed development.
- Encourage every municipality to form a housing partnership that includes elected officials and civic leaders.
- Support an increase of purchase price limits for State Housing Initiative Program (SHIP).

- Inventory vacant land and land that could be developed for housing in the region.

**Advocating for Legislative Reform:**

- Community Reinvestment Act Review: Participate in the review of reports/applications for lending institutions in the South Florida communities to ensure that the requirements of the Community Reinvestment Act are appropriately followed.
- 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.
- Expand Evaluation and Appraisal Report requirements to require that all local governments identify in their comprehensive plans the affordable housing units within their jurisdictions.
- Encourage local governments to take advantage of the provisions in Senate Bill 360, which allows comprehensive plan amendments to proceed as small scale amendments, thereby exempt from the twice a year limit. For governments who do not qualify for this exemption, amendments that contain affordable housing should be allowed through the process as a small-scale amendment.
- Rezoning as a right: Once an amendment with affordable housing is approved, rezoning should be established and the public hearing process should be minimized.
- Advocate for removal of the cap and for full funding of the State doc stamp tax to be used for housing activities.
- Advocate for protection and expansion of the federal housing budget and funds.
- Reevaluate and modify existing construction standards to better accommodate affordable housing development.