

MIAMI-DADE COUNTY

Regulatory Tools	<u>Miami-Dade County</u>	Aventura	Coral Gables	Hialeah	North Miami Beach	South Miami	North Miami	Miami
Zoning regulations that provide density incentives such as upzoning, zero-lot zoning, etc.	•	•		•				developers contribute to housing trust fund in return for density
Accessory Dwelling Units	•							
Co-housing Development								
Single Room Occupancy Dwellings	•	•						
Transfer of Development Rights	•		• for historic properties					
Minimum Housing Code	•			•	•		•	
Expedited Permitting for All Housing		•						
Fast Track Development Review specifically for affordable housing units	•	•		•				consolidated plan policy not yet implemented
Certification or other flagging of affordable housing (AH) units	•			•		•		
All permit-related agencies under one roof	•	•		• most, not all				
Assigning one staff person to see AH projects through process	•	•		•		•		
Alternative design standards for AH								
Consolidated inspections							•	
Other methods								
Mixed-use zoning districts	•	•	•	•	•	•		
Ensuring that existing affordable housing remains affordable housing				•			•	
Rehabilitation to preserve housing stock	•			•	•		•	Program
Special building code for rehabilitation								

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Commercial Linkage fees whereby developers of low-wage commercial and industrial project are required to pay fees for providing affordable housing								
Residential linkage fees that require developers of high luxury housing to pay fees that will be used for affordable housing								
Land assembly/land banking system for affordable housing	•							
Assisting in clearing title and lien problems and other pre-development costs of affordable housing								
Development fee waivers or reimbursement of fees or grants to affordable housing developers to cover impact fees	•			•				•
Reimbursement of fees	•							
Grants to affordable housing developers to cover impact fees						•		
Tax incentives to preserve and maintain existing housing stock						•		
Converting public housing into mixed income housing	•					•		
Inclusionary zoning-incentive based								
Inclusionary zoning-mandated such as requiring developers to set aside a percentage of their development for low and moderate-income households								
Growth control exemptions for affordable housing-relaxing concurrency standards								
Incentives for adaptive reuse of historic, commercial, and/or underused buildings for affordable housing								
Land Trusts								

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Financing Tools	<u>Miami-Dade County</u>	Aventura	Coral Gables	Hialeah	North Miami Beach	South Miami	North Miami	Miami
Community Development Block Grant Program	•			•	•	•	•	•
SHIP	•			•		•	•	•
SAIL						•		•
HOME	•			•		•		•
Neighborhood improvement grants or programs	•			•		•	•	•
Infill grants	•					•		•
Housing trust funds	•					•		•
Government Bonds	•							
Linked deposits for housing-municipalities select financial institutions for depositing local public funds based on the willingness of the institutions to contribute loans and other resources to priority public activities	•							
Grants to affordable housing developers by local governments				•				•
Federal Tax Credits	•							
Other								County surtax
Programs:								
Downpayment Assistance/ Closing Costs/ Second Mortgages	•			•		•	•	• forgivable loans for acquisition & rehab
Homeownership Training	•			•		•		

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Implementation Tools	<u>Miami-Dade County</u>	Aventura	Coral Gables	Hialeah	North Miami Beach	South Miami	North Miami	Miami
Community bus system/ transit links		•		•	•			
Job training for high tech and other higher paying jobs				•		•		•
Strategies/incentives to businesses providing higher paying jobs that commit to hire local workers rather than relocating workers from other regions				•		•		
Livable wage ordinance	•							
Other	Surtax Program							