

REGIONAL HOUSING SUMMIT

Participant Questions and Comments for Roundtable Discussion

Summit participants were provided with 3" X 5" cards and asked to write down questions that may be asked of the roundtable speakers. Many more questions were submitted than time would allow to be discussed. Those questions that were not addressed are listed below. In addition to the questions a number of comments were submitted on the 3" X 5" cards. These questions and comments will be introduced into future discussions as appropriate as a part of the ongoing Regional Housing Strategy.

Questions

- What actions are being taken, or are planned, to address the needs of lower-income families living in substandard mobile homes?
- We're discussing increasing density as a solution to affordable housing. What about the school system keeping up with development?
- What methods of construction costs reduction can play a role in affordability of housing?
- Many "low-income" areas have a large number of vacant lots. Has consideration been given by any governmental agency to contact property owners to construct affordable housing in the area?
- What regular interaction is there between the agencies or representatives of the roundtable?
- In what ways can regionalism be incentivized by city, state and federal government --- Other than simply providing additional dollars?
- What are some strategies you can suggest for getting communities to accept affordable housing?
- How does the developer work with the county (and municipal)?
- What can this audience do to help municipal and county leaders reach consensus on the necessary changes in housing development policies?
- Would you consider the proposal that local governments look at full cost accounting instead of concurrency a positive or negative for affordable housing? Why?
- Conventional construction is outdated and very expensive. There are inexpensive alternatives, however, not well received by local government. What steps can we take to show these alternative means are possible solutions to affordable housing?
- Can affordable housing provide needed geographical labor force?
- Developers of affordable housing in Broward County currently receive limited time and financial incentives (i.e., fee waivers) in the development review platting process.

Broward County Commission approved Affordable Housing Incentive Plan in 1994, yet some county review departments have yet to provide incentives within their ranks as was intended.

How does the developer work through a process that currently provides an uneven list of financial and time incentives?

How can these issues (in the plat or DRI process) be consistently realized at the municipal level as well?

- *(Question directed to Rene Rodriguez, Miami-Dade Housing Authority)* What is being done to better facilitate the transition from public housing to home ownership?
- When County Commission refuses to move west line of urban development boundary (UDB) and further refuses to increase densities in areas within the UDB, what do you suggest to solve such an impasse problem?
- If traffic, schools and social services are impacting development of affordable housing, where does potable water fit?
- Insurance rates have added \$150 - \$200 to housing costs. Potable water may add even more. Is desalinization under consideration now?
- How can we increase availability of accessible housing for people with disabilities?
- In promoting mixed-use development and attempting to achieve regional jobs to housing balance, how can we ensure residents' skills match employment opportunities? Any good examples?
- Down zoning, converting depressed or shut-down malls and strip stores to affordable housing?
- What is your opinion of the proposal by Dade County Mayor Alex Penelas, to privatize the building inspection and review process?
- Without wages being paid by employers to it's employees that will allow said employee to achieve home ownership without having to use an inordinate percent of their income, how can affordable housing be achieved if the key word truly is "affordable"?
- How can affordable housing be achieved if there exist many key and influential individuals who agree with their party that each person should take care of their own? This thinking will (or does not seem likely to) not be sympathetic to individuals who do not have as much to take care of their own with.
- *(Question directed to Rene Rodriguez, Miami-Dade Housing Authority)* How soon can we expect the program requirements and the implementation of using Section 8 vouchers for home ownership? How many months?

- Do school districts have any roles in the provision or encouragement of affordable housing? For example, in Broward County the school board participates in the waiver of school impact fees for certain affordable housing projects. Can you suggest other roles?

Comments

- Mismatching blue-collar workers in a white-collar employment area will not meet objectives of less auto reliance and accessible employment.
- When discussing affordable housing, the term “accessible” was not mentioned. When the population of low income and elderly was mentioned, no reference to disabled was made.
- Mixed income development/mixed financing/co-housing development/accessory apartments/mother in law house/guest house/flexible mixed use.
- 50% of income for housing 8,500,000 people.
- Several times it came up that housing needed to be better coordinated. If we are to take a regional approach on this issue, then HUD should play a big role in this. HUD is in a good position to centralize all this diverse information.
- Population is encouraged to buy houses with only 3% down pay and then include closing costs in mortgage. They are upside down before they start and don't have an in depth commitment to that piece of real estate. It is usually no more than a first, last and security deposit. Program is self-defeating. Inordinately high percent walk away from it.
- The need is twofold: Affordable and Accessible housing.
- Educate people to look in areas where they can afford to purchase. Example: if they qualify for \$50,000 they cannot buy a home in Pembroke Pines.
- A maximum of \$10,000 per household for grant money.
- Education after closing for home ownership.
- Affordable “accessible” housing should include “visitability”, which means level entryways, wide doorways and backing in bathroom walls for grab bar installation.