



\* MID-YEAR

# POLICY REPORT

July 2023



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CONTACT US:

**Miami Homes For All**

3250 SW 3rd Avenue

Miami, FL 33129

(305) 209-2004

[www.miamihomesforall.org](http://www.miamihomesforall.org)

[info@miamihomesforall.org](mailto:info@miamihomesforall.org)

[@miamihomes4all](https://www.instagram.com/miamihomes4all)

# STATE BILLS



## SB102

### *Live Local Act*

Providing an exemption from ad valorem taxation for land that meets certain criteria; authorizing local governments to adopt ordinances to provide an ad valorem tax exemption for portions of property used to provide affordable housing meeting certain requirements; suspending, for a specified period, the General Revenue Fund service charge on documentary stamp tax collections.

#### **RESULT**

**Passed on 3/30/23**

#### **SPONSORED BY**

**R-Calatayud**

#### **IMPACT**

- Providing up to \$811 million for affordable housing programs
- Creating a new land use tool to facilitate affordable housing in commercial, industrial, and mixed-use areas
- Providing an exemption from ad valorem taxation for land that meets certain criteria
- Authorizing local governments to adopt ordinances to provide an ad valorem tax exemption for portions of property used to provide affordable housing meeting certain requirements
- Amended Florida's publicly owned land for affordable housing laws and other affordable housing policies
- Ad Valorem Tax Exemptions: The bill provides two new property tax exemptions for affordable housing developments that meet specific criteria. This exemption is intended to encourage affordable housing development by reducing the tax burden on eligible properties.
- The bill includes an appropriation of up to \$811 million dollars which includes fully funding SHIP and SAIL - the two core Sadowski Trust Fund programs - at \$511 million.
- Publicly owned land for affordable housing: The bill amends Florida law to increase transparency and accountability regarding using publicly owned lands for affordable housing.

# HJR 159 SB 124

## ***Homestead Exemptions for Persons Age 65 and Older***

Homestead Tax Exemptions for Certain Senior, Low-Income, Long-term Residents. Proposes an amendment to the State Constitution to increase # of eligible homes for the tax exemption at s. 196.075 for low-income seniors.

### **RESULT**

**Did not pass through Finance and Tax on 5/5/23**

### **SPONSORED BY**

**R-Borrero R-Avila**

### **IMPACT**

- To increase the just value limit of real estate eligible for the homestead tax exemption for certain persons aged 65 and older in Florida
- The bill raises the just value limit of real estate eligible for the additional homestead tax exemption.
- The previous limit was \$250,000, and it is proposed to be increased to \$300,000. This means that eligible individuals aged 65 and older with a property just value below \$300,000 would be able to benefit from the homestead tax exemption.

# HB 763 SB 678

## ***Disposal of Property***

Authorizes DOT to transfer surplus property to a local government for affordable housing purposes without consideration.

### **RESULT**

**Passed on 5/25/23**

### **SPONSORED BY**

**D-Edmonds D-Powell**

### **IMPACT**

- The bill expands the permissible use of property acquired by the Department of Transportation. It adds affordable housing as a qualifying use for a public purpose in the context of property disposal.
- The bill aims to facilitate the conversion of transportation-related properties that are no longer needed into affordable housing units.
- By allowing the Department of Transportation to convey such properties without consideration to a governmental entity for affordable housing purposes, it seeks to contribute to addressing the need for affordable housing in the state of Florida.

# HB 1317 SB 1346

## ***Local Regulation of Nonconforming or Unsafe Structures***

Preempts local governments in regulating “replacement structures” and demolition of certain housing.

### **RESULT**

**Did not pass Second Reading Calendar on 5/5/23**

### **SPONSORED BY**

**R-Roach R-Avila**

### **IMPACT**

- The bill applies to certain structures unless they are individually listed in the National Register of Historic Places or are single-family homes.
- The qualifying structures include nonconforming structures located within one-half mile of the coastline in specified flood zones, structures determined to be unsafe by a local building official, and structures ordered to be demolished by a local government with proper jurisdiction.
- Restrictions on Demolition: The bill prohibits local governments from prohibiting, restricting, or preventing the demolition of qualifying structures unless it is necessary for public safety.
- Restrictions on Redevelopment: The bill requires local governments to authorize replacement structures to be developed to the maximum height and overall building size allowed by local development regulations.
- Preemption: The bill preempts local government laws that restrict the demolition of qualifying structures or limit the development of replacement structures in violation of the bill's provisions.

# HB 1417

## ***Residential Tenancies***

Preempting regulation of residential tenancies & landlord-tenant relationship to state; specifies that act supersedes certain local regulations; revises how much notice is required to terminate certain tenancies.

### **RESULT**

**Passed on 7/5/23**

### **SPONSORED BY**

**Judiciary Committee; Esposito; McClure**

### **CO-INTRODUCERS**

**Anderson; Basabe; Garcia; Mooney**

### **IMPACT**

- The bill could limit the ability of local governments or municipalities to enact or enforce their own specific rules and protections for tenants.
- This may result in a loss of flexibility for local communities to address unique housing challenges or tailor regulations to suit their needs.
- Tenants may have shorter notice periods, potentially making it more challenging to find alternative housing or make necessary arrangements in a shorter timeframe.
- Furthermore, it could lead to a reduction in rights and potentially make it more challenging for tenants to assert their rights in disputes with landlords.

## **HB 1343 SB 1184**

### ***Agricultural Lands***

Contains language governing housing for seasonal agricultural employees.

### **RESULT**

Did not pass returning Messages; companion bill(s) passed, see [HB 7063](#) on 5/26/23

### **SPONSORED BY**

*(R-Tuck) (R-Collins)*

### **IMPACT**

- The bill prohibits counties in Florida from levying special assessments on lands classified as agricultural, including nonresidential agricultural structures.
- The bill authorizes the construction or installation of housing for seasonal agricultural employees on certain agricultural lands in Florida.
- The housing must be located on agricultural zoned land operated as a bona fide farm.
- The bill prohibits counties or municipalities from requiring the removal or relinquishment of an agricultural land classification for certain lands.
- Landowners are required to provide written notice to the county or municipality regarding the land's classification.

# HB 471 SB 120

## ***Homestead Assessments***

Proposes constitutional amendment to lower the Save our Homes Cap from 3% to 2%.

### **RESULT**

**Did not pass Local Administration, Federal Affairs & Special Districts Subcommittee on 5/5/23**

### **SPONSORED BY**

**(R-Fernandez-Barquin) (R-Avila)**

### **IMPACT**

- The bill revises the limitation on annual increases in the assessed value of the property.
- The change resulting from the reassessment would be limited to the lower of the following:
  - a. Two to three percent of the assessed value of the property for the prior year, or
  - b. The percentage change in the Consumer Price Index for All Urban Consumers, U.S. City Average
- The bill aims to limit annual increases in assessed values for homestead properties, potentially providing more stable property tax assessments for homeowners who qualify for the homestead exemption.

# HB 1293 SB 1212

## ***Affordable Housing***

Affordable Housing in Areas of Critical. State Concern. Exempts certain counties or municipalities whose land has been designated as an area of critical state concern from SHIP income set-asides.

### **RESULT**

**Did not pass Community Affairs on 5/5/23**

### **SPONSORED BY**

**(R-Mooney) (R-Rodriguez)**

### **IMPACT**

- This excludes areas of critical state concern from the provisions allowing the approval of certain affordable housing development projects and provides exemptions from specific requirements for counties and municipalities within those areas.
- This could limit the ability to develop affordable housing in designated areas of critical state concern and potentially impact the availability of affordable housing options in those areas.

## HB 111 SB 1170

### ***Flooding and Sea Level Rise Vulnerability Studies***

Flooding and Sea Level Rise Vulnerability Studies. Revises uses of Resilient Florida Grant Program, expands SLIP study requirements, among other resiliency measures.

#### **RESULT**

Passed on 6/16/23

#### **SPONSORED BY**

*(D-Hunschofsky) (R-Calatayud)*

### **IMPACT**

- The bill aims to promote resilience and preparedness by providing funding, data, and guidelines for addressing the risks associated with flooding and sea level rise in Florida.
- It emphasizes the importance of considering these factors in construction projects and encourages the use of nature-based solutions for mitigating the impacts of flooding and sea level rise.



# HB 1395 SB 154

## ***Management and Safety of Condominium and Cooperative Buildings***

Revises who must have milestone inspections performed for buildings, Citizens' flood insurance amendments, among other reforms.

### **RESULT**

Passed on 6/13/23

### **SPONSORED BY**

*(R-Lopez) (Bradley)*

### **IMPACT**

- The bill revises the practice standards for community association managers and management firms.
- It may introduce new requirements and guidelines for managers to ensure effective management and operation of condominium and cooperative buildings.
- The bill includes provisions related to milestone inspections.
- These inspections may be required at specific stages of construction or renovation projects to ensure compliance with safety and quality standards.
- It authorizes municipalities to adopt certain ordinances pertaining to condominium and cooperative buildings.
- It also revises the requirements for the purchase of flood insurance for certain policies and allocates \$1,369,121 for various purposes, such as enforcement, compliance monitoring, education.

# HB749

## ***Youth Housing and Employment***

HB 749 creates s. 212.0975 Homeless Youth Employment Tax Credit Program. Under the program, businesses that employ homeless youth and landlords who provide "affordable rate" rents to homeless youth would receive a tax credit. The bill also requires the State Office on Homelessness to coordinate with state colleges and universities to develop plans and procedures to give priority access for campus housing to students who would otherwise be homeless.

### **RESULT**

Did not pass Local Administration, Federal Affairs & Special Districts Subcommittee on 5/5/23

### **SPONSORED BY**

*D-Woodson*



### **IMPACT**

- The bill provides a tax credit to certain businesses that hire specified youth employees.
- This bill also introduces a tax credit against corporate income taxes for landlords who lease dwelling units to recent college graduates under certain conditions.
- In addition, the bill mandates the State Office on Homelessness to coordinate with state colleges and universities to develop plans and procedures that give priority access for campus housing to students who would otherwise be homeless.
- It also ensures that children and youths experiencing homelessness have access to a free public education and must be admitted to school in the respective school district where they or their families live.
- School districts are required to assist these children in meeting the necessary requirements for enrollment.

## **HB 1278**

### ***Direct-Support Organizations***

Authorizing the Department of Children and Families to establish a direct-support organization for a specified purpose; requiring the Secretary of Children and Families to appoint a board of directors for the direct-support organization; authorizing the department to allow the direct-support organization to use, without charge, the department's fixed property, facilities, and personnel services, subject to certain requirements; authorizing the direct-support organization to collect, expend, and provide funds for specified purposes, etc.

### **RESULT**

**Passed on 7/5/23**

### **SPONSORED BY**

**Children, Families, and Elder Affairs;  
Simon**

### **CO-INTRODUCERS**

**Rouson**

### **IMPACT**

- The bill aims to authorize the Department of Children and Families to establish a direct-support organization that would organize support and operate to conduct programs and activities, raise funds, and provide support to the department and the Youth that it would serve.

# SB 1384

## ***Legal Proceedings for Children***

Requiring that the Department of Children and Families initiate a transfer evaluation to determine if a defendant adjudicated incompetent to proceed meets the criteria for involuntary civil commitment if it determines that the defendant will not or is unlikely to gain competence; requiring that a copy of the evaluation be provided to the court and counsel, etc.

### **RESULT**

Did not pass Appropriations Committee on Criminal and Civil Justice on 5/5/23

### **SPONSORED BY**

Children, Families, and Elder Affairs and Burton

### **IMPACT**

- The bill intends to improve the child welfare system by enhancing the representation and support provided to children involved in legal proceedings, strengthening case planning for children in out-of-home care, and establishing programs to assist youth aging out of foster care in their transition to independent adulthood.
- These changes aim to promote the well-being, stability, and long-term success of children and young adults in the child welfare system.

# HB 1101

## ***Education for Children and Young Adults in Out-of-home Care***

Requires case manager or other staff member to provide child with verbal & written information about certain topics; removes limitations on type of questions child may ask; establishes Office of Children's Ombudsman within DCF; specifies responsibilities of office; requires DCF to consult with specified children & young adults when creating or revising certain print or digital written information.

### **RESULT**

Laid on Table; companion bill(s) passed, see [CS/CS/SB 272](#) on 6/16/23

### **SPONSORED BY**

Benjamin; Berfield; Eskamani ; Garcia; López, J.; Maney; Robinson, F.; Skidmore



### **IMPACT**

- The bill aims to improve the education and support provided to children and young adults in out-of-home care by ensuring they receive the necessary information, addressing their concerns through the Office of the Children's Ombudsman, and involving them in the development of relevant educational materials.

## **HB 1293**

### ***Affordable Housing in Areas of Critical State Concern***

Excludes land designated as area of critical state concern from county & municipality affordable housing provisions; excludes land designated as area of critical state concern within specified time period from award requirements made to specified sponsors or persons for purpose of providing eligible housing as part of local housing assistance plan.

### **RESULT**

**Did not pass State Affairs Committee on 5/5/23**

### **SPONSORED BY**

**Mooney**

### **IMPACT**

- The bill excludes land designated as an area of critical state concern from county and municipality affordable housing provisions.
- This means that the regulations and requirements related to affordable housing, such as the allocation of funds or the provision of housing for low-income individuals, would not apply to land designated as an area of critical state concern.
- Overall, the bill's impact is to exempt land designated as an area of critical state concern from certain affordable housing provisions and requirements.

# CS/HB 133

## ***Fees in Lieu of Security Deposits***

Authorizes landlord to offer tenant option to pay fee in lieu of security deposit; provides requirements relating to certain notices, filing of insurance claims, options for paying fee, & written agreements between landlord & tenant to pay fee in lieu of security deposit; prohibits landlord from accepting certain payments; specifies landlords have exclusive discretion whether to offer tenants such option; prohibits landlord from approving or denying application for occupancy based on prospective tenant's choice to pay fee in lieu of security deposit.

### **RESULT**

**Passed on 6/2/23**

### **SPONSORED BY**

**Judiciary Committee; Mooney**

### **CO-INTRODUCERS**

**Anderson; Basabe; Daniels; Leek; Lopez, V.; McClain; Salzman; Snyder**

### **IMPACT**

- The bill may grant landlords exclusive discretion to offer tenants the option of paying a fee instead of a security deposit.
- This means landlords can choose whether or not to provide this alternative payment option to their tenants.
- Additionally, the bill may specify that a tenant's choice to pay the fee instead of a security deposit should not be used by the landlord to approve or deny the tenant's application for occupancy.
- It is essential to carefully review the bill's provisions to ensure appropriate safeguards are in place to protect tenants' rights and ensure the fee arrangement is fair and reasonable.

# SB 1658

## *Housing*

Creating the Department of Housing and Tenant Rights as a new department of state government; removing the option for a landlord to deposit certain money into a non-interest-bearing account; prohibiting a landlord from engaging in certain conduct; prohibiting a landlord from evicting a tenant or terminating a rental agreement because the tenant or the tenant's minor child is a victim of actual or threatened domestic violence, dating violence, sexual violence, or stalking; authorizing local governments and special districts to adopt a specified impact fee.

### **RESULT**

Did not pass Judiciary, companion bill(s) passed, see CS/SB 102 on 3/30/23

### **SPONSORED BY**

Appropriations; Calatayud

### **CO-INTRODUCERS**

Rouson; Hooper; Osgood; Rodriguez; Boyd

### **IMPACT**

- This bill would be to establish a new department for housing and tenant rights, introduce protections for tenants, and authorize local impact fees to address the impact of housing development.
- These measures aim to improve housing conditions, tenant rights, and overall housing affordability in Florida.

# CS/CS/SB 250

## ***Natural Emergencies***

Natural Emergencies; Prohibiting counties and municipalities, respectively, from prohibiting temporary shelters on residential property for a specified timeframe under certain circumstances; requiring the Division of Emergency Management to post a model contract for debris removal on its website by a specified date; requiring the model contract to be annually updated by a specified date; requiring the division to administer a revolving loan fund for certain local government projects; increasing the timeframe to exercise rights under a permit or other authorization, etc.  
APPROPRIATION: Indeterminate

### **RESULT**

**Passed on 6/29/23**

### **SPONSORED BY**

**Fiscal Policy; Community Affairs;  
Martin**

### **IMPACT**

- The bill would prohibit counties and municipalities from banning temporary shelters on residential property under certain circumstances.
- This provision aims to facilitate emergency response and provide shelter options for individuals affected by natural disasters.
- It could allow for more flexibility in utilizing residential properties as temporary shelters during times of crisis.
- The bill also mandates the Division of Emergency Management to administer a revolving loan fund for certain local government projects.
- The purpose of this fund is to provide financial assistance to local governments for specific projects related to natural emergencies.
- The specific criteria, eligibility, and details of the loan fund would need to be outlined in the bill or subsequent regulations.

# MIAMI-DADE LEGISLATION



no. 222151

## **ORDINANCE RELATED TO FAIR HOUSING DISCRIMINATION TESTERS**

ORDINANCE RELATED TO FAIR HOUSING  
DISCRIMINATION TESTERS; AMENDING CHAPTER  
11A, ARTICLE II, SECTION 11A-11 OF THE CODE OF  
MIAMI-DADE COUNTY, FLORIDA; AMENDING  
DEFINITION OF THE WORD "PERSON" TO INCLUDE  
TESTERS; PROVIDING SEVERABILITY, INCLUSION  
IN THE CODE, AND AN EFFECTIVE DATE

### **RESULT**

Deferred to no certain date

### **SPONSORED BY**

Danielle Cohen Higgins, Prime  
Sponsor

### **IMPACT**

- To define testers would have led to unintended consequences and impact local fair housing efforts.

no. 230402

## **FIVE YEAR HOUSING PLAN FOR MIAMI DADE COUNTY**

RESOLUTION DIRECTING THE COUNTY MAYOR OR  
COUNTY MAYOR'S DESIGNEE TO DEVELOP A FIVE-YEAR  
HOUSING PLAN FOR MIAMI-DADE COUNTY THAT  
ASSESSES THE COUNTY'S POPULATION GROWTH AND  
THE DEMAND FOR AFFORDABLE AND WORKFORCE  
HOUSING; AND REQUIRING REPORTS

### **RESULT**

Passed on 05/02/23

### **SPONSORED BY**

Sen. Rene Garcia





### **IMPACT**

- By implementing this five-year plan, Miami-Dade County seeks to mitigate the affordability crisis, accommodate population growth, and promote access to safe and affordable housing for all residents.
- The plan's success will depend on the effective execution of its strategies, collaboration among stakeholders, and continued monitoring and adaptation to changing housing needs over time.

## no. 230350

### **SOUTHEAST OVERTOWN PARK WEST CRA BUDGET**

RESOLUTION APPROVING THE FISCAL YEAR  
2022-23 BUDGET TOTALING \$92,443,744.00  
FOR THE SOUTHEAST OVERTOWN PARK WEST  
COMMUNITY REDEVELOPMENT AGENCY AND  
THE SOUTHEAST OVERTOWN/PARK WEST  
COMMUNITY REDEVELOPMENT AREA

#### **RESULT**

Passed on 5/2/23

#### **SPONSORED BY**

Marleine Bastien, Prime Sponsor

### **IMPACT**

- The ordinance approves the budget for the fiscal year 2022-23, which totals about \$92 M for the Southeast Overtown Park West CRA and the Southeast Overtown/Park West Community Redevelopment Area.
- The budget will mainly go towards: \$42M for grants and aid
  - This will cover \$13M for affordable/workforce housing projects, \$5M for economic incentive payments, \$5M for job creation and economic development projects and grants, \$15M for a reserve for grants and aid/affordable housing, and \$2M for other grants and projects addressing arts, culture, infrastructure, and quality of life.
  - \$24M for interfund transfer covering, \$9M refund to the County and City, \$4M debt service payment/reserves, \$8M contribution to the Tri-Rail project, \$844K grant to City for Gibson Park, and \$1.6M disbursement to The Children's Trust



# no.230369

## **MDPLS SOCIAL SERVICES PROGRAM**

RESOLUTION RATIFYING, PURSUANT TO SECTIONS 2-9 AND 2-10 OF THE CODE OF MIAMI-DADE COUNTY, A MEMORANDUM OF UNDERSTANDING BETWEEN MIAMI-DADE COUNTY AND FLORIDA INTERNATIONAL UNIVERSITY FOR THE SOCIAL SERVICES INTERNSHIP PROGRAM WITH FIU SCHOOL OF SOCIAL WORK AND MIAMI-DADE PUBLIC LIBRARY SYSTEM; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL RIGHTS CONTAINED THEREIN; DELEGATING TO THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE THE AUTHORITY TO ENTER INTO FUTURE MEMORANDA OF UNDERSTANDING FOR INTERNS TO PARTICIPATE IN THE LIBRARY'S SOCIAL SERVICES PROGRAM

**RESULT**  
Passed on 5/2/23

**SPONSORED BY**  
Marleine Bastien, Prime  
Sponsor

### **IMPACT**

- This will support the Miami-Dade Public Library System as they build out their social services program.
- MDPLS is an access point for people experiencing homelessness.
- This means they can directly connect unhoused residents to shelter or other housing programs.
- Additionally, MDPLS is an active member of the Greater Miami Housing Alliance and stakeholder in HOMY.
- HOMY's shared mission is to create a community dedicated to preventing and ending youth homelessness.
- Libraries are integral to communities like HOMY's. They are at the epicenter of support and access to improve the wellbeing of all our residents— providing education, support services, and housing referrals.



# no. 230639

## ***THE LAZARUS PROJECT SPECIALIZED OUTREACH***

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECEIVE FUNDS FROM THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES TO INCLUDE \$562,000.00 FOR HOUSING FIRST FOR PERSONS WITH SPECIAL NEEDS AND \$175,000.00 FOR THE LAZARUS PROJECT SPECIALIZED OUTREACH FOR FISCAL YEAR 2023-2024, AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENTER INTO GRANT AGREEMENTS WITH THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES AND SUB-GRANT AGREEMENTS WITH CAMILLUS HOUSE, INC. AND EXERCISE AMENDMENT, TERMINATION, CANCELLATION AND MODIFICATION CLAUSES CONTAINED THEREIN, AND WAIVING RESOLUTION NO. R-130-06

### **RESULT**

Passed on 5/2/23

### **SPONSORED BY**

Marleine Bastien, Prime Sponsor

### **IMPACT**

- This item seeks the authorization to enter into grant agreement with the Florida Department of Children and Families and sub-grant agreement with Camillus House, Inc. to include \$562,000.00 for Housing First for Persons with Special Needs and \$175,000.00 for the Lazarus Project Specialized Outreach Fiscal Year 2023-2024.
- Camillus House runs the Lazarus Project which conducts specialized street outreach to people with disabilities experiencing street homelessness, connecting them to shelter, health care, and other support services.



# no. 230714

## **ADDITIONAL AD VALOREM PROPERTY EXEMPTION**

ORDINANCE RELATING TO AD VALOREM TAXATION; CREATING SECTION 29-10 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN ADDITIONAL AD VALOREM TAX EXEMPTION FOR QUALIFYING HOUSEHOLDS TO BE APPLIED TO MILLAGE RATES LEVIED BY THE COUNTY, TO BE KNOWN AS THE "SAVING OUR WORKING FAMILIES" EXEMPTION; REQUIRING CERTAIN NOTICE TO PROPERTY APPRAISER AND DEPARTMENT OF PUBLIC HOUSING AND COMMUNITY DEVELOPMENT, ITS SUCCESSOR DEPARTMENT OR SUCH OTHER DEPARTMENT AS DETERMINED BY THE COUNTY MAYOR; REQUIRING ANNUAL REPORTS; PROVIDING FOR SUNSET; PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

### **RESULT**

Deferred to 9/6/23

### **SPONSORED BY**

Kionne L. McGhee, Co-Prime Sponsor  
Anthony Rodriguez, Co-Prime Sponsor  
Roberto J. Gonzalez, Co-Sponsor

### **IMPACT**

- The Saving Our Working Families ordinance implements the Live Local Act's (2023 Senate Bill 102) ad valorem tax exemption to support households making between 30-60% AMI.
- This is a tax incentive for multifamily projects containing 50 or more residential units, at least 20% of which are used for affordable housing.
- Questions remain whether this authorization will result in use of the exemption and there more affordable housing, given that the exemption is only authorized by the state for three years.



# no. 230929

## **MOBILITY FEE ORDINANCE**

ORDINANCE RELATING TO IMPACT FEES; AMENDING CHAPTER 33E OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; REPLACING ROADWAY IMPACT FEE WITH MULTIMODAL MOBILITY FEE AND COMPREHENSIVELY REVISING IMPACT FEE REGULATIONS BASED ON MULTIMODAL MOBILITY FEE; MAKING REORGANIZATIONAL AND TECHNICAL CHANGES; PROVIDING FOR DELAYED IMPLEMENTATION; PROVIDING FOR TRANSFER TO NEW BENEFIT DISTRICTS OF CURRENT ROADWAY IMPACT FEE FUNDS NOT EXPENDED PRIOR TO DECEMBER 31, 2023; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

### **RESULT**

Withdrawn on on 7/12/23

### **SPONSORED BY**

Eileen Higgins, Prime Sponsor

### **IMPACT**

- This ordinance would have implemented a countywide mobility fee to replace the existing road impact fee.
- The proposed mobility fee may afford the County broader flexibility in funding and developing transportation projects and transit-oriented developments within incorporated and unincorporated Miami-Dade.
- Currently, the County assesses impact fees on building permits countrywide.
- The County collects \$130 M in road impact fees annually.
- The mobility fee would have collected 4% lower fees.
- This proposed ordinance would have allowed funds to be spent on other transportation modes (going beyond transit, bicycles, and pedestrian).



# no. 230947

## **COURTESY NOTICE OF CERTAIN ZONING APPLICATIONS**

ORDINANCE RELATING TO ZONING; AMENDING SECTION 33-310 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR COURTESY NOTICE OF CERTAIN ZONING APPLICATIONS TO INCLUDE EXAMPLES OF THE MOST INTENSE USES THAT MAY BE ALLOWED UNDER A PROPOSED ZONING DISTRICT OR OTHER ZONING CHANGE; MAKING TECHNICAL CHANGES; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

### **RESULT**

Deferred on 7/12/23 to the next committee meeting following a Public Hearing on 9/11/23

### **SPONSORED BY**

Anthony Rodriguez, Prime Sponsor

### **IMPACT**

- This ordinance promotes County transparency and awareness regarding zoning changes.
- GMHA supports this as members have cited a need to increase how residents can engage the County regarding zoning applications.
- If this passes, the following will occur:
  - 1. Courtesy notice of filing. After 30 days, when an application is filed, at the cost of the applicant, courtesy mail notices will be sent to property owners of record within the radius of the development.
  - 2. Courtesy notice of hearing. Courtesy notices will occur within 14 days prior to the public hearing.



# no. 230953

## **FEASIBLE DISTANCE REQUIREMENTS PUBLIC SANITARY SEWERS**

ORDINANCE RELATING TO ENVIRONMENTAL PROTECTION; AMENDING SECTION 24-43.4 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA (“CODE”); REVISING STANDARDS FOR CALCULATING FEASIBLE DISTANCE TO CONNECT TO PUBLIC SANITARY SEWERS AND PUBLIC WATER MAINS FOR SUBDIVISION AND BUILDING PERMIT APPLICATIONS UNDER CERTAIN CONDITIONS; PROVIDING EXCEPTIONS FROM CONNECTION REQUIREMENTS FOR BUILDING PERMITS FOR CERTAIN REPAIRS, INCLUDING REPAIRS REQUIRED AS PART OF A BUILDING RECERTIFICATION; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

### **RESULT**

Deferred on 7/11/23 to no date specific following a public hearing

### **SPONSORED BY**

Raquel A. Regalado, Prime Sponsor

### **IMPACT**

- The ordinance clarifies that feasible distance does not apply to building permits for repairs or repairs required for building recertification.
- This exemption aims to avoid burdening property owners with excessive repair costs or requiring them to connect to public infrastructure for repair permits.
- The ordinance seeks to avoid unduly burdening property owners who have already made construction plans based on the development assumptions provided by the county at the time of approval.
- It allows for a review of extension or modification applications under the feasible distance standards.



# no. 230966

## **DISSOLVE AFFORDABLE HOUSING TRUST FUND**

ORDINANCE RELATING TO THE AFFORDABLE HOUSING TRUST FUND; AMENDING ARTICLE VIII OF CHAPTER 17 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; RENAMING THE AFFORDABLE HOUSING TRUST FUND AS THE AFFORDABLE AND WORKFORCE HOUSING TRUST FUND (“TRUST FUND”); REVISING LEGISLATIVE INTENT AND PURPOSE; REVISING DEFINITIONS; REVISING PROVISIONS RELATED TO ADMINISTRATION OF TRUST FUND AND EXPENDITURE OF TRUST FUND MONIES; DISSOLVING THE AFFORDABLE HOUSING TRUST FUND BOARD OF TRUSTEES AND THE REVOLVING LOAN FUND; PROVIDING THAT THE PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT OR ITS SUCCESSOR DEPARTMENT, OR ANY DEPARTMENT AS DESIGNATED BY THE COUNTY MAYOR, SHALL BE THE ADMINISTRATOR OF THE TRUST FUND; REPEALING CERTAIN ORDINANCES AND RESOLUTIONS INCONSISTENT WITH THIS ORDINANCE; MAKING TECHNICAL AND REORGANIZATIONAL CHANGES; AND PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

### **RESULT**

**Passed on 7/6/2023**

### **SPONSORED BY**

**Eileen Higgins, Prime Sponsor**

### **IMPACT**

- This ordinance dissolved the community-led Affordable Housing Trust Fund Board.
- Miami-Dade County appointed members representing researchers, developers, advocates, and more.
- Board members were in a procurement process for a third party administrator when the majority of funds were removed in 2021.
- The Affordable Housing Trust Fund was renamed the Affordable and Workforce Housing Trust Fund, and the management and application of the revolving loan fund was assigned directly to the Public Housing and Community Development (PHCD) department.





# no.231203

## **ESTABLISH PRE-PERMITTED DESIGN PROGRAM FOR ADU'S**

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ESTABLISH A PRE-PERMITTED DESIGN PROGRAM FOR ACCESSORY DWELLING UNITS AND GUESTHOUSES IN MIAMI-DADE COUNTY; INVITE PRIVATE AND NON-PROFIT SECTOR PARTNERS TO DEVELOP SUCH PRE-PERMITTED DESIGNS AS PART OF THE PROGRAM; INCLUDE ANY NECESSARY FUNDING FOR SUCH PROGRAM IN THE FISCAL YEAR 2023-2024 BUDGET; AND PROVIDE A REPORT

**RESULT**  
Passed on 7/6/23

**SPONSORED BY**  
Eileen Higgins, Prime Sponsor

### **IMPACT**

- This resolution will allow pre-permitted design programs for accessory dwelling units and guesthouses in Miami-Dade County.
- In 2022, ADUs were legalized within unincorporated Miami-Dade.
- By having pre-approved designs, this allows homeowners to save time and money by streamlining the designing and permitting process.
- ADUs are a best practice for preserving affordable homeownership and creating workforce housing units.



# no. 231340

## **ESTABLISHING A PILOT COMMUNITY LAND TRUST PROGRAM**

RESOLUTION ESTABLISHING A PILOT COMMUNITY LAND TRUST PROGRAM TO BE MANAGED BY A COMMUNITY LAND TRUST ORGANIZATION WITH THE GOAL OF PRODUCING AT LEAST 50 UNITS OF AFFORDABLE HOUSING WITHIN A TIME PERIOD DETERMINED BY THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO BE FEASIBLE; AUTHORIZING AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SELECT, OR RECOMMEND THE CREATION OF, AN ORGANIZATION TO BE THE COMMUNITY LAND TRUST FOR MIAMI-DADE COUNTY, TO CREATE PROGRAM GUIDELINES FOR THE PILOT PROGRAM, AND TO IDENTIFY FUNDS AND/OR REAL PROPERTY FOR INCLUSION IN THE PILOT PROGRAM; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PRESENT WRITTEN PROGRESS REPORTS

### **RESULT**

**Amended on 7/10/23**  
**Scheduled for BCC vote on 9/6/23**  
**(subject to change)**

### **SPONSORED BY**

**Marleine Bastien, Prime Sponsor**

### **IMPACT**

- This resolution will serve extremely low and low income households.
- As a pilot program, this will be for 50 affordable housing units.
- The Mayor will recommend or create a community land trust organization to lead this pilot and direct guidelines.



# no. 230588

## **REPORT ON HOUSING FOR INDIVIDUALS WITH DISABILITIES**

RESOLUTION DIRECTING THE COUNTY  
MAYOR OR COUNTY MAYOR'S  
DESIGNEE TO PROVIDE A WRITTEN  
REPORT ON THE STATE OF  
ACCESSIBLE AND AFFORDABLE  
HOUSING FOR INDIVIDUALS WITH  
DISABILITIES IN MIAMI-DADE COUNTY

### **RESULT**

Passed on 5/16/23

### **SPONSORED BY**

Sen. Rene Garcia, Prime Sponsor

### **IMPACT**

- This effort allows for us to have a deeper understanding of the demand for affordable housing.
- Miami Homes For All will be updating the Affordable Housing Framework and will share this data widely.



# CONTRIBUTORS

**Kody Glazer**, Legal & Policy Director, Florida Housing Coalition

**Rayna Milfort**, Housing Program Manager, Miami Homes For All

**Audrey Aradanas**, Deputy Director, Miami Homes For All

**Daniela Roger**, Communications Consultant, Miami Homes For All



MIAMI HOMES  
FOR ALL



# QUESTIONS?

Thank you for reading our 2023 mid-year policy report!

Please email us at [info@miamihomesforall.org](mailto:info@miamihomesforall.org) if you have any questions or if you'd like to subscribe to our newsletter.

Follow us on social media for regular community updates  
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