



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

AGENDA

**Wednesday, January 10, 2024 - 6:00 P.M.
via ZOOM**

I. Call to Order

II. Roll Call

III. Pledge of Allegiance (Optional)

IV. Approval of Minutes of November 16, 2023, Meeting

V. Old Business

- Update on 2023 Incentive Strategies Recommendations submittal to Florida Housing Finance Corporation (FHFC)
- Update on City Council adoption of 2023 Incentive Strategies Recommendations

VI. New Business

- Incentives Discussion “Density Flexibility”
- Moving from Zoom to Teams platform

VII. Upcoming Target Dates

AHAC Meeting (Incentive Strategies Discussion)	March 13, 2024
AHAC Meeting (Incentive Strategies Discussion)	May 8, 2024
AHAC Meeting (1 st Draft)	July 10, 2024
AHAC Meeting (Final Draft)	September 11, 2024
Public hearing Ad to go out	October 22, 2024
Public Hearing for AHAC report adoption	November 13, 2024
Adoption of AHAC report to City Council	December 10, 2024
AHAC Report to FHFC	December 13, 2024

X. Adjournment



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

MEMBERS

- 1. Andrea McDonald (AD)**
- 2. Lola Capers (AD)**
- 3. Evan Shields (SG)**
- 4. Ebonni Chrispin (SG)**
- 5. Nikisha Williams (KT)**
- 6. Marie-Frantz Jean-Pharuns (KT)**
- 7. Michael McDearmaid (MEI)**
- 8. Naomi Blemur (MEI)**
- 9. Edwige Clark (PFC)**
- 10. Guerda Theodore (PFC)**
- 11. Honorable Councilwoman Kassandra Timothe (Elected Official)**

**NORTH MIAMI AFFORDABLE HOUSING
ADVISORY COMMITTEE (AHAC)
COUNCIL CHAMBERS, CITY HALL
November 16, 2023 – 6:00 P.M.**

MINUTES

Committee Members	Present	Absent
Evan Shields	X	
Naomi Blemur	X	
Ebonni Chrispin		X
Marie-Frantz Jean-Pharuns	X	
Andrea McDonald	X	
Honorable Councilwoman Kassandra Timothe	X	
Nikisha Williams		X
Michael McDearmaid	X	
Lola Capers		X
Guerda Theodore		X
Edwige Clark	X	

Staff present: Alberte Bazile, MBA, Housing & Social Services Director; **Other Participants:** PaulMarie Bobb, Esq., Assistant City Attorney.

Meeting Opening

The meeting was called to order at 6:23 p.m. Eastern. The meeting opened with a roll call, led by Secretary McDonald. A quorum was established.

Approval of Minutes

The Chairman entertained a motion for the approval of the September 13, 2023, minutes. The motion was moved by Committee member Naomi Blemur. All were in favor. The motion carried.

Continued Business

Chairman Shields then discussed the 2023 AHAC report and the approval of the 2023 incentive strategies recommendations. Chairman Shields requested that North Miami staff members provide a quick review of the AHAC report, incentive Strategies recommendations and the next steps.

Housing and Social Services (HSS) Director, Alberte Bazile provided a brief update. The HSS Director shared that all six (6) scheduled AHAC meetings occurred for the year, with the exception of the first meeting in January 2023. In these meetings, all the incentive strategies were discussed, as recommended by the Florida Housing Finance Corporation. The HSS Director reiterated the requirement that a local government have in place an Affordable Housing Advisory Committee if it receives over \$350, 000 in SHIP funds annually. The principal role of this committee is to review all 11 incentive strategies, make recommendations and approve them in a public setting, such as a public meeting. Once the AHAC report is approved, it is then forwarded to the City Council for final approval before it is submitted to the State.

This year (2023), the Committee reviewed all the incentive strategies and decided to focus on two (2) main strategies – density flexibility and Landbank Inventory. Committee member, Naomi

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Blemur made a presentation on the Land Bank Inventory in the September 2023 meeting with regards to her vision for the Land Bank Inventory, which is summarized in the AHAC report (line item J, page 6). In that meeting the committee also decided to table the discussion on density flexibility until the next year. All other Incentive Strategies remain at the status quo.

Chairman Shields then shared that this was the AHAC's 2nd year as a board. The Chairman indicated that since 2009, the City of North Miami did not convene an Affordable Housing Advisory Committee until 2022. In 2022, a new Committee was formed, and all the incentive strategies were reviewed. Chairman Shields noted that the Committee made several recommendations in the previous year that were approved by City Council and implemented. In 2023, the Committee decided to focus mainly on one incentive strategy, Landbank Inventory. In the 2022 AHAC report, it was recommended and approved for the City to establish a landbank inventory, however there were no guidelines for its establishment. The city owns lands, and the new Live Local Act now requires that it publishes these lands through a registry. The Affordable Housing Advisory Committee recommended that the city donates these publicly owned lands for affordable housing development. Essentially establishing a Community Land Trust by donating city lands to a nonprofit community land trust, a third party, outside of the city. The land trust could then strategically use the lands for affordable housing, in partnership with the city, CRA and other entities.

Sub Committee leader, Naomi Blemur outlined the proposed next steps for the establishment of a landbank inventory:

1. Identification of appropriate city lands for a landbank inventory (lands with the highest and best community use). It is imperative that this process includes public dialogue on land use possibilities.
2. Establish a community land trust / landbank inventory – this may be done concurrently with step 1.
3. Incorporate other AHAC incentive strategies to get the landbank established quickly. A quickly established landbank is expected to provide timely solutions for the housing needs in the City of North Miami.

Councilwoman Timothe cautioned that additional research may be needed, especially after attending the Affordable Housing Conference, and learning about landbank successes and failures. The Councilwoman shared that along with HSS Director, Alberte Bazile, she met with Habitat for Humanity and was pleasantly surprised to learn about the work that they are currently doing in the affordable housing space. For example, if the city provides the land, Habitat for Humanity could partner with the city to build on the land and provide homes at zero percent mortgages to North Miami residents. These houses would be built below cost, however, there have been complaints about the quality of the houses provided by Habitat for Humanity. Therefore, the city continues to research the viability of such partnerships / programs. Councilwoman Timothe emphasized that the land trust should not own the land because that could create significant 'ownership' restrictions for the residents and additional administrative duties for the land trust. If the land trust owns the land, residents would then need to seek its permission to do simple things such as put up a fence

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or make other small changes. Therefore, the land trust should allow homeowners accessibility and flexibility in order to provide real home ownership.

Chairman Shields added that the Committee aims to create affordable home ownership as well as affordable multifamily housing developments in the city on lands donated to the community land trust / landbank inventory. Also, the chairman indicated that the developments should be kept affordable, possibly through a deed restriction related to the Area Median Income. The Chairman also reiterated that public dialogue around the landbank trust / inventory is imperative. He shared that it is important that whenever a parcel of publicly owned land was donated to the land trust, the public should be engaged in regard to the land's highest and best community use. He also requested that an RFP be presented for those public lands that could be used for affordable housing, regardless of whether they're contributed to a community land trust or not. Thirdly, it is expected that the city uses everything within its toolkit to expedite affordable housing home ownership and multifamily developments. This may occur through expedited permitting, CRA, impact fee waivers, vouchers, density bonuses, and etcetera.

Subcommittee lead, Naomi Blemur asked HSS Director Bazile if there was anything presented that would prevent potential homeowners from having full accessibility and flexibility of home ownership. HSS Director Bazile shared that with a 99-year lease, residents would own the home, but not the land. Therefore, it is important to ensure that both land and buildings are sold/provided to the homeowner once the transfer of ownership is done.

Chairman Shields indicated that since a robust discussion was already had last year on the other incentive strategies, the committee decided not to recommend additional policies for the other 10 incentive strategies. Committee member Mike McDearmaid moved a motion to approve and forward the recommendations of the committee to the City Council. Subcommittee lead, Naomi Blemur seconded the motion. All were in favor.

Other Business

Tentative meeting dates for the Affordable Housing Advisory Committee in FY 2024 were listed as follows:

January 10, 2024
March 13, 2024
May 8, 2024
July 10, 2024
September 11, 2024

Chairman Shields indicated that these will be informal virtual meetings and will be open to the public. He announced that the final meeting next year (November 13, 2024) will be a public hearing, like this one.

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Committee member Mike McDearmaid then mentioned that he had also attended the Affordable Housing Conference. He shared that in one of the sessions it was indicated that some cities were using a housing authority to draw down funds from the federal and state governments and this positively affects the amount of funds that can be allocated to affordable housing. Mr. McDearmaid requested that the HSS Director research the veracity of the claim. HSS Director, Alberte Bazile shared that the former Assistant Housing Director did some work toward having additional housing organizations in the city, however, currently only two (2) public housing authorities exist in the Miami Dade County, and they are associated with Miami-Dade County and the City of Miami Beach.

Councilwoman Timothe chimed in with an interesting point from the conference – Miami-Dade County is the only county in Florida that does not have a developer preference when applying for state funding. This creates an additional hurdle for developers and limits funds for affordable housing in Miami-Dade. HSS Director Bazile also shared that certain state funds are not being channeled through the cities anymore, which also limits the availability of funds for affordable housing development.

Subcommittee lead, Naomi Blemur proffered that the city should consider a way to thrive in this new environment. She mentioned that branch managers in every community usually have funds allocated for lending to the local community. To take advantage of these funds, it may be useful for the city to create a community relations position that builds a relationship with the banks, keep informed about state policies and funding, and share information with the community. HSS Director Bazile and Councilwoman Timothe informed the committee that such positions already existed as the Governmental Affairs Manager and the CBO Expert Resource person (Danny Felton). Mr. Felton is well known nationally and performs as one of the city's First-Time Homebuyers counselors. Councilwoman Timothe also shared that NACA is also in the city. First-Time Homebuyers information is being shared on a regular basis through virtual sources and at the library on Saturdays. HSS Director Bazile shared that the city provides grant funding to assist with these information sharing sessions. A discussion ensued about the accessibility of information for First-Time Homebuyers. Councilwoman Timothe stated that the process requires that persons seek out information and go through the necessary process to access First-Time Homebuyer funds, while Subcommittee lead, Naomi Blemur advocated for more unsolicited public information sharing. Mrs. Blemur indicated that the city could make First-Time Homebuyer programs higher on the priority list. Councilwoman Timothe shared that the city has actually been making this program a priority; in fact, the amount allocated to First-Time Homebuyers was recently increased from \$25,000 to \$40,000.

Committee member Marie-Frantz Jean-Pharuns shared that even if potential home buyers attend the First-Time Homebuyers counselling sessions, if their salaries cannot sustain a mortgage, they will not receive funding. With the increased allowed home purchase price of \$460,000 in the City of North Miami and the increased funding for First-Time Homebuyers, more persons are now able to access funding to purchase a home in North Miami. HSS Director Bazile also shared that the State has now provided a higher purchase price allowed (\$595,000) which supersedes the city's limit. Committee member Marie-Frantz Jean-Pharuns also shared that the AMI at the 30% level in

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North Miami is \$49,000 and at the 80% level it is \$74,000. Therefore, it is difficult for many people to access mortgages, even though funds are available, based on their low-income levels. HSS Director Bazile shared that in her 5-year tenure, funding for First-Time Homebuyers has increased, the allowable purchase price has increased, but in 5 years, only one person was able to successfully access a First-Time Homebuyer loan through the city. HSS Director Bazile also shared that several campaigns have been done recently by persons such as Councilwoman Timothe Vice Mayor Estime, Councilman Frantz Charles, etc. Chairman Shields noted that the bottleneck may not be about access to information; it may be that persons are not prepared for the steps that are necessary to access funding. These bottlenecks may be low credit scores, income qualification/verification, or other issues. Finding out what these actual bottlenecks are may be useful in determining a solution, which could possibly be a priority for the AHAC next year.

Subcommittee lead Naomi Blemur and HSS Director Bazile both agreed that knowledge sharing is key to the First-Time Homebuyers program. HSS Director Bazile shared that in the coming year she intends to provide sessions once a month to allow for greater information sharing about the program.

Next Meeting

January 10, 2024, at 6:00 p.m. (**Virtual**).

Adjournment

There being no further business, the Chairman entertained a motion to adjourn the meeting. Councilwoman Timothe moved to adjourn the meeting. All were in favor. The meeting then properly adjourned at 7:15 p.m. Eastern.

Submitted by:

E-SIGNED by Andrea McDonald
on 2024-01-03 19:48:51 GMT

Andrea McDonald, Committee Secretary

ATTEST:

E-SIGNED by Evan Shields
on 2024-01-03 00:48:42 GMT

Evan Shields, Chairperson

2023 AHAC Report

North Miami



NOVEMBER 16, 2023

City of North Miami
Affordable Housing Advisory Committee

**CITY OF NORTH MIAMI
AFFORDABLE HOUSING ADVISORY COMMITTEE
2023 INCENTIVE REVIEW AND RECOMMENDATION REPORT**

I. Background Information:

The City of North Miami Affordable Housing Advisory Committee (AHAC) consists of eleven (11) members, from the following groups: members of the planning commission, affordable housing providers, advocates for low-income persons, residential homebuilders, non-profit affordable housing providers, local citizens/residents and a council member.

For 2023, the committee has met four (4) times to discuss recommendations on City affordable housing incentive strategies, as mandated by the State's Statutes.

- The first meeting was held March 8, 2023, in which the committee discussed the submitted Comprehensive Plan and the revised LHAP. It was indicated that the updated LHAP would include the recommendations made by the Affordable Housing Advisory Committee, as well as the previously adopted incentive strategies from 2021 that were not previously added to the LHAP.
- The second meeting was held on May 10, 2023. The AHAC was informed of the conditional approval of the LHAP on April 19, 2023, and approval of the plan on May 3, 2023. City Planner, Debbie Love also shared that the Comprehensive Plan was approved by the Planning Commission and City Council upon first reading. The committee also reviewed the incentive strategies from the previous year, in preparation for its 2023 discussions.
- The third meeting was held on August 9, 2023. In this meeting, the committee discussed the Live Local Act and how it affects some of the affordable housing needs across the State of Florida, and in particular, the City of North Miami. Subcommittees were created to conduct deeper research on density flexibility and land bank inventory.
- In the last meeting held on September 13, 2023, the committee discussed potential recommendations for land bank inventory and deferred discussion on density flexibility for 2024.

II. Public Hearing:

The public hearing was held on November 16, 2023, at 6:00 p.m. No one from the public spoke and no comments were received from the public.

Brief synopsis of the proceedings:

Committee Members	Present	Absent
Evan Shields	x	
Naomi Blemur	x	
Ebonni Chrispin		x
Marie-Frantz Jean-Pharuns	x	
Andrea McDonald	x	
Honorable Councilwoman Kassandra Timothe	x	
Nikisha Williams		x
Michael McDearmaid	x	
Lola Capers		x
Guelda Theodore		x
Edwige Clark		x

Staff present: Alberte Bazile, MBA, Housing & Social Services Director and PaulMarie Bob, Assistant City Attorney.

Meeting Opening

The meeting was called to order at 6:17 p.m., followed by roll call; a quorum was present.

Approval of Minutes

A motion was moved to approve the minutes of the September 13, 2023, meeting. Motion carried.

Old Business

There was no old business to report on, Chairman requested that Staff made a summary which Mrs. Bazile proceeded to. Chairman elaborates on the one incentive “Land Bank Inventory” that was discussed this year, and after a brief discussion among members a motion was made to adopt the 2023 Incentive Strategies Recommendations as discussed and agreed with all board members, the motion carried with a 7-0 vote.

III. Incentives & Recommendations:

a. Expedited Permitting

Review Synopsis: Projects sometimes require multiple stages of permitting. Therefore, this incentive is meant to expedite the process. Expedited development approval is mandated in Sec. 3.202 of the City’s Land Development Regulations (“LDRs”). A special comprehensive permit process with an expedited methodology is used to incentivize the development of affordable housing. This ‘Comprehensive Permit Process’

involves a single application by project proponents for all local approvals, such as conditional use, and site plan review, among others.

Projects that receive funding from the municipality or the North Miami Community Redevelopment Agency (CRA) and developments with at least 15% of their units set aside for affordable housing (60% AMI or lower) are considered for the comprehensive permitting process.

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo / 7-0

b. Impact Fee Waivers or Modifications

Review Synopsis: Fee waivers are allowed under Sec. 3-1410 of the LDRs. If developments include 51% or more affordable units (reserved for 80% AMI or less), then the city strongly considers waivers for impact fees (on a case-by-case basis).

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo / 7-0

c. Density Flexibility

Review Synopsis: Flexibility in densities for affordable housing is not currently available. It was indicated that the same opportunities were afforded to everyone, without the conditionality of affordable housing. The Committee further discussed the creation of a density flexibility program that features bonus units for affordable housing. The City is in the process of updating its Comprehensive Plan. One of the foci for the update is to better incentivize the development of affordable/workforce housing.

Recommendation: The Committee decided to defer this discussion until 2024, when the Live Local Act is better understood.

Board Action: Voted to defer / 7-0

d. Reservation of Infrastructure Capacity

Review Synopsis: The City of North Miami does not currently have this incentive strategy in place. The City is currently finalizing its infrastructure study as part of the Comprehensive Plan update to see population projections to 2045 and to further assess where infrastructure will need improvement. Therefore, this may not be the best time to introduce this incentive strategy. Next year the City will have a better handle on its infrastructure capacity and the committee will be able to look more deeply into this area.

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo / 7-0

e. Accessory Dwelling Units (ADU)

Review Synopsis: This strategy allows property owners to add small units to their properties. It is currently allowed under City Code and has been adopted under the City's LDRs. The City's 2024-2026 LHAP reflects the current strategy.

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo / 7-0

f. Reduction of Parking and Setback Requirements

Review Synopsis: This item is not specific to affordable housing. It was indicated that it may be prudent to wait for the City to complete its long-term planning process and infrastructure assessment before making recommendations regarding parking and setback requirements.

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo / 7-0

g. Flexible Lot Configurations

Review Synopsis: This Flexible Lot Configuration strategy is allowed and adopted under the City's LDRs. This incentive is part of the City's 2023 - 2026 LHAP as additional incentives that were submitted and approved by the State. This incentive strategy is applicable to any development, City-wide.

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo / 7-0

h. Modification of Street Requirements for Affordable Housing

Review Synopsis: The Committee agreed that this incentive is not applicable to the City of North Miami. Most streets within the City are controlled primarily by Miami-Dade County and the Florida Department of Transportation.

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo / 7-0

i. Oversight of Policies, Procedures, Regulations or Plan Provisions that Impact Housing Cost

Review Synopsis: This incentive strategy is required, already in place, and part of the City's 2023-2026 LHAP.

Recommendation: The Committee moved to maintain the status quo and made no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo / 7-0

j. Land Bank Inventory

Review Synopsis: The City's Purchasing Department annually publishes a list of City-owned sites suitable for affordable housing.

Recommendation: The Committee recommends that the city:

- Identifies public city lands and have a public forum with residents regarding highest and best community use for the lands;

- Provides public city land inventory to Community Land Trust to streamline the process;
- Provides full support to streamline the development of donated parcels in a timely manner.

Board Action: Voted to approve recommendation /7-0

k. Encourage Development Around Transit-Oriented Hubs

Review Synopsis: The development around transit-oriented hubs strategy was included in the 2024 - 2026 LHAP submitted to the State as recommended.

Recommendation: The Committee moved to make no recommendation on this incentive strategy.

Board Action: Voted to maintain status quo /7-0

IV. Additional Recommendations:

None

V. Board/Council Consideration:

Scheduled to go to Council on November 28, 2023

VI. Attachments:

AHAC Membership List
Public Hearing Advertisement



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- 2. Lola Capers (AD)**
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**NOTICE OF PUBLIC HEARING
FOR
CITY OF NORTH MIAMI
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)**

The City of North Miami is required by Florida Statute 420.9076 to establish an Affordable Housing Advisory Committee (AHAC) in order to complete a Housing Incentive Strategies Report. The report recommends specific actions or initiatives to encourage or facilitate the preservation of affordable housing units in the City, and the removal of regulatory barriers that increase the costs to develop affordable housing.

The recommendations outlined in the report may include: the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions and incentives available for affordable housing development; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, the local Housing Assistance Plan (LHAP), ordinances, and other policies. The City is required, at minimum, to submit the report to the local and state governing bodies, and annually thereafter evaluate the implementation of each approved incentive. Should the City Council decide to approve any of the proposed incentives, applicable plans, ordinances and/or governing resolutions, these documents may need to be amended to incorporate these changes.

It is expected for the AHAC to approve the recommendations at a public hearing to be held on:

Thursday, November 16, 2023
6:00 p.m. – 7:30 p.m.
Location: North Miami City Hall
2nd Floor, Council Chambers
776 NE 125th Street, North Miami, FL 33161

Interested parties are encouraged to attend the hearing and participate.

City Staff will request approval of the recommendations made by the AHAC committee at the City Council meeting on Tuesday, November 28, 2023, at 7:00 p.m.

A copy of the committee recommendations will be available at the Department of Housing and Social Services (HSS), 12300 NE 8th Avenue, North Miami, FL 33161 between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, or by calling HSS at (305) 893-6511 ext. 20000 or by emailing housing@northmiamifl.gov.

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990,
PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS
PROCEEDING SHOULD CONTACT THE HOUSING AND SOCIAL SERVICES
DEPARTMENT NO LATER THAN FOUR (4) DAYS PRIOR TO THE**

PROCEEDING. TELEPHONE (305) 893-6511, EXT. 20000, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE 711 OR YOU MAY CONTACT 1-800-955-8771 FOR THE FLORIDA RELAY SERVICE FOR ASSISTANCE.

IF REQUESTED THIS DOCUMENT CAN BE PROVIDED IN AN ALTERNATIVE FORMAT

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

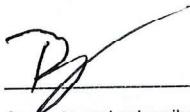
Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF NORTH MIAMI - PUBLIC HEARING - AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) - NOV. 16, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

11/13/2023

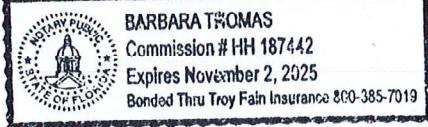
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
13 day of NOVEMBER, A.D. 2023

(SEAL)

ROSANA SALGADO personally known to me



NORTH MIAMI

**NOTICE OF PUBLIC HEARING
FOR
CITY OF NORTH MIAMI
AFFORDABLE HOUSING ADVISORY
COMMITTEE (AHAC)**

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It is expected for the AHAC to approve the recommendations at a public hearing to be held on:

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IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE HOUSING AND SOCIAL SERVICES DEPARTMENT NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 893-6511, EXT. 20000, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE 711 OR YOU MAY CONTACT 1-800-955-8771 FOR THE FLORIDA RELAY SERVICE FOR ASSISTANCE.

IF REQUESTED THIS DOCUMENT CAN BE PROVIDED IN AN ALTERNATIVE FORMAT

RESOLUTION NO. 2023-R-221

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING THE 2023 INCENTIVE STRATEGIES RECOMMENDATIONS BY THE CITY OF NORTH MIAMI AFFORDABLE HOUSING ADVISORY COMMITTEE AS REQUIRED BY FLORIDA STATUTES SECTION 420.9076(6); FURTHER AUTHORIZING AN AMENDMENT TO THE LOCAL HOUSING ASSISTANCE PLAN TO INCLUDE SAID RECOMMENDATIONS, IF NECESSARY; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Session Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (“SHIP”) Act, Section 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one-to-three-year Local Housing Assistance Plan (“LHAP”) outlining how funds will be used; and

WHEREAS, as a recipient of SHIP funding, the City of North Miami (the “City”) is required to maintain an active affordable housing advisory committee (“AHAC”) whose primary function is to annually review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan and make recommendations to City council for specific actions or initiatives to encourage or facilitate affordable housing, as specified in Florida Statutes Section 420.9076; and

WHEREAS, on November 16, 2023, the City’s AHAC conducted a public hearing and adopted the 2023 incentive strategies recommendations attached hereto as Exhibit “A”; and

WHEREAS, in accordance with Florida Statutes Section 420.9076(6), within ninety (90) days after the date of receipt of the evaluation and local housing incentive strategies recommendations from the advisory committee, the City Council shall adopt an amendment to its LHAP to incorporate the local housing incentive strategies it will implement within its jurisdiction; and

WHEREAS, City staff has reviewed the recommendations and is in support of amending the LHAP to include the recommendations made by the AHAC; and

WHEREAS, the Mayor and City Council of the City of North Miami are desirous of adopting the recommendations made by AHAC and to amend the LHAP to incorporate AHAC's recommendations.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Adoption of Recommendations. The Mayor and City Council of the City of North Miami, Florida, hereby adopt the 2023 Incentive Strategies Recommendations by the City of North Miami Affordable Housing Committee ("AHAC"), attached hereto as Exhibit "A", in accordance with Florida Statutes Section 420.9076(6).

Section 2. Amendment. The Mayor and City Council of the City of North Miami, Florida, hereby authorize and incorporate the recommendations of the North Miami Affordable Housing Committee ("AHAC") into the Local Housing Assistance Plan ("LHAP").

Section 3. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 28th day of November, 2023.



ALIX DESULME, ED.D.
MAYOR

ATTEST:



VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Galvin

Seconded by: Desulme

Vote:

Mayor Alix Desulme, Ed.D.
Vice Mayor Mary Estimé-Irvin
Councilman Scott Galvin
Councilwoman Kassandra Timothe, MPA
Councilman Pierre Frantz Charles, M.Ed.

<u>X</u>	(Yes)	(No)
<u>X</u>	(Yes)	(No)