



P.A.C.T.

Affordable Housing Policy Workshop

Monday, January 23, 2017, 7:00 – 9:00 pm
Archdiocese of Miami, 9401 Biscayne Boulevard

AGENDA

- 6:30-7:00pm** **Gathering and Registration Sign In**
- 7:00-7:10pm** **Welcome and Opening Prayer**
- Purpose of the Workshop** **Pastor Joann Smith**
To Review Progress – Identify Next Step Priorities
- 7:10-7:20pm** **Record of Progress – Affordable Housing Trust Fund** **Steve Horsford, PACT**
- 7:20-7:35pm** **What we have Learned, and Other Policy Initiatives** **Denis Russ, PACT**
Melissa Gallo, Miami Home for All, Coalition for the Homeless
Shekeria Brown, South Florida Community Development Corporation

Facilitated by Meaghan Shannon Vikovic, Enterprise Community Partners

- 7:35-7:45pm** **Keynote – US Housing & Urban Development** **Jose Cintron, Director**
Assessment of AFFH / Consolidated Plan **Miami/FLA Field Office**
- 7:45-8:15pm** **Transformational Change – Planning and Accountability**
Meaghan Shannon Vikovic, Enterprise Community Partners
Ned Murray, Florida International University, FIU Metropolitan Center
Jorge Damian de la Paz, University of Miami, Civic and Community Engagement
- 8:15-8:30pm** **PACT Priorities – Planning & Accountability** **Denis Russ, PACT**
Planning: Data and Analysis Driven -- Effective Strategy and Responsible Stewardship –
Prioritize Needs, Set Goals, Identify Funding, Strategies, and Implementation Roadmap
Accountability: Establish Benchmark Reporting System to Measure Performance and Impact
Larry Silvester, PACT
Move from the Most Rental Housing Cost Burdened to Top Quartile of Most Affordable
Collaboration Among – Departments, Jurisdictions, Sectors, Communities, People
Ensure that Victories for Affordable Housing Trust Fund are Achieved
- 8:20-8:50pm** **Presentation of Other Community Priorities**

- 8:50-9:00pm** **Workshop Summary**
Closing Prayer **Rev. Barbara Asinger, PACT**

ISSUE IDENTIFICATION AND RESEARCH

Initially in Nov 2014, during the PACT Listening Process we heard stories from families struggling to afford housing, the danger of temporary homelessness, our elderly challenged by rent increases, young professionals struggling to afford living here, and the daily choices families make on which bills to pay.

Further research disclosed: **Miami has been among the top three cities with the most cost-burdened renters every year since 2007 and we have topped the list four times in the last eight years.** Over the past decade construction has focused on building housing towers for Capital Flight, for speculation, and for seasonal second homes. But we must also build housing to meet the needs of low- and moderate-income families, our elderly, young professionals, homebuyers, and those who live and work in our community. **The truth is: We face an Affordable Housing Crisis.** In 2007 Miami-Dade County enacted a best practice program creating the Affordable Housing Trust Fund. **For eight years the Program was dormant, Trustees not appointed and funding not provided.**

CALL FOR ACTION

1. PACT supports implementation of the Affordable Housing Trust Fund, \$10 Million General Fund Allocation annually, and the timely appointment of its Board of Trustees.

At the April 2015 Nehemiah Action, Commissioners Jordan, Levine Cava and Moss committed to take leadership in advancing the Affordable Housing Trust Fund. At the March 2016 Nehemiah Action, Commissioners Suarez, Levine Cava and Jordan committed to allocate \$10Million from the General Fund to the Affordable Housing Trust Fund and support Mayor Carlos Gimenez in the forthcoming appointment of the Trustees.

PACT PROGRESS ON AFFORDABLE HOUSING – 2015/2016

7/14/2015 – Ordinance Amending the Affordable Housing Trust Fund; **Establishing a set-aside of 50% of the Trust Fund to meet the housing needs of very low income and extremely low income persons and households**, -- 30% for Very Low-Income Persons and 20% for Extremely Low Income Persons -- File# 151566.

10/06/2015 – County Commission Resolution **Creating Implementing Order No. 3-60 for the Administration of the Workforce Housing Program . . .** [including the Affordable Housing Trust Fund]; and to Prepare and Submit Program Reports -- File# 151571.

2/02/2016 -- County Commission Resolution **Directing the Deposit of 25% of Proceeds from Sales of County-Owned Properties into the Affordable Housing Trust Fund**, with the Exception of Property Sale Transactions Involving Enumerated Affordable Housing Programs – File# 160099.

3/08/2016 – Ordinance Amending the Affordable Housing Trust Fund; **Revising the Membership** of the Board of Trustees; **Changing the Method of Appointment** of the Trustees – File# 161095

5-17-2016 – County Commission Resolution Establishing **County Policy for an annual allocation from the General Fund to the Affordable Housing Trust Fund . . .** capped at \$10 Million to be used as a revolving loan fund of the Trust in support of Affordable Housing. – File# 160539; 161594.

6-07-2016 -- CRA Reform Measures (Comm Levine Cava) – final Commission adoption File # 161526.

6-16-2016 -- Prosperity Pilot Program (Chairman's Prosperity Council) – FIU Presentation to County Commission.

Approved 12-2016 – Increased Incentives for Voluntary Workforce Housing / Inclusionary Zoning (Comm Jordan).

1-24-2017* – Proposed Allocation of \$387,000 to the Affordable Housing Trust Fund.

OTHER HOUSING RELATED POLICY INITIATIVES

PACT Affordable Housing Research Committee –

- met with Mayor Carlos Gimenez, Deputy Mayor Russell Benford, members of the Miami Dade County Commission and Housing Director Michael Liu. Among significant findings we learned:
 2. Surtax Program – important Housing Trust fund with \$30-\$40 Million in dedicated annual funding.
 3. Redevelopment of Liberty Square – highest priority housing program of the County.
 4. Significant operational issues challenging program performance housing developers, and County oversight.
- convened meeting with nonprofit community based housing developers and support organizations resulting in PACT expanding its Policy Agenda to more fully address housing program needs, as follows:
 5. Comprehensive Revitalization by community-based development organizations.
 6. Redevelopment Agency reforms recommended by the Grand Jury Report to assure transparency, legal/ethical compliance and improved affordable housing performance.
 7. Adoption of Mandatory Inclusionary Housing Zoning.
 8. Linkage Impact Fees to provide additional affordable housing resources.
 9. Policies / programs to enhance local economy and Income Growth of residents.

Homes for All, Miami – Greater Miami Chamber of Commerce Housing Policy / Program Task Force to advance and extend Policy Outcomes of Housing Summit, May 6, 2015

10. Implement Housing Task Force – cross sector thought leaders addressing housing policy / programs.
11. Increase Incentives – to particularly encourage development of mixed-income housing.
12. Inclusionary Zoning and Affordable Housing Trust Fund Programs
13. Support Non-Profit Community Land Trusts
14. Support Preservation Projects – to avoid loss of existing affordable housing properties.
15. Adopt Robust Community Benefit Agreements – supporting affordable housing, living wage, job training.
16. Comprehensive Review of Permitting and Zoning Process
17. Enhance Commitment to Code Enforcement
18. Rethink Eligibility for Housing Services – to reflect local costs & conditions, e.g., transportation.

South Florida Community Development Coalition – to expand community development capacity, affordable housing development and economic opportunities in Miami-Dade County. **Building Healthy Communities.**

19. Homeownership / Infill Housing – Program revision to improve program performance.
20. Inclusionary Zoning / Mixed Income and Workforce Housing
21. Infrastructure Issues – Streamlining the Permitting, Platting and Building Inspection processes
22. Additional Funding for Affordable Housing Development
23. Economic Development

Prosperity Initiative Pilot– FIU Metropolitan Center, Miami Dade County, Citi Community Development -- prosperity development program by increasing economic self sufficiency.

24. Social [Business] Enterprise Incubators and Accelerators
25. Community Land Trusts
26. Community Benefit Agreements
27. Children's Savings Accounts
28. Employee Owned Business Cooperatives

The Miami Affordability Project -- University of Miami, Civic and Community Engagement

29. Neighborhood-level housing market dynamics and strategies for housing and community development.
30. Toolkit -- Development of Affordable Housing and Community Development

Enterprise Community Partners -- Implementation of National Resource Network Plan for City of Miami

31. Transformational Change in Housing and Community Development, Strategies and Tools, Aug 2015.
32. Housing Strategy – prioritize needs, set goals, identify funding, strategies, and implementation roadmap.

Policy and Data Research Resource Organizations

Enterprise Community Partners

Homes for All Miami

South Florida Community Development Coalition

Florida International University, Metropolitan Center

University of Miami, Office of Civic Engagement

PACT Advocacy Partners for Affordable Housing

Archdiocese of Miami, Archbishop Thomas Wenski, 9401 Biscayne Blvd, Miami Shores, FL 33138

Rabbinical Association of Greater Miami, Rabbi Frederick I Klein, 4200 Biscayne Blvd, Miami, FL 33137

Miami Dade College, President Eduardo J. Padrón, 300 NE 2nd Ave, Miami, FL 33132

Catalyst Miami, Gretchen Beesing, 1900 Biscayne Blvd #200, Miami, FL 33132

Collective Empowerment Group, Rev. Dr. R. Joaquin Willis / Antonio Prado, 6001 NW 8th Ave, Miami, FL 33127

Haitian American Community Development Corp, Samuel F. Diller, 181 NE 82nd St, Miami, FL 33138

Miami Homes for All, Barbara "Bobbie" Ibarra, 140 W Flagler St Suite 105, Miami, FL 33130

Neighborhood Housing Services of South Florida, Arden Shank, 300 NW 12th Ave, Miami, FL 33128

Opa-locka Community Development Corp, Willie Logan, 490 Opa-locka Blvd, Opa-locka, Florida 33054

Partners for Self Employment, Maria Coto, 3000 Biscayne Blvd, Miami, FL 33137

Urban League of Greater Miami / New Urban Development, LLC, Oliver L. Gross, 8400 NW 25th Ave, Miami, FL 33147

South Florida Community Development Coalition, Shekeria Brown, 300 NW 12th Ave, Miami, FL 33128

PACT Member Congregations & Organizations

Antioch Missionary Baptist • Rev. Arthur Jackson • 21311 Northwest 34th Avenue, Miami Gardens, FL 33056

Carol City UMC, Opa Locka UMC • Rev. Joann Brookins • 17901 NW 37th Ave, Miami Gardens, FL 33056

Christ the King Catholic • Fr. Ferry Brutus • 16000 SW 112th Avenue Miami, FL 33157

Church By the Sea UCC • Rev. Robert Asinger • 501 96th Street Surfside, FL 33154

Church of the Ascension • Fr. Norbert Cooper • 11201 SW 160th Street Miami FL 33157

Coral Gables Congregational • Rev. Laurie Hafner • 3010 De Soto Boulevard Coral Gables, FL 33134

Corpus Christi Catholic • Fr. Jose Luis Menendez • 3220 NW 7th Avenue, Miami, FL 33127

Doral Vineyard • Pastor Denvil Lee • 8041 NW 14th Street Doral, FL 33126

Ebenezer United Methodist • Rev. Carrill S. Munnings • 2001 NW 35th Street, Miami, FL 33142

Faith United Methodist • Rev. Wilfrede Touissant • 12601 SW 72nd Street, Miami, FL 33183

First United Methodist of Miami • Rev. Audrey Warren • 400 Biscayne Boulevard Miami, FL 33132

Florida Memorial University • Dr. Roslyn Artis • 15800 NW 42nd Avenue Miami Gardens, FL 33054

Grace Haitian United Methodist • Rev. Berteau Eliassaint • 6501 N. Miami Avenue, Miami, FL 33150

Holy Ghost Tabernacle • Pastor Angela Giles • 10711 SW 216th Street, Unit 100, Miami, FL 33170

Holy Family Catholic • Fr. Franky Jean • 14500 NE 11th Avenue, North Miami, FL 33127

Holy Redeemer Catholic • Fr. Alex Ekechukwu • 1301 NW 71st Street, Miami, FL 33147

Immaculate Conception Catholic • Fr. Manny Alvarez • 4497 W. 1st Avenue, Hialeah, FL 33012

Kerr Memorial UMC • Rev. Wayne Finn • 10066 West Indigo Street, Miami, FL 3315

Love Fellowship • Pastor W.B. Heron • 2245 West Bunche Park Drive OpaLocka, FL 33054

Martin Memorial AME • Rev. Anthony Reed • 14700 Lincoln Blvd. Miami, FL 33176

Masjid Al-Ansar • Imam Mikal Hamin • 5245 NW 7th Avenue, Miami, FL 33127

Miami Beach UCC • Pastor Harold Thompson • 1620 Drexel Ave., Miami Beach, FL 33139

New Directions • Pastor Harry T. McCain • 6625 East Miami Lakes Drive, Suite #333, Miami Lakes, FL 33015

Notre Dame d'Haiti Catholic • Fr. Reginald Jean-Mary • 110 NE 62nd Street Miami, FL 33138

New Birth Baptist • Bishop Victor Curry • 2300 NW 135th Street, Miami FL 33167

Our Lady of Lourdes • Msgr. Kenneth Schwanger • 11291 SW 142nd Ave, Miami FL 33186

Prince of Peace Moravian • Rev. Joseph Nicholas • 1880 Northwest 183rd St Miami Gardens, FL 33056

St. James Catholic • Msgr. Chanel Jeanty • 600 NW 131st Street Miami, FL 33161

St. Joseph Catholic • Fr. Juan Sosa • 8670 Byron Ave., Miami Beach, FL 33141

St. Mary's Cathedral • Fr. Christopher Marino • 7525 NW 2nd Avenue, Miami, FL 33150

St. Monica Catholic • Fr. Samuel Muodiaju • 3490 NW 191st Street, Miami, FL 33056

St. Peter Missionary Baptist • Pastor Robert Brooks • 17901 Southwest 107th Avenue, Miami, FL 33157

St. Philip Neri • Fr. Craig Malzacher • 15700 NW 20th Ave, Opa Locka FL 33054

St. Thomas University • Pres., Msgr. Franklyn Casale • 16401 NW 37th Avenue, Miami Gardens, FL 33054

Temple Beth Sholom • Rabbi Gary Glickstein • 4144 Chase Avenue Miami Beach, FL 33140

Temple Israel • Rabbi Moshe Thomas Heyn • 137 NE 19th Street, Miami, FL 33132

Temple Judea • Rabbi Judith Siegal • 5500 Granada Blvd, Coral Gables, FL 33146

Theos Family Ministries • Rev. Ella Cobbs • 3362 NW 151st Terr, Miami Gardens, FL 33054

Universal Truth Center • Rev. Charles Taylor • 21310 NW 37th Ave Miami Gardens, FL 33056