

PACT Mayoralty Questionnaire

Full Name: Raquel Regalado

1. I view the crisis in affordable housing in Miami-Dade County as:

The Very Highest Priority Very Important Somewhat Important
 Not Very Important Not Important at all

2. Do you support an increase in affordable housing in Miami-Dade County?

Yes No

3. Do you support funding the Affordable Housing Trust Fund?

Yes No

a. **If Yes, at what level?** \$25 million/year \$20 million/year

\$15 million/year \$10 million/year

Other: We may need to provide much more than \$10 million/year to the Trust Fund, depending on the changes to the housing programs. Developers of affordable rental properties collect millions from the county each year. I want to know how many units are being added each year with the current rate of spending, and then create new programs to accelerate the number of affordable housing units we bring on line each year.

4. Do you support Mandatory Inclusionary Zoning?

Yes with some limitations No

5. Will you as mayor attend the PACT Nehemiah Action on Monday, March 27, 2017 at 7:30pm?

Yes No



6. Will you as mayor work with PACT and our partners to make housing more affordable in Miami-Dade County?

Yes No

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. As Mayor, how will you deal with this Affordable Housing crisis?

As Mayor of Miami-Dade County, I will ensure the \$36 million allocated this year [Documentary Stamp Surtax Funds and State Housing Initiatives Partnership (SHIP) dollars] for affordable housing is well spent. These funds should improve the lives of our most needy residents. Homeownership and real wealth-building for our residents needs to be part of the plan. Too much of our public money is being spent on making affordable housing developers wealthy. I want to change that. Affordable rents make for stronger families, and by strengthening families the economy grows. As Mayor, I will pool the Surtax funds, SHIP money, and a General Fund contribution (\$10 million plus) to leverage private foundation grants and additional federal and state dollars to have a real impact on this housing crisis.

Inclusionary zoning policies that require developers to include affordable units in new housing complex should be applicable countywide. Many cities are trying to "opt-out" of this proposed legislation. Leadership is needed to persuade the cities to embrace this fair and equitable program albeit with some limitations. Development policies should not foster exclusivity and estrangement but we must also be mindful that not every development can accommodate affordable or workforce housing. That said our personal income should not limit our social interactions and inclusionary zoning helps break down these artificial barriers and strengthens our sense of community. When I am elected, I will make passage of this policy in a successful manner that brings everyone to the table a priority.

NOTE: The only reason I did not indicate that Affordable Housing is the "Very Highest Priority" is because I believe the gun violence among our youth has to be a higher priority. The senseless killings by these teenage gunslingers needs to come to a halt. Until we resolve this life and death problem, and restore a respect for life among these wayward youth, youth gun violence will remain my very highest priority.



Signature



Date