

City of Coral Gables

Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: May 10, 2006

Subject: **Draft Affordable Housing Regulations.** An Ordinance of the Coral Gables City Commission amending Ordinance No. 1525, known as the Zoning Code, by adding Article 32, "Affordable Housing" to provide regulations and standards for affordable housing programs; providing a repealer provision; a savings clause; a severability clause; a codification clause; and an effective date.

Staff Recommendation

The Planning Department is not seeking a recommendation at this time. The purpose is to elicit input and policy direction by providing, for discussion purposes only, draft affordable housing regulations.

The discussion of this item will assist staff in further refining affordable housing regulations, which shall be coming back to the Planning and Zoning Board (PZB) and City Commission for consideration. Draft provisions for discussion are provided as Attachments A and B.

Background

As a result of an amendment to the Comprehensive Land Use Plan in 2004, and a recent amendment in 2006, the South Florida Regional Planning Council (SFRPC) and the State Department of Community Affairs (DCA) raised concerns regarding the City's efforts to address its affordable housing needs. In response to SFRPC and DCA concerns, the City adopted Resolution Nos. 2004-37 and 2004-158 providing assurances of the City's intent to address its affordable housing needs (see Attachment C).

The SFRPC and DCA consider affordable housing to be one of the region's top priority issues and are finding local governments in noncompliance if they do not adequately and comprehensively address their affordable housing needs. The City has completed the Evaluation and Appraisal Report (EAR) of the Comprehensive Land Use Plan (CLUP), which will be submitted to the SFRPC and DCA for review, at which time the issue of affordable housing will be raised again.

Housing Study

The City hired Robert W. Burchell, Ph.D., a noted national authority on affordable housing, to prepare an affordable housing study for the City. The ensuing "Workforce/Affordable Housing Study for the City of Coral Gables (January 2006)", was presented to the City Commission on January 24, 2006, to the PZB on January 25, 2006, and to the SFRPC on April 3, 2006 (see Attachments D and E). The Housing Study, as revised, identifies a total affordable housing "GOAL" for the City of Coral Gables of 437 units over 10 years (see Attachment F).

Strategies

The City recognizes that while affordable housing is first and foremost a regional issue, most effectively and efficiently addressed at the regional or county level, each municipality must support those larger efforts by addressing their fair-share of housing need.

As such, the Planning Department has been working towards a comprehensive approach for addressing the City's affordable housing needs, and has put forth a multi-pronged strategy for achieving that goal. These strategies were generally discussed at the 02.08.06 Planning and Zoning Board meeting (see Attachment G), and the 02.28.05 City Commission meeting (see Attachment H), which resulted in the Commission's adoption of Resolution No. 2006-44 (see Attachment I) in support of these strategies. The three strategies include:

Strategy No. 1 – Inclusionary Zoning

Establish an affordable housing inclusionary zoning program that promotes the construction of affordable housing units as part of a market-rate development. The program proposal is to target developments in the non Single-Family residential areas of the City (i.e., Multi-Family and Mixed-Use), and require that a certain percentage of units be set-aside as affordable housing in exchange for possible development incentives.

Strategy No. 2 – Affordable Housing Linkage Fee administered via an Affordable Housing Trust Fund.

The City is also evaluating the establishment of an affordable housing fee of some type that will help to spread the burden of providing affordable housing across a broader field. The monies generated by this fee could be deposited into an Affordable Housing Trust Fund and used in partnership with Miami-Dade County or adjacent municipalities (via interlocal agreements) in funding a variety of affordable housing programs and projects both within and near the City.

Strategy Number 3 – Other Programs

Once affordable housing programs are in place, the City could then leverage its Affordable Housing Trust Fund to pursue additional affordable housing opportunities, through such programs as the State Housing Initiatives Partnership (SHIP), and Community Development Block Grant (CDBG), among others.

The City is working to engage Miami-Dade County and/or other adjacent local governments with the necessary organizational infrastructure to partner with the City in the administration, management, and allocation of its affordable housing programs.

Draft Regulations

The regulations are proposed as an amendment to the existing Zoning Code in order to allow for the establishment of the program in a shorter amount of time than if it were to be included as part of the Zoning Code Rewrite. The draft regulations are provided as Attachment B, and include comments that serve to further explain the program's components.

Draft Affordable Housing Regulations

May 10, 2006

Page 3

Next Steps

As previously discussed, the Planning Department is seeking the Planning and Zoning Board's input and policy direction in order to further refine the draft regulations, and will be coming back to the Planning and Zoning Board and City Commission with final proposed regulations for consideration.

Public Notification/Comments

The following has been completed to solicit input and provide notice:

Type	Explanation
Newspaper ad published (see Attachment K)	Completed 04.27.06
Posted agenda on City web page/City Hall	Completed 05.02.06
Posted staff report on City web page	Completed 05.05.06

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Diagram of Affordable Housing Options.
- B. Draft of Affordable Housing regulations with comments.
- C. City of Coral Gables Resolution Nos. 2004-37 and 2004-158.
- D. Excerpts from City Commission Meeting Minutes of 01.24.06.
- E. Excerpts from Planning and Zoning Board Meeting Minutes of 01.25.06.
- F. Workforce/Affordable Housing Study, as revised (April 2006).
- G. Excerpts from Planning and Zoning Board Meeting Minutes of 02.08.06.
- H. Excerpts from City Commission Meeting Minutes of 02.28.06.
- I. City of Coral Gables Resolution No. 2006-44.
- J. Affordable housing resource documents (miscellaneous documents).
- K. Copy of published newspaper notification (advertisement).

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