



Housing

Vision: Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design, appearance and is attainable for all persons.

Summary of changes to the Goals, Objectives and Policies

This element was updated to include the changes recommended in the 2006/2007 EAR to with respect to policy that reinforce the City’s commitment to continue participation in regional intergovernmental efforts to address attainable/affordable housing needs. The City will also continue to promote a mix of housing types and incomes while preserving the character of the neighborhoods and strengthen historic preservation efforts. By 2010, the City shall update its 2006 Workforce/Affordable Housing Study to determine its evaluation of affordable/attainable housing needs. The update study shall be the background data and analysis for the updates of the land development code by 2011 to provide for affordable/attainable housing programs to address the City’s fair share of regional affordable housing needs.

Amendment (addition/deletion) pursuant to the EAR





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Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

Revised Goals, Objectives and Policies

Goal HOU-1. Provide a supply of housing that addresses the City's needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City's social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live.

~~Goal 3-1: QUALITY RESIDENTIAL ENVIRONMENT. To assure the availability of a safe, sound, and attractive residential environment for all residents of the Coral Gables.~~

Objective HOU-1.1. ~~3-1.1: PROVIDE ADEQUATE AND AFFORDABLE HOUSING. Provisions for~~ Provide adequate and affordable housing to satisfy the community needs for existing and future residents shall be made. This objective shall be achieved through the implementation of the following policies. (3243)

Policy HOU-1.1.1. ~~3-1.1.1: PUBLIC INVOLVEMENT IN HOUSING PRODUCTION. Coral Gables~~ The City shall support the involvement of county, regional, state, and federal agencies in affordable/attainable housing production, including new construction and/or rehabilitation, where appropriate.

Policy HOU-1.1.2. ~~3-1.1.2: USE OF PUBLIC SUBSIDIES.~~ The utilization of federal, state, and local housing subsidy programs is recognized as a means to provide affordable/attainable housing opportunities for low income persons and families, where appropriate.

Policy HOU-1.1.3. ~~3-1.1.3: USE OF CITY MEDIAN INCOME TO CALCULATE AFFORDABLE HOUSING NEED.~~ In calculating Coral Gables' affordable housing needs, the City shall use the median household income figure for Coral Gables, to calculate its affordable/attainable housing need, not Miami-Dade County. The median household income shall be obtained from the most recent data available. (3243)

Policy HOU-1.1.4. By 2011, the City shall amend its land development regulations/zoning code to provide for affordable/attainable housing programs to address the City's fair share of regional affordable housing needs. This may include partnerships between the City and other local governments, affordable housing agencies, etc. The City shall examine a multi-pronged approach to address the City's fair share of affordable housing which may include the following:

- Set-aside or unit delivery requirements.
- Inclusionary zoning incentives.
- Linkage fees.
- Creation of affordable housing trust fund.
- Affordable housing credits.
- Waiver of City building fees, impact fees, etc.
- Initiation of an expedited building permit and/or development review system.
- Utilization of federal, state, regional and county programs including but not limited to the following: Florida's State Housing Initiatives Partnership (SHIP), federal Community Development Block Grants (CDBG), and federal affordable housing tax credits.

As a part of the amendments, the City shall include principles and criteria for locating affordable/attainable that promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector, surrounding local governments and Miami- Dade County.

Such principles shall include:

- Accessible to public transit.

Goal HOU-1. Provide a supply of housing that addresses the City's needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City's social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live.

Objective HOU-1.1. Provide adequate and affordable housing to satisfy the community needs for existing and future residents. –

Policy HOU-1.1.1. The City shall support the involvement of county, regional, state, and federal agencies in housing production, including new construction and/or rehabilitation, where appropriate.

Policy HOU-1.1.2. The utilization of federal, state, and local housing subsidy programs is recognized as a means to provide affordable/attainable housing opportunities for low income persons and families, where appropriate.

Policy HOU-1.1.3. In calculating Coral Gables' affordable housing needs, the City shall use the median household income figure for Coral Gables, to calculate its affordable/attainable housing need, not Miami-Dade County. The median household income shall be obtained from the most recent data available.

Policy HOU-1.1.4. By 2011, the City shall amend its land development regulations/zoning code to provide for affordable/attainable housing programs to address the City's fair share of regional affordable housing needs. This may include partnerships between the City and other local governments, affordable housing agencies, etc. The City shall examine a multi-pronged approach to address the City's fair share of affordable housing which may include the following:

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As a part of the amendments, the City shall include principles and criteria for locating affordable/attainable that promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector, surrounding local governments and Miami- Dade County. Such principles shall include:

- Accessible to public transit.
- Close proximity or readily accessible to employment centers, medical services, retail centers, social services, governmental services.
- Accessible to public parks, recreation areas, and/or open space systems.

The Workforce/Affordable Housing Study for the City of Coral Gables (revised 2006) attached as an Appendix shall be the background data and analysis for the completion of the above amendments.

Policy HOU-1.1.5. The City, by 2010 shall update its 2006 Workforce/Affordable Housing Study to determine its

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- Close proximity or readily accessible to employment centers, medical services, retail centers, social services, governmental services.
 - Accessible to public parks, recreation areas, and/or open space systems.
- The Workforce/Affordable Housing Study for the City of Coral Gables (revised 2006) attached as an Appendix shall be the background data and analysis for the completion of the above amendments.

~~**Policy 3-1.1.4: SELECTING SITES FOR AFFORDABLE HOUSING FOR VERY LOW, LOW, AND MODERATE INCOME HOUSEHOLDS.** By December 31, 2001, the City shall amend its land development regulations in order to include principles and criteria for locating very low, low, and moderate income housing. The City shall continue to promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector, City of Miami, and Dade County. Sites for affordable housing for very low, low, and moderate income households shall be approved if such sites have access to the following facilities, services and/or activity centers: (3243)~~

- ~~Serviced by potable water and central wastewater systems;~~
- ~~Accessible to employment centers and shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;~~
- ~~Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan);~~
- ~~Accessible to public parks, recreation areas, and/or open space systems; and~~
- ~~Located on sites having adequate surface water management and solid waste collection and disposal.~~

~~**Policy HOU-1.1.5. 3-1.1.5: ANNUAL ASSESSMENT OF AFFORDABLE HOUSING NEEDS.** The City Planning Director, or other City representative directed by the City Manager, shall meet with Dade County and the City of Miami and by December 31, 2000 draft a program for annual The City, by 2010 shall update its 2006 Workforce/Affordable Housing Study to determine its evaluation of affordable/attainable housing needs. within the incorporated and unincorporated areas. The program shall include annual assessments, including recommended actions and development of an attainable housing program within the City's land development regulation/Zoning Code as referenced above by 2011. for the ensuing year. The annual assessment of affordable housing needs shall be presented to the City Planning and Zoning Board and the City Commission for action. (3243)~~

~~**Policy HOU-1.1.6. 3-1.1.6: PARTICIPATION IN THE REGIONAL PLANNING COUNCIL'S HOUSING INITIATIVES.** Beginning in January 1997, ~~the~~ City shall continue to participate in South Florida Regional Planning Council's initiatives directed toward educating local governments of new techniques, especially programs applicable to the region and/or the County, for promoting affordable housing. (3243)~~

~~**Policy HOU-1.1.7. 3-1.1.7: BARRIERS WITHIN THE LAND DEVELOPMENT REGULATIONS.** All amendments to the City's land development regulations after January 1, 2002 shall be reviewed by the City to ensure that proposed regulatory techniques and review procedures do not create barriers to affordable housing and The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices. (3243)~~

~~**Policy HOU-1.1.8.** Priority consideration for affordable/attainable housing programs shall be given to the City's senior citizens, residents, and workforce (in that order).~~

evaluation of affordable/attainable housing needs. The program shall include recommended actions and development of an attainable housing program within the City's Zoning Code as referenced above by 2011.

Policy HOU-1.1.6. The City shall continue to participate in South Florida Regional Planning Council's initiatives directed toward educating local governments of new techniques, especially programs applicable to the region and/or the County, for promoting affordable housing.

Policy HOU-1.1.7. All amendments to the City's land development regulations shall be reviewed by the City to ensure that proposed regulatory techniques and review procedures do not create barriers to affordable housing and promote access to housing within the City by promoting fair housing laws and practices.

Policy HOU-1.1.8. Priority consideration for affordable/attainable housing programs shall be given to the City's senior citizens, residents, and workforce (in that order),

Policy HOU-1.1.9. The City will research the waiver of impact fees and possible implementation of a system for expedite plan review for qualified affordable/attainable housing developments.

Objective HOU-1.2. Promote sound, aesthetically pleasing housing.

Policy HOU-1.2.1. New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City will strictly enforce its zoning regulations, building codes, and ordinances to assure conformance.

Policy HOU-1.2.2. Maintain accurate records of existing housing conditions and housing stock.

Policy HOU-1.2.3. Aesthetic compatibility and visual harmony shall be considered as bona fide criteria in reviewing requests for residential housing.

Policy HOU-1.2.4. Continue to improve the regulatory and permitting processes, and revise and amend the policy and regulatory framework which may include amendments to the Comprehensive Plan, Zoning Code, building codes, and City ordinances as warranted based upon changes in housing conditions.

Policy HOU-1.2.5. Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community.

Policy HOU-1.2.6. New development shall be compatible with adjacent established residential areas.

Policy HOU-1.2.7. New housing shall be designed and located that ensure the preservation of the unique character of the City's existing neighborhoods.

Objective HOU-1.3. Conserve the existing housing stock and residential neighborhoods in Coral Gables.

Policy HOU-1.3.1. Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

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~~**Policy HOU-1.1.9.** The City will research the waiver of impact fees and possible implementation of a system for expedite plan review for qualified affordable/attainable housing developments.~~

~~**Objective HOU-1.2.** ~~3-1.2: HOUSING CONDITIONING AND BLIGHTING INFLUENCES.~~ Eliminate substandard Promote sound, aesthetically pleasing housing conditions, and blighting influences, and improve structural and aesthetic housing conditions. This objective shall be achieved through the implementation of the following policies: (3243)~~

~~**Policy HOU-1.2.1.** ~~3-1.2.1: ENFORCE BUILDING CODES AND ZONING REGULATIONS.~~ New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City will strictly enforce its zoning regulations, building codes, and ordinances to assure conformance.~~

~~**Policy HOU-1.2.2.** ~~3-1.2.2: MAINTAIN ACCURATE HOUSING RECORDS.~~ Maintain accurate records of existing housing conditions and housing stock.~~

~~**Policy HOU-1.2.3.** ~~3-1.2.3: ENFORCE STANDARDS FOR AESTHETICS AND VISUAL HARMONY.~~ Aesthetic compatibility and visual harmony shall be considered as bona fide criteria in reviewing requests for building permits residential housing.~~

~~**Policy HOU-1.2.4.** ~~3-1.2.4: POLICY AND REGULATORY FRAMEWORK.~~ Continue to improve the regulatory and permitting processes, as necessary, and revise and amend the policy and regulatory framework which may include amendments the appropriate sections of to the Comprehensive Plan, Zoning Code regulations, building codes, and Ceity ordinances as warranted by based upon changes in housing conditions.~~

~~**Policy HOU-1.2.5.** ~~3-1.2.5: HOUSING DEMOLITION AND REHABILITATION.~~ Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community.~~

~~**Policy HOU-1.2.6.** ~~3-1.2.6: COMPATIBILITY OF NEW DEVELOPMENT.~~ New development shall be compatible with adjacent established residential areas.~~

~~**Policy HOU-1.2.7.** New housing shall be designed and located that ensure the preservation of the unique character of the City existing neighborhoods.~~

~~**POLICY HOU-1.2.7.** ~~3-1.2.7: CITY INVESTMENTS IN NEIGHBORHOOD REDEVELOPMENT.~~ Redevelopment of neighborhoods with deteriorating housing should be supported by City investment in public facilities and public service improvements.~~

~~**Objective HOU-1.3.** ~~3-1.3: HOUSING STOCK CONSERVATION.~~ Conserve the existing housing stock and neighborhoods in Coral Gables. This objective shall be achieved through the implementation of the following policies: (3243)~~

~~**Policy HOU-1.3.1.** ~~3-1.3.1: CONSERVATION AND REHABILITATION OF EXISTING HOUSING.~~ Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.~~

Policy HOU-1.3.2. As exemplified by the numerous goals, objectives and policies of the Historic Resources Element of the Comprehensive Plan. Preserve identified historically significant housing through City action or support for private action.

Policy HOU-1.3.3. Continue to update the established principles and standards to guide techniques and strategies for conservation, rehabilitation, and demolition programs.

Objective HOU-1.4. Formulate appropriate housing implementation programs as part of the ongoing planning process.

Policy HOU-1.4.1. Implementation of infrastructure improvements in the MacFarlane neighborhood shall be monitored.

Policy HOU-1.4.2. Residential building permit and demolition data shall continue to be maintained.

Objective HOU-1.5. Support the infill of housing in association with mixed use development.

Policy HOU-1.5.1. Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area.

Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduces auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.

Policy HOU-1.5.3. Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production.

Policy HOU-1.5.4. Support the provision of adequate sites for housing low and moderate income families, and Florida Department of Health and Rehabilitative Services licensed or funded group and foster homes on a regional housing market basis, to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization as provided pursuant to Florida Statues.

Policy HOU-1.5.5. The location of community residential facilities dispersed among the regional housing market to serve persons special housing needs, disabilities, or handicaps shall be supported by the City.

Policy HOU-1.5.6. The City's Zoning Code shall continue to promote/permit development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for housing for the elderly shall be approved if such sites have access to the following facilities, services and/or activity centers:

- Accessible to public transit.
- Close proximity or readily accessible to employment centers, medical services, retail centers, social services, governmental services.
- Accessible to public parks, recreation areas, and/or open space systems.

Policy HOU-1.5.7. Pursue agency programs and/or implement programs that provide a variety of services to

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Policy HOU-1.3.2. ~~3-1.3.2: PRESERVATION OF HISTORICALLY SIGNIFICANT HOUSING.~~ As exemplified by the numerous goals, objectives and policies of the Historic Resources Element of the Comprehensive Plan. Preserve identified historically significant housing through City action or support for private action.

Policy HOU-1.3.3. ~~3-1.3.3: IMPLEMENTING PRINCIPLES AND STANDARDS.~~ Establish Continue to update the established principles and standards to guide techniques and strategies for conservation, rehabilitation, and demolition programs.

Objective HOU-1.4. ~~3-1.4: HOUSING IMPLEMENTATION PROGRAMS.~~ Formulate appropriate housing implementation programs as part of the ongoing planning process. This objective shall be achieved through the implementation of the following policies: (3243)

Policy HOU-1.4.1. ~~3-1.4.1: MACFARLANE NEIGHBORHOOD INFRASTRUCTURE.~~ Implementation of infrastructure improvements in the MacFarlane neighborhood shall be monitored.

Policy HOU-1.4.2. ~~3-1.4.2: RESIDENTIAL BUILDING PERMITS AND DEMOLITION DATA.~~ Residential building permit and demolition data shall continue to be maintained.

Objective HOU-1.5. ~~3-1.5: ADEQUATE HOUSING SITES.~~ Support the infill of housing in association with mixed use development. adequate housing sites for all residents of Coral Gables. This objective shall be achieved through the implementation of the following policies: (3243)

Policy HOU-1.5.1. Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed used development overlay area.

Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduces auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.

Policy HOU-1.5.3. ~~3-1.5.1: COORDINATION AMONG HOUSING PRODUCTION PARTICIPANTS.~~ Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production.

Policy HOU-1.5.4. ~~3-1.5.2: ADEQUATE SITES FOR SPECIAL HOUSING NEEDS.~~ Support the provision of adequate sites for housing low and moderate income families, and Florida Department of Health and Rehabilitative Services licensed or funded group and foster homes on a regional housing market basis, to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization as provided pursuant to Florida Statutes. Such Florida Department of Health and Rehabilitative Services licensed or funded group and foster homes shall be permitted uses under RMM-Residential Multi-Family Medium Density Land Use classification.

Policy HOU-1.5.5. ~~3-1.5.3: COMMUNITY RESIDENTIAL FACILITIES.~~ The location of community residential facilities dispersed among the regional housing market to serve persons special housing needs, disabilities, or

seniors, including home repair, rehabilitation services, medical needs, transportation alternative/opportunities, and activities.

Policy HOU-1.5.8. The City shall continue to promote diversity in housing types by providing land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map, respectively, to ensure that single family, duplex, and multi-family housing units mixed use development are allowed within the City. (3243)

Policy HOU-1.5.9. PROVISION OF ASSISTANCE TO THE PRIVATE HOUSING SECTOR. The Coral Gables Planning Department shall continue to provide technical assistance, information and housing data to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand and continue to advance fair housing and elimination of discrimination in housing.

Policy HOU-1.5.10. DEVELOPING PUBLIC/PRIVATE PARTNERSHIPS. The City shall continue to assist in developing public/private partnership in order to improve the efficiency and expand the capacity of the City's share of the regions housing needs while recognizing the private sector as the primary provider of housing. Actions shall include coordinating the timing and location of City sanitary sewer facilities and water services in order to promote the timely extension of water and wastewater services to residential areas as necessary. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources.

Objective HOU-1.6. As provided herein, by 2011, the City shall address future affordable/ attainable housing needs pursuant to the Workforce/Affordable Housing Study for the City of Coral Gables (revised 2006) referenced as an Appendix. Future findings and recommendation shall be based upon this established data and analysis contained within the Study and necessary amendments or updates to the Study.

Policy HOU-1.6.1. The City is essentially built out and is characterized by extraordinarily high land values, significant addition to the affordable housing inventory is highly unlikely. However, the City is committed to the following directed courses of action to improve affordable housing supply on a local and region-wide basis:

- Pursuant to Dade County Resolution 1477-96, the City of Coral Gables is participating on the Dade County Infill Strategy Task Force. This Task Force is directed towards identifying strategies for infill, redevelopment, and County-wide affordable housing initiatives, including regulatory, financial, and design strategies for implementation.
- The City of Coral Gables is working in partnership with the City of Miami to develop additional affordable housing through the City of Miami Community Development Block Grant program. This partnership has been responsible for the addition of seventeen (17) housing units to the Coral Gables affordable housing inventory.
- The City of Coral Gables shall continue to participate in the South Florida Regional Planning Councils affordable housing initiatives.
- The City has a commitment from an approved, permitted development project to provide 35 rental affordable/attainable housing units within the mixed use area of the City.

Policy HOU-1.6.2. The City will partner with other local governments in the administration of affordable/attainable housing program, allocation of trust fund monies, etc. implemented via interlocal agreements that, at a minimum, establish the roles of the City and local government(s) in administering the programs, and processes and procedures for all applicants participating in the programs (i.e., developers, buyers, sellers, property managers, landlords, and renters).

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handicaps shall be supported by ~~Coral Gables~~ the City.

Policy HOU-1.5.6. ~~3-1.5.4: HOUSING FOR THE ELDERLY.~~ The City's Land Development Regulations shall be amended by ~~December 31, 2000~~ to continue to promote/permit development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for housing for the elderly shall be approved if such sites have access to the following facilities, services and/or activity centers: (3243)

- ~~Serviced by potable water and central wastewater systems;~~
- ~~Accessible to shopping areas which accommodate stores offering household goods and services needed on a frequent and recurring basis;~~
- ~~Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan);~~
- ~~Accessible to public parks, recreation areas, and/or open space systems; and~~
- ~~Located on sites having adequate surface water management and solid waste collection and disposal.~~
- Accessible to public transit.
- Close or readily accessible to employment centers, medical services, retail centers, social services, governmental services.
- Accessible to public parks, recreation areas, and/or open space systems.

Policy HOU-1.5.7. Pursue agency programs and/or implement programs that provide a variety of services to seniors, including home repair, rehabilitation services, medical needs, transportation alternative/opportunities, and activities.

Policy HOU-1.5.8. ~~3-1.5.5: PROVISION OF DIVERSE HOUSING TYPES.~~ The City shall continue to promote diversity in housing types by ~~providing~~ provide land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map, respectively, to ensure that single family, duplex, and multi-family housing units mixed use development are allowed within the City. (3243)

Policy HOU-1.5.9. ~~3-1.5.6: PROVISION OF ASSISTANCE TO THE PRIVATE HOUSING SECTOR.~~ Beginning January 1, 1997, the ~~The~~ Coral Gables Planning Department shall continue to provide technical assistance, information and housing data to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand and continue to advance fair housing and elimination of discrimination in housing. (3243)

Policy HOU-1.5.10. ~~3-1.5.7: DEVELOPING PUBLIC/PRIVATE PARTNERSHIPS.~~ By December 31, 2005, the ~~The~~ City of ~~Coral Gables~~ shall continue to assist in developing public/private ~~local government~~ partnerships with the ~~private sector~~ in order to improve the efficiency and expand the capacity of the housing delivery system the ~~City's share of the regions housing needs while recognizing the private sector as the primary provider of housing.~~ Actions shall include coordinating the timing and location of City sanitary sewer facilities and water services in order to promote the timely extension of water and wastewater services to residential areas as necessary. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources. (3243)

~~Objective 3-1.6: TREATMENT OF DISPLACED RESIDENTS. Provide equitable treatment for all residents of Coral Gables displaced through public programs or activities. This objective shall be achieved through the implementation of the following policies. (3243)~~

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~~Policy 3-1.6.1: STANDARD HOUSING FOR DISPLACED PERSONS. The provision of reasonably located standard housing for persons experiencing displacement due to public actions shall be supported, where appropriate.~~

Objective HOU-1.6. 3-1.7: AFFORDABLE HOUSING. As provided herein, by 2011, the City of Coral Gables shall address future affordable/ attainable housing needs pursuant to the Workforce/Affordable Housing Study for the City of Coral Gables (2006) referenced as an Appendix. Future findings and recommendation shall be based upon this established data and analysis contained within the Study and necessary amendments or updates to the Study, through the implementation of the following policy: (3243)

Policy HOU-1.6.1. 3-1.7.1: AFFORDABLE HOUSING NEED. For the base years 1995 and 2000 the City has a total affordable housing surplus of seven (7) and one hundred fifty six (156) units, respectively. Based upon University of Florida Shimberg Center data, the current affordable housing inventory contains a disproportionate share of rental units as opposed to owner occupied units as shown in Appendix A. Based upon the facts that t The City of Coral Gables is essentially built out and is characterized by extraordinarily high land values, significant addition to the affordable housing inventory is highly unlikely. However, the City is committed to the following directed courses of action to improve affordable housing supply on a local and region-wide basis: (3243)

- Pursuant to Miami-Dade County Resolution 1477-96, the City of Coral Gables is participating on the Miami-Dade County Infill Strategy Task Force. This Task Force is directed towards identifying strategies for infill, redevelopment, and County-wide affordable housing initiatives, including regulatory, financial, and design strategies for implementation.
- The City of Coral Gables is working in partnership with the City of Miami to develop additional affordable housing through the City of Miami Community Development Block Grant program. This partnership has been responsible for the addition of seventeen (17) housing units to the Coral Gables affordable housing inventory.
- The City has a commitment from an approved, permitted development project to provide 35 rental affordable/attainable housing units within the mixed use area of the City.
- The City of Coral Gables shall continue to participate in the South Florida Regional Planning Councils affordable housing initiatives.

Policy HOU-1.6.2. The City will partner with other local governments in the administration of affordable/attainable housing program, allocation of trust fund monies, etc. implemented via interlocal agreements that, at a minimum, establish the roles of the City and local government(s) in administering the programs, processes and procedures for all applicants participating in the programs (i.e., developers, buyers, sellers, property managers, landlords, and renters).

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Appendix A: Affordable Housing Supply And Demand Analysis⁽⁴⁾
City Of Coral Gables

1995 Total Affordable Housing Units			
Income Level	Owner	Rental	Surplus/Deficit
Very Low	(1,175)	1,936	761
Low	(711)	682	(29)
Moderate	(43)	(682)	(725)
TOTAL	(1,929)	1,936	7

2000 Total Affordable Housing Units			
Income Level	Owner	Rental	Surplus/Deficit
Very Low	(1,166)	1,883	717
Low	(736)	679	(67)
Moderate	161	(665)	(505)
TOTAL	(1,741)	1,897	156

2005 Total Affordable Housing Units			
Income Level	Owner	Rental	Surplus/Deficit
Very Low	(1,144)	1,824	679
Low	(734)	651	(81)
Moderate	(60)	(645)	(705)
TOTAL	(1,936)	1,829	(106)

Amendment (addition/deletion) pursuant to the EAR





Housing

Vision: Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design, appearance and is attainable for all persons.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

Revised Goals, Objectives and Policies

2010 Total Affordable Housing Units			
Income Level	Owner	Rental	Surplus/Deficit
Very Low	(1,142)	4,810	667
Low	(733)	627	(106)
Moderate	(84)	(633)	(717)
TOTAL	(1,960)	4,804	(156)

Note: (1) Data Source: University of Florida, Shimborg Center, Affordable Housing Needs Assessment Study, 1996. Table prepared by Solin and Associates, Inc., April 1997, including projecting the supply of affordable housing unit needed by very low, low and moderate income levels using Coral Gables median income.

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05.13.2009