

CITY OF CORAL GABLES

RESOLUTION NO. 2006-44

RESOLUTION IN SUPPORT OF RECOMMENDED STRATEGIES FOR ADDRESSING THE CITY'S FAIR SHARE OF REGIONAL AFFORDABLE HOUSING NEEDS IN ORDER TO SATISFY STATE, REGIONAL, AND LOCAL AFFORDABLE HOUSING GOALS AND REQUIREMENTS, AND PRECLUDE FINDINGS OF NON-COMPLIANCE WITH REFERENCE TO FUTURE COMPREHENSIVE LAND USE PLAN AMENDMENTS.

WHEREAS, in October 1985, the State of Florida adopted the "Local Government Planning and Land Development Regulation Act" which directed cities to adopt a comprehensive plan and associated elements, including a housing element that addresses a city's affordable housing needs; and

WHEREAS, on February 16, 1989, the City adopted a document entitled "Coral Gables Comprehensive Plan 1989" that included goals, objectives and policies directing the City to address its affordable housing needs; and

WHEREAS, as a result of an amendment to the Comprehensive Land Use Plan (CLUP) in 2004, the South Florida Regional Planning Council (SFRPC) and the State Department of Community Affairs (DCA) raised objections to the amendment citing concerns over the City's efforts to address its affordable housing needs, pursuant to the City's CLUP; and

WHEREAS, 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; and

WHEREAS, the City hired Robert W. Burchell, Ph.D., a noted national authority on affordable housing, to prepare an affordable housing study for the City; and

WHEREAS, the ensuing "Workforce/Affordable Housing Study for the City of Coral Gables (January 2006)", was presented to the City Commission on January 24, 2006, and to the South Florida Regional Planning Council and the City's Planning and Zoning Board on January 25, 2006, and identified a total affordable housing "GOAL" for the City of Coral Gables of 455 units over 10 years; and

WHEREAS, the SFRPC and DCA consider affordable housing to be one of the region's top priorities, and are issuing findings of non-compliance in reference to local government comprehensive plans and associated amendments that do not adequately and comprehensively address affordable housing; and

WHEREAS, the City is in the process of updating its CLUP through the Evaluation and Appraisal Report (EAR) process, and will have to submit the EAR and associated EAR-based amendments to the SFRPC and DCA for review, at which time the issue of affordable housing will be raised again and the City will have to demonstrate that it is working to satisfy state, regional, and local affordable housing goals and requirements; and

WHEREAS, 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; and

WHEREAS, the City has been working towards a comprehensive approach, which includes “three strategies” to address affordable housing needs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF CORAL GABLES THAT:

SECTION 1. The recitals and findings contained in the preamble to this Resolution are hereby adopted by reference and incorporated herein as fully set forth in this Section.

SECTION 2. The “three strategies” that are under review are as follows:

- a. Inclusionary zoning. An affordable housing inclusionary zoning program that promotes the construction of affordable housing units as part of a market-rate development.
- b. Affordable Housing Fee administered via an Affordable Housing Trust Fund. An affordable housing fee applicable to new developments in the Multi-Family Residential, Mixed-Use, Commercial, and Industrial Districts. The fee shall be collected in an Affordable Housing Trust Fund for use by the City and partnering jurisdictions in funding a variety of affordable housing programs and projects within the City’s commute-shed.
- c. Other Programs. Other relevant federal, state, and regional affordable housing programs and opportunities that may become available as a result of the City’s efforts. The City could 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).

SECTION 3. The City shall 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.

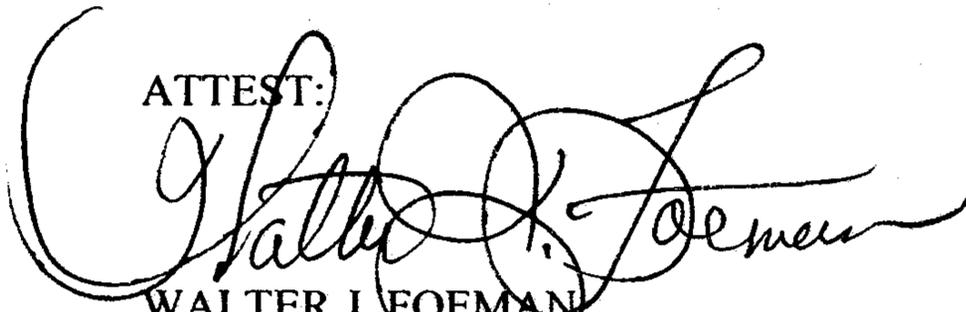
SECTION 4. The City Manager is directed to forward a copy of this Executed Resolution to the Florida Department of Community Affairs and the South Florida Regional Planning Council.

SECTION 5. This Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-EIGHT DAY OF FEBRUARY
(Moved: Anderson / Seconded: Withers)
(Yeas: Kerdyk, Withers, Anderson, Cabrera, Slesnick)
(Unanimous/ 5-0 Vote)
(Agenda Item H-1)

APPROVED:


DONALD D. SLESNICK II
MAYOR

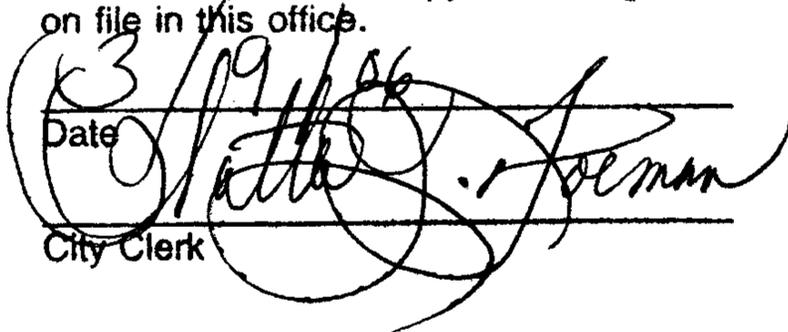
ATTEST:

WALTER J. FOEMAN
CITY CLERK

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**


ELIZABETH M. HERNANDEZ
CITY ATTORNEY


Date 2/28/06
City Clerk