RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF MIAMI BEACH, FLORIDA, DIRECTING THE CITY ADMINISTRATION TO CONDUCT A FEASIBILITY STUDY ON IMPLEMENTING INCLUSIONARY ZONING POLICIES IN THE CITY OF MIAMI BEACH; AND FURTHER, AUTHORIZING THE CITY ADMINISTRATION TO IDENTIFY A CONSULTANT AND ESTIMATED COSTS OF CONDUCTING THE FEASIBILITY STUDY, AND IDENTIFYING BONUSES SUFFICIENT TO OFFSET THE COSTS OF AFFORDABLE AND WORKFORCE HOUSING AS REQUIRED BY §125.01055 FLA. STAT., WITH THE FINAL APPROVAL OF THE CONSULTANT (AND FEES) SUBJECT TO PRIOR APPROVAL OF THE MAYOR AND CITY COMMISSION.

WHEREAS, the Mayor and City Commission has identified the need for workforce and affordable housing in the City as a key objective in the City's 2019 Strategic Plan: *Through the Lens of Resilience*; and

WHEREAS, in the City's 2040 Comprehensive Plan, the Mayor and City Commission has prioritized workforce and affordable housing, with the express goal "to encourage redevelopment that provides workforce and affordable housing" within the City; and

WHEREAS, one option for development of affordable or workforce housing is "inclusionary zoning," whereby a certain number of affordable or workforce housing units are required to be incorporated as part of market-rate residential projects; and

WHEREAS, this integration of affordable or workforce units into market-rate projects creates opportunities for households with diverse socioeconomic backgrounds to live in the same developments and have access to same types of community services and amenities; and

WHEREAS, in 2019, the Florida Legislature adopted House Bill 7103, codified in §125.01055 Fla. Stat., to require municipalities that impose inclusionary zoning to be responsible for 100% of the costs, which local governments could offset by offering density or other zoning-related bonuses; and

WHEREAS, South Florida is currently in the worst housing affordability crisis in the last 40 years; and

WHEREAS, the Miami metro area is pricing out at roughly 30 percent above this long-term pricing trip, and rental markets in Miami are roughly 22 percent above their long-term premium, making South Florida the most overpriced market in the country; and

WHEREAS, in a time when South Florida is seeing an increase in population and an increase in the need for affordable and workforce housing, Inclusionary Zoning policies can be an extremely valuable tool for the creation of affordable units; and

WHEREAS, as such, the Mayor and City Commission desire for the City Administration to conduct a feasibility study on employing Inclusionary Zoning programs in the City of Miami Beach, and identify options for proposed incentives that could be offered to offset the costs of implementing Inclusionary Zoning in the City; and

WHEREAS, the Planning Department has advised that in order to conduct a feasibility study to implement inclusionary zoning policies in the City, and to identify bonuses sufficient to offset the costs of affordable and workforce housing, the Administration would need to engage a consultant to assist the City in this complex area involving the valuation of land use incentives as they apply to affordable and workforce housing; and

WHEREAS, as the costs of any such study are unknown at this time, the Mayor and City Commission wish to authorize the Administration to identify a consultant and estimated costs of this work, with the final approval of the consultant (and fees) subject to prior approval of the Mayor and City Commission.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby direct the City Administration to conduct a feasibility study on implementing Inclusionary Zoning policies in the City of Miami Beach; and further, authorize the City Administration to identify a consultant and estimated costs of conducting the feasibility study, and identifying bonuses sufficient to offset the costs of affordable and workforce housing as required by §125.01055 Fla. Stat., with the final approval of the consultant (and fees) subject to prior approval of the Mayor and City Commission.

PASSED AND ADOPTED this _____ day of _____, **2022.**

ATTEST:

_____
Dan Gelber, Mayor

_____
Rafael E. Granado, City Clerk

(Sponsored by Commissioner Kristen Rosen Gonzalez)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney _____ 8-23-22 Date