RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, URGING THE MIAMI DADE COUNTY PUBLIC SCHOOLS ("MDCPS") TO APPROVE A GROUND LEASE OR OTHER CONVEYANCE IN FAVOR OF MIAMI-DADE COUNTY, CONSISTING OF UNUTILIZED AND/OR UNDERUTILIZED PORTIONS OF THE FISHER-FEINBERG SCHOOL CAMPUS LOCATED AT 610 ESPAÑOLA WAY (THE "PROPERTY"), TO PERMIT MIAMI-DADE COUNTY TO PARTNER WITH THE JEWISH COMMUNITY SERVICES OF SOUTH FLORIDA ("JCS") FOR THE PURPOSE OF DEVELOPING AFFORDABLE UNITS ON THE PROPERTY, TO BE CO-LOCATED WITH JCS'S SOCIAL SERVICES AND EDUCATIONAL ACTIVITIES ON THE PROPERTY, IN FURTHERANCE OF THE PARAMOUNT PUBLIC PURPOSE OF INCREASING THE INVENTORY OF AFFORDABLE HOUSING UNITS IN THE CITY OF MIAMI BEACH, AND PRIORITIZING THE AVAILABILITY OF SUCH AFFORDABLE HOUSING FOR THE BENEFIT OF INCOME-ELIGIBLE MDCPS EMPLOYEES, INDIVIDUALS WHO WORK IN THE CITY OF MIAMI BEACH, AND JCS CLIENTS.

WHEREAS, the Mayor and City Commission has identified the need for affordable and workforce 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, on April 8 2022, Miami-Dade County Mayor Levine-Cava declared a housing affordability crisis, as local rents have increased over 30% in the last year alone; and

WHEREAS, the cost of housing in Miami-Dade County continues to escalate making it difficult, if not impossible, for people who work in the City of Miami Beach to live in proximity to their employment, particularly critical employees in the hospitality and service industries; and

WHEREAS, Miami-Dade County has significant proven experience in managing and delivering successful affordable and workforce housing developments throughout the community; and

WHEREAS, the City desires to provide affordable housing units to incentivize retention of employees, and to offer housing to vulnerable low-income residents; and

WHEREAS, Jewish Community Services of South Florida ("JCS") has a distinguished 102 year history in providing social and health services in South Florida, and has operated an established social services center at 610 Española Way (the "Center") located on the Feinberg-Fisher School Campus in Miami Beach for over 40 years; and

WHEREAS, for the past 20 years, JCS has leased the site on which the Center is located for $1/year from Miami-Dade County Public Schools ("MDCPS"), and in 2020, received approval by the MDCPS for a 15-year lease agreement, to continue to provide a broad range of educational and community programming and services, including meals, educational and recreational

activities, case management, and transportation, and most recently has added mental health counseling services; and

WHEREAS, JCS has been a valued and engaged partner of the MDCPS, and the City, through services provided at the Center, as well as in providing countywide mental health counseling services to MDCPS students regardless of race, religion, ethnicity, gender identity, immigration status, age, disability or ability to pay; and

WHEREAS, JCS wishes to assume responsibility for developing a portion of the property adjacent to its current leased site, as well as other unutilized and/or underutilized parcels on the site in order to provide affordable housing units; and

WHEREAS, the JCS proposed affordable housing project would provide a non-discriminatory preference for affordable housing units to be first made available to income-eligible MDCPS employees, individuals who work in the City of Miami Beach, and JCS clients, consistent with financing requirements and all applicable laws.

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 urge the Miami-Dade County Public Schools ("MDCPS") to approve a ground lease or other conveyance in favor of Miami-Dade County, consisting of unutilized and/or underutilized portions of the Feinberg-Fisher School Campus located at 610 Española Way (the "property"), to permit Miami-Dade County to partner with The Jewish Community Services of South Florida ("JCS") for the purpose of developing affordable units on the property, to be co-located with JCS's social services and educational activities on the Property, in furtherance of the paramount public purpose of increasing the inventory of affordable housing units in the City of Miami Beach, and prioritizing the availability of such affordable housing for the benefit of income-eligible MDCPS employees, individuals who work in the City of Miami Beach, and JCS clients.

PASSED AND ADOPTED this ____ day of September, 2022.

ATTEST:

_____
Dan Gelber, Mayor

_____
Rafael Granado, City Clerk

(sponsored by Mayor Dan Gelber)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

for
City Attorney

9/6/22
Date