

Affordable/Workforce Housing in Miami Beach

MIAMI BEACH

Miami Beach Housing Stock

The Housing Element in the 2040 Comprehensive Plan sets the objective to “Have available a minimum of 6,800 housing units of workforce, affordable low- and moderate- income households and special need populations during the period through 2030.”

| | |
|----------------------------------|---------------------------------------|
| Affordable Housing Units | 2,003 |
| Homeowner Units | 98 |
| HACMB Vouchers | 2,890* (867 - approx. 30% used in MB) |
| Upcoming Affordable Units | Approximately 173 |
| Upcoming Workforce Units | Approximately 140 |

City's Efforts

The City is a recipient of federal and state funding, including CDBG, HOME, HOME-ARP and SHIP and has used these allocations throughout the years to fund a variety of affordable housing projects:

Affordable rental housing for the **elderly**

- Allen Apartments (39 units)
- Jefferson Apartments (27 units)
- Rebecca Towers (400 units)

Affordable rental housing for **working families**

- Lottie Apartments (9 units) - **CMB**
- London House Apartments (24 units) - **CMB**
- Corals Apartments (5 units) - **CMB**

Affordable rental housing for **veterans and formerly homeless individuals**

- Harding Village Apartments (92 units)
- Meridian Place Apartments (36 units)

Affordable rental housing for **working and disabled individuals**

- Madeleine Village Apartments (16 units) - **CMB**
- Neptune Apartments (35 units) - **CMB**

Affordable Housing Advisory Committee (AHAC) Roles and Responsibilities

The Affordable Housing Advisory Committee (AHAC) is governed by Section 420.907 of Florida Statute, and it is required for all jurisdictions receiving housing funding from the Florida Housing Finance Corporation. The AHAC is composed of up to eight (8) members of categories, including one elected official; members are appointed by the Mayor and City Commission.

The AHAC is responsible for:

- ❑ Recommending housing strategies developed to incentivize production of affordable housing. The recommendations are delineated in the Local Housing Assistance Plan (LHAP), which is published every three (3) years. The FY 2022-2025 LHAP was approved in July 2022.
- ❑ Reviewing and approving an annual report summarizing the affordable housing incentive strategies supported and adopted by elected officials. The report must be submitted by December 31.
- ❑ Reviewing federal and state funding allocations and recommendations submitted by the Office of Housing and Community Services.

Incentive Strategies supported by AHAC

| Incentive Strategy | Motion of Support | City Resolution/ Ordinance |
|---|-------------------------|-------------------------------|
| Expedite Building Permit Review For Affordable Housing | October 2020 | Resolution No. 2021-31581 |
| Waivers: Training, Land Use Board, and Technology Fees | September, October 2020 | Ordinance No. 2020-4361 |
| Waiver of concurrency and mobility Fee; Waiver of application fee, per square foot fee, and per variance fee for the Design Review Board, Historic Preservation Board, and the Board of Adjustment for elderly and non-elderly affordable housing applications. | October 2020 | Ordinance No. 2021-4416 |
| Accessory Dwelling Units | January 2019 | Ordinance No. 2019-4304 |
| Reduction of parking requirements for affordable and workforce housing | 2008 | Ordinance No. 2021-4451 |

Affordable & Workforce Housing Incentives

➤ **Reduced minimum/Average unit sizes**

Below are the general minimum and average unit size requirements within the City. There is a small number of zoning districts that contain slightly different standards.

Minimum Unit Size (Square Feet)

New construction—550

Non-elderly and elderly low- and moderate-income housing—400

Workforce housing—400

Rehabilitated buildings—400

Average Unit Size (Square Feet)

New construction—800

Non-elderly and elderly low- and moderate-income housing—400

Workforce housing—400

Rehabilitated buildings—550.

The number of units may not exceed the maximum density set forth in the comprehensive plan.

City's Efforts: Affordable & Workforce Housing Incentives, continued...

➤ **Space removal fees for affordable housing:**

- Waiver of the permanent space removal fee for on-street parking spaces when such removal is requested in connection with affordable housing development.
- Currently, this one-time fee is \$40,000 per space removed.

City's Efforts: Funded Projects

- Scattered site condominium units:
 - **CDBG** funding
 - Properties will be added to the City's affordable housing portfolio
 - Two or three units will be acquired
- First-Time Homebuyer Program:
 - **SHIP** and **HOME** funding
 - Funds prioritize assistance to very low- and low-income households
 - Home improvements included
 - \$40,000 to \$150,000 in down payment assistance
- Rent & Utility Assistance:
 - Rent and utility assistance to low- to moderate-income residents who have received a 3-day notice and/or final notice for utility assistance.

City's Efforts: Workforce Housing

➤ Collins Park Artist/ Workforce Housing Project

As a result of a competitive process, the City entered into a public-private partnership with Servitas, to develop a city-owned parking lot located at 224 23rd St.

- The development will consist of a 7-story building, limited to a maximum height of 75 feet with:
- Mix of 80 – studio, 1-bedroom, and 2- bedroom - units on the highest five floors;
- Housing will target income-eligible (up to 120% AMI) local artists, City of Miami Beach employees, area educators, nurses and veterans.
- Up to 32-bed dormitory on the second floor intended for use by the Miami city Ballet, to support the Ballet's dance education and other programs
- A ground floor cultural space that will be leased back to the city to be activated with cultural arts

City's Efforts: Funded Projects

Housing Authority of the City of Miami Beach (HACMB)

➤ *The Egret - 8127 Crespi Blvd:*

- Vacant lot acquired with **CDBG** funds. Additional funding will be used to replace the seawall.
- Proposed project: 12-unit new construction permanent supportive housing development for elderly persons with special needs.
- Households earning at or below 60% of the Area Median Income (AMI).
- Of the 12-units, 3 units will be rented to households with incomes at or below 25% AMI.

➤ *Vista Breeze - 280-300 South Shore Drive & 165-185 South Shore Drive:*

- **HOME** funding will be used for seawall replacement and installation of infrastructure.
- The vacant lots will be developed for a 119-unit new construction elderly affordable housing project.
- Households at or below 80% AMI

➤ *The Heron – 1158 Marseille Drive:*

- **HOME-ARP** funding will be used toward the construction permanent supportive housing development for elderly persons with special needs.
- Households earning at or below 60% AMI
- Of the 20-units, 4 units will be rented to households with incomes at or below 25% AMI.