

A map of Miami-Dade County, Florida, showing a grid of streets and several large, overlapping yellow circles. These circles represent transit-oriented workforce housing pilot program areas. The map also features numerous small blue squares scattered across the county, likely representing existing housing units. The text is overlaid on the map.

Miami-Dade County Transit Oriented Workforce Housing Pilot Program

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Transit Oriented Workforce Housing Pilot

- Miami-Dade County is the nation's 5th most unaffordable housing market in the United States with 49% of all households paying more than 30% of their income on housing.
 - When factoring in transportation + housing on average:
 - Homeowners spend 60% of income *
 - Renters spend 46% of income*
- * Based on data from U.S Department of Housing and Urban Development's [Location Affordability Index](#).
- Understanding the relationship between transportation and housing, particularly affordable housing, is critical to developing policy and planning practices that create more livable, well-functioning, and prosperous communities.

Transit Oriented Workforce Housing Pilot

- Currently 9 major transit oriented redevelopment projects on the drawing board in Miami-Dade County within close proximity to current Metrorail stations

Ex:

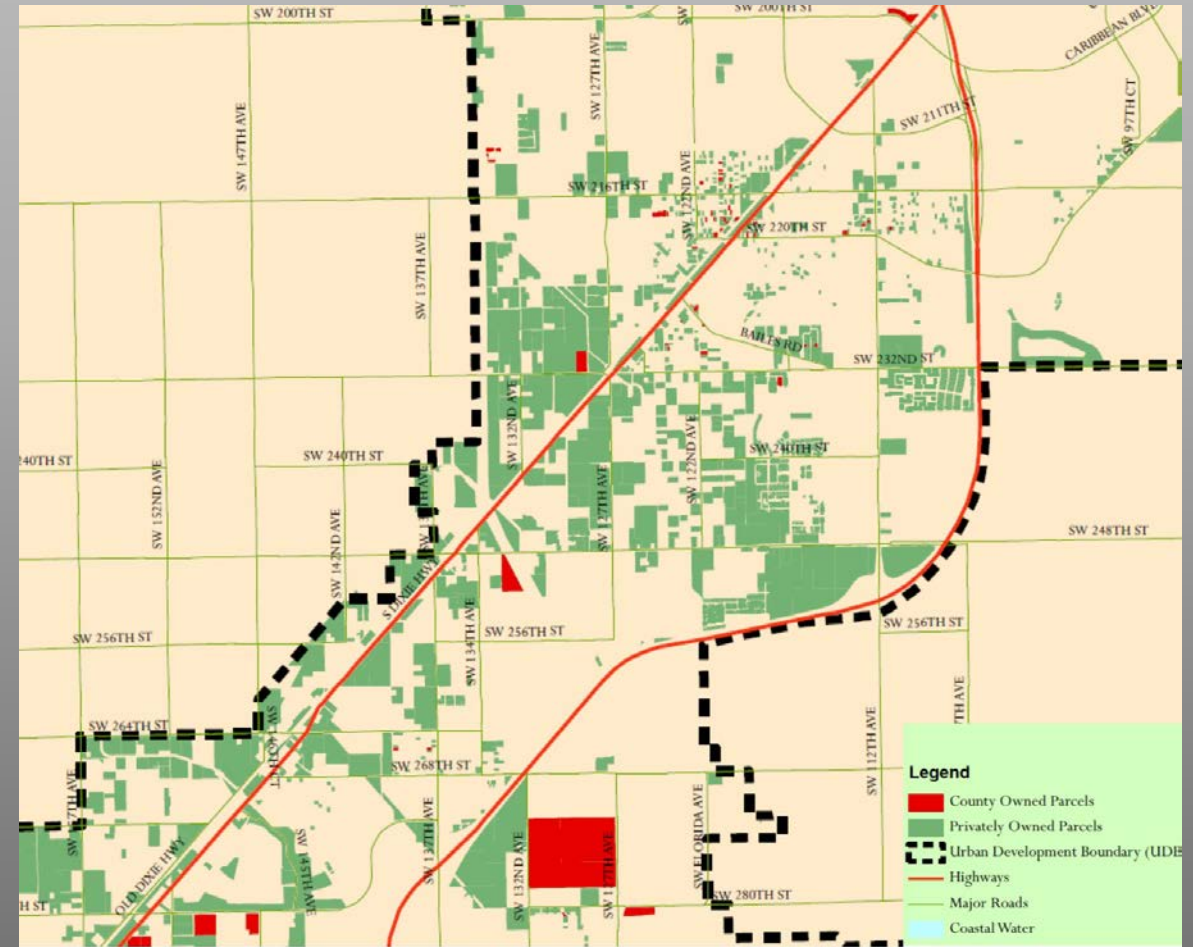
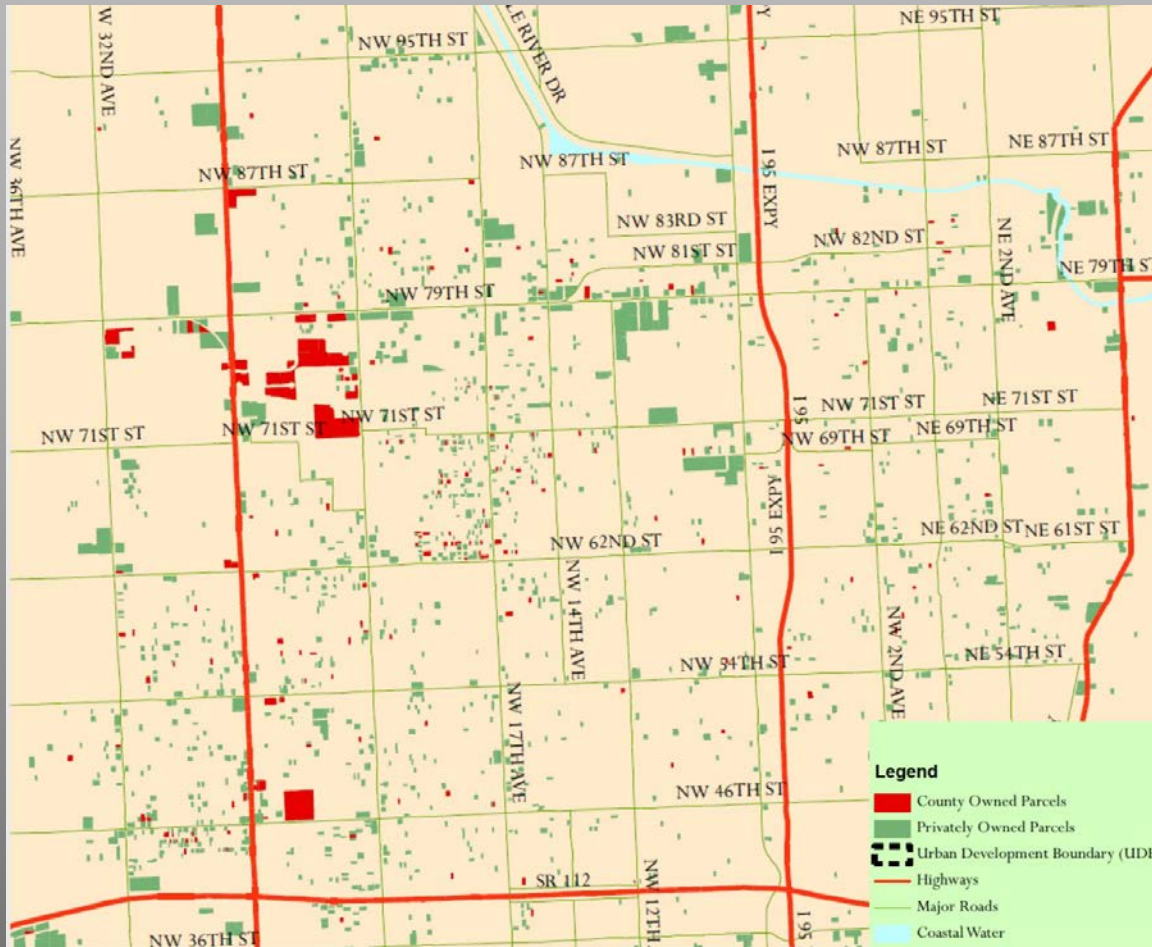
- Shops at Sunset Place
- Link at Douglas
- Gables Station



- Although the proposed station hubs will provide the population density needed to increase MDT revenue and reduce auto-dependency; our priority should also be to increase the supply of affordable units in close proximity to transit in order to ease cost burdens and create more prosperous communities.

Transit Oriented Workforce Housing Pilot

- The board adopted Resolution R-292-16 in April 2016, directing the Mayor to develop a 10-year plan for workforce/ affordable housing.
 - 1-mile radius of Metrorail Stations
 - .25-radius of high frequency bus corridors



“Make no little plans; they have no magic to stir men’s blood.” - Daniel Hudson Burnham

Transit Oriented Workforce Housing Pilot

TOD Pilot:

- Incentivizes development of workforce units on 5-10 select County owned parcels located within close proximity to transit
 - Pilot Incentives:
 - ❖ Nominal lease of County owned land
 - ❖ Preapproved site plan
 - ❖ Increased density and intensity
 - ❖ Reduced set backs and minimum lot size reductions
 - ❖ Impact and permit fee deferral for length of covenant
- Other Available Incentives:
 - Home Ownership Surtax \$ (Ex. \$11,000,000 proposed for FY 17-18)
 - Multi-family Workforce Housing Surtax \$ (Ex. \$3,000,000 proposed for FY 17-18)
 - Small Development Surtax \$ (Ex. 2,000,000 proposed for FY 17-18)
 - Parking Reductions in Rapid Transit System Development Zone (Ordinance 15-140)
 - Cost-sharing on WASD infrastructure improvements (Resolution R-1178-16)
 - Revolving Loan Fund \$ (wishful thinking)

Transit Oriented Workforce Housing Pilot

How would it work?

1. Housing and RER staff select 5-10 parcels from the listing produced by Reso R-292-16 for the development of affordable:

- Duplexes, Triplexes, Quadplexes
- Townhomes
- Garden Style, Mid-rise, High-rise Multi-family Complexes



2. Local architecture and engineering schools develop sustainable, creative site plans for selected parcels (maximizing density while maintaining compatibility with surrounding area and consistency with LUP)

3. RER and Housing staff select final designs and send out solicitation to developers to construct selected projects

4. BCC approves award and development agreement