

From the Ground Up

A Proposal to Educate and Activate Local Elected Officials into Affordable Housing Advocates

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Motivation

City of Miami Springs



Public Service



City of Delray Beach



Professional Service



Every unit of local government in the State has a legal obligation to provide for the housing needs of its entire community (Sec. 163.3177, Fla Stat.)

Assumptions

- Affordable Housing = Antiquated Notion of Public Housing
- Affordable Housing not needed in certain communities and/or does not fit perceived community identity
- We don't want to attract "that sort of people" = NIMBY

The foregoing results in lengthy, difficult, and often hostile public proceedings, which create increased development and living costs, property rights disputes and other litigation, and a generally unstable environment for the expansion of affordable housing opportunities.



Reality

Only 2 factors separate affordable housing from market rate housing:

1. *The income of the family living in the housing;* & 2. *The financing of the projects.*

Important to Note Profile of Residents, Community, and Projects Have Changed

Profile of Residents



Profile of Community



Profile of Projects



Action Needed

All politics and development is local; so it follows that, in considering the policies and permissions associated with affordable housing, local elected officials should be empowered with the information to overcome the negative perceptions.



Education

- Empower Elected Officials
- Show Community Needs
- Explain Business of Development
- Consequences of Unreasonable Barriers



Advocacy

- Advance Strategic Planning that Incorporates Housing
- Educate Community
- Advise of Community Benefits
- Dispel Myths



Reform

- Eliminate Barriers
- Engage the Community
- Work Towards Mutually Beneficial Projects

Local government should use its authority & expertise to encourage and assist the private sector to meet community housing needs.

Call to Action

Empower Local Elected Officials with Knowledge & Passion

1. Create strategic alliances with Miami-Dade County municipalities, the Miami-Dade County League of Cities (“MDCLC”), industry participants, & supportive non-profit organizations.
2. Empower local elected officials:
 - ▶ Start with an Affordable Housing Seminar during the MDCLC Best Practices Conference
 - ▶ Follow with a standing Housing Committee of the MDCLC that identifies best practices (policies and procedures) and recommends objectives for the MDCLC’s 5-Year Strategic Plan and Legislative Agenda
 - ▶ Continue with a presence at forums, conferences, and seminars held by chambers of commerce, trade associations, and other groups
 - ▶ Advance the effort to the state level by replicating efforts through the Florida League of Cities

