

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

