WORKFORCE HOUSING
2019 - 2020 GOALS

• To create a ‘land pool’ of infill development lots by securing surplus properties from multiple State/County/ Municipalties ranging in size from approximately 5,000 to 15,000 square feet with a streamlined centralized land disposition procedure, expedited permitting concessions, and infrastructure subsidies (construction ready lots) to incentivize smaller builders/developers and non-profits currently not active in the affordable/workforce building sector to build new rental and home ownership units in highly dense and transportation rich corridors throughout the County. Develop financial metrics that show a clear connection between employee performance, talent retention, local business environment performance, and Miami’s overall regional competitiveness with the availability of affordable workforce housing in the marketplace.

• Complete Phase 1 of the process of securing surplus properties from municipalities, the county and other governmental agencies and begin Phase 2 by adding more specific initiatives and deliverables to the program, including implementation of a pilot program assembling infill lots from three to four districts for rental and/or ownership development. Work with partners and utilize Committee member’s expertise to develop proformas and the debt/equity funding programs that efficiently move the non-productive infill parcels into productive rental and homeownership units. Identify key challenges and solutions to bring the program to scale.

• Lobby and support efforts to prevent the State Housing and Local Government Housing trust funds from being raided to support other state budget priorities

• Secure a Chamber Champion to get behind the Sadowski Coalition, which calls on the Florida legislature to utilize all state and local housing trust fund moneys for housing

• Support Miami Connect Capital Initiative, City of Miami initiative to create an actionable plan for affordable housing for the City of Miami, and work with the Miami-Dade Office of Public Housing & Community Development to create an actionable plan for affordable housing countywide.

• Engage and work with Miami-Dade County leadership and staff on up zoning along SMART Plan corridors to leverage construction along transportation hubs helping to ensure sufficient housing to accommodate the service sector workforce

• Encourage replication of the Support Miami Connect capital initiative in order to create actionable plans for affordable housing in other key municipalities

• Initiate the development of a grading system for local/state elected officials as it relates to transit and housing.

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