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# City of Miami Gardens

## Subsidized Housing Analysis

Prepared by:  
Community Development Department  
And  
Planning and Zoning Department  
2008

# Subsidized Housing Analysis- Purpose

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1. Does the City have a disproportionate share of subsidized housing?
2. How does subsidized housing impact City, its services and its economy?
3. How can the City best frame its future policies to meet our housing needs?

# Overall City Demographics

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- 111,171 Persons, 4.52% of County
- 41,350 Total Housing Units
- 71.2% Owner-Occupied Units
- 17.4% of Residents are 55 years or older
- 16.5% below poverty level
- Average Household Size: 3.39

Source: 2000 US Census, 2000-07 growth, UofF BEBR

# Definition of Terms

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- **Subsidized Housing:**
  - Housing units that are income restricted
  - Subsidy or payment from government sources
    - Developer
    - Owner
- **Affordable Housing**
  - Up to 80% of AMI - HUD
  - Up to 120 % of AMI – State
- **Workforce Housing:**
  - Miami-Dade County: 65% to 140% of AMI
  - Miami Gardens Definition: Up to 200% of AMI

# Subsidized Housing Programs

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- HUD Section 8 Voucher Program
- HUD Section 8 Project Based
- HUD Section 202 Project Based for Elderly
- Low Income Housing Tax Credits – Project Based
- Public Housing – Project Based

# Income Requirements for Subsidized Housing

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- No greater than 80% of Area Median Income (AMI)
- 2008 income limits are as follows:
  - 1 member household= \$33,800
  - 2 member household= \$38,600
  - 3 member household= \$43,450
  - 4 member household= \$48,250
- Median Household Income in Miami Gardens:  
**\$43,578** (US Census, 2007 figures, Released August 2008)

# Previous Study - North Dade Community Development Task Force

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- Covers County Commission District One
- In 2000 Presented Final Report and Recommendations
- Low and Moderate Income Housing Concentration Subcommittee: Barbara Watson, Facilitator; Andre Williams; Billy Isley
- Examined the influence of high concentration of low and moderate income housing in District One on future development of the remainder of the district.

# North Dade Community Development Task Force – Cont'd

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- Approximately 2000 Subsidized Units in District
- 1,283 Section 8 Clients, 9.3% of County Total; Slightly above average share
- Housing Recommendations:
  - Provide \$ for rehabilitation rather than new construction
  - Eliminate Impact Fee discounts and exemptions for affordable housing
  - Promote Equitable Distribution of Affordable Units Throughout County
    - Inclusionary Zoning: Require variety of sizes and types
    - Use subsidies for affordable housing in high income, affordably underserved cities

# North Dade Community Development Task Force – Cont'd

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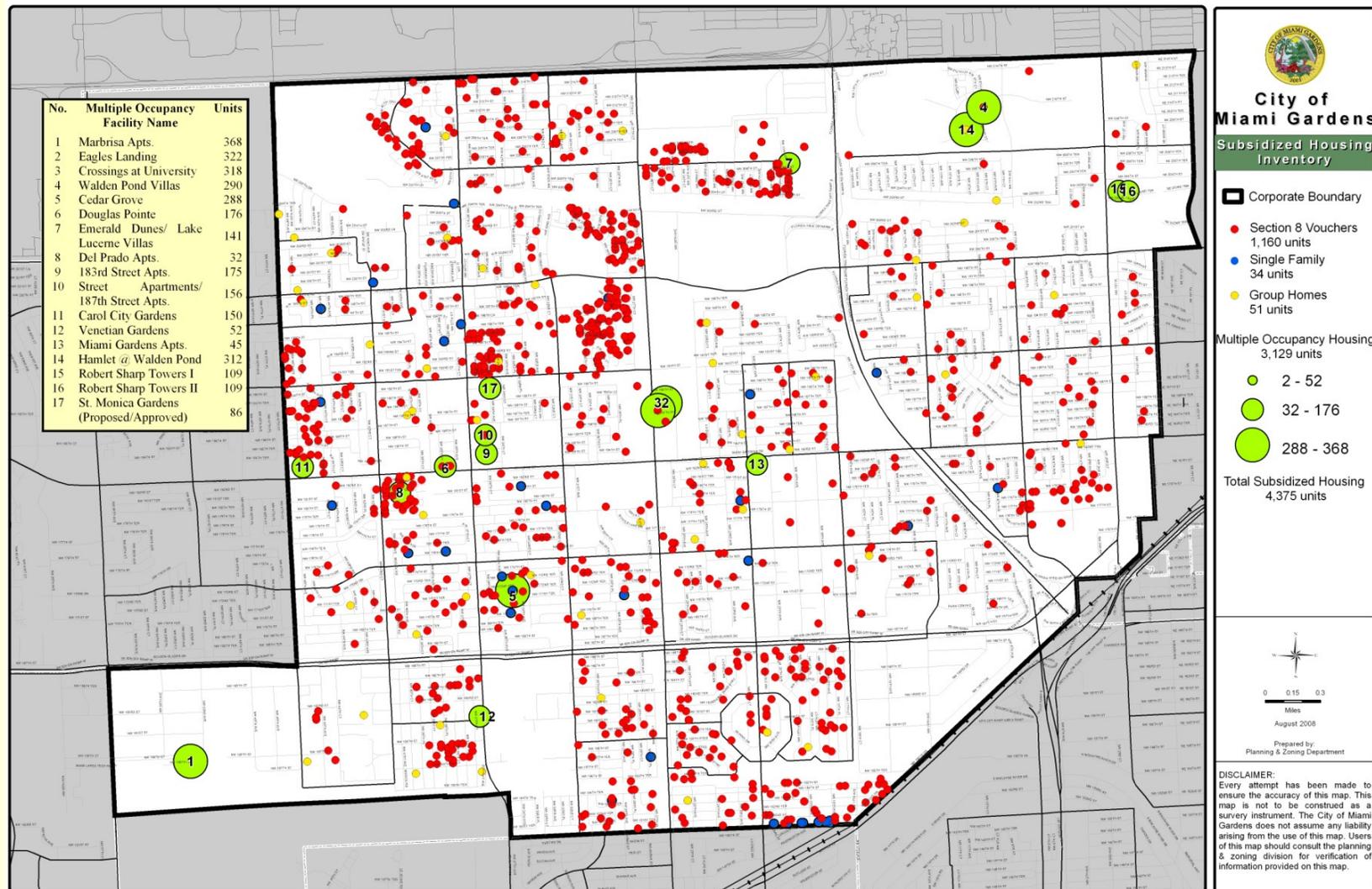
- Other Recommendations:
  - Promote Mixed Use Zoning in Major Corridors:  
27<sup>th</sup> Avenue
  - Landscape public rights-of-way
  - Develop linear parks along canals
  - Establish a color pallet

## Subsidized Housing In Miami Gardens 2008

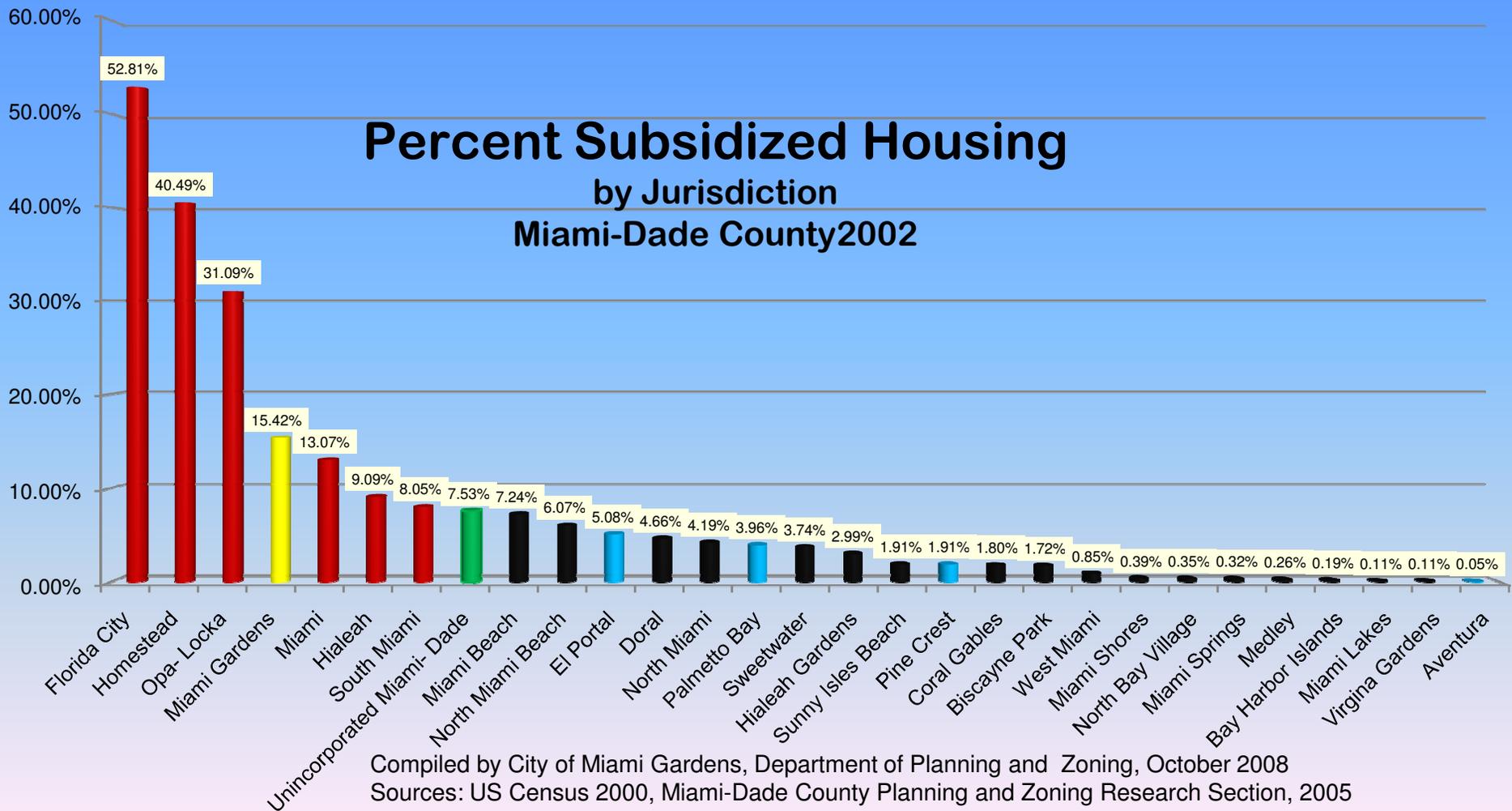
No.	Project Name	Address	Subsidy Type	Ownership	Year Built	Units
<b>MULTIPLE OCCUPANCY HOUSING</b>						
1	Marbrisa Apts.	5405 N.W. 159th St.	Tax Credit -Family	Private Proprietor	2001	368
2	Eagles Landing	18800 N.W. 27th Ave.	Tax Credit -Family	Private Proprietor	2000	322
3	Crossings at University	18740 N.W. 27th Ave.	Tax Credit -Family	Private Proprietor	1999	318
4	Walden Pond Villas	20880 N.W. 7th Ave.	Tax Credit -Family	Private Proprietor	1994	290
5	Villas Del Largo (Cedar Grove)	20110 NW 14th Place	Tax Credit -Family	Private Proprietor	2002	288
6	Douglas Pointe	3840 N.W. 183rd St.	Tax Credit -Family	Private Proprietor	2000	176
7	Emerald Dunes/ Lake Lucerne Villas	1701 N.W. 207 St.	Tax Credit -Family	Private Proprietor	2004	141
8	Del Prado Apts.	18081 N.W. 40th Pl.	Tax Credit -Family	Private Proprietor	1987	32
9	183rd Street Apts.	18451 N.W. 37th Ave.	Section 8- Family	Private Proprietor	1979	175
10	Street Apartments/ 187th Street Apts.	18665 N.W. 37th Ave.	Section 8- Family	Private Proprietor	1970	156
11	Carol City Gardens	4601 N.W. 183rd St.	Section 8- Family	Private Proprietor	1969	150
12	Venetian Gardens	16100 NW 37th Ave.	Miami- Dade County Public Housing	Miami- Dade County Housing Agency	1979	52
13	Miami Gardens Apts.	18175 N.W. 22nd Ave.	Section 8- Family	Miami- Dade County Housing Agency	1979	45
14	Hamlet @ Walden Pond	20789 N.W. 9th Ct.	Tax Credit- Elderly	Private Proprietor	1996	312
15	Robert Sharp Towers I	115 N.W. 202nd Terr.	Section 8- Elderly	Private Proprietor	1979	109
16	Robert Sharp Towers II	103 N.W. 202nd Terr.	Section 8- Elderly	Private Proprietor	1979	109
17	St. Monica Gardens (Proposed/Approved)	3490 N.W. 191st St.	Section 202 -Elderly	Private Proprietor	TBD	86
<b>Total Multiple Occupancy</b>						<b>3,129</b>
<b>SINGLE FAMILY HOUSING</b>						
17	Section 8 Vouchers	Scattered Homes	Miami- Dade County Public Housing	Miami- Dade County Housing Agency	N/A	1,160
18	Opa Locka Family "C"	1802-2113 N.W. 151st St.	Miami- Dade County Public Housing	Miami- Dade County Housing Agency	1985	9
19	FHA Homes	Scattered Homes	Miami- Dade County Public Housing	Miami- Dade County Housing Agency	1954-1974	3
20	Vista Verde	Scattered Homes	Miami- Dade County Public Housing	Miami- Dade County Housing Agency	1952-1974	23
21	Group Homes	Scattered Homes	State of Florida- DCF	Private Proprietor	N/A	51
<b>Total Single Family</b>						<b>1,246</b>
<b>TOTALS</b>						<b>4,374</b>
<b>Elderly</b>						<b>616</b>
<b>Tax Credit</b>						<b>2,247</b>
<b>Section 8 Multi-Occupancy</b>						<b>1,904</b>
<b>Section 8 Vouchers Single Family</b>						<b>1,160</b>
<b>Group Homes</b>						<b>51</b>

Source: Miami -Dade County Housing Authority, Shimberg Center for Affordable Housing South Florida Community Development Coalition

# Subsidized Housing In Miami Gardens



# Comparison of Local Governments



# Comparison of Local Governments

## Percent Government Assisted Housing by Municipality

### Miami- Dade County, 2002

Jurisdiction	Rental Section 8 Units	Tax Credit Units	Rental Units	Total Assisted	Total Number of Units	Percent Subsidized Rental Housing per Jurisdiction*
Florida City	449	666	227	1,342	2,541	52.81%
Homestead	865	2,395	1,259	4,519	11,162	40.49%
Opa- Locka	572	327	782	1,681	5,407	31.09%
<b>Miami Gardens</b>	<b>968</b>	<b>2,563</b>	<b>1,246</b>	<b>4,777</b>	<b>30,988</b>	<b>15.42%</b>
Miami	4,776	4,057	10,554	19,387	148,388	13.07%
Hialeah	1,788	106	4,664	6,558	72,142	9.09%
South Miami	71	145	143	359	4,457	8.05%
Unincorporated Miami- Dade	6,037	10,637	9,803	26,477	351,464	7.53%
Miami Beach	1,940	656	1,727	4,323	59,723	7.24%
North Miami Beach	270	255	407	932	15,350	6.07%
El Portal	10	-	-	10	197	5.08%
Doral	5	440	-	445	9,559	4.66%
North Miami	287	617	30	934	22,281	4.19%
Palmetto Bay	44	174	96	314	7,933	3.96%
Sweetwater	64	-	99	163	4,353	3.74%
Hialeah Gardens	51	-	124	175	5,848	2.99%
Sunny Isles Beach	53	-	194	247	12,946	1.91%
Pine Crest	6	116	-	122	6,403	1.91%
Coral Gables	37	-	288	325	18,021	1.80%
Biscayne Park	23	-	-	23	1,341	1.72%
West Miami	18	-	-	18	2,112	0.85%
Miami Shores	15	-	-	15	3,836	0.39%
North Bay Village	11	-	1	12	3,450	0.35%
Miami Springs	17	-	-	17	5,286	0.32%
Medley	1	-	-	1	390	0.26%
Bay Harbor Islands	6	-	-	6	3,150	0.19%
Miami Lakes	10	-	-	10	9,000	0.11%
Virginia Gardens	1	-	-	1	925	0.11%
Aventura	11	-	-	11	20,020	0.05%
<b>Total</b>	<b>18,406</b>	<b>23,154</b>	<b>31,644</b>	<b>73,204</b>	<b>838,673</b>	<b>8.73%</b>

# A disproportionate share? Yes.

Area	Percent of Subsidized Rental Housing
Florida City	52.8%
Homestead	40.5%
Opa- Locka	31.1%
<b>Miami Gardens</b>	15.4%
Miami	13.1%
Hialeah	9.1%
South Miami	8.1%
Unincorporated	7.5%

# Impacts of Subsidized Housing on Miami Gardens

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- Property Taxes (2007)
  - *Tax Credit Projects*: \$472k in ad valorem taxes
  - *HUD subsidized* projects: \$74k in ad valorem taxes.

# Impacts of Subsidized Housing on Miami Gardens

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- Subsidized Housing and Education/Schools
  - *An intuitive or perceived impact of subsidized housing on education.*
  - *County policy to waive impact fees for certain subsidized housing development.*
  - *Propensity for free and reduced lunch vouchers for low income students which likely also includes residents of subsidized housing.*
  - *Research data to determine if there is a link between subsidized housing and educational achievement.*

# Impacts of Subsidized Housing on Miami Gardens - Police

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- Staff's approach was to compare projects (buildings) of similar density (# of units)
- A comparison was done between projects that were subsidized and those that are market rate
- Comparison was limited to # of police calls to each of the projects compared from January thru November 2008

# Impacts of Subsidized Housing on Miami Gardens – Police Calls

## Subsidized

Project Name	List of Apartments	Number of Units	Police Service Calls	Calls Per Unit
Robert Sharp Towers I	115 N.W. 202nd Terr.	109	109	1.00
Marbrisa Apartments	5405 N.W. 158th St.	368	1	0.00
Miami Gardens Apartments	18175 N.W. 22nd Ave.	45	37	0.82
Carol City Gardens	4601 N.W. 183rd St.	150	695	4.63
Crossing at University	18740 N.W. 27th Ave.	318	471	1.48
Eagles Landing	18800 N.W 27th Ave.	322	340	1.06
37th Avenue Apartments	18665 N.W. 37th Avenue	156	424	2.72
37th Avenue Apartments	18451 N.W. 37th Avenue	175	374	2.14
Villa Prado (Cedar Grove)	20900 N.W. 14th Pl.	288	25	0.09
<b>Totals</b>		<b>1931</b>	<b>2476</b>	<b>1.28</b>

## Market Rate

Project Name	List of Apartments	Number of Units	Police Service Calls	Calls Per Unit
Somervale/Ellington	700 N.W. 214th St.	152	68	0.45
Somervale/Ellington	701 N.W. 214th St.	124	83	0.67
Somervale/Ellington	701 N.W. 210th St.	138	99	0.72
Crystal Lakes	2601 N.W. 207th St.	219	291	1.33
Norland Heights	18251 N.W. 23rd Ave.	32	16	0.50
Walden Apts. /Lakes Edge	899 N.W. 214th St.	60	9	0.15
<b>Totals</b>		<b>725</b>	<b>566</b>	<b>0.78</b>

(Source: City of Miami Gardens Police Department; January 2008- November 2008)

# Impacts of Subsidized Housing on Miami Gardens – Police-Conclusions

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- There are limited number market rate projects of similar density to subsidized projects.
- Police data in this presentation is limited to # of calls as opposed to in depth police reports.
- Data does not include police calls to units (scattered sites) receiving housing subsidies.
- In order to draw firm conclusions on police impact of subsidized housing projects, further detailed analysis is required.

# Impacts of Subsidized Housing on Miami Gardens

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- Economic impact of subsidized rental units:
  - Households earning 80% or below have considerably less disposable income to support local business.
  - Subsidized rental units typically have little reserve to maintain the property, thus creating a deteriorated aesthetic value over time. This in turn affects economic viability of the City.

# Potential New Subsidized Housing Projects

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- Over the past two years, the following projects requested information or verification of development approval:
  - New Way Fellowship Property at 167<sup>th</sup> Street & 22<sup>nd</sup> Avenue – Gatehouse Group: 150 Units Elderly; 156 Units Family; submitted rezoning application
  - Pelican Cove at Emerald Place at 27<sup>th</sup> Avenue and 191<sup>st</sup> Street – Cornerstone: 111 Elderly
  - Willow Lake Townhomes at 202/203 off 441: Discussed revising plan for apartments
  - Mr. Hermon AME Church of Opa Locka: 25<sup>th</sup> Avenue and 179<sup>th</sup> Street: Discussed mid-rise concepts with a developer

# FIU Metropolitan Center's 2008 Housing Needs Assessment

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- Major Finding:

*The need for affordable rental housing units to meet the needs of Miami Dade's workforce.*

# Summary Findings

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- **The City has a disproportionate share of subsidized rental housing units** compared to the unincorporated area and most cities as a whole in Miami Dade County.
- Recent housing needs assessments indicate demand for affordable rental housing
- In order to draw firm conclusions on police impact of subsidized housing projects, further detailed analysis is required.
- Certain types of subsidized housing do not negatively effect the city's property tax base.
- The growth and type of economic development is driven (in part) by per capita income. Tenants of subsidized rental housing are income restricted.

# Draft Recommendations for Council Consideration

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- Support market rate rental projects for workforce housing.
- Encourage mixed income projects which may have a portion of subsidized rental housing with a majority of market rate housing.
- Insure that all rental housing provides adequate maintenance and adequate reserves for same. This is, in part, accomplished through City's Landlord Ordinance.

# Draft Recommendations for Council Consideration

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- Insure quality design through development standards and criteria; Utilize Ad Hoc Zoning Code Review Committee and Zoning Consultants to that end; Consider creating a design advisory committee to review projects.
- Continue current direction to adopt new zoning code/land use regulations that will incentivize mixed use, quality types of development. Encourage mixed- rather than single-purpose subsidized rental projects.
- Supporting homeownership projects (compared to subsidized rental)

# The City's CDMP Housing Element

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- Accurate data will not be available until after the 2010 Census
- UF's Shimberg Housing Institute will then provide all cities with new housing needs assessment to amend local plans.
- Recommend revising CDMP Housing Policies based on 2010 Census data.

# Subsidized Rental Housing in Miami Gardens

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- Questions and Discussion . . .