

Housing



Goal 2

ENSURE THE AVAILABILITY OF HOUSING THAT IS AFFORDABLE TO CURRENT AND FUTURE RESIDENTS OF ALL INCOME AND SPECIAL NEEDS GROUPS IN THE TOWN OF CUTLER BAY.

Objective H2-1: Affordable, Workforce, Elderly and Special Needs Housing

The Town shall promote the provision of a full range of housing types to meet the existing and future needs of all income groups and residents at all stages in the life cycle and/or with special housing needs in proportions reflective of demand.

Monitoring Measures H2-1

1. Land Development Regulations that mitigate regulatory barriers or provide incentives for the provision of a variety of housing types.
2. Number of cost burdened households by income, age, and special needs group and tenure
3. Housing costs

Policy H2-1A: The Town shall utilize the most current U.S. Department of Housing and Urban Development standards to define affordable housing.

Policy H2-1B: The Town shall coordinate with the private sector in order to identify regulatory barriers to the provision of affordable, workforce, elderly and special needs housing, and ensure that these barriers are revised or removed in the Land Development Regulations.

Policy H2-1C: The Town, in its Land Development Regulations, shall support the provision of affordable, workforce, elderly and special needs housing units throughout the Town, while avoiding their concentration in specific areas.

Policy H2-1D: Within residential districts, density or intensity bonuses or administrative variances may be allowed through the Land Development Regulations when such bonuses or variances are demonstrated to further the achievement of affordable, workforce, elderly and/or special needs housing goals, and will not result in incompatible development.

Policy H2-1E: The Town shall investigate strategies to ensure that new housing developments provide a diversity and mix of housing types in order to meet the needs of residents of different income, age and needs groups, in proportions reflective of demand. To the maximum extent feasible, these incentives should be incorporated into the Land Development Regulations.

Policy H2-1F: The Town shall encourage housing, including affordable, workforce, elderly and special needs housing, proximate to transit and employment centers by providing adequate locations for mixed-use development and allowing residential development at appropriate densities along transit corridors.

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Policy H2-1G: When development incentives are offered to provide affordable, workforce, elderly or special needs housing, a special use approval process shall be utilized to ensure that units resulting from the incentives remain affordable upon future transfer of ownership.

Policy H2-1H: When reviewing a conversion of residential rental units to condominium units for compliance with applicable zoning requirements, the Town shall enforce any restrictions placed upon the property relating to density bonuses which were granted to further the achievement of affordable, workforce, elderly or special needs housing.

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Objective H2-2: Public and Private Sector Coordination

The Town shall coordinate with the private sector and other agencies to ensure the provision of housing that is affordable to residents of all income, age and needs groups at levels that are reflective of existing and projected demand.

Monitoring Measures H2-2

1. Number of affordable, workforce, elderly and special needs housing units provided as a result of programs, incentives and requirements.

Policy H2-2A: The Town shall coordinate with Miami-Dade County and other agencies as appropriate to ensure that public funds earmarked for affordable, workforce, elderly or special needs housing are made available to residents who would qualify for assistance.

Policy H2-2B: The Town shall coordinate with non-profit affordable housing providers as appropriate to address the affordable, workforce, elderly or special housing needs of current and future residents.

Policy H2-2C: The Town, on an ongoing basis, shall investigate the availability of grants and other funding sources to implement affordable, workforce, elderly or special needs housing programs.

Policy H2-2D: In consideration of a developer's provision of affordable, workforce, elderly or special needs housing, the Town, through the Land Development Regulations, shall consider granting up to a 20 percent density increase, to the extent that such an increase is compatible with surrounding development and site characteristics.

Policy H2-2E: When a development bonus is granted that will result in the addition of ten or more new units, approximately 20 percent of the new units shall be affordable to low and moderate income households. When a development bonus will result in less than ten units, the developer shall contribute to a funding set-aside established by the Town for low and moderate income units.

Policy H2-2F: The Town shall support the establishment of area wide affordable, workforce, elderly and special needs housing goals, and participate as appropriate in the development and implementation of the South Florida Regional Planning Council's Regional Affordable Housing Strategy.

Policy H2-2G: Utilize existing private, County, State and federal programs which assist individuals with home ownership through such means as subsidies, loans, loan guarantees, counseling or through other similar means, including such programs as the County Surtax Mortgage Program.

Policy H2-2H: The Town shall continue to ensure that it maintains and/or expands its stock of

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housing for residents and households at all stages of life and income groups, including apartments and starter homes, inexpensive to expensive single family homes, empty nester housing, adult congregate living facilities, and low income and subsidized senior housing.