



Commission Workshop on Affordable Housing

March 1, 2018





Public Housing Authorities History



Department of
**Community
& Economic
Development**
City of Miami
City of Miami
neighborhood

History: National Level

Started with the enactment of the Wagner-Steagall Act in 1937 which created the U.S. Housing Authority, as an agency within the Department of Interior, with the following goals:

- ❖ provide financial assistance to the States and political subdivisions thereof for the elimination of unsafe and insanitary housing conditions,
- ❖ eradication of slums,
- ❖ provision of decent, safe, and sanitary dwellings for families of low income, and for the
- ❖ reduction of unemployment and the stimulation of business activity,
- ❖ Defined a “public housing agency” as any State, county, municipality, or other governmental entity or public body which is authorized to engage in the development or administration of low-rent housing or slum clearance.
- ❖ In 1965, Department of Housing and Urban Development Act created HUD as a Cabinet-level agency.
- ❖ In 1998, the Faircloth Amendment to the U.S. Housing Act of 1937 basically stipulated that HUD couldn’t fund construction or operating assistance for any new public housing units that would result in an increase in the number of units in operation as of Oct. 1, 1999.

Note: Number of Public Housing units operated by City of Miami is zero



Public Housing Authorities History II



Department of
**Community
& Economic
Development**
City of Miami
City of Miami

History: Florida

- ❖ In 1937, the State of Florida enacted legislation that allowed the creation of Housing Authorities following the *Wagner-Steagall Act in 1937* :
- ❖ In 2016, the following language was inserted in Ch. 421.04 “Regardless of the date of its creation, a housing authority may not apply to the Federal Government to seize any projects, units, or vouchers of another established housing authority, irrespective of each housing authority’s areas of operation”.

History: City of Miami

- ❖ In 1937, through Resolution # 13079, the City of Miami created the City of Miami Housing Authority under the State Housing Authority Statute.
- ❖ The Housing Authority operated until 1968 when it was transferred to the then “Metropolitan Dade County Department of Housing and Urban Development” effective February 6, 1968.



Public Housing Authorities Current Trends



Department of
**Community
& Economic
Development**
City of Miami
City of Miami
neighborhood

- ❖ No new production of public housing units due to the Faircloth Amendment to the Housing Act of 1937 since 1999.
- ❖ There is a move from housing units to choice vouchers that allows mobility of public housing residents
- ❖ There is a concerted effort to deconcentrate poverty leading to more mixed-income developments
- ❖ Public Housing Units are increasingly outdated with deferred maintenance. According to HUD, there is a \$25.6 billion backlog of public housing capital improvements
- ❖ Introduction of Rental Assistance Demonstration (RAD) program which leverages private and public debt and equity to reinvest in public housing stock
 - Moves public housing units to Section 8 program (units get a section 8 long term contract which must be renewed by law)
 - Some Public Housing Authorities are demolishing units and constructing new units under RAD
- ❖ New none RAD construction by Public Housing Authorities are mostly mixed-income housing developments.



Creating a New Housing Authority



What can it do?

1. Within its area of operation, to prepare, carry out, acquire, lease, and operate housing projects; to provide for the construction, reconstruction, improvement, alteration, or repair of any housing project or any part thereof.
2. To lease or rent any dwellings, houses, accommodations, lands, buildings, structures, or facilities embraced in any housing project
3. To own, hold, and improve real or personal property; to purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise, or otherwise any real or personal property
4. to acquire by the exercise of the power of eminent domain any real property
5. To investigate into living, dwelling, and housing conditions and into the means and methods of improving such conditions; to determine where slum areas exist or where there is a shortage of decent, safe, and sanitary dwelling accommodations for persons of low income;
6. To administer fair housing ordinances and other ordinances as adopted by cities, counties, or other authorities who wish to contract for administrative services and to cooperate with the city, the county, the state or any political subdivision thereof in action taken in connection with such problems; and to engage in research, studies, and experimentation on the subject of housing.
7. May issue bonds based exclusively on income and revenues of the housing project financed with the proceeds of such bonds
8. Directed by an independent board of directors appointed by the Mayor which includes at least one resident of the Housing Authority
9. Governed by State Statute and not City Charter which allows personnel issues to be resolved quickly and a much smoother procurement process



Authority vs Housing Department



1. Within its area of operation, to prepare, carry out, acquire, lease, and operate housing projects; to provide for the construction, reconstruction, improvement, alteration, or repair of any housing project or any part thereof. **YES**
2. To lease or rent any dwellings, houses, accommodations, lands, buildings, structures, or facilities embraced in any housing project **YES**
3. To own, hold, and improve real or personal property; to purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise, or otherwise any real or personal property **YES**
4. To acquire by the exercise of the power of eminent domain any real property, **YES, through the City**
5. To investigate into living, dwelling, and housing conditions and into the means and methods of improving such conditions; to determine where slum areas exist or where there is a shortage of decent, safe, and sanitary dwelling accommodations for persons of low income; **YES**
6. To administer fair housing ordinances and other ordinances as adopted by cities, counties, or other authorities who wish to contract for administrative services and to cooperate with the city, the county, the state or any political subdivision thereof in action taken in connection with such problems; and to engage in research, studies, and experimentation on the subject of housing. **NO**
7. May issue bonds based exclusively on income and revenues of the housing project financed with the proceeds of such bonds. **NO, but can be a recipient of Housing Bonds for a project through a Housing Finance Authority**
8. Directed by an independent board of directors appointed by the Mayor which includes at least one resident of the Housing Authority. **NO, directed by City Commission**
9. Governed by State Statute which allows personnel issues to be resolved quickly and a much smoother procurement process. **NO, governed by City Charter with civil service rules**



Current Housing Unit of CED



Housing

Duran, Alfredo, Deputy Director (U)

Total Positions	1
Classified	0
Unclassified	1
Grant Funded	0
Temporary	0
Vacant - Non-Budgeted	0
Vacant - Budgeted	0

Single-Family Housing

Garcia, Sergio, Sr. Budget & Financial Support Adv.

Gomez, Maria, Loan Specialist

Multi-Family Housing

Contract Analysts

Ason, Maria T.

Lopez, Frank

Pinkhasov, Dollila, Property Manager

Other Housing

Asencio, Lazaro, Sr. Housing Quality Inspector

Housing Quality Inspector (Vacant)

Pina, Ana Elvira, Grant Funded Assessment Referral Specialist (U)

Vacant

Rueda, Elga Patricia, Administrative Aide II

Single-Family Housing

Total Positions	2
Classified	2
Unclassified	0
Grant Funded	0
Temporary	0
Vacant - Non-Budgeted	0
Vacant - Budgeted	0

Multi-Family Housing

Total Positions	3
Classified	3
Unclassified	0
Grant Funded	0
Temporary	0
Vacant - Non-Budgeted	0
Vacant - Budgeted	0

Other Housing

Total Positions	5
Classified	4
Unclassified	1
Grant Funded	0
Temporary	0
Vacant - Non-Budgeted	0
Vacant - Budgeted	2

Total Positions

12



Current Housing Unit of CED



Department of
**Community
& Economic
Development**
City of Miami
City of Miami
neighborhood

- ❖ A third of the department (12) currently works directly on Housing Programs, which includes:
 - ❖ Housing Choice Vouchers And Moderate Rehab Project Buildings
 - ❖ New Rental Construction
 - ❖ New Homeownership Construction
 - ❖ Homeowner Rehabilitation and Replacement Home program
 - ❖ First-time Homebuyer Down Payment Assistance Program
- ❖ Current Year Dedicated Housing Funds (2017-2018)
 - Home Funds
 - \$2,554,653: 10% for Administration
 - SHIP
 - \$1,230,664: 10% for Administration
 - Section 8 Program
 - \$5,500,00 \$436,800 for Administration
 - Affordable Housing Trust Fund
 - Varies 10% for Administration



Housing Authority Vs Housing Dept Vs CED I



Department of
**Community
& Economic
Development**
City of Miami

	Housing Authority under FS CH.421	Housing Department	Housing as Part of CED
Management	Executive Director reporting to Board of Commissioners selected by Mayor and approved by City Commission	Department Director reporting to City Manager and to City Commission	Department Director reporting to City Manager and to City Commission
Public Housing Funds for construction or operations	No	No	No
Administering Federal Housing Entitlement Funds	Can administer entitlement funds as a subrecipient of the City of Miami (CED)	Can administer federal entitlement funds as subrecipient from CED	Currently administers all federal funds
Administration funds	Strictly from operations. Support from City through MOU. (dedicated revenue)	More support from general funds (or dedicated revenue) and admin funds from administration allowed for administered programs	Mostly supported by administration funds from federal entitlements
Federal and State programs it can administer	HOME as a subrecipient SHIP as subrecipient	HOME as a subrecipient SHIP	HOME/CDBG/HOPWA/ESG/ SHIP/CDBG-DR
Bond	Can float revenue bonds for its projects	Can assess county finance authority bonds for it's project	Can assess county finance authority bonds for it's project
All other finance	Have access to all private finance as an authority (initial capacity constraints expected)	Have access to all private finance as a city department (initial capacity constraints to be overcome by using city's current capacity)	Have access to all private financing without any initial capacity constraints.
Eminent Domain	Can use eminent domain to condemn private properties	Can use eminent domain to condemn private properties through the city	Can use eminent domain to condemn private properties through the city



Housing Authority Vs Housing Dept Vs CED II



Department of
**Community
& Economic
Development**
City of Miami

	Housing Authority under FS CH.421	Housing Department	Housing as Part of CED
Property Ownership and Operation	Yes, as directed by the Board of Commissioners	Yes, as directed by City Commission through City Manager	Yes, as directed by City Commission through City Manager
Use of City Public Lands	Yes, through MOU with City of Miami	Yes	Yes
Partnership with for-profit or non-profit developers	Yes	Yes	Yes



Examples of Entities Administering Housing Funds in Other Cities



Mayor City	Population (2016)	Entity Handling HUD funds	Name of Housing Entity (If Any)	Comments
New York City (City and County)	8.54 million	NYC Dept. of Housing Preservation Dept.	NYC Housing Development Corp	Separate housing entity formed by State
Seattle	7.5 million	Dept. of Human Services	Office of Housing	
Atlanta	472,522	Office of Housing and Community Development	Atlanta Dev. Authority (Invest Atlanta)	Separate entity also manages economic development, DDA and CRA type entities
Los Angeles	4.03 million	Housing and Community Investment Department	N/A	Currently Administering \$1.2 billion n Housing Bonds
Washington DC	681,170	Dept. of Housing and Community Development	N/A	Receives \$100 million from general funds for
Denver (City and County)	693,060	Office of Economic Development	N/A	
Jacksonville (city and County)	880,619	Housing and Community Development Division	N/A	
Baltimore	614,664	Department of Housing and Community Development	N/A	
San Francisco	870,887	Office of Housing and Community Development	N/A	
New Orleans	391,495	Office of Community Development	N/A	
Boston	673,184	Housing and Community Development Department	N/A	The department also manages public housing units
Orlando	277,173	Housing and Community Development	N/A	
Tampa	377,175	Housing and Cxommunity Development	N/A	

With the exception of Boston, all the above cities have separate public housing entities. Public Housing in the City of Miami is operated by the County by choice of the city in 1968.