

## **TOWN OF DAVIE**

### **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Shirley Taylor-Prakelt, Housing and Community Dev. Director 797-1199

**PREPARED BY:** Shirley Taylor-Prakelt, Housing and Community Development Director

**SUBJECT:** Affordable Housing Services Related to Mobile Home Task Force

**AFFECTED DISTRICT:** Town-wide

**TITLE OF AGENDA ITEM:** A Resolution of the Town of Davie, authorizing the Mayor to execute an agreement with The Metropolitan Center at FIU and Carras Community Investment Inc., to undertake planning, research, and policy development related to the Town's affordable housing crisis and the impact of mobile home redevelopment on Davie residents, and serve as the Town's facilitator for Davie's Mobile Home Task Force.

**REPORT IN BRIEF:** On January 17, 2007 the Town Council passed the first reading of an Ordinance establishing a Moratorium on the redevelopment of mobile home parks, and it is scheduled for passage on second reading on February 21, 2007. The Town Council directed the Administration to create a Mobile Home Task Force comprised of mobile home owners, renters, park owners, and other interested parties. The Task Force will analyze the magnitude of the housing crisis exacerbated by the permanent and involuntary displacement of Davie's mobile home residents, and develop viable strategies and solutions to address this problem.

The Housing and Community Development Director contacted three (3) independent research/planning agencies, based on their experience and research in the affordable housing arena, to provide proposals which include:

- Coordination and staffing of 12 Mobile Home Task Force Meetings
- Provide all agendas, mail-outs, etc. after review/approval by H & CD Director
- Provide summary minutes of each meeting & prepare required advertisements
- Research other jurisdictional plans & legislation in Florida
- Develop recommended strategies/solutions to address problem
- Provide written summary of findings and solutions for Council approval
- Hold Town Council Workshop & attend up to 2 subsequent Council Meetings

The Metropolitan Center at Florida International University - The Metropolitan Center is an applied research institute that provides information and expertise to decision makers, community leaders, and citizens, as they seek to forge solutions to urban problems confronting South Florida's urban areas. The Center provides usable knowledge to inform decision makers on housing, economic development, and public opinion. The Center also provides organizational management, planning, and development, to strengthen local organizations ability to serve their clients. Their proposed cost for services is \$45,000.

South Florida Regional Planning Council (SFRPC) - The SFRPC is a planning/public agency, that works with units of local government to identify long-term challenges and opportunities facing Southeast Florida. SFRPC assists policy makers and the public, develop creative strategies that result in more prosperous and equitable communities, a healthier, and cleaner environment, and a more vibrant economy. The SFRPC provides dispute resolution, GIS/Mapping, State Data Center, visioning/facilitation services. Their proposed cost for services is \$115,000.

Center of Urban and Environmental Solutions at Florida Atlantic University (CUES) - CUES provide solutions to urban and environmental issues through research, education, and partnerships. The CUES works with policy-makers and the public to manage growth, while preserving natural systems, promoting a strong economy, and planning livable communities. On February 6, 2007 the Town was notified by Lenore Albert, Assistant Director of Research, that the CUE was unable to submit a proposal for services at this time, due to a key staff member's inability to participate in the project.

Based on the proposals submitted, the Housing and Community Development Department recommends that the Town enter into agreement with The Metropolitan Center at FIU and Carras Community Investment Inc., based on the attached proposal.

**PREVIOUS ACTIONS:** Town Council adopted Mobile Home Moratorium on 1<sup>st</sup> Reading

**CONCURRENCES:**

**FISCAL IMPACT:** Yes

Has request been budgeted? No

If no, amount needed: \$45,000

What account will funds be appropriated from:

Additional Comments:

**RECOMMENDATION(S):** Adopt Resolution

**Attachment(s):** Resolution and Proposed Scope of Services

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE METROPOLITAN CENTER AT FIU AND CARRAS COMMUNITY INVESTMENT INC., TO UNDERTAKE PLANNING, RESEARCH, AND POLICY DEVELOPMENT RELATED TO THE TOWN'S AFFORDABLE HOUSING CRISIS AND THE IMPACT OF MOBILE HOME REDEVELOPMENT ON DAVIE RESIDENTS, AND SERVE AS THE TOWN'S FACILITATOR FOR DAVIE'S MOBILE HOME TASK FORCE.

**WHEREAS**, thirty-one (31) Mobile Home Parks (collectively the "Mobile Home Parks") are located within the Town's boundaries; and

**WHEREAS**, the Mobile Home Parks serve a critical role in providing affordable housing for those persons who live in, and are employed in, the Town; and

**WHEREAS**, the lack of affordable housing in the Town is of particular concern to the residents of Davie's mobile homes who may be permanently and involuntary displaced as a result of the sale of their Mobile Home Parks to developers proposing to change the land use; and

**WHEREAS**, the Town finds itself facing increased pressure concerning the possible redevelopment of Mobile Home Parks in the Town, and such redevelopment pressure could result in the loss of critical workforce and affordable housing units in the Town; and

**WHEREAS**, by Resolution R-2006-328, dated December 20, 2006, the Town recognized and declared that there is an affordable housing crisis in Davie, and mobile home residents have no comparable affordable housing in which to relocate, should they lose their residence; and

**WHEREAS**, On January 17, 2007 the Town Council passed on first reading, an Ordinance establishing a Moratorium on the Redevelopment of Mobile Home Parks, and it is scheduled for passage on 2nd reading on February 21, 2007; and

**WHEREAS**, the Town Council directed the Administration to create a Mobile Home Task Force comprised of mobile home owners, renters, park owners, and other interested parties may shed light on the affordable housing issues and offer proposed solutions; and

**WHEREAS**, the Town of Davie finds it necessary to develop viable housing incentives, legislative strategies, and other affordable housing solutions for the Town Council's consideration; and,

**WHEREAS**, the Town of Davie desires to enter into an agreement with an independent agency to facilitate the work of the Mobile Home Task Force, provide planning, research, and develop long-term strategies and solutions.

**NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:**

**SECTION 1.** The Mayor or his designee is hereby authorized to execute an agreement with The Metropolitan Center at FIU and Carras Community Investment Inc., to undertake planning, research, and policy development related to the Town's affordable housing crisis and the impact of mobile home redevelopment on Davie residents, and serve as the Town's facilitator for Davie's Mobile Home Task Force in the amount of \$45,000.

**SECTION 2.** This Resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.**

\_\_\_\_\_  
**MAYOR/COUNCILMEMBER**

**ATTEST:**

\_\_\_\_\_  
**TOWN CLERK**

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.**

Town of Davie Mobile Home Redevelopment:  
**Planning and Research**

**Prepared by:**

The Metropolitan Center  
and  
Carras Community Investment, Inc.

**Prepared for:**

Town of Davie



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The Florida International University (FIU) Metropolitan Center in conjunction with Carras Community Investment, Inc. will provide advisory services for the Town of Davie that will manage a planning process with the proposed Mobile Home Task Force. We will also capture and interpret jurisdictional best practices and policy/legislative options. Finally we will provide written recommendations, educate Task Force and Town Council members on costs and benefits of different policy options. This research and analysis will be designed to assist the Town in determining future housing policy and strategy direction. Given the dynamics of the South Florida and Davie housing market, the research database will be designed to include a monitoring system with periodic updates.

The FIU Metropolitan Center has an established applied research capacity that ensures cutting-edge research and quantitative data analysis on workforce and affordable housing issues in South Florida. The Metropolitan Center has a full time team of academic and professional experts on housing and economic development issues, who have prepared a range of real estate market studies for various local governmental bodies, agencies and organizations. The Metropolitan Center's in-house Geographic Information Systems (GIS) capacity allows for comprehensive data analysis and visual display. Located in the Washington Mutual Building in downtown Miami, the Metropolitan Center's goal is to be fully accessible and responsive to the needs of South Florida's governmental agencies.

The FIU Metropolitan Center has recently completed Housing Needs Assessments for the Broward Housing Partnership, the Housing Leadership Council of Palm Beach, the City of Boynton Beach and a Major Employer survey for the Miami Dade Chamber of Commerce.

Carras Community Investment, Inc. is a development finance consulting company based in Fort Lauderdale. With over twenty year's experience, James Carras, Principal, is nationally recognized for pioneering initiatives in community and economic development finance. He has taught previously at Harvard University and M.I.T. School of Architecture and Urban Planning and currently is a Visiting Professor at Florida Atlantic University where he teaches graduate seminars in Housing, Economic Development and Urban Redevelopment.

Carras is the author of the *Broward Housing Partnership Strategic Plan*, member of the Broward Planning Council Ad Hoc Committee on Affordable Housing, Chairman of the Florida Redevelopment Association Housing Committee and a Board member of the BHP Community Land Trust, Inc. The firm managed the planning process for the creation of the Broward Housing Partnership, Inc., the BHP Community Land Trust and the BHP Housing Trust. He currently is consulting with the Tampa Bay Partnership on the creation of a *Workforce Housing Equity Fund* and the lead consultant on the *Broward County Linkage Study* being conducted by the FIU Metropolitan Center. Recently, the firm prepared a winning application in behalf of Bank Atlantic to the Federal Home Loan Bank of Atlanta's Affordable Housing Program for an affordable housing development in Pompano Beach. In 2006, Mr. Carras was recognized by Vision Broward and the Greater Fort Lauderdale Board of Realtors for his community leadership in the affordable housing issue.

## SCOPE OF SERVICES

### ***PHASE I Organize Task Force meeting dates and work plan.***

#### ***Task 1: Initial Meeting with Task Force***

The Consulting Team will meet with the Task Force to identify a work plan acceptable to the Task Force. We will help in the creation of a vision and mission statement for the Task Force as well as a project management schedule of deliverables and decision dates.

#### ***Task 2: Issue Framing***

The Consulting Team will provide background information to the Task Force members on the mobile home redevelopment issue in Davie as well as initial discussion on the issue in other parts of Florida and

the country. We will provide background data on the current and future supply of housing in Davie based on value, type, tenure and geographic sub-area. Projected future housing supply will be calculated for the Years 2010 and 2015. The Housing Market Analysis may include the following components culled from existing Town data and other sources:

1. Housing inventory by type particularly mobile homes;
2. Age of the housing inventory particularly mobile homes;
3. Existing housing conditions particularly mobile homes;
4. Existing housing values and rents particularly mobile homes;
5. Profile of existing residential developments particularly mobile homes;
6. Assessment of current and projected residential development activity;
7. New and used housing sales trends;
8. Apartment rent trends;
9. Apartment vacancy rates;
10. Apartment and condominium absorption activity; and
11. Market appreciation estimates for owner and renter units.

### ***PHASE II Research other jurisdictional plans and legislation in Florida***

#### ***Task 1:***

The Consulting Team will prepare a database of other Florida jurisdictions' responses to similar mobile home redevelopment issues. The database will include a comprehensive listing of jurisdictional legislation as well as programs and policies. Surveys will be conducted to gauge the success of these initiatives relative to their initial goals and objectives.

The results of this Database and Analysis will provide a clearer understanding of the policy, legal, legislative and programmatic options available to the Town. The analysis will assist the Town in determining appropriate levels of action.

### ***PHASE III Develop recommended strategies/solutions to address problem***

This phase will be prepared by the Consulting Team in conjunction with the Task Force. We will work closely with the Task Force in an inclusionary planning process and will involve all stakeholders. We will define the "problem(s)", identify and reach out to all stakeholders and guide the Task Force to reaching consensus. Through this process we will develop a set of directed strategies that are realistic and are likely to be implemented. We will make recommendations as to:

- Address the affordable housing issue in the Town for those who currently live in mobile homes.
- Need for regulatory changes and adjustments relative to land use;
- New financing and funding strategies given the flexibility of existing and proposed funding programs and sources;
- Define housing programs and efforts to address the "gap" in funding which is faced by families who live in mobile homes;

- Outline policies the city should consider integrating into the Comprehensive Plan as part of the EAR based amendments.
- Establish Capital Funding priorities that the Town may plan to dedicate to redevelopment and, notably, the preservation of mobile home housing and/or suitable replacement affordable housing. The objective will be to help: 1) determine the best uses of the funds (e.g. equity, construction debt, property acquisition); 2) identify the type of projects that will benefit most from this funding source (e.g. rehabilitation versus new construction, in-fill projects within a specific area); and, 3) outline certain terms that should govern the use of these funds.

***PHASE IV Hold Town Council Workshop and attend up to two subsequent Council Meetings***

Based on the Task Force findings and deliberations as well as our research on best practices and recommended actions, we will plan and conduct a Town Council Workshop on mobile home redevelopment issues and future policies. The Workshop will help the Town Council determine the best course of action(s) for the future. We will be prepared to attend and provide further support at related Town Council meetings.

***PLANNING PROCESS***

The Consulting team will be responsible for the coordination and staffing of up to twelve Mobile Home Task Force meetings. We will also prepare agendas, back up materials, mailings both US mail and electronic transmission, minutes and any legally-required advertisements. All of these activities will be reviewed and approved by the Town's Housing and Community Development Director.

***BUDGET***

Based on a final work plan that is agreed upon by FIU Metropolitan Center and the Town of Davie we will finalize a budget for all work tasks identified. We estimate the total cost of services and related administrative expenses is \$45,000.

***CONTACT***

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