



GOAL 1: Ensure the availability of a decent, safe and sanitary housing stock to accommodate current and future residents.

Objective H1-1: Housing Sites

The Town shall designate an adequate supply of residential land on its Future Land Use Map to accommodate its current and projected population, up to the projected 2020 population of 60,000.

Monitoring Measures H1-1

1. Acreage of residentially designated lands on Future Land Use Plan Map;
2. Housing inventory; and
3. Land development regulations supportive of a variety of housing types.

Policy H1-1A: The Town shall maintain the residential Future Land Use designation of its existing and developing residential neighborhoods.

Policy H1-1B: In order to discourage sprawl and encourage housing in areas with the necessary infrastructure and services, including proximity to mass transit, retail, community services, and employment centers, the Town shall allow residential development in appropriate locations in the Town Center and Mixed Use Districts.

Policy H1-1C: The Town shall encourage housing proximate to transit and employment centers by allowing residential development at appropriate densities along transit corridors.

Policy H1-1C: The Town's residential zoning districts shall allow a variety of housing types in residential districts in order to meet the housing needs of current and projected residents.

Policy H1-1D: Public infrastructure and services shall be provided concurrent or prior to development, or within the timeframes mandated by State statute.

Objective H1-2: Housing Stock

The Town shall seek to eliminate all substandard units by 2025.

Monitoring Measures H1-2

1. Number of substandard units in the Town that have been corrected as a result of code enforcement action or rehabilitation assistance.

Policy H1-2A: Enforce the Town codes to achieve correction of housing that does not meet property maintenance standards, as defined in Florida Statutes.

Policy H1-2B: Coordinate with Miami-Dade County and other agencies as appropriate, including non-profit organizations, to ensure the availability of housing rehabilitation assistance to qualified households.

Policy H1-2C: The Town, through its Land Development Regulations, shall prohibit out-of-scale development, redevelopment, additions, and/or improvements in residential neighborhoods.



Policy H1-2D: The Town shall implement strategies to meet the needs of specific residential neighborhoods, and may identify subareas that warrant special studies.

Policy H1-2E: 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 or elderly housing.

Objective H1-3: Historically Significant Housing

The Town shall protect officially designated historically significant housing that may be located within its boundaries.

Monitoring Measures H1-3

1. Completion of historic and archaeological resource survey;
2. Number of sites identified and designated;
3. Adoption of protection mechanisms in the land development regulations; and
4. Examples of intergovernmental coordination efforts to achieve resource protection goals.

Policy H1-3A: By 2020, the Town shall coordinate with the appropriate agencies to conduct a survey to determine if historically significant housing structures are within its boundaries, and to maintain a database of such sites.

Policy H1-3B: The Town shall incorporate mechanisms to protect designated historically designated housing, if any, into its Land Development Regulations, and shall review development proposals to ensure that development and redevelopment does not negatively impact these structures.

Policy H1-3C: In the event that historically significant housing structures are identified in the surveying effort, the Town shall consider the establishment of a local register and listing processes and procedures.

Policy H1-3D: The Town shall coordinate, as appropriate, with local, County, State and federal agencies and the private sector to ensure the protection of historically designated housing that may be located within its boundaries.

Policy H1-3E: In the event that historically designated housing is identified in the survey, the Town shall ensure that information and educational materials about these structures are made available through the appropriate mechanisms.



GOAL 2: Ensure the availability of housing that is affordable to current and future residents of all income 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/or with special 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; and
3. Housing costs.

Policy H2-1A: The Town shall utilize the most recent 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.

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.



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 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.



Objective H2-3: Relocation Assistance

The Town shall ensure that public sector relocation assistance is provided to households who are displaced by public projects, in accordance with State statutes.

Monitoring Measures H2-3

1. Number of households who required relocation assistance; and
2. Number of households provided with relocation assistance.

Policy H2-3A: The Town shall ensure the availability of decent, safe, sanitary, affordable, and accessible housing units that will be available to households who will be displaced by public projects prior to authorizing such projects.

Policy H2-3B: The Town shall coordinate with the County to ensure the availability of adequate emergency shelters, transitional housing, and relocation assistance for low and moderate income households who might be displaced by natural disasters as part of its emergency response and post-disaster recovery efforts.

Objective H2-4: Special Needs Housing

The Town shall ensure that the housing needs of special needs groups are addressed through the appropriate mechanisms.

Monitoring Measures H2-4

1. Land Development Regulations that permit group homes, small-scale affordable housing facilities for the elderly, assisted living facilities, adult day-care facilities, and foster care facilities; and
2. Number of group homes, small-scale affordable housing facilities for the elderly, assisted living facilities, adult day-care facilities, and foster care facilities.

Policy H2-4A: The Town shall permit the location of group homes, small-scale affordable housing facilities for the elderly, assisted living facilities, adult day-care facilities, and foster care facilities in residential neighborhoods, in accordance with State law.

Policy H2-4B: The Town shall enforce compliance with the Americans with Disabilities Act (ADA) in order to ensure that persons with disabilities have equal access to housing, employment and services.

Policy H2-4C: The Town shall consider allowing an increase in the size of existing group homes to the extent that there is no impact on adjacent neighborhoods.

Policy H2-4D: The Town will comply with State regulations related to group homes while examining their impacts on single family neighborhoods.