Jacqueline Garcia-Roves
Mayor

Council President
Luis Rodriguez

Council Vice-President
Carl Zogby

City of Hialeah

Council Members
Juan Junco
Melinda de la Vega
Monica Perez
Jesus Tundidor

June 16, 2025

Department of Economic Opportunity, Bureau of Comprehensive Planning
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120
Attention: James Stansbury, Chief
Email: James.Stansbury@deo.myflorida.com

RE: Transmittal of City of Hialeah June 2025 Comprehensive Plan Text Amendment
Expedited State Review Process

Dear Mr. Stansbury,

Enclosed is a copy of Resolution 2025-226 passed and adopted on May 27, 2025 authorizing the transmittal of the City's Comprehensive Plan text amendment, the proposed amendments and other required documents. The proposed text amendment consists of one application to amend the Housing Element to provide for an updated planning horizon, goals and objectives, and policies, along with a full update of the Housing data, inventory, and analysis section using the latest available resources.

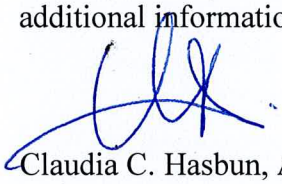
The review was conducted in accordance with the requirements of Chapter 163.3184(3), Florida Statutes (F.S.). Copies of the transmittal package are being concurrently emailed to the review agencies listed at the end of this letter. After your review of the proposed amendment is completed, the city will address objections, recommendations, and comments as appropriate and will host two readings of the Ordinance to adopt the amendments.

- **Local Planning Agency Public Hearing Date**: April 23, 2025
- **City Council Public Hearing Transmittal Date**: May 27, 2025
- **Summary of Proposed Amendment:**
  Comprehensive Plan Housing Element Amendment updating planning horizon, aligning and updating goals, policies, and objectives of the element. Full update of the Housing data, inventory, and analysis section.
- **Anticipated Month of Adoption**: September 2025

The proposed amendment is not related to an area of critical State concern, a sector plan, a rural stewardship area or a development pursuant to Section 380.064 (24)(x), F.S. or a new for a newly incorporated municipality. The contact person for this amendment is as follows:

Claudia C. Hasbun, AICP
Interim Planning and Zoning Official
City of Hialeah Planning and Zoning Division
501 Palm Avenue, 2nd Floor
Hialeah, FL 33010
chasbun@hialeahfl.gov

Thank you for your assistance in this matter. Please contact me if you have any questions or need additional information.



Claudia C. Hasbun, AICP
Interim Planning and Zoning Official
City of Hialeah

CC: Department of Environmental Protection, Plan.Review@dep.state.fl.us
Department of State, Jason Aldridge, Jason.Aldridge@DOS.MyFlorida.com
Department of Transportation, District Six, Shereen Yee Fong, Shereen.yeefong@dot.state.fl.us
South Florida Regional Planning Council, Isabel Cosio Carballo, isabelc@sfrpc.com
South Florida Water Management District, Nancy Demonstranti, SFLOCALGOVPLAN@sfwmd.gov
Miami-Dade County, Jerry Bell, Jerry.Bell@miamidade.gov
Miami-Dade County Public Schools, Mark Weigly, Planning Manager, CompPlans@fldoe.org
City of Miami Springs
City of Hialeah Gardens
Town of Miami Lakes
Town of Medley
City of Opa-Locka

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
April 23rd, 2025
Summary Agenda-Minutes

HIALEAH CITY HALL — 6:00 P.M.
501 PALM AVENUE-3RD FLOOR — HIALEAH

Call to order.

REPORT: Planning and Zoning Board Chairman, Diego Perez called the meeting to order at 6:00 P.M.

Invocation and pledge of allegiance.

REPORT: Planning and Zoning Board Chairman, Diego Perez led the invocation and pledge of allegiance.

MEETING GUIDELINES

The following guidelines apply to today's Planning and Zoning Board Meeting:

- Any person, whether participating via the web platform, telephonic conferencing or physical presence at City Hall, interested in making comments or posing questions on any item on the agenda, may do so during the meeting.

- Members of the public may hear the meeting live through telephonic conferencing using any telephone or cellular phone service. A smart device or computer are not necessary to participate in the meeting if you join by phone.

- All persons participating via the web platform will be muted during the meeting until called upon to be heard. Participation through Zoom requires a computer or smart mobile device with a microphone and web camera. The participant may elect to participate in the meeting using audio only or appear through both audio and video. The video function of all participants appearing through video will be turned off until called upon to be heard.

REPORT: Planning and Zoning Planner I, Yiselis Gato read the meeting guidelines for the record.

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.

Present: Mr. Perez, Mr. Santiesteban, Mr. Ulloa, Mr. Jimenez, Mrs. Henriquez, Yiselis Gato, Planner I, Claudia Hasbun, Interim Planning and Zoning Official, and Alexander J. Magrisso, Esq, Assistant City Attorney.
Absent: Mr. Iglesias and Mr. Masson.

2. Approval of Planning and Zoning Board Summary Agenda of April 9th, 2025 as submitted.

Motion to Approve: Mrs. Henriquez, Second: Mr. Santiesteban.
Motion Passed: 5-0-2 with board members, Mr. Masson and Mr. Iglesias absent.

Item approved.

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

REPORT: All were duly sworn in by Planning and Zoning Planner I, Yiselis Gato.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, CONTACT A MEMBER OF THE CITY CLERK'S OFFICE TO OBTAIN A COPY OF THE FINAL DECISION AND RESOLUTION. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, MAY 13TH, 2025.

3. ~~**Rezoning** property from R-1 (One-Family District) to R-2 (One-and-Two-Family Residential District). Variance permit to allow the construction of a duplex on a substandard lot having a frontage of 60 feet, where 75 feet are required; allow total lot coverage of 36%, where 30% is the maximum allowed, and to allow interior east and west side setbacks of 6.6 feet, where 7.5 feet are required. Property is located at **728 East 41st Street,** Hialeah, zoned R-1 (One-Family District).~~
~~**Applicant: Manny Reus, Architect on behalf of Ana Castillo Escoto and Melvin Rivera Gunera.**~~
~~**Planner's recommendation: Approval with conditions.**~~

REPORT: Interim Planning and Zoning Official, Claudia Hasbun spoke on this item.

REPORT: Manny Reus, Architect, 10501 Pines Boulevard, Suite 342, Pembroke Pines, Florida 33029, addressed the Planning and Zoning Board.

REPORT: Ana Castillo Escoto (Owner), 728 East 41st Street, Hialeah, Florida 33013, spoke on this item.

REPORT: Planning and Zoning Board Chairman, Diego Perez spoke on this item.

REPORT: Planning and Zoning Board Vice-Chairman, John Ulloa spoke on this item.

REPORT: Planning and Zoning Board Member, Julissa Henriquez spoke on this item.

REPORT: Planning and Zoning Board Member, Eduardo Santiesteban spoke on this item.

REPORT: Planning and Zoning Board Member, Abdel Jimenez spoke on this item.

REPORT: Assistant City Attorney, Alexander J. Magrisso, Esq. spoke on this item

No action on this item. Item is withdraw by the applicant's request.

4. **Special Use Permit (SUP)** to allow the partial retrofit of an existing motel to operate as a mixed-use development project with a maximum of 31 residential units in conjunction with the existing 84 motel units; and to allow residential use within the M-1 (Industrial District) Zoning District; allow 102 parking spaces, where 146 parking spaces are required. Property is located at **1775 West Okeechobee Road**, Hialeah, zoned M-1 (Industrial District).
Applicant: Hugo P. Arza, Esq. on behalf of CW HIALEAH, LLC.
Planner's recommendation: Approval with conditions.

REPORT: Interim Planning and Zoning Official, Claudia Hasbun spoke on this item.

REPORT: Alejandro J. Arias, Esq. (Lobbyist), 701 Brickell Avenue, Suite 3300, Miami, Florida 33131 addressed the Planning and Zoning Board.

REPORT: Planning and Zoning Board Chairman, Diego Perez spoke on this item.

REPORT: Planning and Zoning Board Vice-Chairman, John Ulloa spoke on this item.

REPORT: Planning and Zoning Board Member, Julisa Henriquez spoke on this item.

REPORT: Planning and Zoning Board Member, Eduardo Santiesteban spoke on this item.

REPORT: Planning and Zoning Board Member, Abdel Jimenez spoke on this item.

REPORT: Assistant City Attorney, Alexander J. Magrisso, Esq. spoke on this item.

Motion to Table Item Until May 14th, 2025 Meeting: Mr. Santiesteban; Second: Mrs. Henriquez.
Motion Passed: 5-0-2 with board members Mr. Masson and Mr. Iglesias absent.

Item tabled until May 14th, 2025 meeting.

5. **Special Use Permit (SUP)** to allow the expansion of the Neighborhood Business District (NBD) overlay in relation to a proposed mixed-use development including 32 residential units and approximately 3,600 square feet of commercial space. Variance permit to allow 58 parking spaces, where 77 parking spaces are required, and allow 22% pervious area, where 30% is the minimum required, and variance to allow partial waiver of minimum landscape requirements through landscape mitigation as per Sec. 98-2235. Properties are located at **901 East 2nd Avenue and 925 East 2nd Avenue**, Hialeah, zoned CR (Commercial Residential District).
Applicant: Edna Morales Rodriguez as General Partner of The Rodriguez Family LLLP and Enrique Rodriguez.
Planner's recommendation: Approval with conditions.
APPLICANT REQUESTED TO TABLE THE ITEM UNTIL THE MAY 14TH, 2025 MEETING.

No action on this item. Item is tabled by the applicant's request until May 14th, 2025 meeting.

6. RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, EXPRESSING ITS INTENT TO APPROVE AND ADOPT TEXT AMENDMENTS TO THE HOUSING ELEMENT OF THE CITY OF HIALEAH, FLORIDA, COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT: Interim Planning and Zoning Official, Claudia Hasbun spoke on this item.

REPORT: Planning and Zoning Planner I, Yiselis Gato spoke on this item.

REPORT: Planning and Zoning Board Member, Eduardo Santiesteban spoke on this item.

REPORT: Planning and Zoning Board Vice-Chairman, John Ulloa spoke on this item.

Motion to Approve: Mrs. Henriquez; Second: Mr. Santiesteban.
Motion Passed: 5-0-2 with board members Mr. Masson and Mr. Iglesias absent.

Item approved.

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

7. Old Business. **None.**

8. New Business. **Planning and Zoning Board Vice-Chairman, Mr. Ulloa spoke about Hialeah's standards and his concern about housing issues.**

Planning and Zoning Board Chairman, Diego Perez spoke on this issue.

Planning and Zoning Board Member, Eduardo Santiesteban spoke on this issue.

Planning and Zoning Board Member, Mr. Jimenez spoke on this issue.

Interim Planning and Zoning Officer, Claudia Hasbun spoke on this issue.

REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 7:31 P.M.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING, A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NEXT PLANNING AND ZONING BOARD MEETING:
WEDNESDAY, MAY 14TH, 2025 AT 6:00 P.M.

Jacqueline Garcia - Roves
Mayor

Luis Rodriguez
President

Carl Zogby
Vice President



Council Members
Melinda Del La Vega
Juan Junco
Monica Perez
Jesus Tundidor

City Council Meeting Minutes
May 27, 2025
5:30 p.m.

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1. **CALL TO ORDER**

Council Vice - President Rodriguez called the meeting to order at 5:58 p.m.

2. **ROLL CALL**

Present: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Vice President Luis Rodriguez
Council Member Carl Zogby

Staff Present: Marbelys Fatjo, City Clerk
Rafael Suarez-Rives, City Attorney

Attendees: Jacqueline Garcia-Roves, Mayor

3. **INVOCATION**

The invocation was led by Marbelys Fatjo, City Clerk.

4. **PLEDGE OF ALLEGIANCE**

Council Member De La Vega led the Pledge of Allegiance.

5. **MEETING GUIDELINES**

The following guidelines have been established by the City Council:

- **ALL LOBBYISTS MUST REGISTER WITH THE CITY CLERK**
- As a courtesy to others, please refrain from using cellular telephones or other similar electronic devices in the Council Chamber.
- A maximum of three (3) speakers in favor and three (3) speakers in opposition will be allowed to address the Council on any one item. Each speaker's comments will be limited to three (3) minutes.
- No signs or placards, in support of or in opposition to an item or speaker, shall be permitted within the Council Chamber.
- Any person, whether participating via the web platform, telephonic conferencing or physical presence at City Hall, interested in making comments or posing questions on matters of public concern or on any item on the agenda, may do so during the meeting.
- Members of the public may address the City Council on any item pertaining to City business during the Comments and Questions portion of the meeting. A member of the public is limited to one appearance before the City Council and the speaker's comments will be limited to three (3) minutes.Individuals should be respectful of the elected officials and staff that are on the dais and make every effort to speak

with a moderate tone using appropriate language and avoiding personal attacks. Members of the public in the audience shall refrain from shouting or making remarks from their seats to the Mayor, Council Members or staff sitting on the dais.

- The public can view public meetings on the City's YouTube page (www.youtube.com/cityofhialeahgov).

REPORT: City Clerk, Marbelys Fatjo, announced the meeting guidelines.

6. COMMENTS AND QUESTIONS

1. Miami-Dade County District 6 Commissioner Natalie Milian Orbis, *(registered speaker)*, introduced herself.

2. Jose Azze, 788 Southeast Park Drive, Hialeah, Florida 33010 *(registered speaker),* provided the City Council with a document titled "Sports programs that have been eliminated from all our parks", a copy of which is on file with the Office of the City Clerk and spoke regarding parks.

- Gian Barsaga, 900 East 6 Street, City of Hialeah Parks and Community Engagement Department, spoke.
- Michael Festa, City of Hialeah Parks and Community Engagement Department, spoke.

3. Carolina Alvarado, 864 West 72 Street, Hialeah, Florida 33014 *(registered speaker),* spoke in favor of appointing Juan Santana as the candidate to fill the City Council Group III vacancy.

4. Christopher Monzon, 7540 West 20th Avenue, Hialeah, Florida 33016 *(registered speaker),* spoke regarding administration and election matters.

7. PRESENTATIONS

A. The City of Hialeah recognizes City employees for their years of service:

25 Years of Service:

1. **Osvaldo Sardina**, Police Lieutenant - Police Department
2. **Rolando Rios**, Police Sergeant - Police Department
3. **Johnerick Rojas**, Senior Business Manager - Police Department
4. **Rachel Gigato**, Executive Assistant to the Police Chief - Police Department
5. **Ailyn De Jesus**, I.D. Technician Supervisor - Police Department
6. **Aldy Machado**, Librarian Aide II, Library Department
7. **Carlos Rodriguez**, Utilityman, Public Works Department
8. **Yasmani Diaz**, Superintendent of Solid Waste, Solid Waste Division
9. **Maria Hernandez**, Junior Accountant - Finance Division
10. **Augusto Morales**, Roadway Construction Supervisor - Streets Department

(HUMAN RESOURCES DEPARTMENT)

REPORT: Human Resources Director Elsa Jaramillo-Velez spoke.

REPORT: Mayor Jacqueline Garcia Roves spoke and presented each employee with a recognition.

8. ANNOUNCEMENT OF AMENDMENTS/CORRECTIONS TO THE AGENDA

- David Perez and Teresa Mejides Perez with a home address of 322 East 43rd Street, submitted documentation to express opposition to the approval of the variance requested by the applicant of Zoning Item 18 C. At the direction of the City Council, City Clerk Marbelys Fatjo read said letter into the record during the Council's consideration of the item.

REPORT: City Clerk, Marbelys Fatjo, announced the Amendments/ Corrections to the Agenda.

9.

APPOINTMENT OF AN ACTING COUNCILMEMBER TO GROUP SEAT III

A. **RESOLUTION**: Proposed resolution of the Mayor and the City Council of the City of Hialeah, Florida appointing _____ as Acting Councilmember to fill the temporary vacancy on the Hialeah City Council resulting from the assumption of the duties and office of the Mayor by former Council President Jacqueline Garcia-Roves who will return to the City Council to complete the balance of her elected term, if any, pursuant to the City of Hialeah Charter § 2.01(c)(2); and to exercise all authority of the Office of Councilmember.

- On May 13, 2025, the City Council postponed the item until the City Council Meeting of May 27, 2025.
- Council Vice President Rodriguez opened the floor for applicants to address the City Council. The following applicants spoke:
  - Juan Santana
  - Maria Negron
  - John Ulloa
  - Alejandra Cortina
  - William Marrero
  - Luis Morales
- Frank De La Paz, member of the public, spoke regarding this matter.
- Eric Johnson, Local 1102, spoke regarding this matter.

Motion by Council Member Carl Zogby, seconded by Council Vice President Luis Rodriguez

Motion to appoint William Marrero to the City Council Group III Vacancy.

AYE: Council Member Juan Junco
Vice President Luis Rodriguez
Council Member Carl Zogby
NAY: Council Member Jesus Tundidor
Council Member Melinda De La Vega
Council Member Monica Perez

Motion fails at the pleasure of the Council.

Motion by Council Member Carl Zogby, seconded by Council Member Juan Junco

Motion to direct the City's Law Department to bring back the ordinance calling for a Special Election for November 4, 2025 to fill the vacancy of City Council Group III, subject to the approval of Miami-Dade County Elections Department.

AYE: Council Member Juan Junco
Vice President Luis Rodriguez
Council Member Carl Zogby
Council Member Jesus Tundidor
NAY:Council Member Melinda De La Vega
Council Member Monica Perez

10. ELECTION OF COUNCIL PRESIDENT

A. Election by the City Council of one of its members as Council President pursuant to § 3.01(c) of the Charter of the City of Hialeah.

- On May 13, 2025, the City Council postponed the item until the City Council Meeting of May 27, 2025.

Motion by Council Member Jesus Tundidor, seconded by Council Member Carl Zogby

Motion to appoint Council Vice President Luis Rodriguez as the Council President pursuant to § 3.01(c) of the Charter of the City of Hialeah.

Motion to appoint Council Vice President Luis Rodriguez as Council President -

AYE: Council Member Juan Junco
Vice President Luis Rodriguez
Council Member Carl Zogby
Council Member Jesus Tundidor
Council Member Melinda De La Vega
Council Member Monica Perez

B. Election by the City Council of one of its members as Council Vice President pursuant to § 3.01(c) of the Charter of the City of Hialeah.

REPORT: Council President passed the gavel to the most senior member on the City Council, Council Member Zogby, and made motion to nominate Council Member Zogby as Council Vice President.

Motion by Council President Luis Rodriguez, seconded by Council Member Juan Junco

Motion to appoint Council Member Carl Zogby as the Council Vice President pursuant to § 3.01(c) of the Charter of the City of Hialeah.

Motion to appoint Council Member Carl Zogby as Council Vice President-

AYE: Council Member Juan Junco
Vice President Luis Rodriguez
Council Member Carl Zogby
Council Member Jesus Tundidor
Council Member Melinda De La Vega
Council Member Monica Perez

11. **BOARD APPOINTMENTS**

12. **CONSENT AGENDA**

All items listed with letter designations are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember, the Mayor or a resident so requests, in which case the item will be removed from the consent agenda and considered along with the regular order of business.

REPORT: Council President Rodriguez requested a separate discussion for Consent Item C.

REPORT: Council Member Perez requested a separate discussion for Consent Item K.

Motion to approve the Consent Agenda except Item C and Item K -

Motion by Council Member Carl Zogby, seconded by Council Member Melinda De La Vega

A. Request permission to approve the minutes of the City Council Meeting held on May 13, 2025 at 5:30 p.m.

(OFFICE OF THE CITY CLERK)

APPROVED 6-0

B. **RESOLUTION:** Proposed resolution ratifying and approving the Collective Bargaining Agreement between the Hialeah Association of Fire Fighters, I.A.F.F., Local 1102 and the City of Hialeah, Florida for period beginning on October 1, 2025 through September 30, 2026, a copy of which will be on file in the

Office of the City Clerk; and providing for an effective date.

(HUMAN RESOURCES DEPARTMENT)

APPROVED 6-0
RESOLUTION NO. 2025-220

C. Request permission to enter into an agreement with Counsilman/Hunksaker & Associates, Inc., for an Aquatic Assessment and Study Plan for the existing outdoor municipal swimming pools (Babcock Pool, Bright Pool, Bucky Dent Water Park, McDonald Water Park, Milander Aquatic Center, Reid Pool, Walker Pool), in a total expense amount not to exceed $43,450.00, amount which includes a ten percent (10%) contingency to cover the cost of any unforseen circumstances that may arise during the scope of work.

The funding for this expenditure is to be drawn against the General Fund - Professional Services Account No. 001.3130.572.310.

(PARKS AND COMMUNITY ENGAGEMENT DEPARTMENT)

APPROVED 6-0

REPORT: Michael Festa, Deputy Director of the Department of Parks and Community Engagement, spoke on this item.

Motion to approve -

Motion by Council Member Jesus Tundidor, seconded by Council Vice President Carl Zogby
AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

D. **RESOLUTION**: Proposed resolution adopting the City of Hialeah Transit System Title VI Program Plan reaffirming the City's policy of non-discrimination in its public transportation system, and establishing a complaint procedure and a public participation plan to ensure all riders equal distribution to, participation in an enjoyment of the benefits of the City of Hialeah's Public Transportation Services, a copy of which is attached as Exhibit "A".

(HUMAN RESOURCES DEPARTMENT)

APPROVED 6-0
RESOLUTION NO. 2025-221

E. **RESOLUTION**: Proposed resolution waiving competitive bidding; and authorizing the Mayor or her designee and the City Clerk, as attesting witness, on behalf of the City to increase Purchase Order #2025-173, issued to Cummins Inc., doing business as Cummins Sales and Service, for the purchase of parts and accessories for transit, fire and fleet vehicles; approving the expenditure in an amount not to exceed $15,000.00, for a total cumulative amount not to exceed $85,000.00; and providing for an effective date.

(FLEET AND MAINTENANCE DEPARTMENT)

APPROVED 6-0
RESOLUTION NO. 2025-222

F. **RESOLUTION**: Proposed resolution approving a piggyback contract on Contract #020221-CAW by Sourcewell, a State of Minnesota agency, with Calamp Wireless Networks Corporation for fleet management technologies with related software solutions, and authorizing the Mayor or her designee and the City Clerk, as attesting witness, on behalf of the City, to issue a purchase order to Synovia Solutions, in the amount not to

exceed $57,209.40, for the rental of GPS tracking devices and in substantial conformity with the agreement attached hereto and made a part hereof as "Exhibit A"; and providing for an effective date.

(FIRE DEPARTMENT)

APPROVED 6-0
RESOLUTION NO. 2025-223

G. Request permission to award City of Hialeah Invitation for Bid (IFB) No. 2024-25-020 - Storm Drain Supplies/Materials, to Fortline, Inc., most responsive and responsible bidder, and issue a purchase order to this vendor to provide storm drain supplies and materials such as pipes, culverts, clamps, end caps, and filter fabric for use on storm drain applications, in a total cumulative expense amount not to exceed $42,614.80.

The funding for this expenditure is to be drawn against the Stormwater Utility Fund - Drainage/Const.Repair Account No. 475.3211.530.643.

(PURCHASING DIVISION)

APPROVED 6-0

H. Request permission to increase Purchase Order No. 2025-545, issued to A&Y Rapid Services, LLC., for uniform laundry services to the Hialeah Fire Administration and all throughout the nine (9) fire stations, by an additional amount of $15,000.00, for a new total cummulative expense amount not to exceed $40,000.00.

The funding for this expenditure is to be drawn against the General Fund - Contractual Services Account No. 001.2000.522.340.

(FIRE DEPARTMENT)

APPROVED 6-0

I. Request permission to increase Purchase Order No. 2025-1011 issued to V & C Design Build Corporation, for the completion of the State Housing Initiative Program (SHIP) funded residential rehabilitation projects, including scope preparation and onsite inspections, by an additional amount of $25,000.00, for a new total cumulative amount not to exceed $49,950.00.

The funding for this expenditure is to be drawn against the State Housing Initiative Program Fund - Professional Services 123.8324.554.310.

(HOUSING AND COMMUNITY SERVICES DEPARTMENT)

APPROVED 6-0

J. **RESOLUTION:** Proposed resolution authorizing the Mayor, and the City Clerk, on behalf of the City, to enter into an Interlocal Agreement with the Hialeah Housing Authority, to utilize the services of a sworn member of the City of Hialeah Police Department, to be selected by the Chief of Police, to perform investigative and related services in connection with the responsibilities of the Fraud Department of the Hialeah Housing Authority in substantial conformity with the terms of the agreement, a copy of which is made part hereof as Exhibit "1"; and providing for an effective date.

(ADMINISTRATION)

APPROVED 6-0
RESOLUTION NO. 2025-224

K. **RESOLUTION:** Proposed resolution approving a piggyback off of Contract #2023/2024-293 between Clay County and Musco Sports Lighting, LLC for the purchase of LED sports lighting for City of Hialeah's James H. Goodlet Park; and authorizing the Mayor or her designee and the City Clerk, as attesting witness, on behalf of the City, to issue a purchase order in an amount not to exceed $1,029,490.00, which

includes a ten (10) percent contingency for unforeseen circumstances, and in substantial conformity with the agreements attached hereto and made a part hereof as "Exhibit A through C"; and execute all necessary documents in furtherance hereof; and providing for an effective date.

(PARKS AND COMMUNITY ENGAGEMENT DEPARTMENT)

APPROVED 6-0
RESOLUTION NO. 2025-225

REPORT: Michael Festa, Deputy Director of the Department of Parks and Community Engagement, spoke on this item.

REPORT: Ismare Monreal, Chief Operating Officer, spoke on this item.

Motion to approve -

Motion by Council Member Monica Perez, seconded by Council Member Jesus Tundidor

AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

13. ADMINISTRATIVE ITEMS

A. **ORDINANCE:** First reading of proposed ordinance amending Chapter 70 entitled "Retirement and Pension" Article IV. Employees General Retirement System, Division 5 entitled "Benefits" implementing the changes to the retirement system contained in the Collective Bargaining Agreement between the City of Hialeah and the International Association of Fire Fighters Local 1102 for fire fighter members, in particular revising § 70-238 entitled "Service Retirement Allowance" repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for inclusion in the code; providing for interpretation and savings clause; providing for a severability clause; and providing for an effective date.

(ADMINISTRATION)

APPROVED 6-0
SECOND READING AND PUBLIC HEARING IS SCHEDULED FOR JUNE 10, 2025, AT 5:30 P.M.

Motion to approve -

Motion by Council Member Jesus Tundidor, seconded by Council Member Melinda De La Vega

AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

14. UNFINISHED BUSINESS

15. NEW BUSINESS

16. LAND USE AMENDMENTS

A. **RESOLUTION:** Proposed resolution of the Mayor and the City Council of the City of Hialeah, Florida expressing its intent to approve and adopt Text Amendments to the Housing Element of the City of Hialeah,

Florida, Comprehensive Plan; and providing for an effective date.

- On April 23, 2025, the Planning and Zoning Board recommended approval.

APPROVED 6-0
RESOLUTION NO. 2025-226

REPORT: Claudia Hasbun, Interim Planning and Zoning Director, spoke on this item.

Motion to approve -
Motion by Council Vice President Carl Zogby, seconded by Council Member Jesus Tundidor

AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

B. **ORDINANCE:** First reading of proposed ordinance amending the Future Land Use Map from Low-Density Residential to Medium-Density Residential; **property located at 4595 East 4 Avenue, Hialeah, zoned R-1 (One-Family District) and legally described herein;** repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On January 28, 2025, the item was postponed until further notice per the applicant's request.
- On January 14, 2025, the item was postponed until January 25, 2025, per the applicant's request.
- On December 10, 2024, the item was postponed until January 14, 2025, per the applicant's request.
- On November 12, 2024, the item was postponed until December 12, 2024, per the applicant's request.
- On October 23, 2024, the Planning and Zoning Board recommended the approval subject to the condition that there will be the establishment of specific times for permitting and construction.
- Registered Lobbyist: Ceasar Mestre, Esq., 8105 Northwest 155th Street, Miami Lakes, Florida, on behalf of Empyrean Townhomes LLC.
- Planner's Recommendation: Approval with condition.
- Property Owners: Empyrera Investments LLC and Michael Osman, 1474 A West 84th Street, Hialeah, Florida 33014.

APPROVED 6-0
SECOND READING AND PUBLIC HEARING IS SCHEDULED FOR JUNE 10, 2025.

REPORT: Ceasar Mestre (registered lobbyist), 8105 Northwest 155 Street, Miami Lakes, Florida 33016, spoke on this item with a visual presentation using City equipment.

Motion to approve -

Motion by Council Vice President Carl Zogby, seconded by Council Member Juan Junco

AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

C. **ORDINANCE:** First reading of proposed ordinance amending the Future Land Use Map from Low-Density Residential to Commercial; **Property located at 841 East 24 Street, Hialeah, zoned R-1 (One-Family District), and legally described herein**; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On May 14, 2025, the Planning and Zoning Board recommended approval subject to conditions.
  - Conditions:

- The proposed use should function exclusively as an ancillary facility in relation to the existing medical center that is located at 840 East 25th Street.
- The applicant shall proffer a Unity of Title for both properties upon completion of the alley vacation process.
- The alleyway between the parcels must be formally vacated and closed prior to the issuance of a building permit or the approval of a Unity of Title.

- Registered Lobbyist: Ceasar Mestre, Esq., 8105 Northwest 155th Street, Miami Lakes, Florida, on behalf of Ziad E. Hawatmeh.
- Planner's Recommendation: Approval with conditions.
- Property Owners: Ziad E. Hawatmeh, 2940 Southwest 128th Avenue, Miami, Florida 33175.

APPROVED 6-0
SECOND READING AND PUBLIC HEARING IS SCHEDULED FOR JUNE 10, 2025.

REPORT: Ceasar Mestre (registered lobbyist), 8105 Northwest 155 Street, Miami Lakes, Florida 33016 spoke on this item, with a visual presentation using City equipment.

Motion to approve -

Motion by Council Member Carl Zogby, seconded by Council Member Juan Junco

AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

17. **ZONING**

Administration of Oath to all applicants and anyone who will be speaking before the City Council on any Zoning, Land Use or Final Decision Item.
Attention Applicants:

a. Items approved by the City Council are subject to the Mayor's approval or veto. The Mayor may withhold his signature or veto the item. If the Mayor's signature is withheld, the item is not effective until the next regularly scheduled meeting. If the Mayor vetoes the item, the item is rejected unless the Council overrides the veto at the next regular meeting.

REPORT: All were duly sworn in.

18. **ZONING ITEMS**

A. **ORDINANCE:** Second reading and **public hearing** of proposed ordinance granting a Special Use Permit (SUP) to allow a pharmaceutical research center conducting clinical trials to test new drugs, devices, and other forms of treatments to operate in conjunction with an existing medical office pursuant to Hialeah Code of Ordinances §98-161. Property located at 3412 West 84 Street, Suite 102, Hialeah, zoned C-2 (Liberal Retail Commercial District) and legally described in Exhibit "A"; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On May 13, 2025, the City Council approved the item on first reading. Second reading and public hearing is scheduled for May 27, 2025.
- On April 22, 2025, the City Council postponed the item until the City Council Meeting of May 13, 2025.
- On April 9, 2025, the Planning and Zoning Board recommended approval subject to conditions.
  - Conditions:
    - Proffer a Declaration of Restrictions prior to the second reading of the ordinance that includes the below conditions.
    - The clinical trials are to be performed at 3412 West 84th Street, Unit 102 only, and any modification or expansion would require a new Special Use Permit.

        - The maximum number of patiens at Unit 102 shall be limited to 10 patients in conjunction with 4 staff members.
        - Patients will be scheduled by appointment and no patients may line up outside the unit waiting for their appointments.
        - No clinical trial patients are to stay overnight on the premises.
    - Planner's Recommendation: Approval of the Special Use Permit with conditions.
    - Property Owners: Aurelio Torres Consuegra, 3418 West 84th Street, Suite 102, Hialeah, Florida 33018.

APPROVED 6-0.
ORDINANCE NO. 2025-048
PUBLIC HEARING/ PUBLIC COMMENTS: City Clerk, Marbelys Fatjo, opened the item for public participation and no member of the public present in the Council Chambers expressed interest in speaking.

REPORT: Property Owner, Aurelio Torres Consuegra, 3418 West 84th Street, Suite 102, Hialeah, Florida 33018, spoke on this item.

Motion to approve -

Motion by Council Vice President Carl Zogby, seconded by Council Member Juan Junco
AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby 1

B. **ORDINANCE:** First reading of proposed ordinance approving the closure, vacation, and abandonment of the right-of-way portion for public use of the south 6 feet of the 12-foot alley lying north of and adjacent to Tract 36-FD of said plat of the revised plat of "Sixteenth Addition to Hialeah"; and the south 6 feet of the 12-foot alley lying north of and adjacent to the east 20 feet of Lot 21, Block 36-F of said plat of "Sixteenth Addition to Hialeah"; and the north 6 feet of the 12-foot alley lying south of and adjacent to the east 140 feet of Tract 36-FA of said plat of the revised plat of "Sixteenth Addition to Hialeah"; containing 2,160 square feet more or less, as depicted and legally described in Exhibit "A"; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violations hereof; providing for a severability clause; and providing for an effective date.

- On May 14, 2025, the Planning and Zoning Board recommended approval subject to conditions.
    - Conditions:
        - A new water main must be fully installed and operational prior to the commencement of any building construction.
        - The relocation of AT&T facilities shall be completed at the developer's expense.
        - A no-objection letter must be obtained from Florida City Gas.
        - No Certificate of Occupancy shall be issued until all conditions have been satisfied.
- Planner's Recommendation: Approval with conditions.
- Registered Lobbyist: Robert H. Fernandez, 8440 Grand Canal Drive, Miami, Florida 33144, on behalf of Stor-All 27th East 8th Avenue.

APPROVED 6-0
SECOND READING AND PUBLIC HEARING IS SCHEDULED FOR JUNE 10, 2025.

REPORT: Robert H. Fernandez *(registered lobbyist)*, 8440 Grand Canal Drive, Miami, Florida 33144, spoke on this item.

Motion to approve -

Motion by Council Member Jesus Tundidor, seconded by Council Vice President Carl Zogby
AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega

Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

C. **ORDINANCE:** First reading of proposed ordinance granting a Variance Permit to allow a single-family home on each substandard parcel (Parcel A including Lots 14 and 15 and Parcel B including Lots 16 and 17) having a total area of 6,915 square feet, where 7,500 square feet is the minimum required; and allow each parcel to have a lot width of 50 feet, where 75 feet is the minimum required, all in contrast to Hialeah Code of Ordinances § 98-499; **property located at 316 East 43 Street, Hialeah, zoned R-1 (One-Family District) and legally described herein;** repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On May 14, 2025, the Planning and Zoning Board recommended the approval subject to conditions:
  - Conditions:
    - The property owner is to remove the recreational vehicle from the property by the second reading of the ordinance.
    - The green area within the swale must be restored to grass.
    - Must enter into a Declaration of Restrictions to develop the properties according to the submitted plans. within 12 months of having received City Council approval, they are to obtain a site plan and proffer that the two substandard lots will be developed and maintained as single-family homes.
    - Parking in the swale area is to be strictly prohibited at all times.
    - All code violations on the property must be corrected.
- Planner's Recommendation: Approval with conditions.
- Property Owners: Hunny Palacios, 650 West 15th Street, Hialeah, Florida 33010.

APPROVED 6-0
SECOND READING AND PUBLIC HEARING IS SCHEDULED FOR JUNE 10, 2025.

REPORT: Property Owner, Hunny Palacios, 650 West 15th Street, Hialeah, Florida 33010, spoke on this item.

REPORT: Claudia Hasbun, Interim Planning and Zoning Director, spoke on this item.

Motion to approve subject to conditions -

Motion by Council Vice President Carl Zogby, seconded by Council Member Juan Junco
AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

D. **ORDINANCE:** First reading of proposed ordinance granting a Variance Permit to allow a total lot coverage of 48% where 30% is the maximum allowed, in contrast to Hialeah Code of Ordinances § 98-2056 (b)(2). **Property located at 1158 West 30 Street, Hialeah, zoned R-2 (One-and Two-Family Residential District) and legally described herein;** repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On May 14, 2025, the Planning and Zoning Board recommended approval subject to conditions.
  - Conditions:
    - The property shall be legalized according to plans developed by Audace Architecture & Engineering dated April 25, 2025.
    - The street tree and the rear green area should be maintained according to plans.
- Planner's Recommendation: Approval with conditions.
- Property Owners: Wilfredo W. Aguirre, 1158 West 30th Street, Hialeah, Florida, 33012.

APPROVED 6-0
SECOND READING AND PUBLIC HEARING IS SCHEDULED FOR JUNE 10, 2025.

REPORT: Claudia Hasbun, Interim Planning and Zoning Director, spoke on this item.

REPORT: Council Vice President Zogby spoke on this item.

REPORT: Council Member Tundidor spoke on this item.

Motion to approve -

Motion by Council Member Jesus Tundidor, seconded by Council Vice President Carl Zogby
AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

E. **ORDINANCE:** First reading of proposed ordinance granting a Special Use Permit (SUP) to allow the partial retrofit of an existing motel to operate as a mixed-use development project with a maximum of 31 residential units in conjunction with the existing 84 motel units, pursuant to Hialeah Code of Ordinances §98-161; granting a Variance Permit to allow residential use within the M-1 (Industrial District) zoning district; and allow 102 parking spaces, where 146 parking spaces are required; all in contrast to Hialeah Code of Ordinances §98-1371, and §98-2189(15); **property located at 1775 West Okeechobee Road, Hialeah, zoned M-1 (Industrial District) and legally described in Exhibit "A";** repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On May 14, 2025, the Planning and Zoning Board recommended approval subject to conditions.
  - Conditions:
    - Must enter into a Declaration of Restrictions to allow 31 residential units and 84 motel rooms, where Section 18-613 of the City Code continues to apply to the site, with certain exemptions to the 31 residential units. Residential parking demand is to be prioritized before parking for motel use, by marking 31 parking spaces to grant one parking space per residential unit.
    - Require a landscape re-certification before the end of the year 2025.
    - The site is to be retrofitted according to plans signed by Albert O. Gonazalez, Architect, PA, dated March 21, 2025. A site plan with 31 parking spaces categorized for residential units must be submitted.
- Planner's Recommendation: Approval with conditions.
- Registered Lobbyists: Hugo P. Azra, Erica J. Adams, and Alejandro J. Arias, 701 Brickell Avenue 3300 Miami, FL 33131 on behalf of CW Hialeah, LLC.
- Property Owners: CW Hialeh, LLC, a Florida limited liability company; DBA Casanova Motel; DBA Casanova Boutique Inn.

APPROVED 6-0
SECOND READING AND PUBLIC HEARING IS SCHEDULED FOR JUNE 10, 2025.

Motion to approve -

Motion by Council Member Jesus Tundidor, seconded by Council Vice President Carl Zogby
AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

F. **ORDINANCE:** First reading of proposed ordinance rezoning property from R-1 (One-Family District) to

C-1 (Restricted Retail Commercial District); granting a Variance Permit to allow 0 parking spaces, where 11 parking spaces are required; in contrast to Hialeah Code of Ordinances § 98-2189(7); **property located at 841 East 24 Street, Hialeah, zoned R-1 (One-Family District) and legally described herein;** repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On May 14, 2025, the Planning and Zoning Board recommended approval subject to conditions.
  - Conditions:
    - The site shall be developed in accordance with the architectural and site plans that were submitted with the application.
    - The proposed use shall function exclusively as an ancillary facility to the existing medical center located at 840 East 25th Street.
    - The applicant shall proffer a Unity of Title for both properties upon completion of the alley vacation process.
    - The alleyway between the parcels must be formally vacated and closed prior to the issuance of a building permit or approval of Unity of Title.
    - No vehicular access or circulation should be permitted at the southern portion of the site along East 24th Street.
    - All patron vehicular traffic shall be directed exclusively through the adjacent medical center site from East 25th Street.
    - The applicant should coordinate with the Streets Department for:
      - The removal of the existing driveway approach on East 24th Street.
      - The installation of a raised curb to prevent vehicle access.
      - The evaluation and installation of any required street trees within the landscaped swale.
- Registered Lobbyist: Ceasar Mestre, Esq., 8105 Northwest 155th Street, Miami Lakes, Florida, on behalf of Ziad E. Hawatmeh.
- Planner's Recommendation: Approval with conditions.
- Property Owners: Ziad E. Hawatmeh, 2940 Southwest 128th Avenue, Miami, Florida 33175.

APPROVED 6-0
SECOND READING AND PUBLIC HEARING IS SCHEDULED FOR JUNE 10, 2025.

REPORT: Council President Rodriguez proposed to vote on this item after 16 C, as it is a sister item, with no objection from the members of the Council.

REPORT: Ceasar Mestre (registered lobbyist), 8105 Northwest 155 Street, Miami Lakes, Florida 33016 spoke on this item, with a visual presentation using City equipment.

Motion to approve -

Motion by Council Vice President Carl Zogby, seconded by Council Member JesusTundidor

AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

G. Recommendation of denial from the Planning and Zoning Board for the granting of a Variance Permit to allow the expansion of an existing non-conforming 256 square feet manual carwash business granted by Ordinance 90-139 issuing a Special Use Permit (SUP) to allow said use on property zoned B-1 (Highly Restricted Retail District), where manual carwash use has never been an allowed use in the B-1 zoning classification; where manual carwash is not a permitted use under Section 98-1987; where non-conforming manual carwashes are only allowed on properties zoned C-1 (Restricted Retail Commercial District) and C-2 (Liberal Retail Commercial District); and where a Declaration of Restrictive Covenants has been proffered in 1990 stating that the manual carwash would comply with Sections A through G of Ordinance No. 89-81; the proposed expansion includes the construction of an additional 460 square feet structure replacing an existing 460 square feet metal roof built without the benefit of a building permit and in violation of the 1990 proffered Declaration of Restrictive Covenants and that is inconsistent with current building code requirements; Variance Permit to allow 104 parking spaces, where the existing shopping center was approved with 106

parking spaces, and where 115 parking spaces are required and Variance Permit to allow landscape mitigation of 15 canopy trees, where only 4 canopy trees currently exist at the site that was originally approved with 20 canopy trees; **property is located at 5350 West 12th Avenue, Hialeah, zoned B-1 (Highly Restricted Retail District).**

- On May 13, 2025, the item was postponed per the applicant's request until the City Council Meeting of May 27, 2025.
- On April 22, 2025, the item was postponed per the applicant's request until the City Council Meeting of May 13, 2025.
- On April 9, 2025, the Planning and Zoning Board recommended denial of the item.
- Planner's Recommendation: Approval of the expansion of non-conforming use, parking variance and landscape mitigation variance with conditions.
- Property Owners: Jacinto Lam c/o Javier Gaitan, P.O Box 278433, Miramar, Florida 33027.

APPROVED 6-0
ITEM IS POSTPONED UNTIL THE CITY COUNCIL MEETING OF JUNE 10, 2025, AT 5:30 P.M.

REPORT: Javier Gaitan, Property Manager, 5350 West 12th Avenue, Hialeah, Florida 33012, spoke on this item and displayed picture boards depicting the current state of the property.

REPORT: Claudia Hasbun, Interim Planning and Zoning Director, spoke on this item and provided a document to the City Council titled "Car Wash Concept Proposal".

REPORT: William Perez, new tenant on the property, 5350 West 12th Avenue, Hialeah, Florida 33012, spoke on this item.

REPORT: Rafael Suarez-Rivas, City Attorney, spoke on this item.

Motion to Postpone the item until the City Council Meeting of June 10, 2025 -

Motion by Council Vice President Carl Zogby, seconded by Council Member Juan Junco

AYE: Council Member Jesus Tundidor
Council Member Juan Junco
Council Member Melinda De La Vega
Council Member Monica Perez
Council President Luis Rodriguez
Council Vice President Carl Zogby

19. FINAL DECISIONS

20. ADJOURNMENT

Council President Rodriguez adjourned the meeting at 8:37 p.m.

NEXT CITY COUNCIL MEETING: Tuesday, June 10, 2025 at 5:30 p.m.

Anyone wishing to obtain a copy of an agenda item should contact the Office of the City Clerk at (305) 883-5820 or visit at 501 Palm Avenue, 3rd Floor, Hialeah, Florida, between the hours of 8:30 a.m. and 5:00 p.m.

Persons wishing to appeal any decision made by the City Council, with respect to any matter considered at the meeting, will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

An ordinance or resolution shall become effective when passed by the City Council and signed by the Mayor or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto. If the Mayor's veto is sustained, the affected ordinance or resolution does

not become law and is deemed null and void.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 883-5820 for assistance no later than two (2) days prior to the proceeding; if hearing impaired you may telephone the Florida Relay Service at (800) 955-8771 (TDD), (877) 955-8773 (Spanish) or (800) 955-8770 (Voice).

RESOLUTION NO. 2025-226

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, EXPRESSING ITS INTENT TO APPROVE AND ADOPT TEXT AMENDMENTS TO THE HOUSING ELEMENT OF THE CITY OF HIALEAH, FLORIDA, COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City intends to update the City Comprehensive Plan Housing Element to reflect the latest housing data and analysis, in addition to aligning its goals, objectives, and policies to the latest efforts aimed to encourage and improve housing options for City residents; and

WHEREAS, the City recognizes the necessity to update the current City Comprehensive Plan Housing Element to improve existing provisions of affordable housing in order to address the strong demand for residential units at affordable prices; and

WHEREAS, a City-initiated application requesting text amendments to the Housing Element of the City of Hialeah Comprehensive Plan was recommended for approval at the Planning and Zoning Board, sitting as the local land planning agency, at a public meeting on April 23, 2025; and

WHEREAS, the proposed text amendments to the City of Hialeah Comprehensive Plan are approved for transmittal by the City Council, subject to comments through the expedited state review process by the Florida Department of Economic Opportunity or as otherwise provided in section 163.3184, Florida Statutes.

WHEREAS, the Plan amendment will be adopted by ordinance and in the legislative format prescribed by section 163.3184, Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The foregoing facts and recitations contained in the preamble to this resolution are hereby adopted and incorporated by reference as if fully set forth herein.

Section 2: It is the intent of the City Council that the text amendments to the Housing Element of the Hialeah, Florida, Comprehensive Plan, after appropriate comment and public hearing, shall be considered for approval. The proposed data, inventory, and analysis (Exhibit "1"), and text amendments (Exhibit "2"), which are made a part hereof for all purposes, shall be on file in the Office of the City Clerk.

Section 3: Effective Date. The City Clerk shall transmit this Resolution to the Florida Department of Economic Opportunity, the state planning agency, pursuant to Chapter 163, Part II, Florida Statutes, or as otherwise provided in section 163.3184, Florida Statutes, and the Resolution shall become effective only upon the approval of the Florida Department of Economic Opportunity.

PASSED and ADOPTED this 27 day of May, 2025.

Luis Rodriguez, Vice-Council President

Attest:

Marbelys Fatjo, City Clerk

Approved on this ___ day of _____, 2025.

Mayor Jacqueline Garcia-Roves

Approved as to form and legal sufficiency:

Rafael E. Suarez-Rivas, City Attorney

Resolution was adopted by 6-0 vote with Councilmembers, De La Vega, Junco, Perez, Tundidor, Council Vice President Rodriguez Zogby and Council President Rodriguez voting "Yes."

"Y:\ALEXANDER J MAGRISSO\ASSIGNMENTS\2025\A-2025-174 (4) - Reso Update of the Comprehensive Plan Housing Element. (AJM)(PZ)\Reso Draft - 4.14.2025 ML.docx"

City of Hialeah Comprehensive Plan ~~2015-~~2025-2045

Housing Element

DATA INVENTORY AND ANALYSIS

March 4, 2025

City of Hialeah
501 Palm Avenue
Hialeah, Florida 33010-4789

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1. INTRODUCTION

The City of Hialeah is committed to preserving the uniqueness of its community and its culture while providing growth opportunities. The City's goal is to provide a sense of community for all residents and plan for diverse housing options that support the varied socio-economic fabric of the community.

Housing throughout the region has been greatly affected by COVID-19. In February 2020 the U.S. declared a health emergency after the emergence of COVID-19. In March 2020, the Federal Reserve responded to the crisis by cutting the federal funds target rate to near zero to lower the cost of borrowing and stimulate economic growth.[1] This resulted in the lowest interest rates since the 2008 financial crisis, which benefitted millions of households by allowing them to refinance their mortgages during this period. [2]

The government also responded to the economic disruption caused by job losses, unemployment and supply chain problems with economic relief measures ranging from emergency rental assistance payments (which helped keep millions of tenants who were behind on rent, in their homes), to cash payments and direct support to businesses and corporations. These measures, while providing effective support to households during the pandemic, ultimately combined with adverse shocks to supply chains to drive inflation, which in turn resulted in the Federal Reserve raising interest rates [3].

The housing market was not prepared to meet the swift increase in demand, and housing prices appreciated at an accelerated pace. Miami-Dade County and Hialeah are no exception. The Shimberg Center for Housing Studies concluded a Miami-Dade Housing Assessment in October 2023. Some of the key findings from this assessment were that Miami-Dade households with incomes below $75,000 struggled with housing costs. Homes prices and rents kept rising faster than wages: "From 2017 to 2022, median wages in Miami-Dade County increased by 29%. During this same period, median apartment rents increased by 39% and the median single-family home price increased by 63%." This assessment also includes detailed cost-burdened data for the County and each municipality. Being cost-burdened means that more than 30% of a household's income goes to housing costs. Every community in South Florida is experiencing a lack of affordable housing, with the pressure on affordability coming from rising interest rates, rising market value of property for sale and for rent, rising insurance costs and stricter maintenance and reserve requirements imposed on multi-family structures.

Housing impacts the economic strength of a community and provides a basis for connecting workers living in the community to jobs that are essential to the economic development of the city. Since housing helps determine the economic strength of a community, it is the objective of the City to protect existing housing stock and develop policies that result in the development of additional affordable, diverse housing.

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[1] Milstein, Eric and Wessel, David: "What did the Fed do in response to the COVID-19 crisis?," Brookings Research. Brookings Institution, January 2, 2024.

[2] Haughwout, Andrew, Lee, Donghoon, Mangrum, Daniel, Scally, Joelle, and van der Klaauw, Wilbert: "The Great Pandemic Mortgage Refinance Boom," Liberty Streets Economics. The Federal Reserve Bank of New York, May 15,2023.

[3] Zhang, Whitney: "Supply Chain Disruptions and Pandemic-Era Inflation," NBER Working Paper 32098. National Bureau of Economic Research, April 1, 2024.

2. PURPOSE

Florida's growth management statutes require the inclusion of a housing element as part of a local government's comprehensive plan. The purpose of this element, as set forth in Section 163.3177(6)(f), Florida Statutes (F.S.), is to provide principles, guidelines, standards, and strategies to address issues such as the following:

- Provision of housing for current and future residents.
- Elimination of substandard housing conditions.
- Improvement of existing housing.
- Provision of adequate sites for future housing, including affordable workforce housing; housing for very low-, low-, and moderate-income households; and specialized housing.
- Promotion of infill development and redevelopment, including relocation housing and historically significant housing.
- Formulation of implementation programs.

Based on the general guidance contained within Florida Statute 163.3177(6)(f), the Data Inventory and Analysis (DIA) for this element provides (a) an inventory of existing housing; (b) forecast trends of the housing market; (c) identification of possible deficiencies within the private sector and suggested ways to aid the private sector in eliminating those deficiencies; and, (d) reinforcement for policies and recommendations of the previous Comprehensive Plan that are still appropriate. Of prime importance in this area is supporting the continuation of zoning and building policies that exist to promote public safety, community harmony, and the increase of affordable housing, as well as promoting new development of higher quality that meets the needs and goals of the community.

The DIA for the Housing Element analyzes the present condition of housing within Hialeah by examining recent and current trends of the local development market; characteristics and conditions of the current housing stock; and demographic, social and economic characteristics of the households who reside in the City.

The demand and supply of housing based on population projections and trend indicators of housing growth, as well as the need for replacement of existing substandard housing, are evaluated. The demographic characteristics of the present and projected City residents are used to estimate the future demand for housing types. While the private sector typically drives housing supply, this document also includes an analysis of projected housing deficit and demand. Deficiencies in market-driven supply, especially for low- to moderate-income households and the elderly, are evaluated. Recommendations are made to respond to the failures of the private sector to meet the housing needs for all of the community.

As mentioned above, the city has not been exempt from the higher housing prices, therefore, policies and programs have been created or are in the works to ameliorate the housing conditions. The city has increased the density in certain land uses to provide incentives for the inclusion of affordable residential units.

3. HISTORIC GROWTH TRENDS OVERVIEW

Hialeah is a community with a population of 221,901 according to the American Community Survey (ACS) 2019-2023 5-year estimates. Located in northwest Miami- Dade County, it covers an area of 23 square miles. Hialeah is the second largest city in Miami Dade County by population, as well as the second densest of the large cities in the county (population over 100,000), according to World Population Review.

Incorporated in 1925, Hialeah was one of the fastest-growing communities in the Country between the years 1950 and 2000. One important reason for the fast-paced growth was the large number of immigrants that have chosen to settle within the community. During the Mariel Boatlift in 1980, 30,000 of the 143,000 people who arrived in the United States settled in Hialeah. Hurricane Andrew also brought a large number of people to Hialeah in search of housing. Approximately 10,000 people relocated into the community, which was already burdened with housing problems.

The majority of the City's growth occurred between 1960 and 1970, when the population increased by approximately 53%, or 35,480 residents. That growth surge is largely attributable to the Cuban exodus. As a result, by 1970, most of the City residents were Cubans.

During the following decade, the population increased by almost 42%, or 42,802 residents, but between 1980 and 2000, the rate of growth began to slow down, showing increases of 29% and 20%, respectively.

Starting in 2010, the city started to experience a slight population decrease, from 224,697 in 2010 to 223,123 in 2020, according to the U.S. Census (a change representing a 0.14% decline). [4] However, due to COVID-19 and the reduced rate of residents participating in the Census 2020, the latest census and projections might not accurately reflect the existing and future residents in the city.

In addition, Hialeah has a high percentage of households that contain unaccounted living quarters resulting in an unaccounted population segment. These unaccounted living quarters are colloquially known as “efficiencies”. Efficiencies, are typically subdivided spaces within an existing housing unit, creating additional households within a single household structure.

The following sections will analyze how growth has impacted the provision of housing, and what can be expected in the next ten years.

[4] Citypopulation.de. Accessed 6/21/24 and 10/1/24

4. HOUSING INVENTORY

This section deals with the characteristics and conditions of the existing housing stock in the City, the availability of subsidized housing developments, the protection of significant housing, and housing construction activity. The primary sources of statistical information used in updating this section are the City of Hialeah (Planning and Zoning, Building, Code Enforcement, Hialeah Housing Authority, Hialeah 2050 Master Plan, etc.), the Shimberg Center for Affordable Housing, the Bureau of Economic and Business Research (BEBR), US Census Bureau and American Community Survey ACS), and the Miami-Dade County Planning Research and Economic Analysis Section of the Department of Regulatory and Economic Resources (RER).

Age of Housing Stock

More than 90% of the existing housing units in the city, were built between 1940-1999 according to the ACS' most recently released 5-Year Estimate (2019-2023). This means that a vast majority of the city's housing stock could be legally nonconforming lacking higher construction standards adopted by the State and the City following Hurricane Andrew and be at higher risk of damage due to natural disasters, as well as becoming in need of major repairs due to the age of the structures. Table 1 shows the breakdown of housing units by year built as well as the percent occupied and demonstrates that the majority of the existing housing units were built prior to 1999 (i.e., prior to the adoption of stricter building codes). It is noteworthy that between 2020 and 2022 alone, the City issued Certificates of Occupancy for 265 new housing structures, which resulted in 2,531 new housing dwelling units. Approximately 5.4% of these units were single-family homes.

Table 1: Hialeah Housing Units by Year Built

Year Built	Number	Percent
2020-2023 (*)	2,531	3.10%
2010-2019	4,338	5.30%
2000-2009	3,290	4.00%
1980-1999	23,470	28.80%
1960-1979	29,652	36.40%
1940-1959	17,538	21.50%
1939 or earlier	743	0.9%
Total	**81,562**	**100.0%**

Sources: U.S. Census Bureau ACS, Housing Characteristics 2023 5-Year Estimates, except (*), the data for which is Certificates of Occupancy 2020-2023, provided by the City of Hialeah Building Department.

Historically, Hialeah's housing market has been considered affordable. This is, in part, due to the availability of older housing, which tends to sell or rent for a lower price range. Changes in the regional marketplace and local development trends are now impacting housing costs in Hialeah, but the city is

committed to maintaining its historic identity as a community that embraces and supports working families.

One of the ways in which the city is doing this is by promoting Transit Oriented Development (TOD), which can help lower housing costs by offering families and individuals a housing option that allows independence from car ownership. The City's current TOD districts, Hialeah Market and Transfer Station, have been master planned to promote compact, pedestrian-friendly, mixed-use development that is integrated with public transportation (Figure 1). According to the Existing Conditions Analysis prepared for the Hialeah 2050 Master Plan (Hialeah 2050), a total of 3,441 units are expected around Transfer Station. The Market Station TOD is also expecting new development, with a total of 253 units to be built in the near future.

The Neighborhood Business District (NBD) is another example of recent planning and regulatory action that seeks to direct development in certain areas of Hialeah allowing mixed residential, mixed-use development and /or service-oriented uses that promote and encourage pedestrian activity and mobility. The NBD Overlay District encourages creative solutions, including adaptive re-uses such as the repurposing of the old Ramada Inn located along NW 103rd Street near The Palmetto Expressway for residential units that offer an affordable option for residents (Hialeah 2050).

Transit Oriented Development Districts

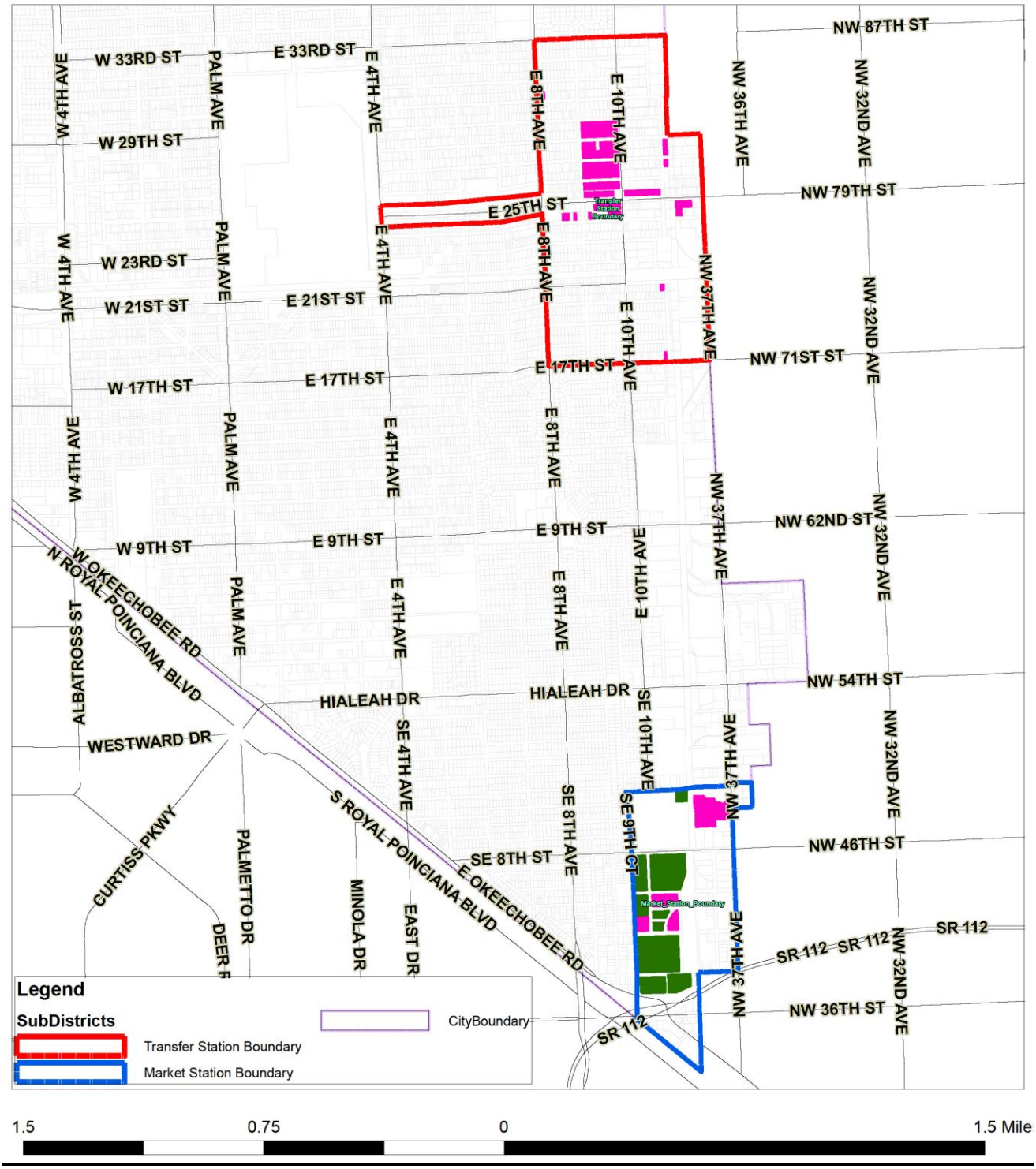


Figure 1. TODs Map

Dwelling Units by Structure Type

Table 2 shows that, in 2023, there were 82,231 dwelling units in the City of Hialeah. Approximately 46.8% of these were single-family homes (attached and detached), 53.2% were multifamily units, and less than 1% were mobile homes or other types of housing. Since 2000, the majority of housing in Hialeah has shifted from single-family detached units to multifamily units, with 53.2% of the market share. The County's percentages are just about even between single-family and multi-family units. The County has 49.3% single-family units (attached and detached). Multi-family properties consist of 49.4% of the dwelling units in the County.

Table 2: Dwelling Units by Structure Type

Location	**Hialeah**						**Miami-Dade**	
Year	**2023**		**2010**		**2000**		**2023**	
Dwelling Units	Number	%	Number	%	Number	%	Number	%
Single Family								
1 Detached (*)	30,754	37.4	29,888	38.3	27,828	38.5	427,680	39.8
1 Attached	7,731	9.4	10,101	12.9	9,249	12.8	101,812	9.5
Multifamily								
2 units	1,467	1.78	1,281	1.6	1,558	2.2	20,380	1.9
3 or 4 units	4,655	5.71	4,313	5.5	3,985	5.5	35,136	3.3
5 to 9 units	5,720	6.97	5,384	6.9	3,985	5.5	52,456	4.9
10 to 19 units	6,852	8.33	5,328	6.8	4,954	6.9	70,168	6.5
20 or more	24,315	29.51	20,776	26.6	19,642	27.2	353,141	32.8
Mobile Homes/ Other	737	0.9	976	1.3	992	1.4	14,505	1.3
TOTAL	**82,231**	**100**	**78,047**	**100**	**72,193**	**100**	**1,075,278**	**100**

Source: U.S. Census Bureau ACS, Housing Characteristics 2023, 2010, 2000 5-Year Estimates (*)(*), the data for which is Certificates of Occupancy 2020-2022, provided by the City of Hialeah Building Department.

Dwelling Units by Tenure

According to the 2023 ACS Housing Characteristics 5-Year Estimates, 47% of the housing units in Hialeah are owner-occupied, compared to 52% in the County. Of the City's 77,294 occupied housing units, 36,400 units were owner-occupied in 2023, while 40,894 units, or 53%, were renter-occupied. By comparison, 52% of all occupied housing units in Miami-Dade County were owner-occupied, and 45% of total occupied units were renter-occupied in the County. As shown in Table 3, the share of owner-occupied units in the city has declined in comparison to the share of renter-occupied units, which has increased. The most substantial change in tenure in Hialeah occurred between 2010-2023, with a 5% increase of renter-occupied units. The number of owner-occupied units fell by 5% during the same timeframe. Some of this shift could be attributed to the high median home prices and more people being unable to afford buying a home in today's real estate market.

In addition, short-tern rentals and unaccounted living units make existing homes a profitable market for property owners and investors. In particular, the impact of unaccounted living units on population, service demand, infrastructure capacity, fiscal health and neighborhood character needs to be better

understood. In an effort to come to grips with this issue, the city has started using some existing tools as a proxy to indirectly gage its extent. For example, to ensure that residential units within Hialeah comply with the current zoning regulations, the city requires a certificate of Re-Occupancy for all applicable real estate closings and related transactions. When a certificate for a single-family home is issued with conditions, it could mean that the occupancy is not in compliance if more than one unit exists on the property. In 2023, the city's Building Department received 679 applications for a Certificate of Re-Occupancy of single-family homes; of those certificates issued, 71.4% had conditions imposed due to occupancy issues, whereas only 4.7% received an unconditioned certificate.

Table 3: Units by Tenure, Hialeah and Miami-Dade County

	Hialeah						Miami-Dade County					
	2023		2020		2010		2023		2020		2010	
Tenure	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Owner Occupied	36,400	47	35,918	47	38,540	52	494,141	52	465,833	52	480,532	52
Renter Occupied	40,894	53	40,541	53	35,286	48	458,539	48	436,367	48	347,024	48
Total	**77,294**	**100**	**76,459**	**100**	**73,826**	**100**	**952,680**	**100**	**902,200**	**100**	**827,556**	**100**

Source: 2023, 2020, 2010 ACS 5-year Estimates

Table 4 indicates the vacancy status of housing units in Hialeah between 2010 and 2023. There were 2,406 vacant units in 2023 (ACS 5-Year Estimate). This is a 43% decrease in the number of vacant units in the city compared to 2010, when there were 4,221 vacant units. In 2023, 10.8% of the total vacant units were for sale, while 28.6% were for rent, and 8% were seasonal units. The remaining 53% were units rented or sold but not occupied, and "other vacant" as classified by the Census Bureau.

While the overall rental housing vacancy rate (1.1%) is very low, the fact that 28.6% of the vacant units are for rent supports the argument that Hialeah is becoming a rental community. One of several potential causes is that new housing units are not targeted toward the local population, but rather toward a higher-earning market segment. According to data analyzed by the Jorge M. Perez Metropolitan Center at Florida International University (FIU), Hialeah experienced a 17% increase in rents from 2022 to 2023, so another possible factor in the incidence of rental vacancies is increases in rent at contract renewal which result in displacement or, in many cases, evictions when residents are unable to pay, according to anecdotal reporting by the media. While local governments in Florida cannot exert rent control, the City of Hialeah adopted an ordinance in 2022 that requires the owner of rental property who wishes to increase rent by 10% or more to notify tenants at least 60 days in advance.

Seasonal units often also contribute to a high rate of vacancy. However, the percentage of seasonal units within the city (0.002% of the total units; 8% of all vacant units) is very small, as shown in Table 4, especially compared to the County, and this percentage does not contain any units for migrant workers.

Table 4: Dwelling Units by Vacancy Status, Hialeah and Miami-Dade County

Status	Hialeah				Miami-Dade County			
	2023		2010		2023		2010	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
For Rent	689	28.6%	1,467	35%	26,416	22%	33,512	24%
For Sale	259	10.8%	896	21%	7,404	6%	7,713	6%
Other	880	36.6%	1,064	25%	23,918	20%	27,760	20%
For Migrant Workers	0	0%	0	0%	49	0%	255	0%
Vacant Units for Seasonal, Recreational or Occasional Use	194	8.0%	405	10%	56,300	46%	56,359	40%
Vacant Units Rented or Sold, Not Occupied	384	16%	389	9%	8,511	7%	14,162	10%
Total	**2,406**	**100%**	**4,221**	**100%**	**122,598**	**100%**	**139,761**	**100%**

Sources: ACS 2023 Table DP04, B25004 and ACS 2010 5-year Estimates

Cost of Housing

According to the ACS 5-Year Estimates, the median gross rent for renter-occupied units in the City of Hialeah was $1,558 in 2023. This figure was lower than the median rent in Miami-Dade County for the same year, which was $1,731. As of 2023, approximately 68% of renters in Hialeah are paying between $1,000-$1,999 a month on rent. By comparison, only 53.4% of renters in the County pay within that same rental cost range, and 25.8% of the County's renters are paying between $2,000-$2,999 a month. The rent ranges for gross rent are presented in Table 5.

Table 5: Dwelling Units by Monthly Gross Rent, Hialeah and Miami-Dade County

Contract Rent	Hialeah		Miami-Dade County	
	Units	Percent	Units	Percent
Less than $500	3,021	8%	25,704	5.7%
$500-999	3,584	10%	31,154	7.0%
$1,000-1,499	11,746	35%	105,485	23.6%
$1,500-1,999	13,723	33%	133,503	29.8%
$2,000-2,499	5,493	8%	79,474	17.7%
$2,500-2,999	1,451	3%	36,338	8.1%
$3,000+	848	0.4%	36,247	8.1%
No Cash Rent	1,028	2%	12,708	5.7%
TOTAL	**40,146**	100%	**447,905**	100%
Median Rent Per Month	$1,558		$1,731	

Source: U.S. Census Bureau ACS, Housing Characteristics 2023 5-Year Estimates.

Table 6 shows owner-occupied housing units by home value for both the City of Hialeah and Miami-Dade County. The distribution of housing values in the City shows that average housing costs in the county are

generally higher than in the city. Approximately 47.7% of units in the city are valued between $ 300,000-499,999, and 38.2% in the county.

Table 6: Dwelling Units by Median Home Value, Hialeah and Miami-Dade County

Value	Hialeah		Miami-Dade County	
	Units	Percent	Units	Percent
Less than $50,000	1,003	2.8%	12,982	2.6%
$50,000-99,999	336	0.9%	7,488	1.5%
$100,000-299,999	11,541	31.7%	111,193	22.1%
$300,000-499,999	17,349	47.7%	192,366	38.2%
$500,000-999,999	5,792	15.9%	132,804	26.4%
1,000,000 or more	379	1.%	46,729	9.3%
TOTAL	**36,400**	100%	**503,562**	100%
Median Home Value	$359,200		$425,4000	

Source: U.S. Census Bureau ACS, Housing Characteristics 2023 5-Year Estimates.

Table 7 shows the monthly cost of mortgages throughout the city and the county. In the city, 38.8% of homeowners with a mortgage are paying between $1,500-$2,499, while almost the same 38.5% in the county are paying between the same rates. However, in the county 28.3% are paying $3,000 or more whereas in the city, only 17.9% pay $3,000 a month or more, supporting the affordability argument.

Table 7: Dwelling Units of Homeowners with a Monthly Mortgage Cost, Hialeah and Miami-Dade County

Cost of Mortgage	Hialeah		Miami-Dade County	
	Units	Percent	Units	Percent
Less than $500	75	0.4%	1,705	0.6%
$500 - 999	1,700	8.4%	12,488	4.2%
$1,000 - 1,499	4,441	22.0%	39,907	13.3%
$1,500 - 1,999	4,260	21.1%	59,088	19.7%
$2,000 - 2,499	3,568	17.7%	56,598	18.8%
$2,500 - 2,999	2,540	12.6%	45,443	15.1%
$3,000 or more	3,621	17.9%	85,056	28.3%
Total	**20,205**	100.0%	**300,285**	100%
Median Mortgage Monthly Cost	$1,957		$2,326	

Source: U.S. Census Bureau ACS, Housing Characteristics 2023 5-Year Estimates.

Housing Market

While the City of Hialeah can provide housing assistance to owners and renters, it can only assume a limited role in supplying housing. That aspect is controlled for the most part by the private sector. The city can only assist in the delivery of housing by participating in federal, state and local housing assistance programs, developing flexible regulations to encourage the provision of affordable housing by the private sector, providing appropriate land use designations and zoning categories, and by planning infrastructure facilities and services that are adequate to serve future development.

The vacancy rate in Hialeah as of 2023 was 1.83%, which indicates a housing supply that is in deficit. Several factors contribute to this situation. One of them is that the construction landscape as a whole has undergone significant shifts since the Great Recession. In addition, the affordable housing crisis that began years earlier has only been exacerbated by the pandemic, supply chain issues, tight labor markets, higher construction costs and higher interest rates, and new state regulations affecting insurance costs. Further, Hialeah has very limited undeveloped land available for new construction, so development of new housing will be primarily through infill or redevelopment. The shortage of vacant ("raw") land drives up land values, making the development of new housing more expensive.

Cost Burden

Cost-burdened households are those that pay more than 30 percent of their annual income for rent or mortgage costs.

In October of 2023, the county issued the *Miami-Dade County Housing Needs Assessment,* prepared by the Shimberg Center for Housing Studies at the University of Florida, which reinforces that Miami-Dade County is one of the most unaffordable places in the nation. Key findings from this report include:

- Most Miami-Dade County households with incomes below $75,000 struggle with housing costs. Half of all households in the county are cost burdened.
- Renters with modest incomes are the hardest hit. At least 90% of Miami-Dade County renters' incomes below $50,000 are considered cost burdened.
- Home prices are rising faster than wages. From 2017 to 2022, median wages in Miami-Dade County increased by 29%. During the same period, median apartment rents increased by 39% and the median single family home price increased by 63%.

At the local level, 12,578 or 35.7% of Hialeah's households that are owner-occupied were considered cost-burdened in 2023, according to the Florida Data Clearinghouse. Approximately 18% of owner-occupied households are heavily cost burdened, meaning that those households spend 50% or more of their income on housing costs.

The rental market in Hialeah has even more cost-burdened households. Approximately 25,791 or 61.4% of renter households are considered cost-burdened, with 34.5% of those renters being heavily cost-burdened. The city's share of cost-burdened households is slightly higher than the county's, where 32.9%

owner-occupied households are cost-burdened and 16% of those households are heavily cost-burdened. Similarly, 60% of the renter-occupied households are cost burdened and 33% are heavily cost burdened in the county. Tables 8 and 9 delineate further the cost burden of owner and renters in the city and in the county.

Table 8: Amount of Income Paid for Housing by Owner-occupied Households, Hialeah and Miami-Dade County

Jurisdiction	No Cost Burden		Cost Burden				Total Owners	
	0%-30%		30%-50%		50% or more			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hialeah	22,660	64.3%	6,398	18.1%	6,180	17.6%	35,238	100%
Miami-Dade	331,618	66.2%	88,192	17.6%	80,899	16.2%	500,709	100%

Source: Shimberg Florida Housing Data Clearinghouse: Cost Burdened by Income 2023 Estimate

Table 9: Amount of Income Paid for Housing by Renter-occupied Households

Jurisdiction	No Cost-Burden		Cost Burden					
	0%-30%		30%-50%		50% or more		Total Renters	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hialeah	16,206	38.6%	11,317	26.9%	14,474	34.5%	41,997	100%
Miami-Dade	197,343	40.2%	132,097	26.9%	160,627	32.9%	490,067	100%

Source: Shimberg Florida Housing Data Clearinghouse: Cost Burdened by Income 2023 Estimate

Households are defined as very low, low, and moderate income based on thresholds tied to the median income of a county or metropolitan statistical area. These thresholds are 30%, 50%, 80%, and 120% of the county's median income, respectively. The median household income in Miami-Dade County was $74,700 in 2023. Table 10 provides the county's income thresholds based on the number of persons in the household.

Table 10: Income Limit by Number of Persons in Household in Miami-Dade County

Family Size	Extremely Low Income 30% of AMI	Very Low Income 50% of AMI	Low Income 80% of AMI	Moderate Income 120% of AMI
1	$21,700.00	$36,150.00	$57,800.00	$86,760
2	$24,800	$41,300	$66,050	$99,120
3	$27,900	$46,450	$74,300	$111,480
4	$30,950	$51,600	$82,550	$123,840
5	$35,140	$55,750	$89,200	$133,800
6	$40,280	$59,900	$95,800	$143,760
7	$45,420	$64,000	$102,400	$153,600
8	$50,560	$68,150	$109,000	$163,560

Source: Florida Housing Finance Corporation. 2023 Miami-Dade Income Limits

Table 11 depicts the rent limits by the number of bedrooms for Miami-Dade County broken down by the income limit thresholds at 30%, 50%, 80% and 120% and Table 12 looks at owner-occupied and renter-occupied incomes in the City of Hialeah. This data comes from the ACS 2023 5-Year Estimates.

Table 11: Rental Limits in Miami-Dade County based on AMI Thresholds

Number of Bedrooms	30% of AMI	50% of AMI	80% of AMI	120% of AMI
0	$542	$903	$1,445	$2,169
1	$581	$968	$1,548	$2,323
2	$697	$1,161	$1,857	$2,787
3	$826	$1,341	$2,146	$3,220
4	$1,007	$1,495	$2,395	$3,594
5	$1,199	$1,651	$2,642	$3,964

Source: Florida Housing Finance Corporation. 2023 Miami-Dade Income Limits

Household income, understood in this context as "buying power," is one of the most influential variables to affect housing affordability. Other factors include loan interest rates, rate of inflation, the rate and cost of housing construction, local market conditions, housing costs, housing type and size, lot size, and neighborhood composition, among others. Based on standard criteria for various public assistance programs by the U.S. Department of Housing and Urban Development, (HUD) households are categorized into four income groups:

- Very Low Income – less than 50% of median*
- Low Income - 50% to 80% of median
- Moderate Income - 80% to 120% of median
- Middle to High Income - greater than 120% of median

Table 12 shows the median income for homeowners and renters in Hialeah. The median incomes shown on this table are considerably lower than the County's current average median income (AMI) of $74,400 which is used by HUD. This shortcoming exacerbates the challenges for future housing development because the needs of the community for affordable housing will only intensify if wages remain low and home values and rents continue to rise.

Table 12: Hialeah Household Income

Annual Household Income	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Less than $5000	477	1.30%	1,730	4.10%
$5,000 to $9,900	459	1.30%	1,429	3.40%
$10,000 to $14,999	1,857	5.10%	4,484	10.60%
$15,000 to $19,999	1,834	5.00%	1,816	4.30%

$20,000 to $24,999	1,258	3.40%	1,276	3.00%
$25,000 to $34,999	3,809	10.40%	4,607	10.90%
$35,000 to $49,999	2,779	7.60%	7,580	17.90%
$50,000 to $74,999	6,700	18.40%	8,241	19.50%
$75,000 to $99,999	5,133	14.10%	4,261	10.10%
$100,000 to $149,999	5,975	16.40%	4,757	11.20%
$150,000 or more	6,183	17.00%	2,147	5.10%
TOTAL	**36,464**	100.0%	**42,328**	100.0%
Median Household Income	$71,536		$46,465	

Source: U.S. Census Bureau 2023 ACS 5-Year Estimates Financial Characteristics

Housing Conditions

Individual housing maybe considered substandard if the unit is overcrowded (defined by the United States Department of Housing and Urban Development (HUD) as having more than one person per room in a household) or lacks complete kitchen facilities or complete plumbing for exclusive use of the residents. Table 13 summarizes the measures of substandard housing conditions for the City of Hialeah and Miami-Dade County, based on 2023 ACS 5-Year estimates. According to this data, both the City and the County have low percentages of housing units without complete plumbing and kitchen facilities.

Table 13: Substandard Housing in Hialeah and Miami-Dade County

Substandard Condition	Hialeah		Miami-Dade	
	# of Units	Percent	# of Units	Percent
Overcrowded (more than one person per room)	9,721	12.1%	75,586	6.8%
Lacking complete Kitchen facilities	397	0.5%	5,617	0.5%
Lacking complete plumbing facilities	241	10.3%	2,810	0.3%

Source: U.S. Census Bureau 2023 ACS Housing Characteristics 5-Year Estimates

Affordable Housing Initiatives

The City of Hialeah is a recipient of State Housing Initiative Partnership Funds (SHIP). Per Florida Statute 420.9076, this partnership requires the city to establish an affordable housing advisory committee (AHAC) with responsibility for reviewing policies, land development regulations, Comprehensive Plan Policy and other aspects of the City's policies and procedures that affect the cost of housing. The eleven housing incentives that are recommended by the state have been evaluated by the AHAC for barriers and opportunities, within the City of Hialeah 2023 SHIP Affordable Housing Strategies Report:

- Expedited permitting.
- Reduction or waiver of impact fees and alternative methods of payment for affordable housing.
- Flexible densities.
- Reservation of infrastructure capacity. (Currently, there is no established incentive).

- Affordable accessory units in R-1 district and one tenant certificate for a person 55 or older.
- Parking and setback requirements reduce the parking and setback requirements for affordable housing.
- Flexible lot configurations that allow for a smaller lot and smaller setbacks on the one of the sides.
- Modification of street parking requirements.
- Process of on-going review before adoption of policies, procedures, ordinances, regulations or plan provisions that increase the cost of housing.
- Public land inventory.
- Support development near transportation hubs. For example, Hialeah Transfer Station and Hialeah Market Subdistrict.

In addition to the Affordable Housing Initiatives listed above, the city through its Department of Grants and Human Services, has in placed several programs that are reflected in the SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP) 2022 – 2025. The following strategies are in place and funded through 2025:

- **Owner-occupied Rehabilitation.** This strategy is for rehabilitation of owner-occupied, single-family homes which serve as the owner's primary residence. This is targeting older houses servicing the very-low and low income categories. The program assists homeowners to comply with the Florida Building Code and upgrading systems for energy efficiency and resiliency.
- **Purchase Assistance with Rehabilitation.** Down payment, closing and rehabilitation assistance for the purchase of new or existing housing and the rehabilitation of those properties for first-time homebuyers. This is servicing the very-low, low and moderate income categories.
- **Disaster Repair/Mitigation & Hazard Mitigation.** This strategy is for households hardening structures and following a disaster, servicing the very-low, low and moderate income categories.
- **Special Needs Barrier Removal.** This strategy is to assist the special needs households of owner-occupied units with modifications needed to ensure housing safety and aging in place , servicing the very-low, low and moderate income categories.
- **Foreclosure Prevention.** Assistance for qualified homeowners preventing foreclosure action of their first mortgage by providing mortgage payment assistance, , servicing the very-low and low income categories.
- **Rental Preservation.** Assistance for the preservation of affordable rental developments including developments owned and managed by the City of Hialeah, servicing the very-low income category.

Hialeah Housing Authority

The Hialeah Housing Authority (HHA) was established in 1967, with the mission of providing eligible families with quality, affordable, decent and safe housing. The HHA services over 5,000 Section 8 vouchers, 858 Public Housing units, 547 Affordable Housing units, and 777 Conventional Housing units.

The HHA's Public Housing program is specifically designed to provide decent and safe housing facilities for Hialeah's eligible elderly, disabled and low-income families. Households must earn 80 percent of the area median income or less to be eligible for the Low-Income Public Housing program.

The agency's public housing portfolio comprises 10 properties located throughout the City, totaling 858 units, which range from high-rise apartment buildings to single-family homes. In addition, HHA offers social service and assistance programs. HUD recognizes HHA as a "High Performance" Public Housing program.

Table 14: HHA Public Housing Properties

Complex	Address	Units
Dale G. Bennet Villas	2860 W 71st Street	50
Donald F. Scott Villas	425 W 25th Street	50
Holland Hall - Elderly	555 East 1st Avenue	101
James Bright Villas	5215 W 25th Avenue	50
La Esperanza - Elderly	1770 W 44th Pl	80
La Esperanza - Family	1770 W 44th Pl	53
Project 21	425 W 25th Avenue	14
Raul L. Martinez Pavilion	6329 W 24th Avenue	60
Ruth A. Tinsman Pavilion - Elderly	6545 W 24th Avenue	100
Vernon Ashley - Elderly	70th E 7th Street	200
Vivian Villas - Elderly	4650 W 12th Avenue	100

Source: City of Hialeah Housing Authority

The HHA also administers a non-subsidized Affordable Housing program that encompasses 9 buildings with 547 units of one and two bedrooms. This program offers rents below the current market.

Table 15: HHA Affordable Housing Properties

Address	Units
1415 West 28 Street	8
1425 West 28 Street	8
1650 West 56 Street	90
1655 West 56 Street	88
1675 West 56 Street	90
1680 West 56 Street	90
30 West 33 Street	16
3275 East 4 Avenue	35
35 West 32 Street	16
6830 West 7 Avenue	39
6870 West 7 Avenue	39
700 East 4 Avenue	24
2400 West 4 Court	4

Source: City of Hialeah Housing Authority

Additionally, HHA administers a non-subsidized, market-rent Conventional Housing program at three buildings and a fourplex, which provide a total of 777 units including one, two & three-bedroom sizes.

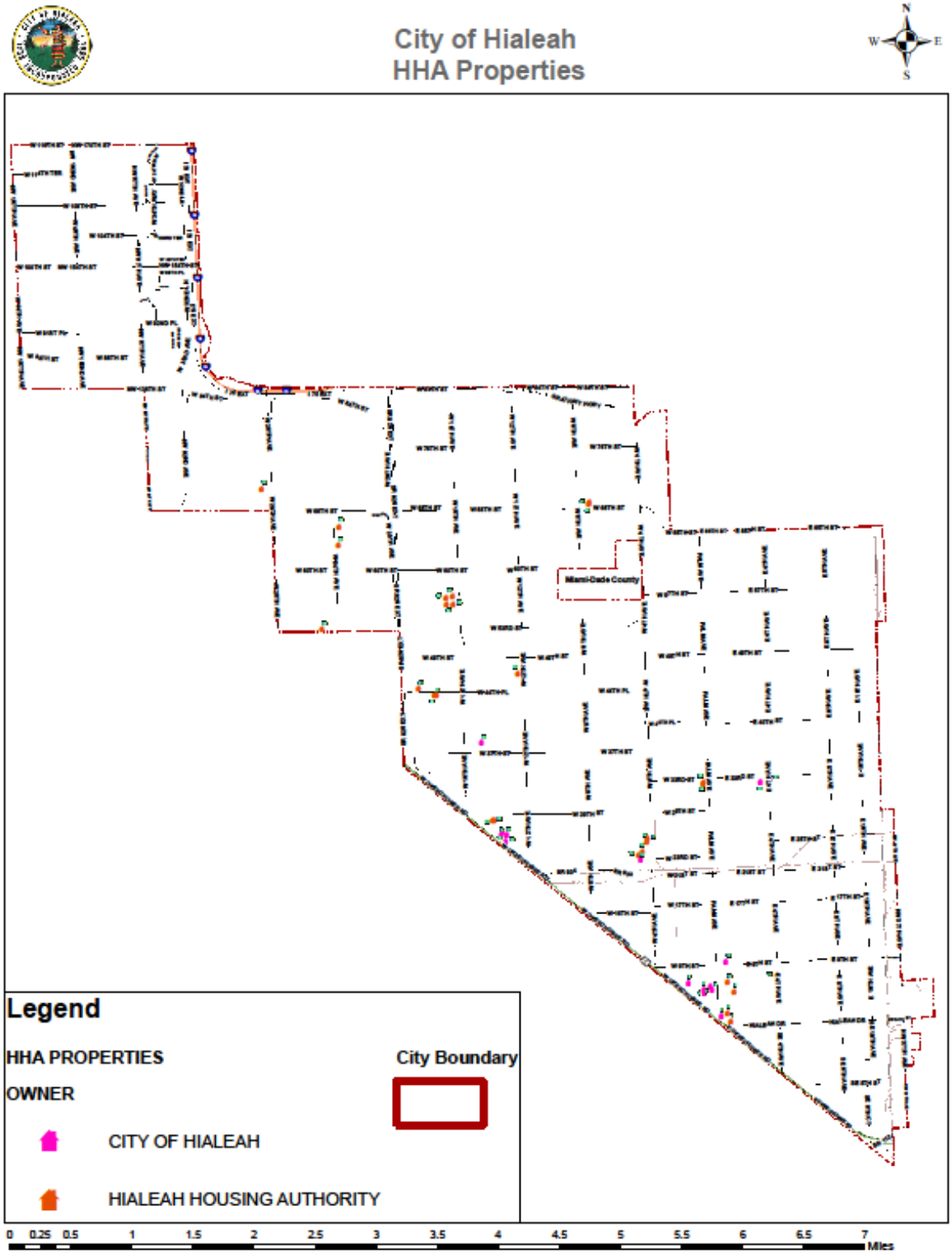
Table 16: HHA Conventional Housing Properties

Addresses	Units
Palm Center Phase I, 60 E 3rd Street	296
Palm Center Phase II, 150 E 1 Street	298
Paterson Pavilion, 1875 West 44 Place	100
Village Mariposa, 2345 West 5th Avenue	83

Source: City of Hialeah Housing Authority

The city and the HHA entered into an interlocal agreement according to Resolution No. 2024-116 for the transfer of operation and management of 625 city-owned residential units that allows for a more effective and efficient management of the city's affordable housing units. Therefore, the combined housing programs provided by the city and HHA serve a total of 2,807 unit households in addition to the households receiving vouchers. See Figure 2 for the location of all portfolio properties.

Figure 2. Map 2 – LOCATION OF HIALEAH HOUSING AUTHORITY AND CITY OF HIALEAH PROPERTIES



Housing Choice Voucher Program (Section 8)

The HHA's Section 8 Department administers more than 5,000 vouchers to eligible households. Eligibility is based on an income do not exceed the higher of the Federal poverty level or earn 50 percent of area median income or less to may be eligible for the Housing Choice Voucher Program when first issued a voucher.

The families in the program have the choice and responsibility to select their own housing within HHA's jurisdiction. A rental subsidy is paid directly to the landlord on behalf of a participating family. The family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. A family generally pays 30% of their adjusted gross income in rent.

Group Homes and Assisted Living Facilities

The Florida Department of Children and Families (DCF) licenses and monitors group homes, foster care homes, nursing homes, and family childcare homes. Additionally, the Florida Agency for Health Care Administration (AHCA) licenses and monitors assisted living facilities, adult family care homes, and adult day care centers.

Assisted living facilities offer long-term housing and care for senior residents who need assistance with various daily activities but do not require around the clock medical care. According to the national Center for Assisted Living, there are approximately 30,600 assisted living communities with nearly 1.2 million beds in the United States. The average size of an assisted living community is 39 licensed beds. The National Center for Health Statistics states there are 818,800 elderly living in an assisted living community in the United States. Many facilities are operating at an average capacity of nearly 80% and 7 out of 10 people will require assisted living care in their lifetime and demand is expected to grow by an additional one million beds by 2040.

As shown on Map 3, there are nine (9) community homes and ninety-six (96) assisted living facilities (ALFs) in the City of Hialeah, providing 1,681 licensed beds. The city has more than a fair share of assisted living facilities located throughout its low-density neighborhoods to accommodate the needs of individuals in need of group living environments. Any increase in the number of group residences within the city could result in an over-concentration of such populations, counteracting the goal of assimilating individuals within the general population. The City Code includes placement requirements for group homes, consistent with State law.

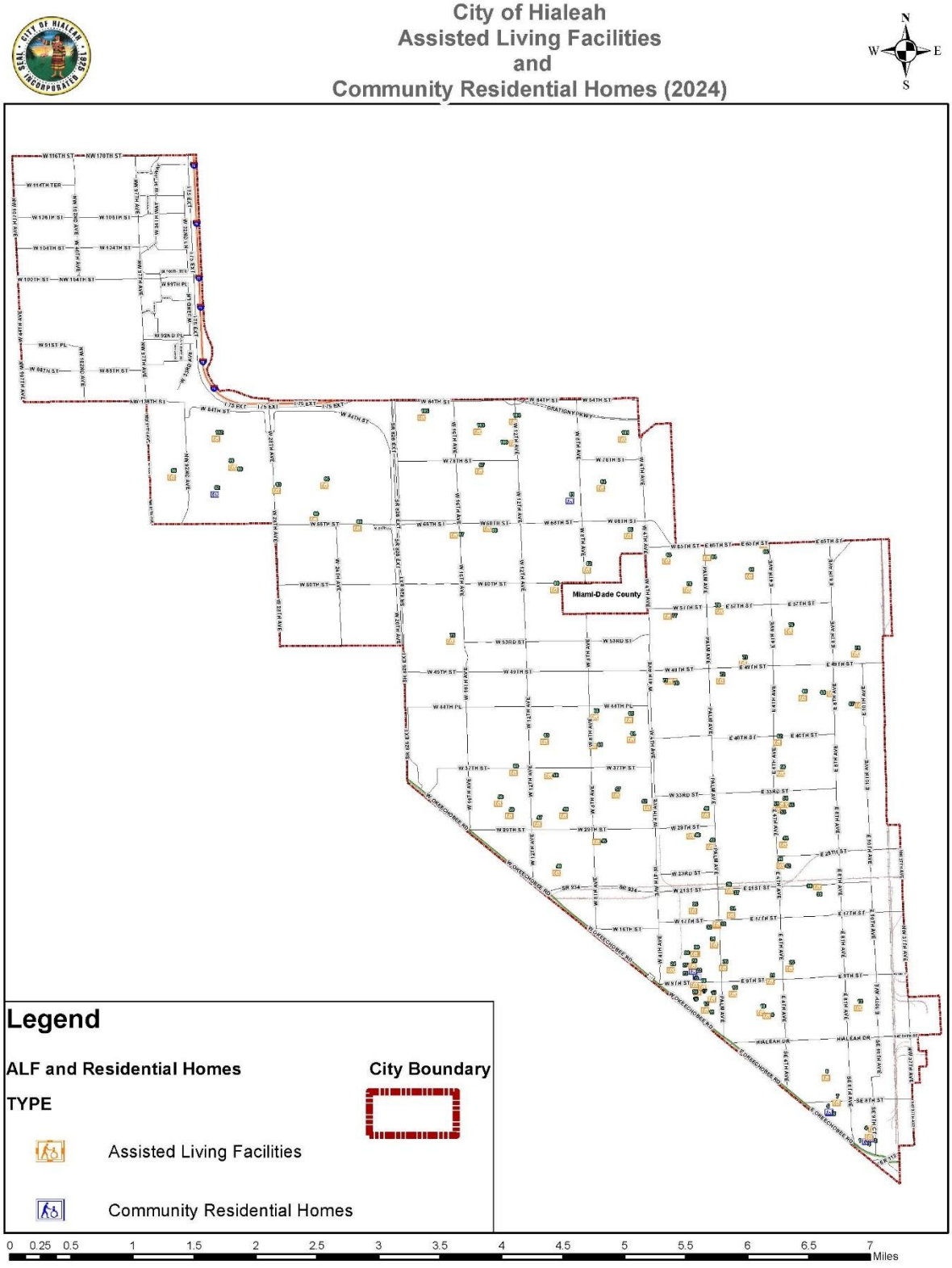


Figure 3. Community Homes and Assisted Living Facilities (ALF)

Mobile Homes

Mobile homes have long been recognized as affordable when compared to site-built homes. Currently within the City of Hialeah there are total of five (5) mobile home parks, as shown on Map 4, all of which were developed between the 1950s and early 1970s and are remnants of a larger inventory from a time when the city was not fully developed. These five (5) mobile home parks encompass a total of 490 units.

Due to the age of these mobile trailer parks a significant number of the mobile homes predate increased manufactured homes construction and safety standards, wind-load requirements and tie down standards and do not perform well during hurricanes.

The city recognizes the importance of housing alternatives to meet the housing needs of different households. However, it is unlikely that new mobile homes parks will be developed in Hialeah in the future due to land costs and availability.

Alternatively, the city through its affordable housing regulations shall promote the creation of new affordable units to satisfy resident needs and guide development of affordable housing for future relocation of mobile home residents.

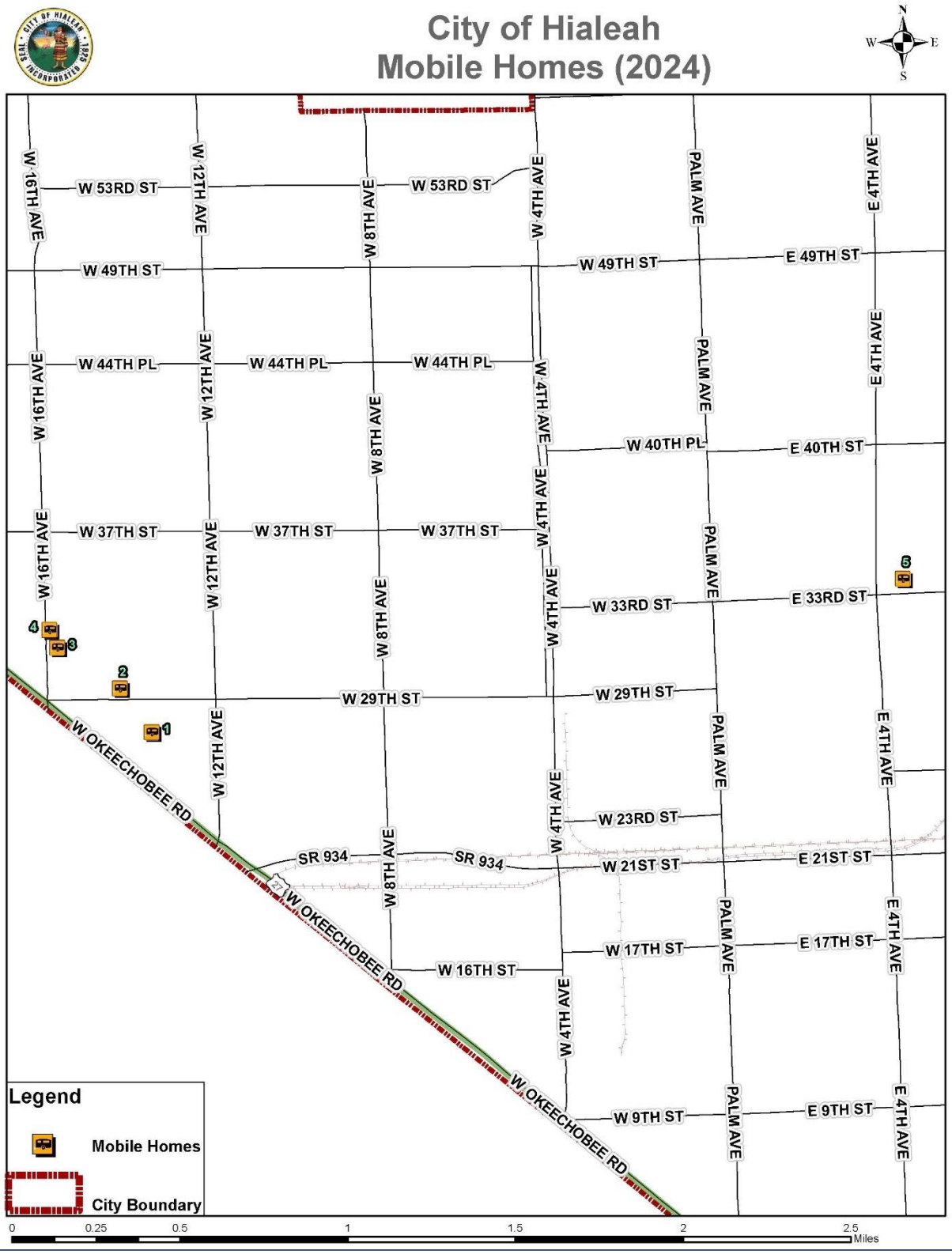


Figure 4. Mobile Homes Location Map

Historic Housing

The Division of Historical Resources of the Florida Department of State maintains a central archive for Florida's historical and archaeological sites known as the Florida Master Site File (FMSF). These properties are not required to meet any minimum level of historical or scientific importance, but usually are at least fifty (50) years old, and adequately located and documented. These sites represent the known physical remains of Florida's prehistoric and historic cultural heritage.

Sites and structures that have historical significance are discussed in the Future Land Use DIA in the section entitled, Historic Archaeological and Architectural Sites. Map I-8 in the Future Land Use DIA shows Hialeah's historically significant housing structures, including single-family and other sites while all of the structures are also designated historic by the State of Florida.

Housing Construction Activity

The City of Hialeah tracks housing construction activity through the building permit process. Table 17 summarizes housing construction activity. According to the U.S. Census Bureau's historical Building Permits Survey (BPS), between 1996 and 2022 the City of Hialeah issued permits for approximately 1,868 new dwelling units. Most of the permitted units (1,449 or 78%) were in multifamily residential projects. Since 2023, according to the City's Building Department tracking, an additional 15 multifamily projects have been permitted, which will result in another 2,229 dwelling units when completed.

Table 17: New Housing Unit CO by Year

Year	CO units Issued
2020	807
2021	784
2022	1195

POTENTIAL MAP 5 – RESIDENTIAL DEVELOPMENT PROJECTS (2000-2024)

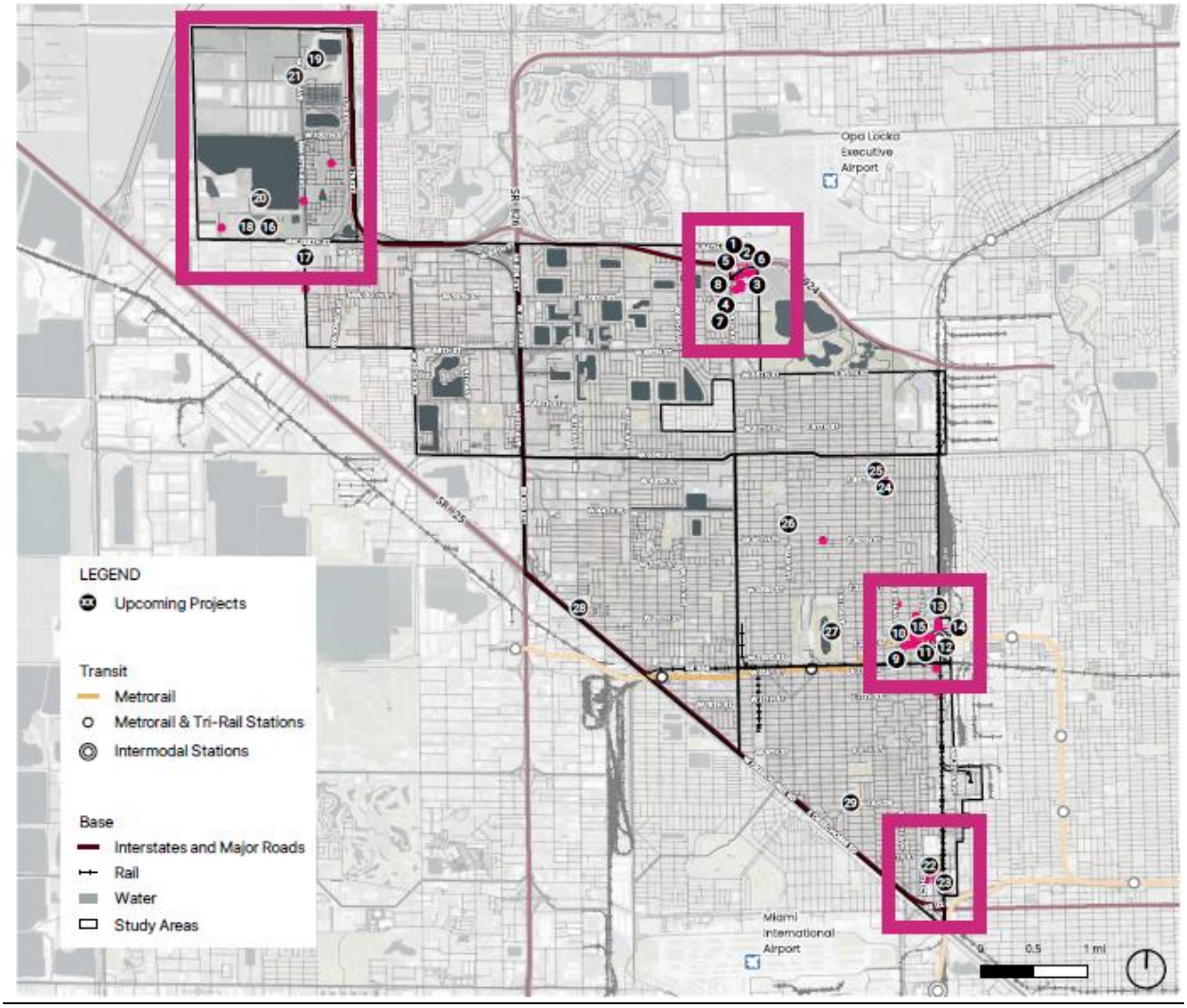


Figure 5. Upcoming Residential Development Projects 2020-2024. Hialeah2050 mapping.

Based on the available data regarding past construction activity and perceived trends, the following statements summarize the current housing situation in the City of Hialeah:

- The city has experienced substantial growth in multifamily residential developments. Some of these developments also feature ground floor retail space (mixed-use), which is expected to contribute to a more compact, pedestrian-friendly and public-transportation-friendly development pattern.
- Since 2000, the share of owner-occupied homes fell from 51% to 47%, according to the 5-year ACS Census 2022-2027 estimate.
- While owner-occupied units have been decreasing, rental units now comprise 53% of the entire housing stock.

- Units for sale have a vacancy rate in Hialeah of 12%, according to the most recent data provided by the Shimberg Center for Housing Studies (which is based on the ACS 2023 5-year estimates). This is a significant increase in vacant units compared to 2% in 2000.
- According to the Realtor Association the median single family sale price was $600,256 in June 2024. The average sale price for a condominium was $275,000.
- The median rental price of an apartment in the city is $2339 in June 2024. This has stayed fairly stable since July 2023 which had a median rental price of $2300.
- In 2023, according to the ACS 5-year estimate 17.8% of Hialeah homeowners are 30-50% cost-burdened and 26.4% of renters are 30-50% cost burdened. Likewise, 18.5% of homeowners are 50% or more cost burdened and 16% of renters are 50% or more cost burdened.
- Federally assisted housing is rented to persons with income between 0-50% of the County median (very low income). Affordable housing is rented to persons whose incomes are between 50-80% of the median (low income).

5. HOUSEHOLD CHARACTERISTICS

An understanding of current and anticipated population and household characteristics is necessary in order to adequately plan for future housing and public services needs. This section summarizes key population and household factors that influence the type and size of housing that is likely to be needed in the City over the next twenty years.

Demographics

Based on the 2023 ACS 5-year estimates, the City's population is 221,901. Table 18 breaks down the City's population by age. Approximately 40% of the population is aged between 25 and 54 years old. Only 19.1% are child aged and 34.6% of the population is between 55 and 85 years or older. The median age of Hialeah's population is 45.5 years, compared to 42.8 for the State of Florida. The City's median has been higher than the State's for at least the last two census decades, although the difference between the two statistics has varied.

Table 18: Age of Population in Hialeah (2023)

Age Cohort	Number	Percent
Under 5 Years	10,503	4.7%
5 to 9 years	9,464	4.3%
10 to 14 years	11,073	5.0%
15 to 19 Years	11,223	5.1%
20 to 24 Years	12,877	5.8%
25 to 34 Years	26,266	11.8%
35 to 44 Years	26,427	11.9%
45 to 54 Years	35,237	15.9%
55 to 59 Years	19,712	8.9%
60 to 64 Years	13,861	6.2%
65 to 74 Years	22,585	10.2%
75 to 84 Years	14,461	6.5%
85 Years and Older	8,212	3.7%
TOTAL	**221,901**	100%

Source: ACS 2023 5-year estimate (Table DP05)

According to past ACS figures, the City's median age has (with minor variations) remained fairly constant for some time. The median, however, increased significantly relative to that of the year 2000, when it was 34 years. The recently released 2023 ACS 1-year estimate indicates a median age of 45.9 years.

Table 19 examines household composition. The average household size, according to the 2023 ACS 5-year estimates, is 2.90 persons per household, while the average family size is 3.25. This is a significant reduction in household size since 1990, when the average household size was 3.13 according to the City's 2000 Comprehensive Plan. In terms of types of households, 42.5% of the City's households are married. Only 13.6% of married households have children under 18. Approximately 31.2% of women-led households have no spouse, compared to 15.3% households headed by males with no spouse. Only 6.6%

of women head of households have children under 18, whereas 31.7 % of heads of households ages 65 or older have children living with them under 18 years of age.

Table 19: Households by Type (2023)

Type of Households	Number	Percent
Married- couple	33,308	42.5%
Married with Children of Householder Under 18	19,655	13.6%
Cohabiting Couple	20,224	11.0%
Cohabitating with Children of Householder Under 18	3,829	5.0%
Male Householder-No Spouse	7,557	15.3%
With Children of the Householder Under 18	627	0.8%
Householder Living Alone	5,748	7.5%
Living Alone 65 year and over	2,610	3.4%
Female Householder, No Spouse	23,793	31.2%
With Children of the Householder Under 18	5,035	6.6%
Householder Living Alone	9,565	12.5%
65 years and Over	6,766	8.9%
Households with One or More People Under 18	24,171	31.7%
Households with One or More People 65 years or Older	32,302	42.4%
Total Households	**78,792**	**n/a**

Source: ACS 5-year estimate (Table S2501)

Table 20 looks at the age of the head of the household by tenure for occupied housing units. Approximately 62% of heads of households in Hialeah that are between 35 years and 54 years of age are renting, compared to 33.9% of heads of households that own and occupy their homes within the same age range. In contrast, for household heads 65 to 85-plus years, 22.7% are renters versus 39.3% who are owners and occupy their homes. Table 20 substantiates the finding that larger numbers of households in Hialeah are now renting than owning a home due to high home values, high interest rates, and high insurance costs.

Table 20: Occupied Housing Units by Head of Household Age and Tenure (2023)

Head of Household Age	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
Under 35 years	2,496	6.9%	6,180	15.4%
35 to 44 years	3,707	10.3%	7,360	18.3%
45 to 54 years	7,976	22.1%	9,737	24.3%
55 to 64 years	7,754	21.5%	7,784	19.4%
65 to 74 years	6,878	19.0%	4,458	11.1%
75 to 84 years	4,787	13.3%	2,955	7.4%
85 years and over	2,511	7.0%	1,672	4.2%
Total Occupied Housing Units	**36,109**	**n/a**	**40,146**	**n/a**

Source: ACS 2023 5-year Estimate (Table S2502)

While the City of Hialeah is a culturally diverse community, thanks to the flourishing immigrant population of earlier decades, the City's racial and ethnic composition as of 2023 is primarily white and Hispanic, and this is reflected in the characteristics of housing tenure. Thus, most renters and owners of occupied homes in Hialeah, as shown in Table 21, are Hispanic and/or white.

Table 21: Tenure of Housing Units by Race and Hispanic Origin (2023)

Race	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
White	17,603	48.7%	18,496	46.1%
Black	328	0.9%	530	1.3%
Asian	357	1.0%	81	0.2%
American Indian	6	0.02%	0	0.0%
Some other race	2,801	7.8%	2,659	6.6%
2 or more races	15,014	41.6%	18,380	45.8%
Hispanic or Latino	34,854	96.5%	39,627	98.7%
White Alone	799	2.2%	363	0.9%
Total	**36,109**	**n/a**	**40,146**	**n/a**

Source: ACS 2023 5-year Estimate (Table S2502)

Projected Population and Housing Need

Population projections are an essential planning tool which provide a perspective of long-range future growth in the community and help inform policies about land use, development, housing and service needs. The population projections in Table 22 are based on data provided by the Shimberg Housing Studies based on 2010 and 2020 U.S. Census data and BEBR, out of the University of Florida. The table offers a comparison of anticipated growth for the City and Miami-Dade County and projects population city growth as a share of county growth).

Table 22: Population Projections for the City of Hialeah and Miami Dade County (2020-2050)

Geography	*2020*	*2023*	*2025*	*2030*	*2035*	*2040*	*2045*	*2050*
Hialeah	*223,109*	*229,054*	*230,612*	*233,471*	*234,619*	*234,743*	*234,457*	*233,870*
Miami-Dade	*2,701,767*	*2,757,591*	*2,826,904*	*2,928,902*	*3,010,902*	*3,076,908*	*3,133,584*	*3,186,897*

Sources: Shimberg Center for Housing Studies 2010-2050

Both the city and Miami-Dade County are projected to continue to grow through 2050. However, Hialeah's growth rate will continue to slow down, and the city is projected to incur a slight reduction in overall population by 2050. This could be due to a combination of several factors, including sizeable cohorts of aging residents and fewer births taking place. These trends can drive greater needs for smaller housing units. At the same time, considering other nuances of population composition, younger age cohorts are attracted to the city by an expanding array of housing options, geographic convenience, and access to transportation and amenities. At the same time, the city recognizes that these projections do not include

population intensification supported by an undetermined number of unaccounted living units, which the city continues to try to grapple with.

The outlook related to these factors remains uncertain, however, a rough estimate of additional housing need for the future population can be calculated by dividing projected additional population by median household. While this number has been decreasing, using the 2023 median household size reported by ACS of 2.9 results in an estimated additional need of slightly over 3,404 housing units by 2030), and of another approximately 330 additional units by 2035. Due to the unknown factors described above, the City is considering land use amendments that will provide the opportunity for the development of housing at a higher rate than current regulations allowed. Therefore, the City need for housing for the long-term (2050) could be of an additional 15,000 residential units.

6. REGULATORY ASSESSMENT

The process of developing housing includes numerous players, including staff and government officials in multiple jurisdictions, landowners, developers, design consultants, lenders, contractors, attorneys and the buyer or renter. The process, which at times can be lengthy, can add undue costs to the delivery of housing. Excessive regulation can drive up the cost of new homes anywhere from 20% to 40%, depending on the jurisdiction, according to the U.S. Department of Housing and Urban Development (HUD).

While many factors in the housing development equation, such as inflation, interest rates, supply chain issues, labor and material costs, and State Laws, are usually beyond the control of a local government, such governments can adopt a policy and regulatory approach that helps to contain the cost of housing. Thus, the City of Hialeah can take proactive steps and implement processes, procedures, requirements, and actions that support housing affordability.

One of these steps involves periodically reviewing the Code of Ordinances to identify and remove unintended barriers and costs added to the housing development and delivery process. Likewise, the city should continually be reviewing the Code to identify gaps and incorporate relief measures and/or state-of-the-art benefits to attract development that meets particular goals of the city.

Yet another area where development costs might be eased for housing projects involve processing fees and impact fees. Already certain impact fees are allowed to be waived when they involve the development of affordable housing.

Some recent state and local regulations are reshaping the ways in which Hialeah is and will continue to meet the goal of supporting housing affordability for existing and new residents.

The City's Transit-Oriented Development District (TOD), which includes the Hialeah Transfer Station and Hialeah Market Station subdistricts, is an example of regulatory implementation that supports attainable housing while creating variety in housing types to accommodate diverse population needs. The TOD

regulations provide flexible lot coverage, allow mixed-use development and live-work units and capitalize on the proximity to public transportation to create pedestrian-friendly environments that allow for a reduction in parking requirements (and therefore a reduction in construction costs).

At the state level, the passing of SB102 in 2023, also known as the Live Local Act (LLA), and its 2024 amendment, SB328, supersedes local regulations to facilitate the development of affordable housing. The Amended Act requires local governments to authorize the development of multifamily residential and mixed-use developments on sites that are zoned mixed-use residential, commercial or industrial if at least 40 percent of the residential units in a proposed multifamily development will, for a period of at least 30 years, be affordable to individuals making up to 120 percent of the local AMI. The Amended Act clarified and supplemented certain areas of the act, for example, limiting a local government's ability to restrict the floor area ratio (FAR); clarifying that the height and density maximums do not include bonuses; mandating parking reductions and even elimination of parking requirements within a certain distance of transit; and modifying the maximum height when adjacent to single-family residential uses, under certain circumstances. Zoning entitlements are mandated as of right, with administrative approval required for LLA projects. The LLA provides tax exemptions and allocates recurring funding for housing very low to moderate income households and for Hometown Heroes, among other programs.

Qualifying LLA projects must comply with all non-LLA standards (setbacks, open space, etc.). Local governments are required to develop and publish its interpretation of local rules and processes for implementing the LLA as it relates to land use and development review process for qualifying LLA projects.

The LLA also mandates that local governments create an inventory of properties they own that could be suitable for developing affordable housing. The inventory list must be made publicly available on the local government’s website to encourage development. Because local governments have discretion as to what makes a parcel of public land suitable for affordable housing development, local governments can set policies to determine the appropriateness of public lands for potential affordable housing development based on criteria such as physical site characteristics such as lot size, shape, and existing zoning; availability of existing infrastructure; proximity to jobs, transit, and other amenities; environmental considerations; and whether the land is needed for another governmental purpose.

As of December 2024, the City has not received any LLA projects. Therefore, the City has been developing land use regulations aimed at attracting the development of affordable housing, with incentives similar to those of the LLA. The City proposes increasing density in certain land uses through a bonus system. This increase is intended to provide a mix of incomes necessary to retain and attract residents from diverse backgrounds and income brackets.

Development affordability must also continue to be balanced by concerns regarding code compliance. Zoning and building codes are important for protecting public health and safety, promoting environmental protection and sustainability, and upholding industry standards. Code compliance reduce casualties, costs and damage by creating stronger buildings designed to withstand disasters. They also help communities get back on their feet faster by minimizing indirect costs such as business interruptions and lost income.

7. CONCLUSION

The City of Hialeah has long been seen as a blue-collar bastion; a haven for families seeking affordable places to live in Miami-Dade County. In the past 20 years, the real estate market has drastically changed, nationally, regionally and also locally. These shifts have resulted in increasingly higher housing costs for many long-time and newer residents.

As the City of Hialeah looks toward the next twenty years, it is clear it will need to consider how to plan for and sustain population growth, while continuing to provide for the existing population. The City's Goals, Objectives, and Policies (GOPs) in the Comprehensive Plan should continue to focus on reducing the cost of housing construction, incentivizing the development of housing attainable to a wide range of incomes and households, developing programs to assist current homeowners in maintaining and upgrading their properties for energy efficiency and resiliency, emphasizing economic development for higher-wage jobs, improving multi-modal transportation options, supporting development of housing options with easy access to employment, transportation, and conveniences.

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INTRODUCTION

The City of Hialeah is committed to preserving the uniqueness of its community and its culture, and to maintaining a viable urban community. It is the City's goal to facilitate the provision of decent housing and a suitable living environment for all residents, especially low- and moderate-income persons. The City participates in a number of programs designed to assist the City in achieving this goal.

Housing is an important element in the analysis of present and future characteristics of a community. The type, structure, and condition of an area's housing stock influence the community's quality of life. Neighborhoods play an important part in determining the vitality, stability, and way of life of the residents within a community. A stable community offers a variety of housing units that appeal to a wide range of age groups, income levels, and family sizes. A proper mix of different housing types and housing which lends itself to accommodating different life styles helps to encourage the development of a well-balanced community. Without a heterogeneous population, a community is limited in the most efficient allocation of economic resources necessary to sustain a valuable, economically vibrant community.

Housing also impacts the economic strength of a community and provides a basis for directing the manner and type of economic development within an area. Since housing helps determine the economic strength of a community, it should be the objective of the City to protect existing housing values and develop policies that result in the appreciation of existing neighborhoods. In addition, the objective of new development should be to contribute to favorable quality of life conditions within the community, as well as reduce housing deficiencies that presently exist.

1. Purpose of the Element

The purpose of the Housing Element is to:

- Identify present condition and type of housing stock within the community.
- Analyze housing trends and determine the deficiencies and causes of those trends, which may negatively affect the community in the future.
- Develop appropriate plans, programs, and policies to meet the objective of providing adequate and safe housing for the residents of the community.

The Housing Element analyzes the present condition of housing within Hialeah by examining the characteristics and conditions of the current housing stock, as well as the characteristics of the households who reside in the City. An overview of current low to moderate-income housing is presented, as well as an inventory of group homes and institutional housing.

Based on population projections and trend indicators of housing growth, the demand and supply of housing is discussed, including a determination of the need for replacement of existing substandard housing. The demographic characteristics of the present and projected City residents are useful in determining the future demand for housing types and the location of these units. The private sector normally takes care of the housing supply, but an analysis of projected deficit and demand is presented. Deficiencies in market driven supply, especially for low to moderate-income households and the elderly, are evaluated. Recommendations are made to respond to the failures of the private sector to meet the housing needs for all of the community.

Because of the size of the City of Hialeah, and its location within a rapidly growing urban area, the housing market has predominantly been demand-based. This suggests that developers have not viewed Hialeah as an area for speculative development. Demand based development means that units are not constructed for an assumed market that leads to demographic conditions created by development. The demographics and economic forces, which naturally form a community, have been the predominant influence on new development in Hialeah.

The purpose of this Element is to provide an inventory of existing housing; to forecast trends of the housing market; to locate possible deficiencies within the private sector and suggest ways to aid the private sector in eliminating those deficiencies; and, to reinforce the policies and recommendations of the previous Comprehensive Plan that are still appropriate. Of prime importance in this area is the continuation of zoning and building policies that exist to promote public safety and community harmony. At the same time, these policies provide support for new development of higher quality that meets the needs and goals of the community.

It is not the purpose of this Plan to dictate control over natural market forces that exist in the private sector. In fact, tampering with the market would be counterproductive considering the efficiency of the private sector in meeting housing demand in the past.

2. Growth Trends

Hialeah is a community of 231,270 persons (BEBR estimate April 1, 2002). Located in northwest Miami- Dade County, it covers an area of 23 square miles (including proposed annexation area). Hialeah is one of the most densely populated cities of the Miami-Dade County, with over 10,000 persons per square mile.

Incorporated in 1925, Hialeah has become one of the fastest growing communities in the Country. It is the fifth largest city in Florida, and Florida's second largest city in population growth. One important reason for the fast paced growth has been the large number of immigrants that have chosen to settle within the community. During the Mariel Boatlift in 1980, 30,000 of the 143,000 people who arrived in the United States settled in Hialeah. Hurricane Andrew also forced a large number of people to come to Hialeah in search of housing. Approximately 10,000 people relocated into the community, which was already burdened with housing problems.

The demand for housing has forced prices to increase, making them unaffordable for low-income residents. The Hialeah Housing Authority had stopped adding names to its 4,565 person waiting list (3,125 of those are elderly/near elderly), but in May 2000 accepted approximately 1,219 additional applications for public housing, bringing the waiting list for

public housing to 3,190. Since 1997, there has not been any new federally subsidized public housing development, which compounds the housing problems in the community. Hialeah's growth has also been influenced by the fact that the City is one of the major industrial cities in the State of Florida providing a large number of blue-collar jobs.

The majority of the City's growth occurred between 1960 and 1970 as it increased by approximately 53%, or 35,480 residents. That growth was caused largely by the Cuban exodus. By 1970, most of the City residents were Cubans. Between 1970 and 1980, the population increased by almost 42%, or 42,802 residents. Between 1980 and 2000, population growth began to slow down showing increases of 29% and 20% for each decade. The U.S. Census Bureau indicated a total City population of 226,419 for the year 2000. Table III- 1 shows population figures for the City and the County for the last 40 years, and also includes population projections.

Population growth in the City has occurred much faster than in the County. Miami-Dade County experienced an increase of 36% between 1960 and 1970, 28% between 1970 and 1980, 19% between 1980 and 1990, and 16% between 1990 and 2000. The U.S. Census Bureau indicated a total County population of 2,253,362 persons for the year 2000. The Bureau of Economics and Business Research estimated a County population of 2,312,478 persons for the year 2002.

City population projections prepared by Miami-Dade County indicate a population of 240,963 persons for the year 2005, 257,042 for 2010, and 273,205 for 2015 (see Table III- 1).

The following sections will analyze how growth has impacted the provision of housing, and what can be expected in the next ten years.

B. HOUSING INVENTORY

This section deals with the characteristics and conditions of the existing housing stock in the City, the availability of subsidized housing developments, the protection of significant housing, and housing construction activity. The primary sources of statistical information used in the updating process were the Shimberg Center for Affordable Housing, the Bureau of Economic and Business Research, US Census Bureau, and Miami-Dade County Research Section, Department Planning & Zoning.

1. Existing Housing Characteristics

a. Age of Housing Stock

Hialeah started experiencing its housing construction boom in the fifties, after the Second World War. From the fifties to the seventies, it experienced a 17% increase in housing construction during each decade. During the seventies, the construction rate went up from 17% to 22%. This increase was also experienced by the County as a whole. The trend in new housing construction between 1990 and 2000 was, on average, 1,032 units per year. More recent figures show that approximately 478 building permits were issued between April 2000 and March 2002. Table 111-16 shows the breakdown by housing type.

The housing stock is relatively new, with approximately 92% of the housing units having been built after 1950. In 2010, however, the number of older homes (SO years and older) will increase to 18,340 units, raising the percentage from 8 to 25%. Newer housing (units built between 1980 and 2000) comprise approximately 34% of the City's total housing stock. Table 111-2 shows the age of housing units in the City and the County.

b. Dwelling Units by Type

Table lll- 3 shows that, in 2000, there were 72,193 dwelling units in the City of Hialeah. Approximately 51% of these were single-family homes (attached and detached), 48% were multifamily units, and 1% were mobile homes. The majority of housing in Hialeah is single family detached, followed by multifamily uses with 20 or more units. The percentages were very similar to the County's. Table lll- 3 shows a comparison between the County and the City, and also between 1990 and 2000. The proportions of building type were very similar in 2002.

c. Dwelling Units by Tenure

According to the 2000 Census, approximately 98% of the housing units in Hialeah were occupied at that time, compared to 91% in the County as a whole (see Table lll- 4). Of the City's 70,763 occupied housing units, 35,963 units or 51% were owner-occupied; and 34,800 units, or 49% were renter-occupied. By comparison, 58% of all occupied housing units in the County were owner-occupied. The proportion of rental and owner-occupied units has remained constant since 1990.

At the time of the 2000 U.S. Census, less than 2% of the City housing units were found to be vacant. The percentage was higher in the County, with almost 9% vacant.

There were 1,430 vacant units in the City of Hialeah in 2000. Of those vacant units, 23% were for sale, 53% for rent, and 9% were seasonal units. The remaining 15% were rented or sold but not occupied, and "other vacant". If a vacant unit does not fall into any of the categories specified above, it is classified by the Census Bureau as "other vacant." For example, this category includes units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner. The percentage of seasonal units in the County was significantly higher than in the City. There were 31,316 seasonal units in the County, comprising approximately 41% of the vacant units. There were no migrant worker units within the City, but there were 78% in the entire County. Compared to the previous decade, the vacancy rates have gone down, and number of seasonal units has been on the increase (see Table lll- 4).

d. Cost of Housing

The median gross rent for renter-occupied units in the City of Hialeah was $614 in 2000, approximately $130 more than in 1990. This figure was lower than the median gross rent in Miami-Dade County in 2000 ($647). Twenty-seven percent (27%) of the rental units in the City, and 26% in the County, had rents below $500. Approximately 4% of the rental units in the City had rents above $1,000, compared to almost 12% in the County as a whole. Slightly over than 1% of rental units in the City had no cash rent. It is probable that these rentals are occupied by custodians of seasonal units, the elderly renting from relatives or site management for no cash rent. The rent ranges for gross rent are presented in Table III- 5.

The median contract rent for the City was $537 in 2000. This indicates that expenses relating to rentals, above contract rent, were less than $100 per month. This figure would include services and utilities not included in the rental price of the unit, such as electricity and insurance.

Table III- 6 shows owner-occupied housing units by home value in 1990 and 2000 for both the City of Hialeah and Miami-Dade County. The distribution of housing values in the City shows that average housing costs in the County are generally higher than in the City. Approximately 48% of units in the City are valued below $100,000 (42% in the County), and less than 2% are valued at more than $200,000, while in the County the percentage goes up to almost 16%. In general, the current housing stock in the City can accommodate different income needs and provide housing for various family income groups. The median value of owner-occupied housing in Hialeah in 2000 was $102,300, $22,500 more than in 1990, as reported by the U.S. Census. In comparison, the median value for owner-occupied housing in Miami-Dade County in 2000 was $113,200, $27,200 more than in 1990.

Slightly more than 25% of owner-occupied housing units in Hialeah and Miami-Dade were not mortgaged, according to the 2000 Census. Of the 35,963 owner-occupied units in the City, 26,663 units were mortgaged. The median owner costs for non-mortgaged units in the City was $392 per month, and $1,072 for mortgaged homes. These figures represent 14% and 2% of the median household income in the area. The median owner costs in the County were $428 and $1,206, respectively. A detailed breakdown of housing costs in the City and the County is presented in Table III- 7.

e. Cost-to-Income Ratio

The Florida Department of Community Affairs (DCA) estimates that a family is paying too high a percentage of their income for housing if the cost-to-income ratio is greater than 30%. The market for owned housing is self-regulating, meaning lenders are hesitant to risk a mortgage loan on households whose income is too low to afford housing costs that exceed 30% of their income. Rental housing, however, does not have this regulating feature, and a percentage of families, usually those with low to moderate income levels, must spend a greater than acceptable share of their income on housing.

Households are defined as very low, low, and moderate income based on thresholds tied to the median income of a county or metropolitan statistical area. These thresholds are 50%, 80%, and 120% of the County's median income, respectively. The median household income in Miami-Dade County was $35,966 in 1999. In Hialeah, the median household income was $29,492.

Rent-to-income ratios for 2000 are presented in Tables III- 8 and 111-9. Table 111-10 shows a summary. Approximately 39% of the homeowners in the City and 49% of renter households paid more than 30% of their income on housing in 2000. These figures are slightly higher than Miami- Dade County where 36% of County owners and 47% of the renter households were paying more than 30% of their incomes on housing.

Tables 111-8 and 111-9 also show the percentage of households making less than the median household income in 2000. Seventy-three percent (73%) of the renters in the City made less than the median income in 1999. The percentage in the County was slightly lower (68%). The percentages were significantly lower among the owners. Approximately 40% of the owners in the City were making less than the median household income in 1999 (30% in the County).

The ***State of Florida's Housing, 2002*** report published by the University of Florida in June 2002, states that there were about 1.9 million renter households in Florida in 2002. Of these households, about 794,000 were cost-burdened, representing over 41% of all renters. Of the households paying more than 30% of their income toward rent, over 300,000 (almost 38%) paid more than 50%. Most of the households paying more than 50% of their income toward housing costs had incomes below 50% of the median income for their area. About 20% of the cost-burdened renter households reside in Miami-Dade County. With 11.5% in Broward County and 6.5% in Palm Beach County, their estimate is that more than one-third (38%) of cost-burdened households are located in the three South Florida counties. An additional 15% of the state's cost-burdened households are in the Tampa Bay metropolitan area, so that a total of 53% of Florida's renter households experiencing cost burden are located in four Metropolitan Statistical Areas.

2. Housing Conditions

a. Physical Conditions

The City has not conducted a formal Housing Conditions Survey in the past 15 years, as the conditions of the housing stock have not changed substantially. The City of Hialeah Five Year Consolidated Plan, Fiscal Years 2000-2004, states that the majority of the housing stock is substandard with most units suitable for rehabilitation, that is, where the cost of rehabilitation to bring the unit to standard condition is less than 50% of the total value of the property. The public

housing stock is structurally sound and all units meet the housing authority Minimum Housing Quality Standards, and the South Florida Building Code.

The goals and objectives of this element will require that the City update the housing conditions survey in 2005 to determine the structural conditions of the City's housing stock. The following terms and definitions shall be used in the survey:

Standard is defined as those units that are structurally sound with minimal defects that are easily remedied through normal maintenance. Units that display environmentally questionable conditions, but have no major structural defects are also considered "standard."

Substandard is defined as a unit that has deteriorated, but can be brought up to standard conditions with reasonable rehabilitation

Deteriorated is defined as a structure that has deteriorated to where rehabilitation would exceed 50% of replacement value.

The 2000 Census provides an indicator of housing that is substandard by measuring certain "quality of housing" indicators such as the lack of complete plumbing, kitchen and heating equipment.

Table 111-11, which summarizes these statistics for the City and the County, indicates that the interior quality indicators of the City's housing stock are in line with the County's.

b. Overcrowding

Overcrowding is also an indicator of substandard housing. According to the U.S. Bureau of the Census, overcrowding exists if there are more than 1.01 persons per room living in a dwelling unit. In making these computations, a "room" is defined as a living room, dining room, kitchen, bedroom, finished recreation room, or enclosed porch suitable for year-round use. Excluded are bathrooms, open porches, balconies, halls and utility rooms. Table **111-11** shows that 18,073 dwelling units, or 25% of the occupied homes in Hialeah, were considered to be overcrowded compared to 15% in the County. The Census figure may be somewhat deceiving in the case of Hialeah. Hialeah has a traditional Hispanic culture, where many of the households have extended families living together. In the Hispanic culture it is not acceptable to place the parents in nursing homes. Therefore, there are many mothers working within the home while raising their children and taking care of their elderly parents.

3. Government Subsidized Housing

Tables 111-12 and 13 contain an inventory of assisted housing projects. Although there may be others within the City, the information collected will help in evaluating the number of units and its distribution throughout the City. The majority of the 3,261 units in the City's public and assisted housing inventory (52%) are 1-bedroom units. Even though there are 3,261 public and assisted housing units in stock, the City of Hialeah still has unmet needs. A waiting list of 4,565 persons remains. The following section addresses the various housing assistance programs available to City residents.

a. The City of Hialeah - Department of Grants and Human Services

The City Department of Grants and Human Services is responsible for acquiring grants and implementing activities funded through federal, state, and other local sources. The Department is responsible for the administration of all federal, state and local grant programs as well as financial and programmatic management, grants acquisition, federal procurement, and contract administration. The department oversees activities such as Economic Development, Community Development, Housing, Disaster Assistance (FEMA), Employment and Training, and Special Projects.

Each year, the City of Hialeah receives in excess of $7 million dollars under the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnerships (HOME) programs. The Department of Grants and Human Services administer the following housing- related programs:

(1) Community Development Block Grant (CDBG)

A major funding source for the City of Hialeah is the Community Development Block Grant Program. This Federal Housing and Urban Development grant has the primary objective to expand the supply of decent, safe, sanitary, and affordable housing, as well as for the creation of programs geared to assist low and moderate income families and individuals, augmenting and fostering economic growth. Throughout this program, the City has been able to create and strengthen linkages between all levels of government, the private sector, other non-profit and for-profit agencies and organizations, thus maximizing existing resources.

(2) State of Florida Housing Initiatives Partnership Program (SHIP)

The SHIP program was created for the purpose of providing funds to counties and eligible municipalities as an incentive for the creation of local housing partnerships, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing, and to increase housing-related employment. The City of Hialeah has received funding under the State of Florida Housing Initiatives Partnership Program (SHIP) since 1995. The City prepared a three-year plan focusing primarily on the needs of low-income owner occupied households. This program has a three-year strategy that has focused exclusively on rehabilitation of residential property. The majority of those assisted have been the elderly in the low-income group.

(3) First Time Homebuyers Assistance Program

This program allows eligible borrowers to use funds provided by this secured loan program as a source of funding for a portion of down payment and/or closing costs and/or reduction of first mortgage principal in conjunction with the Enhanced Fannie Neighbors Mortgages with the Community Home Buyers Program. This program is funded through the HOME Investment Partnerships Program (HOME), and the State Initiatives Partnership Program (SHIP).

(4) Residential Rehabilitation Program

The State of Florida and the U.S. HUD provide funds to carry out a home improvement program. This

assistance is limited to eligible homeowners and is based on income. At least 30% of the beneficiaries who receive assistance must have incomes at 50% of the median income or less. The remaining households must have incomes 80% of the median or less. The maximum loan award is $45,000 and is deferred over a period of ten years.

(5) Emergency Grant Program

Funds are utilized to assist homeowners whose homes are in need of emergency repairs such as roofing, plumbing, and electrical repairs. To be eligible, households must meet eligible income criteria. The maximum award for this program is $10,000.

(6) Reconstruction Assistance Program

Eligible homeowners may receive a deferred payment loan to demolish and rebuild their home on the existing lot. The home must be declared unsafe and suitable for demolition by a City inspector. To be eligible households must have incomes that meet the program requirements. The maximum award is $95,000. Loans must be paid in full at the time of rent or sale of the property.

(7) Homeless Prevention

Utilizing a combination of resources the City has a program designed to assist families and individuals that are faced or are in the verge of homelessness. Since its inception back in 1987, the City has provided emergency shelter, case management, supportive services, one time utility payment assistance, rental assistance, legal services, food vouchers, household goods, etc., in an effort to assist homeless families and individuals to overcome their crisis and ultimately, attain self-sufficiency.

b. The Hialeah Housing Authority

The Hialeah Housing Authority was established in 1967. It was duly organized and run pursuant to the Florida Housing Authorities Law, Chapter 421 of the Florida Statutes. The Hialeah Housing Authority administers the following housing-related programs:

1) Section 8 Rental Assistance Program

The Section 8 Rental Assistance Program provides a Voucher to low-income families, the elderly, and the disabled that assists with rental payment for safe, decent and sanitary housing through the private sector. Private landlords who have a contract with HHA own all Section 8 units. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and rent privately-owned housing, including single-family homes, townhouses, mobile homes and apartments. After receipt of a voucher, the participant is responsible for locating suitable housing with a private landlord and is free to choose any housing that meets the requirements of the program. When a lease has been executed, an inspection of the unit will be performed and annually thereafter. To assist participants in locating suitable housing, the Housing Authority provides updated lists of landlords and units that may be available.

A rental subsidy is paid directly to the landlord on behalf of the participating family. The family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. A participant may pay more than 30%.

Like the public housing program, the Section 8 Program has a waiting list. It is currently at 1,241 applicants (date working on December 3, 1997).

The Hialeah Housing Authority, under contract with United Stated Housing and Urban Development (HUD), monitors, inspects and administers the project based Section 8 assistance payment contracts for:

- Russ Allen Apartments - 73 Units
- Meadowgreen Apartments - 119 units

2) Public Housing

The Hialeah Housing Authority has operated and managed the public housing units since the 1960s. Table III- 12 shows a list of public housing properties in the City. There is currently a public housing waiting list of 964 households.

(3) Affordable Housing Bonds

On November 8, 1991, the Hialeah Housing Authority purchased Affordable Housing Buildings with conventional financing. Within nine months, the Authority issued bonds and replaced the conventional mortgage with Tax Exempt Bonds and purchased additional buildings with the bond proceeds. The Bonds were issued for the amount of $17,300,000.

In May 1998, the Hialeah Housing Authority refunded these bonds that were initially $17,300,00 and reduced the amount to $14,575,000.

The Affordable Housing Program has a total of 545 units. The projects are at different locations in the Hialeah area and they are comprised of 2 efficiencies, and 1 to 2 bedroom dwelling units. The rent for an efficiency apartment is $380.00, a one bedroom dwelling unit is $400.00 and a two-bedroom unit is
$540.00.

The Affordable Housing Program generates rents totaling 2.7 million dollars annually. Table III- 12 shows the location of the Hialeah Housing Authority's Affordable Housing projects.

(4) Conventional Housing

In the latter part of 1994, the Hialeah Housing Authority was interested in purchasing additional housing due to the desperate need for low income housing in the Hialeah area. The Hialeah Housing Authority's waiting list was substantial and Palm Centre was listed for sale. This building provided 298 dwelling units plus 56 commercial bays.

In November 1994, the Hialeah Housing Authority was anticipating the purchase of Palm Centre and at that time the Housing Authority began managing the property. In May 1995, the Hialeah Housing Authority purchased Palm Centre under a Bond Issue for the amount of $14.5 million dollars. Palm Centre generates approximately $2,220,000 in annual income.

(5) Family Self-Sufficiency Program (FSS)

The program was designed for Section 8 participants to achieve self-sufficiency. Goals are established with the participant that may include getting a GED, college education, job training, as well as financial goal setting and home ownership. Participants are also eligible for an earned income escrow savings account. During the term of the five-year contract, participants will have the opportunity to save every time their rent increases due to earned income. There were 114 participants as of October 2002.

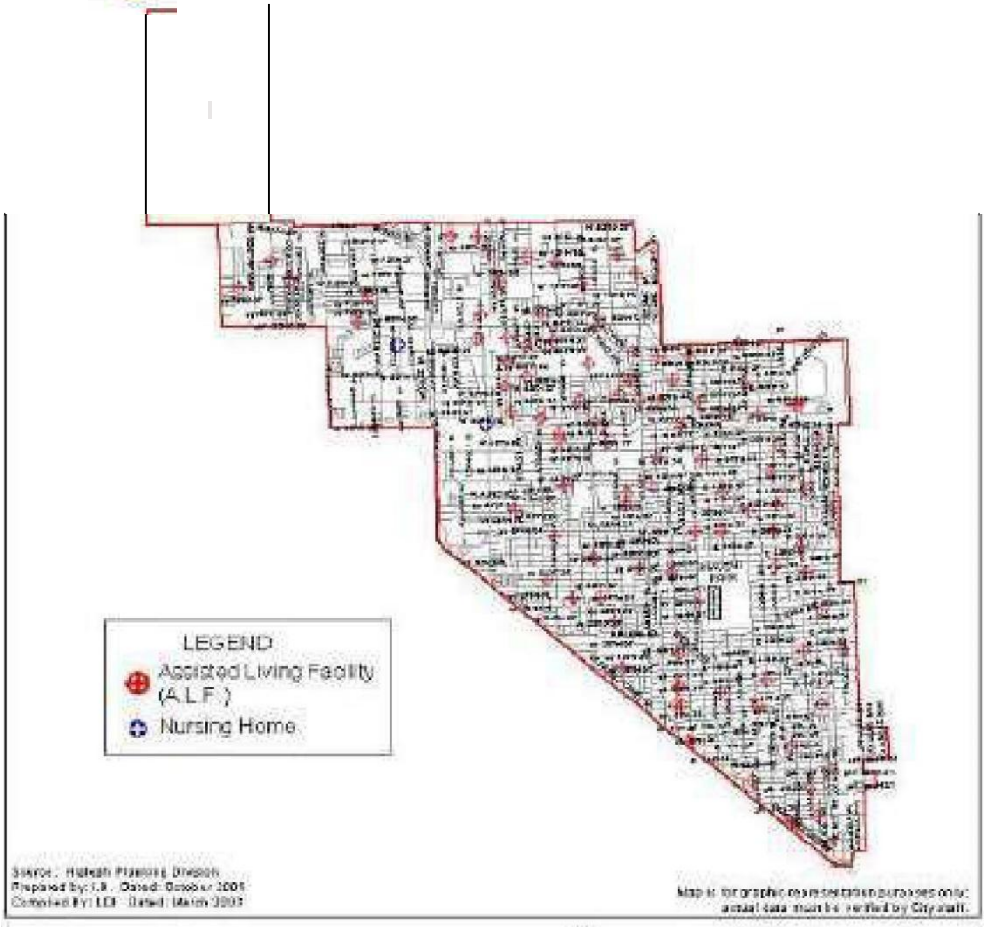
(6) Family Unification Program

The Hialeah Housing Authority and the Florida Department of Children and Families Services District 11 have been successfully administering the Family Unification Program since 1992. Families are provided with a variety of services to become self-sufficient, such as education, employment referral, assistance in preparing a resume, credit counseling, and guidance. The Hialeah Housing Authority currently administers 270 vouchers in the program and has a waiting list. The Hialeah Housing Authority's Family Unification program serves all of Miami-Dade County. Therefore, it is evident that the need for adequate and affordable housing for families far exceeds the need figures from the City of Hialeah alone.

According to the City of Hialeah Consolidated Plan (FY 2000-2004), there is a serious need for housing assistance through the Family Unification Program for families who lack adequate housing. This is a primary factor resulting in the immediate placement of a child, or children, in out-of-home care; or the delay in the discharge of a child, or children, to the family from out of home care.

4. Group Homes

The Department of Children and Family Services licenses and monitors group homes; foster care homes, nursing homes, and family childcare homes. Additionally, the Agency for Health Care Administration licenses and monitors assisted living facilities, adult family care homes, and adult day care centers. According to the Department of Children and Family Services, there are 41assisted living facilities with a total capacity of 1,871 beds, and 3 nursing homes with a maximum capacity of 330 beds in the City of Hialeah. Table III- 14, and Table III- 15 show the Assisted Living Facilities and nursing homes location and capacity.



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5. Mobile Homes

Slightly more than 1% of the City's housing stock in 2000 consisted of mobile homes, slightly less than the share of mobile homes in the County (2%). As noted in Table III-16, there are 9 mobile home parks, containing 712 units in the city. As can be seen on Map III-3, all of the parks except one are located in the vicinity of Okeechobee Road between West 12 and West 16 Avenues. There is also a small mobile home park, the Hialeah Trailer Park near East 4 Avenue and East 33 Street. The total capacity of all of the mobile home parks within the City is 712 spaces.

It is necessary to provide guidelines for the development of mobile home communities and require responsible ownership standards for development and upkeep. Careful placement of mobile home communities within the City and the urban service area as well as recommendations for the community's internal development, can result in mobile home communities being an important and vibrant element of the City's housing mix.

The City recognizes the importance of housing alternatives to meet the housing needs of different types of households. However, it is unlikely that new mobile home parks will be developed in Hialeah in the future due to land costs and availability.

6. Historic Housing

The Division of Historical Resources of the Florida Department of State maintains a central archive for Florida's historical and archaeological sites known as the Florida Master Site File (FMSF). These properties are not required to meet any minimum level of historical or scientific importance, but usually are at least fifty years old, and adequately located and documented. These sites represent the known physical remains of Florida's prehistoric and historic cultural heritage.

Sites that have historical significance are discussed in the Future Land Use Element in the section entitled, Historic Archaeological and Architectural Sites. Map I-8 in the Future Land Use Element shows Hialeah's historically significant structures, which include 25 residences and 3 apartment structures.

7. Housing Construction Activity

The City of Hialeah tracks housing construction activity through the building permit process. A summary of building activity, by month, is reported to the U.S. Census Bureau in "Reports of Building or Zoning Permits Issued and Local Public Construction" (Form C-404). Table III-17 presents housing construction activity by type of housing units permitted. The City has issued permits for approximately 1,868 new dwelling units between 1996 and 2002. The majority of these units, 1,449 (78%), have been multi-family units.

C. ANALYSIS

Based on the information presented in the previous section, the following statements can summarize the current housing situation in the City of Hialeah:

- Unlike most other communities in the State, multifamily, rather than single-family units, are the most predominant housing type. The proportion of housing types has remained relatively unchanged since 1990.
- Rental units comprise almost half of the housing stock.
- The vacancy rate in Hialeah is very low. Vacant units comprised less than 2% of the total units in the City in 2000, compared to almost 9% in the County, and 13% in the State. The vacancy rate in the City has gone down in the last 10 years.
- A little less than 51% of the homes in Hialeah were occupied by owners in 2000, compared to 58% in the County, and 70% in the State.
- Home values in 1990 and 2000 were about $10,000 lower in the City than in the County.
- Monthly rents were about $30 lower in the City than in the County.
- In 2000, 39% of homeowners were paying over 30% of their income for housing, while 50% of renters were paying over 30% of their incomes for rent. The percentages in the County were 36% for owners and 47% for renters.
- Federally assisted housing is rented to persons with income between 0-50% of the median. Affordable housing is rented to persons whose incomes are between 50-80% of the median.

The following section will forecast housing needs based on population projections, and will address land requirements, expected housing supply and the system of housing delivery. The information contained in this section was obtained from the 1990 and 2000 United States Census and the Shimberg Center for Affordable Housing.

Housing statistics provided in this element are only projections based on statistical models and past trends. These projections may not reflect actual conditions or future housing demands and trends of the Hialeah community, private property owners and housing policies and strategies that may be adopted in the future by the City.

1. Household Characteristics

In order to adequately plan for future housing demand and City service needs, population and housing projections have been developed. The following section will address expected changes in household age, size, and income, as these factors will influence the type and size of housing that will be needed.

a. Population

The City of Hialeah has a concentration of racial and ethnic minorities. The largest minority group is Hispanics. The number of Hispanics has increased not only in the City but also in the State as a whole. The Hispanic population comprised 90% of the City population in 2000, 57% of the County population, and 17% of the population in the State.

b. Household Size

Households are defined as housing units occupied by permanent residents. They should not be confused with total housing units, which include vacant and seasonally occupied units as well as units occupied by permanent residents. The number of households is derived by dividing the total number of persons in households (i.e. not in group quarters) by the average number of persons per household.

The size of households is one of the most important elements in determining the housing need of the population. The smaller the household, the smaller the size of the dwelling unit necessary to house the family in a comfortable, safe manner. Also, given a certain household size, alternatives to the traditional single family dwelling may better serve the needs of certain households. Such alternatives include mobile homes and smaller, higher density multi-family units.

In 1990, the City's household size was larger than the County's (3.13 versus 2.75). There has been a trend toward the reduction of household size in the U.S. and Florida since the 1960's. Miami-Dade was one of the few counties that experienced an increase in household size since 1990.

Table III-18 shows that the most predominant household size in the City is 2.0 persons per household, which accounts for 26% of the total. The next highest percentage is a 3-person household. The 4- person household represents the third highest.

c. Population by Age

In order to project the type of housing needed through the year 2015, projections of the age of the City residents were calculated. The age of the City residents is an important factor because it influences the type of housing necessary to house different individual lifestyles and family life cycles. Elderly households require different housing than younger households. Families desire larger dwelling units with adequate storage, and placed in areas accessible to schools and recreation areas. Also, age reflects levels through the lifetime income cycles of individuals, i.e., dissaving, saving, and retirement. These income periods, correlated with age, provide insight into the cost of new housing that will be in demand.

Table 111-19 presents the change between 1990 and 2000, and a comparison between the City and the County. Table 111-20 shows the expected changes in the age of the population between 1990 and 2025 as projected by the Shimberg Center for Affordable Housing. The City population age distribution is expected to continue similar to that of the County. The younger groups (0 to 34) are expected to experience a slight proportional decrease. The 35 to 54 group will not experience much change, while the older groups (55 and up) will experience slight increases. The median age in the City in 2000 was
37.7 years (35.6 in the County).

d. Households by Income

One of the most influential variables that affect housing type and community trends is the income of an area's households. Income impacts "housing affordability", which in turn impacts housing cost, housing type and size, lot size, and neighborhood composition.

Based on standard criteria for various public assistance programs, households were divided into four income groups:

Very Low Income - do not exceed 50% of median Low Income - 50% to 80% of median*

Moderate Income - 80% to 120% of median

Middle to High Income - greater than 120% of median

** median income of the Metropolitan Statistical Area (MSA)*

Table III- 21 lists 1999 household income, by income range, for the City and the County, and Table III- 22 shows projections of household income by tenure. The median household income in the City in 1999 was $29,492, while in the County it was $35,966. In 1999, approximately 56% of the City households were within the moderate to high income categories combined. There were 27% and 17% within each of the other two categories (very low and low). Compared with the County, the City had more very-low to moderate households and less middle-to-high income households.

The household income projections, which were prepared by the Shimberg Center for Affordable Housing, show that the distribution of households by income is expected to remain constant over the next ten years. The proportion of the very low-income household group is expected to have a slight increase, while the middle-to-high group is expected to have a proportional decrease.

2. Projected Housing Needs

Housing need projections were prepared by the Shimberg Center for Affordable Housing based on household projections, household income and housing costs.

a. Housing Tenure, Type and Cost

According to the Shimberg Center for Affordable Housing, there were 72,395 households in 2002 in the City of Hialeah. It is estimated that there will be 82,708 households by 2010, and 89,356 by 2015. Shimberg estimates that, by 2010, there will be a demand for approximately 83,970 total housing units (11,674 additional units from 2002 to 2010). The difference between the number of households and the number of units accounts for units expected to remain vacant (for sale, for rent, for recreational or seasonal use). Shimberg further specifies the housing needs by tenure, showing a need for a total of 42,385 units for ownership and 40,323 for rent by 2010. Tables III- 23 to 111-25 show the projected demand for housing by type and tenure.

The Shimberg Center looks at the distribution of households by income range; the existing supply of housing by cost; and, affordability to prepare projections of surplus and deficit of affordable housing. Affordable units are those with a cost lower than 30% of the household's gross income. Table 111-26 shows the cost burden as of 2000 by income range. Table III- 27 and 28 show projections of cost burden by tenure and income range. It can be observed that based on 2002 conditions, the demand for affordable housing will be greater for the lower income levels (less than 50% of the median).

b. Housi opulations

The Miami Coalition for the Homeless estimates that there is a homeless population in Miami-Dade County of 7,000 to 8,000 persons per night and 40% of this population are families.

The Consolidated Plan also notes that there is a serious need in the City of Hialeah for housing assistance for persons with disabilities. The Hialeah Housing Authority has a total of 285 disabled/ handicapped families on the waiting lists (117 disabled/handicapped on the public housing waiting list and 168 on the list for Section 8 Rental Vouchers/Rental Certificates). In addition, the Hialeah Housing Authority has developed interagency agreements with two social service agencies to provide services related to the Mainstream Program. They are the Citrus Health Network, Inc. and Spinal Cord Living Assistance Development, Inc.

The City of Hialeah, through the **Blanche Morton Neighborhood Center,** provides a variety of services to address the special housing needs of the elderly and persons with disabilities (mental, physical, developmental, AIDS, etc.). These services include case management, referrals, food, clothing, and on the job training services.

The **Hialeah Housing Authority** places low-income individuals and families into federally subsidized housing. Many of the units have been rehabilitated to accommodate persons with disabilities.

The **Spinal Cord Living Assistance Development, Inc. (SCLAD),** is a private not-for-profit organization that assists persons with physical impairments to attain skills, support services, motivation and financial means that will bring down the barriers and allow persons with disabilities to have a good and meaningful life. This agency accomplishes its objectives through outreach support services, case management, information and referrals, peer counseling, employment and community awareness accessibility. The City has qualified SCLAD as a community housing development organization. In 1998, this agency built a 34-unit rental housing project primarily for persons with physical disabilities. Currently, there are two projects under construction - a 20-unit condominium complex on 3rd Street between East 1st Street and Palm, and a 32-unit rental complex on 6th Street between Palm and West 1st Street. The condo units are expected to be finished by the end of 2003, while the rental complex is expected to be completed by Spring 2004.

The **Northwest Dade Center, Inc.** operates several housing programs for non-homeless individuals who are severely and chronically disabled due to mental illness.

The City of Hialeah does not receive **Housing Opportunities for Persons with AIDS (HOPWA)** funds under the "formula programs". However, all entitlement jurisdictions of Miami-Dade County, including Hialeah, are represented on the board. The HOPWA program assists persons with AIDS. The programs and services available include case management, medical, food, psychological counseling, transportation, housing referrals, rental assistance, mortgage and utility payment, and permanent housing.

There are a number of agencies that assist people with special needs. The agencies are listed in the City's Five Year Consolidated Plan.

The extremely low and low income elderly also benefit from the HOME Rehabilitation Program that allows for reconstruction if a unit is beyond repair, and the Emergency Grant Program funded through CDBG that serves as a stop gap measure to address emergency conditions. The reconstruction strategy has been added to the SHIP Program due to an increase in the number of properties that are beyond repair and cannot be rehabilitated to meet code requirements. Funding under this program is expected to increase over the years as the housing stock gets older and new code requirements and high construction costs make rehabilitation unfeasible. The City will continue to seek other sources of revenue to assist this group. Middle-income elderly owners are eligible to receive assistance through the City of Hialeah housing programs. Middle-income elderly do not qualify for assistance under the City of Hialeah CDBG Rehabilitation Programs or HOME program. Many of these families do qualify for second mortgage loans through banks to improve their property. Referrals are made to local lenders for possible assistance.

Table III- 29 shows the projected demand of housing for the ***elderly*** by tenure. The figures indicate that, by 2015, there will be a total need for approximately 25,244 housing units designed with certain features that the elderly population will require, such as smaller units that are barrier free and easily accessible. According to the Shimberg Center for Affordable Housing, there were approximately 19,300 elderly units in the City in 2002.

Given the particular circumstances in terms of extended families in the City of Hialeah, the City has recently approved changes to the R-1, - One-Family Zoning District regulations, to allow more flexibility. Under the new regulations, property owners will be allowed to accommodate their extended family members, who may be physically of financially dependant on the household head, within the same residence. Extended family members include parents or grandparents as well as children and grandchildren and/or their souses and dependents. Certain conditions and fees will apply to protect the best interest of the community.

Because the City of Hialeah does not exist within an area of high agricultural use, and there are not any ***rural and farm workers*** in the City, housing for this population is not an issue in Hialeah.

There are specific areas in the City of Hialeah targeted for the provision of housing for the ***very low, low, and moderate income*** households. Federal programs that offer rental subsidy, such as Section 8, allow the applicant to choose the location of the home. The City has a variety of zoning categories that allow for different types of housing and densities, including the provision of mobile homes. The Low Density land use category of the Future Land Use Map allows mobile home zoning districts.

Low-income households have very few choices in new housing. The smaller single-family attached dwelling is the only presently affordable new housing for this income group.

Low and very low-income households are expected to require a total of 21,445 housing units (for ownership and rental) by 2025. The private sector is expected to provide housing for most of these low-income families.

c. Group Homes

The City believes that it already has more than its fair share of assisted living facilities in its low-density neighborhoods to accommodate the needs of individuals that reside in those homes. To allow a greater number of such residences in the City would result in an over-concentration of such populations, thereby, defeating the purpose of assimilating such individuals with the general population of the City. The City Code has already been amended to include placement requirements for Group Homes, consistent with State law.

d. Dwelling Unit Demolitions and Conversions

According to the 2000 Census figures, approximately 18,340 housing units will be 50 years or older by the year 2010, a 225% increase in 10 years (see Table 111-2). Given the age of the housing stock, and the lack of available vacant lands for new construction, the City can expect a trend of demolitions and conversions to accommodate the expected increase in population.

The City of Hialeah will need to continue enforcing maintenance standards to avoid deterioration of stable neighborhoods. For planning purposes, it is anticipated that 2% of the units 50 years old and older will become substandard each year. Five percent (5%) of these substandard units may at that time be categorized as deteriorated.

Some affordable housing does exist in the resale market. Most of these units are older homes in sound structural condition. A number of these older structures in the City could provide adequate housing for low- income housing if improvements to these units are made. The improvements include minor rehabilitation of electrical and plumbing infrastructure, improved insulation, and re-roofing. Most of these improvements would not only add value to the structure, but also provide benefits to the resident in terms of energy cost savings, reduced maintenance costs, and increased fire safety.

3. Land Requirements and Availability for Projected Housing Needs

An obstacle in developing affordable housing in Hialeah is the limited amount of vacant land. New housing construction is difficult to implement because of the high cost of land, and the limited vacant land available.

As noted in the City's Five Year Consolidated Plan, there are only scattered sites in Hialeah that may be available for the development of single-family housing but there may be a few potential sites for multi-family housing developments. A method available to develop housing is by redeveloping or rehabilitating existing sites. An area where development of housing could still occur is the area west of the Palmetto Expressway. This area contains all types of housing (apartments, townhouses, condominiums and single family) and some industrial areas, which makes it a very congested, high-density area.

Based on the figures provided by the Shimberg Center for Affordable Housing, a total of 83,970 dwelling units will be needed to serve the household population of the City by the year 2010, and 90,699 by 2015. Of those needed by 2010, 44,084 will need to be single-family and 39,886 multifamily (see Table III- 24).

The City's Existing Land Use Map shows that there are currently 7,909 acres of residential land use, and the City's Future Land Use Map shows a total of 7,801 acres of residential, not including the ***Mixed-Use and Downtown Mixed-Use districts.*** The amount of vacant land designated for residential in the Downtown Mixed-Use category accounts for 173 acres (10 acres of Low Density, 66 acres of Medium Density and 97 acres of High Density Residential). There are also 68 acres of ***Mixed-Use.*** It is estimated that approximately half of the mixed-use acreage will be developed with residential uses.

The acreage of residential lands was converted to units, using density factors based on the densities permitted in each category, allowing for the provision of retention areas and rights-of-way. For the residential land use categories, 20% of the land area was determined to be needed for retention and ROW, netting 8 dwelling units per acre for the Low Density categories, 16 for the Medium Density categories, 26 for the general High Density category, and 32 for the Downtown High Density category. For the Mixed-Use category, it was estimated that approximately 50% of the vacant acreage will develop with high density residential uses at net densities of approximately 22 dwelling units per acre.

As the table shows, the City will be able to accommodate approximately 15,439 additional units, for a total of 87,735 (72,296 plus 15,439) residential units by 2015. This figure is approximately 3,000 units short of the Shimberg demand projection of 90,699 units (year 2015). Therefore, the City will need to consider innovative strategies to overcome the shortfall. Some of them include:

- Work on coop projects with private developers;
- Encourage the development of affordable housing within mixed-use areas;
- Undertake joint projects with the Hialeah Housing Authority;
- Allow the provision of an additional kitchen facility and a secondary entrance in single-family districts to allow elderly residents to share living facilities with their families.

4. The Housing Delivery System

While the City of Hialeah can provide housing assistance to owners and renters, it can only assume a limited role in supplying housing. That aspect is controlled for the most part by the private sector. The City can only assist in the delivery of housing by participating in federal, state and local housing assistance programs, developing flexible regulations to encourage the provision of affordable housing by the private sector, providing appropriate land use designations and zoning categories, and by planning infrastructure facilities and services that are adequate to serve future development. The private sector is currently meeting the needs of the community in terms of providing much of the needed housing. The home prices in Hialeah are higher than the average of new housing costs in many Florida housing markets; however, they are average when compared to other communities in Miami-Dade County. The vacancy rate in Hialeah was less than 5% in 1990, and went down to less than 2% in 2000, which indicates that the housing supply is becoming deficient.

The City of Hialeah, through the Department of Grants and Human Services, has been the primary entity responsible for the delivery of services and the management of housing assistance programs, except for those programs managed by the Hialeah Housing Authority.

On October 10, 1995, the City adopted an Affordable Housing Incentive Plan. The Plan outlines the recommendations of the Affordable Housing Advisory Committee and the specific incentives adopted to encourage and facilitate affordable housing while protecting the ability of property to appreciate in value.

a. Financing

Private sector housing delivery is divided into two parts: owned and rental. The delivery of financing for owned housing is based solely on affordability. As discussed earlier in this Element, affordable housing costs are calculated to be 30% of gross income. Monthly payments for owned-housing are based on two factors: mortgage rates and the price of the housing unit. Forecasting future trends of these two factors is difficult and highly unpredictable. Mortgage rates are dependent on National Economic Conditions and not local factors. Housing prices are dependent on the inflation rate for housing, and local supply and demand forces.

Financing for housing has been extremely good in the past few years. Mortgage interest rates reached the lowest levels in the last decade. The City may need to consider requiring developers to provide a certain percentage of affordable units within their developments as a requirement for development approvals. An alternative to the requirement could also be a contribution to an affordable housing fund that can be used for housing/rental assistance to lower income households.

Public sector housing delivery relies on federal, state and local programs. The City has actively been pursuing those funds to assist residents with rehabilitation, down payment/rental assistance, and the provision of housing. These programs have also contributed to the funding of capital improvements. However, the majority of the housing to be constructed in the future years will be constructed by the private sector. Sufficient funds are not available for the construction of housing by governmental agencies. Various housing aid programs, such as Section 8, will continue to provide some governmental assistance for low and moderate-income facilities.

The City's Five Year Consolidated Plan sets forth the detailed plan of action as it relates to housing. One of the goals of that plan includes assisting 53 renters to become homeowners over the five-year period of the Consolidated Plan. The investment plan for homebuyers will include financial assistance with a high priority given to those in the 51-80% HAMFI (HUD Adjusted Median Family Income) income group. It is unlikely that families earning between 0-50% of the median will qualify for first mortgage loans provided by local lenders even with federal assistance. However, these cases will still be considered and assistance can be provided for those applicants who comply with all requirements.

Rental assistance will provide the quickest and most cost effective solution to address the housing problems of the 0-50% income renters through the use of Section 8 Certificates and Vouchers. It is anticipated that the Hialeah Housing Authority will receive new Certificates and Vouchers and that they will have the opportunity to develop new housing with federal funding. With new programs being offered by the State of Florida such as SAIL and Tax Credits, there are opportunities available for developers and not- for-profits to build affordable housing.

Due to the shortage of rental units that are affordable to the 0-50% income and the low vacancy rate, new construction of affordable rental housing will also be a priority over the next few years. HOME funds may be used for the development of rental housing. The City is proposing to develop 40 units of elderly housing using HOME funds.

The assistance for low-income homeowners will come in the form of deferred payment loans in order to prevent an additional cost burden. The City has set aside a large amount of funds for residential rehabilitation and home improvement. Not only do many families live in substandard housing without adequate electrical, plumbing and roofing, but there are many families who have additions that were built without proper permitting and are in dangerous and hazardous condition. The City's various departments involved are working to help correct violations and zoning problems. Through home improvement programs, the City assists in the rehabilitation or demolition of illegally converted units. It is anticipated that at least 28 households will be assisted on an annual basis resulting in 140 served over the five-year period of the Consolidated Plan, with funds provided by HUD CPD and the State SHIP Programs.

b. Regulatory and Administrative Process

The process of housing development includes several players, including government officials in multiple jurisdictions, design consultants, lenders, contractors, attorneys and the buyer or renter. The process, which at times can be lengthy, can add unnecessary costs to the development of housing. Many ingredients of housing development such as interest rates, labor and material costs, and State Laws, are beyond the control of the City. Nonetheless, a community can adopt an attitude that will affect the cost of housing. By taking a proactive position, the City can start instituting several actions to address affordable housing.

The first step would be to do a thorough review of the **Code of Ordinances** as it relates to housing affordability. Areas to address include:

- Establish density bonuses for the provision of affordable units
- Establish certain zoning waivers such as parking, landscaping and setbacks
- Modify street right-of-way requirements

Another important aspect of reducing the ***cost of providing affordable housing*** is reviewing current development costs charged by the City. The City should review processing and impact fees and establish reductions or waivers for affordable housing projects. The City and the County have already made public policy decisions to allow certain impact fees to be waived when they involve the development of affordable housing. The City also passed an ordinance in 1998 creating additional incentives to developers of affordable housing. It included the expansion of the administrative variance procedure to provide an expedited process for approval of a variance for developers of affordable housing.

c. Infill Housing Development

Traditionally, infill housing occurred in areas that were close to residential "build-out" with at least 90% of its residential land already developed. This traditional type of infill evolved with a small number of vacant parcels that were bypassed during the normal course of urbanization. In this process, individual lots or small clusters of lots remained vacant due to odd shapes, poor access, ownership problems, changes in zoning and subdivision regulations requirements, conflicts with surrounding land uses, or land damage by some pre-urban use (such as land fill sites, dumping areas, wrecking yards, etc.).

Large numbers of "passed over" parcels can often lead to lower market and assessed values for adjacent developed residential properties. It may often lower property values in entire neighborhoods where large numbers of vacant parcels exist.

The City of Hialeah has begun improvements in the downtown revitalization area. This area is being transformed with new businesses and housing development including homeownership opportunities. The City anticipates using resources such as SHIP and HOME funds to help families purchase in the area. Also, SCLAD has purchased a property for condominium ownership under the HOME Program.

As noted before, there are only scattered sites in Hialeah that may be available for the development of single-family housing but there may be a few potential sites for multi-family housing developments. An area with potential for new development is the area west of the Palmetto Expressway. A method available to develop housing is by redeveloping or rehabilitating existing sites. It is important for Hialeah to continue developing strategies and programs which encourage the infill of vacant residential parcels with new housing compatible with the established neighborhoods.

d. Mobile Homes

Florida is a state in which single-family housing units dominate, but condominiums are an important source of housing in some coastal counties and manufactured housing (mobile homes) play a key role in rural counties in the interior of the state. Mobile homes and mobile home developments have long had a reputation of being visually unattractive. Often, localities have had the tendency to regulate these housing types to undesirable areas of the community, such as adjacent to industrial areas and railroad tracks and areas which lack utilities or community facilities. Mobile homes were rarely allowed or encouraged in areas well suited for residential development. However, as the cost of single-family dwellings has gone beyond the reach of many households, communities have started to change their local decision making process regarding the location of mobile homes. Rule 9J-5 requires that policies be developed which ensure adequate sites for mobile homes. These requirements will also alter local governments' traditional decision-making process regarding mobile homes. In consideration of these factors the following general criteria have been provided for the designation of future mobile home or manufactured home developments, should they occur in the City of Hialeah, which as noted before, it is very unlikely due to the high land costs.

- Mobile home parks should be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity;
- They should be in areas accessible to arterial and collector roads;
- They should also be located on sites presently served by public water or sanitary sewer service, or in areas programmed for such service in the City's five-year capital improvements program; and,
- They should be located within reasonable proximity to community facilities.

Where mobile home development or individual mobile homes are designated to be located adjacent to residential uses, especially those of lower densities, buffer areas should be required to make the transition in density more compatible to the general neighborhood and community.

In addition to these general prov1s1ons, the issue of improving existing substandard mobile home development should be addressed. These areas should be upgraded to modern mobile home planning and design requirements.

e. Infrastructure Requirements

The infrastructure needed to support housing for low and moderate-income households is similar to that required to support other development activity. The adequacy of this infrastructure is evaluated in various elements and summarized in the Future Land Use Element. Generally speaking, improvements to the road system, the water and sewer systems, and the drainage system will be necessary to support future land development activities, including low and moderate income housing. The City has several programs that are being planned or are underway to make these improvements.

One consideration is the cost and methods for funding these improvements. New development is required to make dedications of land and site related improvements and to contribute to the larger system capacity increases. The County and the City also require payment of impact fees to cover the cost of needed improvements. Once the property is developed and sold, the new landowners are required to pay periodic assessments to fund operations and capital improvements.

In the case of low and moderate-income projects, funds for development and operation are usually limited. The result is that extra fees can be expected to be a problem, occasionally enough to destroy the financial feasibility of the project. Under the theory that these are fees for services or benefits received, these fees and charges cannot be reduced for low and moderate-income projects. On the other hand, provision of adequate housing for low and moderate-income persons and households is a benefit to the public at large. Therefore, subsidizing the fees to provide affordable housing is one possible solution.

Year	Miami-Dade	Net Change	Percent Change	Hialeah	Net Change	Percent Change	City to County
1960	935,047	--	--	66,972	--	--	7.2
1965	1,145,410	210,363	--	84,450	17,478	26.1	7.4
1970	1,267,792	122,382	13.1	102,452	18,002	21.3	8.1
1975	1,437,993	170,201	13.4	125,051	22,599	22.1	8.7
1980	1,625,781	187,788	13.1	145,254	20,203	16.2	8.9
1985	1,759,251	133,470	8.2	158,796	13,542	9.3	9.0
1990	1,937,094	177,843	10.1	188,004	29,208	18.4	9.7
1995	2,013,821	76,727	4.0	195,750	7,746	4.1	9.7
2000	2,253,362	239,541	11.9	226,419	30,669	15.7	10.0
2001	2,285,869			230,059			
2002	2,312,478			231,270			
1960-1970		332,745	35.6		35,480	53.0	
1970-1980		357,989	28.2		42,802	41.8	
1980-1990		311,313	19.1		42,750	29.4	
1990-2000		316,268	16.3		38,415	20.4	
Total Change 1960-2000		1,318,315	141.0		159,447	238.1	
Average Annual Change		32,958	3.52		3,986	5.95	

* 2001 and 2002 – BEBR estimates

Source: US Census Bureau; City of Hialeah; Land Design Innovations, Inc., March 2003.

p ..:Pop

	Co1mn-	City
2005	2,393,707	240,963
2010	2,544,798	257,042
2015	2,697,011	273,205
2020	2,852,499	289,731
2025	3,002,398	305,508

Source: Shimberg Center for Affordable Housing.

'T'ble III-2: -¼ e of Housing rod::

Ye.a:r ousing Bnib:	Counw			
Apr. 90 - Mar. 2000	129,510	15.20	10,318	14.29
1980-1989	155,186	18.21	14,384	19.92
1970-79	191,906	22.52	16,382	22.69
1960-69	142,827	16.76	12,769	17.69
1950-59	140,635	16.50	12,693	17.58
1940-49	56,783	6.66	4,188	5.80
1939 and Earlier	35,431	4.16	1,459	2.02
Total 2000	**852,278**	**100.00**	**72,193**	**100.00**

OTE: See Table III-17 for detailed construction activity in the late nineties.

Source: 2000 Census, U.S. Census Bureau.

Table III- J: Housing nits by Type, 1990 , 2000 & 2002

	1990				2000			
	Conmy		Cit..		County		Citv	
Type of Unit	Units	%	Units	%	Units	%	Units	%
1, dernch. el	309,962	40.19	23,147	J7-22	363,849	-l .69	27,828	38.5
1, atts1cht"d	75,094	9.7-	7.53:	12.12	8-t-,720	9.9	9. 49	1 .81
2 units	15	_95	1,091	1.75	21,913	_57	15:i 8	2.16
3 or 4	_8,816	J7 4	2,781	4.47	33,382	J.92	3,985	532
S to 9	-l1, 41	7J.JJ	3.797	6.11	43,328	.08	3.985	5.52
10 ro 19	54,316	7.04	4.571	7.35	5-1,749	6.42	4,954	6.86
20 ro 49	79,069	10.25	7,942	lZ.77	73,;i90	S.63	7, 1.72	10.3
SO or more	[30,938	16:98	9,646	15.51	160,588	18.8-	12.rn	16.86
:\JH or Trailer	18 S+l	2A-C	814	131	15,338	1.80	953	.32
Other	10,593	1.37	863	139	82:	0..10	3 9	0.0:
Total	771,288	100.00	62,187	100.00	852:,278	100.00	72,19:l	100.00

Source: 1990 and 2000 Census, U.S. Census Bure au; Land Design Inn01,uior1s, Inc., :\farch 2003.

'2.002 Estimate				
T-ype of Unit	Cowity	%	City	%
Single Fan:wr	+51.759	.5-l.1	37,00.	51.2
l\folti•famil.,	369,848	·l·l.	34,3:">2	47.5
Mobile Home	l2.9:i3	U:i	9 2	u
Tonµ	,834,560	100.0	72,308	_100.0

Sow·ce; Shimberg Center fo_.\ffor:dable Honsm g, Hou h1g sses smeut N ¯eeds. v. 5.1.

Table III-4: Housing Units By Teml!'e, 1990 - 2000

	1990		2000					
	Connty		City	County			Citv	
	nits	%	l nits	%	nits	lo	Units	'"lo
Total Dwelline: Un.its	**771,288**	100_0(	**62,187**	HlO.OC	**852,278**	100_00	**72,193**	10[100
Total Occupied Units	692,355	89-77	59,381	95 1-S	776,Ti.:J	**9U-I**	70,763	98.0_
Tor.al Owner Occupied Un.its	37.:i,912	.:i-1-_ <;	29,631	49 9(	-'!!-19,333	57_85	35,963	50_82
Total Remei:Occuoied Lin.it.s	316,44.3			$0.it_;	J'.27,441	42-15	3-1-,800	-1-9_1S
Total Vacant lhuts	78,933	W__:	-,806	-Eil 5,50		8.86	1,-DC	L9B
Va.cant- For Rent	JI,611	4()_0'	l.-l--l-l	5L3	20,508	27.!6	751	.52.52
Vacant- For Sale On!.,	J1,007	U.9.J	676	240S	10,986	14-.:i.:i	322	2.52
Rented/ Sold, '.'Jot Occupied	8,383	*10_6;,*	- 7	9_875,5_9		7_32	*103*	7 0
Seas., Recreational Occa.s.. Use				4.11	31,316			_
For 11i_grnnr \'.?orkers	191	0-	0	0.0(	780J0		0	0- 00
Other 'l!acant	8,679	1l_OC	295	10.51	7,087	9_39	122	8_.53

S01uce: 1990 and 2000 Census, C_S_ Census Bui. eau; Land Design Innovations_Inc.. lvlarcb .... DOJ_

'.Fable III-5: Compariso:u of ll, [mu.hly Gfiloss Rent; .ll990-2000

Gross Rent	11990		00,0	:1991ii			2000	
	Units*	%	Units	%	Units*	%	Units	
Less than $100	7,940	2.52	2,437	0.75	809	2.73	207	0.60
$100-$149	9,800	3.11	9,235	2.83	J/			2
$150-$199	7,160	2.28	i..!:!	656				4
$200-$249	8,916	2.83	5,913	56,J				5
$250-$299	14,348	4.56	5.3		go	1.91)	485	1.39
$300-$349	20,492	6.51					680	1.96
$350-$399	25,808	8.20	6			DO	993	2.86
$400-$449	31,0(					-t 64	1,676	4.82
$450-$499	3,1-0		5.24				2,392	6.88
$500-$549	30,3(	WA6				m.::-		.62
$550-$599	27,6(	9'.6J				3.	3..lS	9.65
$600-$649	22,481	7.15	26,025	7.96	2,471		i_-;!G	10. 9
$650-$699	18,196	5.78	25,885	7.92	1,423	.1	}.560	10.24
$700-$749	12,746	4.05	23,047	7.05	839	2	::.,101	8.92
$750-$999	25,363	8.06	69,880	21.38	1,545	5	6JI::	18.17
$1,000 or more	12,817	4.07	38,456	11.77	334	1.13	1,539	4.43
No Cash Rent	6,673	2.12	9,143	2.80	282	0.95	444	1.28
Total Rental Units	314,632	100.00	326,833	100.00	29,645	100.00	34,76	100.0
Median Gross Rent	$ 43		r		134		t	
Median as % of HH Income	31.		JQ_-					

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Source: 1990 and 2000 Census, U.S. Census Bureau; Land Design Innovations, Inc., March 2003.

'T'able HI 6:, Vah.1e ofOwne;r Oc cup:ied Housing, 1990. 2000

Specified Value	County				City			
	1990		2000		1990		2000	
	Units*	%	Units*	%	Units*	%	Units*	%
Less than $50,000	25,489	9.0	31,585	7.0	1,295	5.6	1,955	5.4
$50,000 to $99,999	158,224	56.2	158,824	35.3	18,157	78.2	15,325	42.6
$100,000 to $149,999	53,642	19.0	126,031	28.0	3,397	14.6	14,171	39.4
$150,000 to $199,999	18,377	6.5	61,262	13.6	348	1.5	3,868	10.8
$200,000 to $249,999	8,548	3.0	22,756	5.1	-	-	404	1.1
$250,000 to $299,999	5,465	1.9	13,864	3.1	4	0.0	128	0.4
$300,000 to $399,999	5,256	1.9	14,039	3.1	15	0.1	85	0.2
$400,000 to $499,999	2,550	0.9	7,104	1.6	-	-	7	0.0
$500,000 or more	4,162	1.5	13,868	3.1	-	-	20	0.1
Total Owner-Occ.	**281,713**	**100.0**	**449,333**	**100.0**	**23,216**	**100.0**	**35,963**	**100.0**
Median Value	**$ 86,000**		**$ 113,200**		**$ 79,800**		**$102,300**	

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	2000 Units*		2000 Units*	%
$1,000 or more	8234	7.08	44	0.47
Median	$428		$392	
M	13.5		14.4	
Total Owner-Occupied	**449,333**		**35,963**	

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Source: 2000 Census, U.S. Cens[illegible]ureau; Land Design Innovations, Inc., March 2003.

'r:ihle UI 8 : Cost Burden 'by Ou.rn rs,' Income B.::mge, 2000

Income Range	Cost Burden	Comuv Units	%	City Units	%
Less than $10,000	Less tha..1 30%	547	0.16	65	0.24
	-.-to.,.9'%	348	0.10	27	0.10
	;i...Q. 0; :; :	13,465	4.01	1,112	4.04
		3,694	1.10	189	0.69
$10,000 to $19,999	!:han30°o	6,199	1.85	776	2.82
	0to 3 .g.-,.,.	2,092	0.62	396	1.44
		21,532	6.41	2,240	8.13
	5 or mo e	-	0.00	-	0.00
$20,000 to $34,999		19,933	5.94	2,421	8.79
	t mp. t	5,042	1.50	577	2.09
	5 -• mo:ce	29,659	8.83	3,349	12.16
	ot Cbh	-	0.00	-	0.00
$35,000 to $49,999		30,194	8.99	3,354	12.18
	_:;.s th -.u'l 30° o	7,912	2.36	689	2.50
		17,035	5.07	1,361	4.94
	CruI fl t d	-	0.00	-	0.00
		59,057	17.59	5,259	19.09
5 OO0ro--:7 999	tJ • (	7,397	2.20	460	1.67
		9,029	2.69	471	1.71
		-	0.00	-	0.00
$75,000 or more	Compt tetl	95,788	28.52	4,736	17.19
	tll:3.i:l . o	3,220	0.96	19	0.07
		3,645	1.09	37	0.13
	Not Computed	27	0.01	10	0.04
Total Owner-Occupied Units		335,815	100.00	27,548	100.00

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Table III- 9: Cost Burden by Renters' Income Range, 2000

Income R:an£e	Cost JJ:w:d.en	County unil5	%	Cit\ UnilS	%
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T11ble Ill 10: Cost Burden Table, Snnunary, 2000

Income Range	Renters				Owners			
	County		City		County		City	
	Units	1l/a	Units	0;,	Units	%	Units	%
Le ss tha 1 20 %	7s,7s_6	23.19	7,648	22.0	"131,008	39.0	10,319	37.4
200,, () _4°10	38,300	11.72	-JJ-L	12. J.	-fiJ:i8	1345	J,_99	11.9
25 0 0-29%	35)17	I0.74	3,9-1	11.3	l_:t.252	10.5	2,995	10.8
30% -34 %	6,:56_6	8."13	2; 55	8.2	26,0l	7.75	2,_16	7,8
35 o i :m_o1e[1]	121,:509	39.0	14, 196	-l l.6	94,365	28.IC	8,510	31.1
Not computed	23,564	7.21	1. +8	-1.2	3,72	Lil	199	0.7
Total Units	32 ,S1	W0.00	3 J.,768	1000	33 s ,s1=	lOOc0J	27,548	lOQ.00
Total costbur:den 30"[1]o or 1 rton:	154,066	+7_·1	17.351	,l9 .9	J20,J76	35.85	10,738	:,f ,9

Source: Shir1J.berg Center for Affordable Housing

Table III- 11: Comparison of Housing Conditions, 2000

	County		City	
	Units	%	Units	%
Total Housing Units	852,278		72,193	
Lacking Complete Plumbing	9,775	1.15	855	1.18
Lacking Complete Kitchens	11,015	1.29	815	1.13
No Fuel Used	39,311	4.61	2,993	4.15
Overcrowded Occupied	128,355	15.06	18,073	25.03

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City of Hialeah Comprehensive Plan ~~2015-~~2025-2045

Housing Element

GOALS, OBJECTIVES, AND POLICIES

~~**October 10, 2017**~~

April 2025

City of Hialeah 501 Palm Avenue
Hialeah, Florida 33010-4789

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HOUSING ELEMENT

GOAL 1: Provision of Housing. To ensure an adequate supply of a wide range of housing types, at various levels of affordability, designate adequate amounts of land and appropriate sites to accommodate the diverse and changing housing needs of the current and future residents of Hialeah.

Objective 1.1: Housing Supply. Assist the private sector in providing new dwelling units of various types, sizes and costs necessary to accommodate housing ~~current and projected~~ demands through the planning horizon.

Policy 1.1.1: The City's Future Land Use Map shall include adequate amounts of land to accommodate the ~~projected~~ housing needed to serve the population growth projected in the 2025 Housing Element Data Inventory and Analysis.

Policy 1.1.2: The City shall encourage the development of a broad range of housing densities and structure types, including decent, safe, sanitary housing that is affordable to very low, low, and moderate-income households, ~~that is~~ and readily accessible to employment centers and public transportation. The definitions of "affordable," "very low," "low" and "moderate income" in this context shall be consistent with the definitions provided in Sec. 420.0004, Florida Statutes.

Policy 1.1.3: Ensure, through ~~the~~ Concurrency Review ~~Management System~~, that necessary infrastructure capacity is in place for the new dwelling units, population, and the secondary non-residential development expected from an increase in the housing stock and population.

Policy 1.1.4: The City ~~should~~shall continue reviewing ordinances, codes, regulations, and the permitting process to eliminate excessive and/or counterproductive requirements and regulatory barriers, and to encourage private sector participation in meeting housing needs.

Policy 1.1.5: The City shall, through the land development regulations, encourage the development/redevelopment of housing that will integrate diverse choices of housing across all neighborhoods, minimize adverse environmental effects, enhance public safety, and encourage energy conservation.

Policy 1.1.6: The City shall continue to assist developers of residential dwelling units by providing technical and administrative support regarding permitting and regulations to maintain a housing production capacity level sufficient to meet the current and future demand. Technical assistance includes, but is not limited to, streamlined review processes; assistance meeting the development review requirements of the City and other regulatory agencies; referral to appropriate agencies for information and assistance in meeting infrastructure standards and

requirements imposed by the City; and, provision of data regarding housing needs and conditions.

Policy 1.1.7: The City will evaluate and implement, as appropriate, the recommendations of the Hialeah Affordable Housing Task Force to facilitate the delivery of residential dwelling units, especially affordable housing.

Policy 1.1.8: The City shall continue to allow mobile homes in approved mobile home parks, provided that ~~certain residential zoning districts where~~ adequate public facilities and services are available. Mobile home parks should be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity; in areas accessible to arterial and collector roads; and, they should be located within reasonable proximity to community facilities.

~~**Policy 1.1.8:** The City shall consider allowing modular homes in single-family zoned areas, provided that such housing is compatible with surrounding development and meets applicable building code regulations.~~

Policy 1.1.9: The City shall continue to regulate recreational vehicles and boats that can be stored on residential properties; shall preclude recreational vehicles from being permanently connected to electrical power, water and sewer lines; and shall prohibit the use of such vehicles for living, sleeping, cooking, or storage.

Policy 1.1.10: The City shall encourage the application of the latest generation of Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of housing developments, while avoiding hostile design, excessive use of target hardening, and overfortification of buildings to actively enact social exclusion. CPTED is a branch of situational crime prevention, which has as its basic premise that the physical environment can be changed or managed to produce behavioral effects that will reduce the incidence and fear of crime, thereby improving ~~in~~ the quality of life, and enhancing profitability for business.

Policy 1.1.1~~0~~1: The City shall continue providing adequate supporting infrastructure, i.e. paved streets and sidewalks, sanitary sewer, drainage, potable water, etc., throughout the City to enhance and complement the housing stock.

Policy 1.1.1~~1~~2: The City shall continue to use Federal, state, or county programs, to provide incentives to developers to construct housing in their developments for very-low, low, and moderate-income residents.

Policy 1.1.1~~2~~3: The City shall continue to cooperate with private and non-profit participants involved in the housing production process through the following activities:

- ~~Investigate p~~ Partnerships, ~~if~~ when appropriate and necessary, with private and non-profit sector housing providers. ~~Such investigation~~ Background analyses to support such partnerships shall include a professional market analysis, cost benefit analysis, impact of the partnership on the private sector housing supply, and cost to taxpayers. Such partnership may include, but is not limited to, impact fee subsidies and density incentives.

- Provide technical assistance, legislative updates, and pertinent housing construction information, and availability of housing construction incentives to the Miami-Dade County building and contracting community.

Policy 1.1.1~~3~~4: The City shall create and implement a systematic, multi-departmental program (e.g., Development Services, Housing and Community Services, etc.) of housing condition survey to assess and track the condition of the City's older housing stock as part of code compliance, preservation, rehabilitation, and upgrade efforts. Program criteria, scoring system, remediation actions, inspection procedures, frequency, tracking, and implementation responsibilities shall be established via the Code of Ordinances.

Policy 1.1.15: Where economically feasible, the City ~~shall~~ may utilize renovation and rehabilitation of ~~substandard~~ housing identified as substandard through the housing inspection program as a ~~method of~~ tool for addressing housing shortages in the City without always requiring new construction, and for revitalizing and/or maintaining the fabric of existing neighborhoods ~~providing adequate housing in the City~~. Substandard housing shall be generally defined as housing that does not meet the building code and/or creates safety or health hazards for its occupants or the general public.

Policy 1.1.16: The City shall conduct an audit of its assets to identify publicly owned vacant land and underutilized real estate that may be suitable for the future development of affordable housing.

Policy 1.1.17: The City shall promote state incentives that support private investment in housing and infrastructure within the City's designated Opportunity Zones.

Policy 1.1.18: The City shall adopt the findings related to housing from the Hialeah 2050 Master Plan. These findings shall guide the development of land use regulations and incentives.

Policy 1.1.19: Through the LDRs, the City shall explore, and consider allowing and encouraging innovative housing approaches such as co-living, lease-purchase agreements, legalization of accessory units, retrofits, adaptive reuse, reduced parking requirements, compact houses, modular and adaptable building systems establishing more predictable permitting and by-right development processes for projects involving housing, and other types of solutions which encourage housing inclusiveness; and/or technologies that can make the production of safer and new

housing units more affordable such as, but not limited to co-living, Smart houses, 3D-printed houses.

Objective 1.2: Relocation. The City shall coordinate with the appropriate agencies to offer relocation assistance to city residents who are displaced, i.e., forced to move from their homes or neighborhoods by the implementation of Federal, State, or local government programs and projects. The ~~displacing agency~~ City's Housing and Community Services Department, shall be responsible for providing assistance based on eligibility and available resources, which include~~s~~, but ~~is~~ are not limited to, financial means and methods.

Policy 1.2.1: When residents are directly displaced by City actions, ~~though~~ through public development or redevelopment, the City shall attempt to ensure the residents are able to relocate to standard, affordable housing.

Policy 1.2.2: The City shall require that zoning or structure use changes be evaluated as to their impact on the surrounding area.

Policy 1.2.3: The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents, before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation,
- Assessment of the need for the program which will displace households,
- Costs associated with the displacement of such households, and
- An assessment of the household's needs and the impact of the relocation on the household, including:
    - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
    - The adequacy of public transit, if applicable, to serve the displaced household.

Objective 1.3: Low and Moderate-Income Households. The City shall encourage and assist the private sector through flexible regulations, appropriate land use designations and zoning categories and by planning infrastructure facilities and services that are adequate to serve future development in the provision of safe, clean and affordable housing for special needs populations of the City, particularly the low and moderate-income households.

Policy 1.3.1: The City shall, if feasible, provide homebuyer counseling and assistance services, including first-time homeownership incentives. ~~will assist in the provision of homebuyer counseling services when feasible.~~

Policy 1.3.2: When providing financial assistance to homeowners, the City shall give high priority to those in the 51-80% ~~HAMFI (~~HUD Adjusted Median Family Income (HAMFI) income group.

Policy 1.3.3: The City shall review and revise its land development regulations to remove constraints on the development of low and moderate-income housing projects, where such constraints are not supported by a valid concern for the health, safety, or welfare of the community.

Policy 1.3.4: The City ~~may~~ shall ~~examine the need to establish~~ periodically evaluate the effectiveness of existing ~~a program of~~ density/intensity ~~or~~ and development bonus~~es~~ programs (e.g., Neighborhood Business District (NBD), mixed-affordable, and Transit Oriented District (TOD)) to deliver affordable housing, and shall adjust said programs as needed, or expand them to other parts of the City if appropriate ~~in return for developer contributions to affordable housing~~.

Policy 1.3.5: The City shall evaluate all infrastructure charges and fees to determine whether adjustments can be made for low and moderate-income housing projects. In addition, consideration ~~should~~ shall be given to providing funds to offset fees in situations where they cannot be reduced. The City ~~should~~ shall also encourage the County to assist in this effort, collaborating to identify additional potential funding sources, as the provision of housing needs benefits the larger area as well as the City itself.

Policy 1.3.6: The City shall promote mixed uses, which include provisions for a wide variety of housing types and prices, in large tract developments.

Policy 1.3.7: The City shall continue allowing a wide range of single-family housing types, such as cluster homes, single-family attached, zero lot line homes, and others through the Code of Ordinances.

Policy 1.3.8: The City shall efficiently plan and operate utility systems to provide for cost effective service operations.

Policy 1.3.9: The City shall continue ~~subsidizing~~ waiving impact fees ~~to~~ for development projects developed and owned by the City of Hialeah and that provide affordable housing for low and moderate-income families.

Policy 1.3.10: The City shall coordinate the provision of affordable housing with other agencies and municipalities in the area.

Policy 1.3.11: The City shall explore the viability of establishing an affordable housing trust fund to help finance production and preservation of affordable housing within the City, providing additional gap financing in addition to other sources like the Low- Income Housing Tax Credit and private subsidies.

Objective 1.4: Special Needs Households. The City shall ensure through proper land planning that adequate sites are available for special needs populations, such as the elderly and disabled and continue assisting in the delivery of housing by participating in federal, state and local housing assistance programs.

Policy 1.4.1: The City shall utilize the development review process to expedite the review any proposed projects or City Code amendments that impact housing for special need populations.

Policy 1.4.2: The City shall continue to support organizations that assist elderly and ~~handicapped~~ disabled citizens in finding decent, accessible, and affordable housing. Such support may include technical assistance and alternative design standards and code requirements.

Policy 1.4.3: The City shall continue to ensure compliance with Federal and State laws on accessibility.

Policy 1.4.4: In an effort to address problems of housing for lower income elderly residents and other households with special housing needs, the ~~c~~City shall allow for the placement of retirement communities, group home facilities, and elderly care facilities in areas of residential character as long as they are designed in a manner that is compatible with the character of the neighborhood.

Policy 1.4.5: The City shall support programs that address elderly housing policies through participation in the ~~area Council~~ Area Agency on Aging, and State and Federal efforts.

Policy 1.4.6: The City shall maintain a working relationship with the State of Florida Agency for Health Care Administration (AHCA), Miami-Dade County Health agencies, and organizations with an interest in the housing of disadvantaged populations, including consideration of subsidy programs offered by these agencies.

Policy 1.4.7: The City shall maintain and strengthen the long-term sustainability of its local emergency rental assistance programs to help local households weather temporary hardships.

Objective 1.5: Very Low-Income Households. The City shall encourage and assist the private sector on innovative strategies to overcome the future demand of very low-income affordable housing.

Policy 1.5.1: The City shall promote mixed uses, which include provisions for a wide variety of housing types and prices including the very low-income affordable housing as long as they are designed in a manner that is compatible with the character of the neighborhood.

Policy 1.5.2: The City shall support, through flexible land use regulations, the retrofit of under used areas, such as mall's or transit station's parking lots, to encourage mixed use

developments that includes very low-income affordable housing among a variety of housing types and prices.

Policy 1.5.3 The City shall evaluate all infrastructure charges and fees to determine whether adjustments can be made for very low-income housing projects. In addition, consideration ~~should~~ shall be given to providing funds to offset fees in situations where they cannot be reduced. The City ~~should~~ shall also encourage the County to assist in this effort, collaborating to identify additional potential funding sources, as the provision of housing needs benefits the larger area as well as the City itself..

Policy 1.5.4: The City shall continue ~~subsidizing~~ waiving impact fees ~~to~~ for development projects developed and owned by the City of Hialeah and by the Hialeah Housing Authority (HHA) that provide affordable housing for very low-income families.

Policy 1.5.5: The City shall coordinate the provision of very low-income affordable housing with other agencies and municipalities in the area.

Policy 1.5.6: The City shall work with the Hialeah Housing Authority (HHA) on an ongoing basis to increase the success of the Housing Choice Voucher (HVC) program by improving landlords' experience with the program. Tools may include but are not limited to having dedicated landlord liaisons; establishing customer service hotlines; holding training workshops; offering security deposits, damage protection, and vacancy loss coverage to increase leases for voucher holders; and conducting satisfaction surveys for participating landlords.

Objective 1.6: Effectiveness of housing provision. The effectiveness of housing supply for low and moderate-income households and special needs households will be measured through the annual number of grants and permits requested for this type of housing.

Policy 1.6.1: The City shall continue keeping records of the grants and permits granted for the different types of housing units on an annual basis.

Policy 1.6.2: The City shall evaluate the requested permits and compare them with the housing supply and needs through the planning period.

Policy 1.6.3 Work with the local realtors and realty boards to monitor home sales, apartment rental activities, and vacancy rates. Collaborate with housing non-profits agencies to evaluate land availability and funding opportunities.

Performance Indicators:

- *Change in the annual number/percent of workforce and affordable units approved and built.*
- *Change in percent of households paying more than 30% of income for housing costs annually according to data from the Shimberg Center for Housing Studies Florida Housing Data Clearinghouse.*

GOAL 2: Preservation. Encourage the preservation of decent, safe and sanitary housing for the present and future residents of Hialeah.

Objective 2.1: Housing Units. The City shall continue to provide affordable housing assistance through federal, State and local funds and programs administered by or funded through the Department of Grants and Human Services in order to address the affordable housing needs of current and future residents, extend the life of the existing housing stock, stabilize neighborhoods, and create community pride.

Policy 2.1.1: The City's Code Compliance personnel shall continue enforcing ~~its~~ minimum housing standards to reduce the amount of substandard housing and preserve the available housing stock.

Policy 2.1.2: The City shall use the number of residential demolition permits and the number of residential units participating in the City's fix-up program to determine the City's progress in reducing the number of substandard housing units found in the City, pursuant to the most recent housing condition survey conducted per Policy 1.1.14.

Policy 2.1.3: The City shall continue providing assistance to eligible homeowners to paint and make minor repairs to their homes using county, state, and federal funds and encourage low-income residents to apply for housing rehabilitation assistance.

Policy 2.1.4: The City shall ~~periodically conduct a housing conditions survey~~ use the results of the most recent housing condition survey, to identify any units that may be in need of rehabilitation or demolition.

Policy 2.1.5: The City shall actively encourage the renovation of substandard housing units ~~so that~~ with the aim of decreasing the number of deteriorated housing units ~~will not increase at a rate greater than 5% of substandard units per year~~ at a rate of 1.0 % every two (2) years.

Policy 2.1.6: The City shall continue to assist property owners to bring their substandard buildings up to standards according to the requirements of the U.S. HUD Rental Rehabilitation Program.

Policy 2.1.7: The City shall continue to participate in the HUD Community Planning and Development formula programs, more specifically in the following programs:

- Community Development Block Grant (CDBG);
- Emergency Shelter Solutions Grant (ESG);
- Home Investment Partnerships (HOME)
- State Housing Initiatives Partnership (SHIP)

Policy 2.1.8: The City, through the Department of Housing and Community Services, shall continue to apply for grant funds and subsidy programs and to partner with external nonprofit entities, such as Habitat for Humanity, in order to implement housing programs.

Policy 2.1.9: The City shall ~~continuously~~ regularly update its housing conditions survey as instituted in Policy 1.1.14, and conduct the necessary code enforcement inspections to keep the

number of substandard and deteriorated units to a minimum.

Policy 2.1.10: The City shall encourage the upgrading and replacement of ~~currently,~~ existing substandard mobile homes with new mobile home structures.

Policy 2.1.11: By duly adopted procedures, the City shall condemn and require demolition of those units that are determined by the City unsuitable for rehabilitation.

Policy 2.1.12: The City shall establish and maintain a minimum level of service ratio for code compliance (number of code compliance/housing code/sanitation code officers per square mile of developed property) to ensure adequate and equitable compliance service throughout the City.

Policy 2.1.13: The City shall prioritize areas throughout the City that are identified as in need of stabilization in terms of targeted code enforcement activities, resident services, infrastructure, and beautification projects.

~~• **Provide assistance for the development of new affordable rental development.**~~

Performance Indicators:

- *Change in the number and types of property maintenance complaints.*
- *Change in the number/percent of substandard units.*
- *Change in the number of residential rehabilitation/improvement projects*

Objective 2.2: Neighborhoods. The City shall promote housing opportunities for new households in already established neighborhoods and ensure the improvement of livability, community identity, interconnection with adjacent neighborhoods and a balanced set of activities including shopping, working, schooling, recreation and dwelling, served by adequate transportation, public facilities and community services, through the following policies: ~~, when applicable.~~

Policy 2.2.1: Identify neighborhoods that are in need of rehabilitation or are experiencing instability based on any and all of, but not limited to, the following criteria:

- Proliferation of crime,
- A large percentage of substandard housing units,
- Fragmentation of land uses, and
- Poor or deteriorating infrastructure, including water, sewer, and drainage systems and inadequate traffic and pedestrian systems.

Policy 2.2.2: Develop neighborhood plans, and implement programs, such as infill housing, which strive to reduce or eliminate destabilizing neighborhood conditions, and include in such plans and programs activities which include, but are not limited to, greater levels of code enforcement, implementing neighborhood watch programs, "Safe Neighborhoods" programs, and Community Development Block Grant programs.

Policy 2.2.3: Provide for a high level of resident and owner participation in any plan or program implemented for the purpose of improving and/or stabilizing neighborhoods.

Policy 2.2.4: The City shall continue enforcing the regulations prohibiting the expansion of non-compatible uses within residential neighborhoods. Teleworking and home businesses that are compatible with the character of the neighborhood shall be allowed and encouraged.

Policy 2.2.5: The City shall continue to require, through the City Code, adequate buffering and screening of residential neighborhoods from incompatible uses, which could adversely impact existing neighborhoods. Landscape buffering and transitional uses shall be utilized to further this policy.

Policy 2.2.6: Provide for a balanced set of activities within the neighborhood: shopping, work, schooling, recreation and dwelling.

Policy 2.2.7: The City shall work to ensure that all neighborhoods are equally and attractive in their own unique way, secure and free from blight.

Policy 2.2.8: The City shall support grassroots efforts to maintain the integrity of neighborhood fabric and quality of life in stable residential areas.

Policy 2.2.9: The City shall support aging-in-place and multi- generational housing strategies that encourage residents to remain in their neighborhoods as they age and as needs evolve.

Policy 2.2.10: The City shall evaluate the appropriateness of expanding the allowance for accessory dwelling units in certain areas of the City, subject to meeting adequate setbacks, parking, drainage, infrastructure, and other requirements and level of service standards.

Objective 2.3: Historic Preservation. As the housing stock ~~begins to~~ ages, the City shall ~~implement the process of~~ systematically continue identifying potential historic properties.

Policy 2.3.1: The City shall continue identifying housing of historical significance, which shall be properly documented and preserved in an annually updated survey.

Policy 2.3.2: The City shall establish in the City Code standards for rehabilitation and demolition of historic structures.

Performance Indicators:

- *Change in the number and types of historically significant housing documented and preserved.*

Objective 2.4: Infill. The City shall promote infill development by supporting alternative development standards consistent with ~~the existing~~ zoning standards, where necessary and feasible.

Policy 2.4.1: The City shall maintain an annually updated vacant residential parcel map and database.

Policy 2.4.2: The City shall make available the vacant land database and map to interested developers and/or builders.

Policy 2.4.3: The City shall develop streamline zoning regulations that support and promote the

construction of infill housing.

Policy 2.4.4: The City shall internally coordinate streamline procedures within the Building, Zoning, Fire, Water and Sewer, and Street Department for the permitting of infill housing.

GOAL 3: Partnerships. Cultivate strategic partnerships to achieve mutually beneficial housing objectives.

Objective 3.1: External Agencies. The City shall continue to encourage collaboration and partnerships with local, regional and state government agencies, nonprofit organizations and private sector entities involved in the provision of affordable housing.

Policy 3.1.1: The City shall collaborate with the US Department of Housing and Urban Development (HUD), the Florida Housing Finance Authority Corporation, the Miami-Dade County Public Housing and Community Development Authority, the Miami-Dade County Office of Community and Economic Development and local banks, to increase funding and incentives for the renovation and rehabilitation of existing units and the development of new units as affordable housing.

Policy 3.1.2: The City shall continue to support cooperation and partnership activities among local governments, the private sector, and nonprofit organizations to provide housing assistance to meet the needs of very-low-, low-, and moderate-income households.

Policy 3.1.3: To help grow and sustain the proposed affordable housing assistance trust fund, the City shall pursue and leverage long-term commitments and partnerships with grantors, institutions, philanthropic donors, and lenders.

Policy 3.1.4: The City shall collaborate with local area colleges and universities, the Beacon Council and construction companies to foster and accelerate the development of cost-saving technologies for residential construction.

GOAL 4: Sustainability. Promote development planning and construction based on sustainable principles and techniques.

Objective 4.1: Sustainable Residential Construction. The City shall encourage the application of low-impact, green building and alternative energy approaches and technologies in residential development.

Policy 4.1.1: Through the Zoning Code, the City shall allow and promote the integration of low-impact development principles and green building techniques in retrofitting existing homes and producing new homes and alternative energy technologies in residential neighborhoods.

Policy 4.1.2: The City shall appropriately regulate the use of alternative energy technologies such as wind or active solar collection for electricity, to mitigate any potential visual impacts on neighborhoods.

Policy 4.1.3: The City shall compile and provide interested homeowners and other parties access to data and resources pertaining to green building, energy conservation and resilience hardening for residential construction.

Performance Indicators:

- *Change in the number of sustainable residential construction projects approved and built (i.e., projects which incorporate green building design features and alternative energy technologies or which are certified through an accepted green building certification program).*

Agency Transmittal List – (October 2024)

Florida Commerce Uploading Site https://flcom.my.salesforce-sites.com/cp

State and Regional Agencies

Department of Economic Opportunity, Bureau of Comprehensive Planning
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120
Attention: James Stansbury, Chief
Email: James.Stansbury@deo.myflorida.com

Department of Education
Office of Education Facilities
325 West Gaines Street, Suite 1014
Tallahassee, FL 32399-0400
Attention: Mark Weigly, Planning Manager
Email: CompPlans@fldoe.org

Department of Environmental Protection
Office of Intergovernmental Programs
2600 Blair Stone Road, Mail Station 47
Tallahassee, Florida 32399-2400
Attention: Plan Review
Email: Plan.Review@dep.state.fl.us

Department of State
Bureau of Historic Preservation
500 South Bronough Street
Tallahassee, Florida 32399-0250
Attention: Jason Aldridge, Supervisor Compliance and Review Section
Email: Jason.Aldridge@DOS.MyFlorida.com

Department of Transportation, District Six
Intermodal Systems Development
1000 NW 111 Avenue, Room 611-A
Miami, Florida 33172
Attention: Shereen Yee Fong, Transportation Planner IV
Email: Shereen.Yeefong@dot.state.fl.us

South Florida Regional Planning Council
One Oakwood Boulevard, Suite 221
Hollywood, Florida 33020
Attention: Isabel Cosio Carballo, Executive Director
Email: isabelc@sfrpc.com

South Florida Water Management District
3301 Gun Club Road, MSC 4223
West Palm Beach, Florida 33406
Attention: David Ragsdale
Email: SFLOCALGOVPLAN@sfwmd.gov

Local Agencies

Miami-Dade County
Department of Regulatory and Economic Resources, Planning Division
111 NW First Street, 12th Floor
Miami, Florida 33128
Attention: Jerry H. Bell, AICP, Assistant Director for Planning
(786)315-2670
Email: jerry.bell@miamidade.gov

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Mayor Maria Puente Mitchell
City of Miami Springs
201 Westward Drive
Miami Springs, FL 33166
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Hialeah Gardens
Mayor Yioset De La Cruz
10001 NW 87th Ave
Hialeah Gardens, FL 33016-1901
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Town of Miami Lakes
Mayor Joshua Dieguez
6601 Main Street
Miami Lakes, FL 33014
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Town of Medley
Mayor Ana "Lily" Stefano
7777 NW 72nd Ave
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City of Opa-Locka
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