

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA URGING THE STATE LEGISLATURE TO AMEND THE LIVE LOCAL ACT TO ALLOW FOR MUNICIPAL-BASED MEDIAN INCOMES RATHER THAN THE AREA MEDIAN INCOMES CURRENTLY UTILIZED IN THE LIVE LOCAL ACT

WHEREAS, Senate Bill 102 was adopted by the Florida Legislature in 2023 and is known as the Live Local Act; and

WHEREAS, the preemptive bill is intended to address the State of Florida's affordable housing crisis ; and

WHEREAS, since its initial adoption in 2023 the state has amended the Act in 2024 (SB 328) and 2025 (SB 1730); and

WHEREAS, the Live Local Act purports to provide certain zoning benefits and changes if at least 40% of the residential units in a development are dedicated to attainable rental housing of 120% Area Median Income (AMI) or less; and

WHEREAS, the Live Local Act also provides for certain tax exemptions if a certain number of units are dedicated to attainable housing of 120% AMI or 90% of fair market value rent, whichever is less; and

WHEREAS, the AMI amount is determined based on median family income data published annually by the U.S. Department of Housing and Urban Development, which is based on U.S. Census Bureau data, and is based on counties or metropolitan statistical areas; and

WHEREAS, the City Commission recognizes that the intent of the Live Local Act is to expand workforce and attainable housing opportunities across the State of Florida, including in higher-cost municipalities where essential workers often struggle to live near their jobs; and

WHEREAS, in large and diverse counties such as Miami-Dade, municipalities experience significant variations in land values, construction costs, and average incomes, creating barriers that make it more difficult for workforce housing to be financially feasible in certain cities under a single countywide affordability schedule; and

WHEREAS, allowing municipalities to utilize municipal-based income and affordability calculations rather than a single countywide Area Median Income standard would create greater fairness and opportunity across all communities, ensuring that more municipalities can attract and sustain workforce housing consistent with the goals of the Live Local Act; and

WHEREAS, a municipal-based approach in large counties would expand the number of viable locations where developers can build attainable housing, thereby increasing the total

statewide supply of workforce units and strengthening the local economies that rely on essential workers; and

WHEREAS, the City Commission seeks to support the Legislature's ongoing efforts to improve and refine the Live Local Act to ensure that its benefits are accessible equitably across all jurisdictions, particularly in high-cost municipalities where workforce housing is most urgently needed; and

WHEREAS, the City Commission urges the State Legislature to amend the Live Local Act to allow municipal incomes to determine affordability and rent schedules rather than the AMI calculation currently used in the Live Local Act; and

WHEREAS, the City Commission believes that amending the Live Local Act to allow for this municipal-based calculation would ensure great equity and opportunity across municipalities by reflecting the true local costs of development and average resident incomes and would align with the intent of the Live Local Act to expand workforce housing and make it attainable for Floridians to live closer to where they work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2. The City Commission hereby urges the State Legislature to amend the Live Local Act to allow municipal-based calculations of median income for the purpose of establishing affordability and rent schedules in large counties, ensuring that workforce housing remains feasible and aligned with local economic conditions while advancing the statewide goals of increased attainable housing.

SECTION 3. That the amendment of the Live Local Act to a municipal-based calculation of median income shall become a part of the City's 2026 Legislative priorities.

SECTION 4. That this Resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF NOVEMBER 2025.

APPROVED:

VINCE LAGO

MAYOR

ATTEST:

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA M. SUÁREZ
CITY ATTORNEY