FEBRUARY 24-26, 2020 | MIAMI, FL

Housing Opportunity Conference
Concurrent Session One:

New Research and Tools for Housing Development
New Research and Tools for Housing Development

Lynn Ross
Spirit for Change Consulting, LLC
Moderator

David Garcia
UC Berkeley Terner Center for Housing Innovation

Jorge Damian de la Paz
University of Miami

Maria Escorcia
JPMorgan Chase Foundation
Research and Tools to Support Housing Opportunity and Advance Equity

Lynn M. Ross
Founder and Principal, Spirit for Change Consulting

@mlynnross I https://spiritforchangeconsulting.com/
What does “equity” mean?

This is equity: just and fair inclusion into a society in which all can participate, prosper, and reach their full potential. Unlocking the promise of the nation by unleashing the promise in us all.

https://www.policylink.org/about-us/equity-manifesto
How to Put Racial Equity at the Center of Neighborhood Investment

EQUITABLE PLACES
February 19, 2020 / Article
As we celebrate Black History Month this month, we need to use a racial equity lens to develop solutions that help bridge the stark opportunity gaps between Black and white neighborhoods.

EDUCATION
How Much Does Housing Assistance Affect Student Test Scores?
February 19, 2020 / Research Summary

EDUCATION
What Can States Do to Better Support College Students Experiencing Homelessness?
Emily Bramhall
February 05, 2020 / Article

https://housingmatters.urban.org/
Welcome to the National Equity Atlas, a comprehensive data resource to track, measure, and make the case for inclusive growth.

Updates: National Equity Atlas in 2019
Check out our year in review: Going Local, Informing Policy, Refreshing Data for the New Year!
California Land Use Survey: lessons for zoning reform

David Garcia
Policy Director
Terner Center California Residential Land Use Survey

- 252 jurisdictions
- 70% of California population
- From August 2017 to October 2018
Jurisdictions can restrict local development in a number of ways through zoning code:

- Share of land zoned for single-family vs. multifamily homes
- Minimum lot size requirements
- Height and/or density limits
- Parking requirements
Evidence points to ways in which restrictive zoning is harmful

- Constrain production
- Exacerbate price pressures
- Underlie patterns of racial and economic segregation
- Make it harder for young people to form their own households and buy homes
What’s the answer? Land use reform!

December 2019 report examined best practices in land use reform

➢ Denver
➢ Los Angeles
➢ Grand Rapids
➢ Portland
➢ Oregon
What’s the answer? Land use reform!

WASHINGTON TO CONSIDER RE-LEGALIZING DUPLEXES AND ROWHOUSES STATEWIDE

Radical Housing Proposal Forms Strange Political Alliances In Virginia And Maryland

Lincoln senator wants to bring more affordable housing to Nebraska
Housing Solutions Lab

Office of Civic and Community Engagement

Jorge Damian de la Paz
To enhance university-community collaborations by engaging the university’s academic resources in the enrichment of civic and community life in our local, national, and global communities.
Resources & Tools

- Miami Housing Policy Timeline
- Miami Affordability Project
- Miami Housing Policy Toolkit
- Community Health Project
- Land Access for Neighborhood Development
1933: **Changing Neighborhoods**

**New Deal is Introduced**

The New Deal was President Franklin Delano Roosevelt’s policy response to the Great Depression. It consisted of various federal programs designed to provide economic relief, recovery, and reform to the country. While focused on national transformation, New Deal agencies attempted to tailor their solutions to local problems by working with state and local leaders to stabilize and expand existing regional economies. During this time, Florida received some of the highest per capita expenditures of New Deal funds in the South. New Deal-era building programs radically transformed Miami’s social and physical landscape and helped make it a premier tourist destination and year-round residential community. Read More
2016: Liberty Square

Redevelopment of Liberty Square

In 2015, Miami-Dade County announced a $300 million initiative to redevelop the aging Liberty Square and Lincoln Gardens public housing developments. After a competitive bidding process, the Miami-Dade County Board of Commissioners awarded the project to Miami-based Related Urban Development Group in 2016. Related Group’s 1,500-unit redevelopment plan contains 750 new public housing units and various new amenities, including a community center, grocery store, and museum. The county will contribute $46 million in the comprehensive green-certified mixed-use project. The initiative, known as ‘Liberty Square Rising,’ is the largest public housing redevelopment project in Miami-Dade County history.

“Best and Final Submittal” for Liberty Square Rising, 2016.
1935: Redlining

Miami Security Maps

In the 1930s, the Home Owners Loan Corporation (HOLC) oversaw the drafting of citywide “Security Maps,” which rated neighborhoods’ risk levels for mortgage lending. The agency’s assessors graded communities on an A to D scale, with ‘A’ areas categorized as “best” (coded green) for having the lowest level of lending risk and ‘D’ areas as “hazardous” (coded red) for the highest level of risk. HOLC’s risk assessments where based on several factors, including the neighborhood’s access to amenities, zoning, housing stock, and racial makeup. As in other cities, the agency’s appraisers provided Miami’s black neighborhoods a “D” rating, further restricting black residents from home loans and adding to the increasing institutionalization of racially-based housing discrimination. Read More.
1953: Para Villa

Construction of James E. Scott Homes

James E. Scott Homes was the second black public housing project constructed in Miami-Dade County after Liberty Square. Built in 1953 and located in the north central section of Miami, Scott Homes was the largest public housing project in the County, eventually containing 754 units. Scott Homes and the adjacent public housing complex, Carver Homes, later became known as Scott-Carver. Scott-Carver was collectively one of the largest public housing communities in Florida, containing 850 total public housing units in a series of low-rise, mostly barracks-style buildings. Read More
1999: Scott-Carver

The Demolition of the Scott-Carver Housing Developments

In 1999, the Miami-Dade County housing agency received a $35 million dollar HOPE VI grant to replace the deteriorating Scott-Carver public housing developments. Between 1999 and 2004, 450 units of the James E. Scott and Carver Homes were demolished, displacing 1,150 residents. After six years and millions of dollars spent, only three homes had been built. A Pulitzer-winning investigation by the Miami Herald, called "House of Lies," revealed gross mismanagement on the part of the housing agency, as well as double billing by contractors and consultants. Moreover, the housing agency lost track of hundreds of residents, some of whom were permanently relocated as a result of the demolition. Read More
Miami Affordability Project

ABOUT

According to Harvard University's Joint Center for Housing Studies, the Miami metro area has the highest percentage of renter households spending over half of their income on housing costs in the nation. Access to housing that is affordable for a wide
Affordable Housing
Drilldown by Property

**Congress Building**

- **Development Type:** Assisted Housing
- **Development Name:** Congress Building
- **Street Address:** 111 NE 2nd Avenue
- **City:** Miami
- **Zip Code:** 33132
- **Housing Program(s):** "Housing Credits PN", "DAIL"
- **Funding Sources:** "FHFC Funded"
- **Total Units:** 129
- **Assisted Units:** 128
- **Population Served:** "Family"
- **Description:** Acquisition/Refinance. Historic Neoclassical building. Added to the National Register of Historic Places in 1985.
- **Affordability Start Date:** 1997
- **Year Built:** 1922
- **Owner Type:** Non-Profit
- **Overall year of subsidy expiration:** 2049
- **Developer Name and Contact:** Matthew Allen, 315 S. Biscayne Blvd., Miami;
- **Information:** 33131, contact phone: 3054609000, email: mailerifrledgroup.com
- **Owner Name and Contact Information:** Not Provided

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<th>Rent Category</th>
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<tr>
<td>&lt;$35K AMI</td>
<td>21</td>
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<tr>
<td>40-50% AMI</td>
<td>44</td>
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<tr>
<td>55-60% AMI</td>
<td>83</td>
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<tr>
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<tr>
<td>&gt;80% AMI</td>
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<tr>
<td>0 BDR Rent</td>
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</tr>
<tr>
<td>1 BDR Rent</td>
<td>510</td>
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<tr>
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<tr>
<td>3 BDR Rent</td>
<td>832</td>
</tr>
<tr>
<td>4+ BDR Rent</td>
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- **Average Rent/PARF ratio:** 59
- **HC 9% Funding Year:** Not Provided
- **HC 9% Funding Year:** 1997
- **SAIL Funding Year:** 1999
- **State Bond Funding Year:** Not Provided
- **State HOME Funding Year:** Not Provided
- **HUD Rental Assistance Current:** Not Provided
- **Contract Start Date:** Not Provided
- **Section 202 Capital Advance Funding Date:** Not Provided
- **Section 202 Direct Loan Funding Data:** Not Provided
- **Section 811 Funding Date:** Not Provided
- **Section 236 Funding Date:** Not Provided
Renter Cost Burden
Drilldown: Grapeland
Parcels: Land Use
Commercial
Vacant
Agricultural
All 1-2 Unit Homes
Owner Information
Miami-Dade’s Discretionary Surtax Supports Affordable Housing for Low-income Residents; Recent Changes Will Improve the Program

**Scope**

Since OPPAGA’s 2012 report, discretionary surtax program administrative costs have met statutory requirements. During the review period, administrative costs comprised less than 10% of the total surtax revenues. However, expenditure requirements for homeownership programs have not been met in recent years. For most of the review period, program expenditures did not meet the statutory requirement that no less than 35% of funds be used for homeownership.

**Background**

Section 125.0167(16), Florida Statutes, directs OPPAGA to review discretionary surtax programs operated by counties and report to the Legislature by June 30, 2012, and every five years thereafter. This is the second report OPPAGA has issued pursuant to state law. The review period is Fiscal Year 2011-12 through Fiscal Year 2015-16.
The Miami Housing Policy Toolkit outlines innovative policies, programs, and strategies that prevent displacement and promote affordable housing. This toolkit examines how groundbreaking affordable housing policies and programs implemented elsewhere in the U.S. can be effectively adapted to Miami's neighborhoods.
Preserve Naturally Occurring Affordable Housing

A significant share of Miami’s affordable housing supply is in privately owned, unsubsidized naturally occurring affordable housing (NOAH). These NOAH units are typically in distressed, older, small multifamily buildings and in subdivided single-family homes across Miami-Dade County.

Typical Characteristics of NOAH in Miami

- Smaller: Small or mid-sized buildings with 2-9 units
- Older: Built before 1980
- Distressed: Deterioration resulting from deferred maintenance
- Lower Rents: Rents affordable to low and moderate-income households


According to the Urban Institute, various areas in Miami contain a sizable supply of housing built before 1980 with below-average rents that are more affordable to low and moderate-income households. These neighborhoods include Allepattah, Little Haiti, Little Havana, and Overtown. The Urban Institute also found a substantial reduction in Miami’s NOAH units between 2000 and 2015 due to rapid development and population growth, thereby limiting the supply of much-needed affordable housing.
Percentage of Rental Units with Gross Rent less than $1,000/Month in 2000 and 2015

2000
- Overtown 9% (95%)
- Little Haiti 92%
- West Flagler 78%
- Downtown 72%
- Coconut Grove 58%

2015
- Overtown 89%
- Little Haiti 71%
- West Flagler 55%
- Coconut Grove 36%
- Downtown 23%

Redevelopment of Edgewater's Small and Medium Housing Stock

Edgewater has recently seen a significant reduction in the number of units affordable to low and middle income households.

Zoning overlays could be used to preserve NOAH: The City of Miami's Neighborhood Revitalization District zoning overlay could be adapted to effectively preserve and rehab historic NOAH structures in areas such as Little Havana, Overtown, and West Coconut Grove. This type of adaptable, neighborhood-level overlay could provide various protections to help maintain the traditional scale and historic fabric of the built environment in Miami’s communities facing growing redevelopment pressure while also providing quality affordable housing opportunities.
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Potential Solutions

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Establish a loan fund to for small-scale property owners to preserve NOAH units: Local lenders and banks could form a nonprofit lending consortium focused on rehabbing and preserving smaller NOAH properties across Miami. This fund would help preserve NOAH units, maintain neighborhood scale, and increase investment in Miami's low and moderate-income communities.

Provide tax incentives for preservation: Various localities and states offer tax abatements for owners of market-rate properties to bring their properties to standard quality. Similar incentives could be adopted in Miami to encourage the preservation of NOAH.
LAND: Land Access for Neighborhood Development

A project of the University of Miami’s Office of Civic and Community Engagement in collaboration with the Center for Computational Science.
2 City Surplus Lots
City: 43,000 Sq. Ft.
LAND: Land Access for Neighborhood Development
A project of the University of Miami’s Office of Civic and Community Engagement in collaboration with the Center for Computational Science

Find an address or place

- All
- Governmental
- Institutional
- Surplus

Miami-Dade County
City of Miami

LEGEND: HIDE
- Stations
- Terminals
- 1/2 Mile Station Buffer
- 1 Mile Station Buffer
- Existing Metrorail
- Existing Tri-Rail
- Proposed Expansions
- RAPID TRANSIT CORRIDORS
- BUS EXPRESS RAPID TRANSIT
- COMMISSION DISTRICTS
City: 43,000 Sq. Ft.

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<td>43,242</td>
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<tr>
<td>Total Area (Sq. Ft.)</td>
<td>0</td>
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<tr>
<td>Total Bond Price</td>
<td>$1,563,477</td>
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</tbody>
</table>
Total: 60,000 Sq. Ft.
Contact Us

Office of Civic & Community Engagement
(305) 284-6636
miami.edu/affordablehousing
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