



FEBRUARY 24-26, 2020 | MIAMI, FL

Housing Opportunity Conference





Concurrent Session One:

New Research and Tools for Housing Development



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2020

New Research and Tools for Housing Development

2020



Lynn Ross

Spirit for Change Consulting, LLC
Moderator



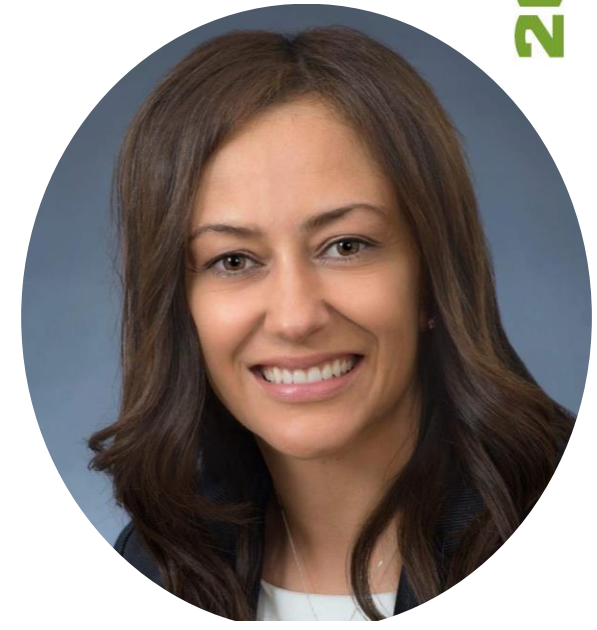
David Garcia

UC Berkeley Turner Center for
Housing Innovation



**Jorge
Damian de la Paz**

University of Miami



Maria Escorcia

JPMorgan Chase Foundation



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Research and Tools to Support Housing Opportunity and Advance Equity

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

@mslynnross | <https://spiritforchangeconsulting.com/>



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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>



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2020

How to Put Racial Equity at the Center of Neighborhood Investment

EQUITABLE PLACES

February 19, 2020 / Article

As we celebrate Black legacy 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

2020

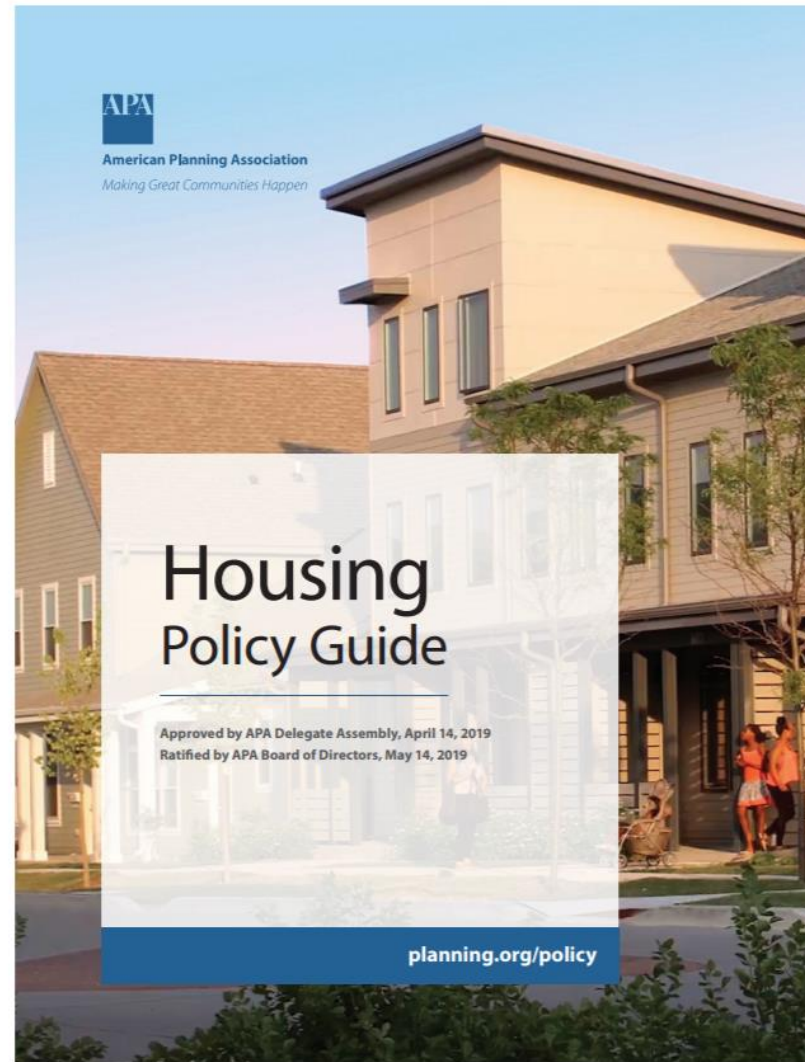
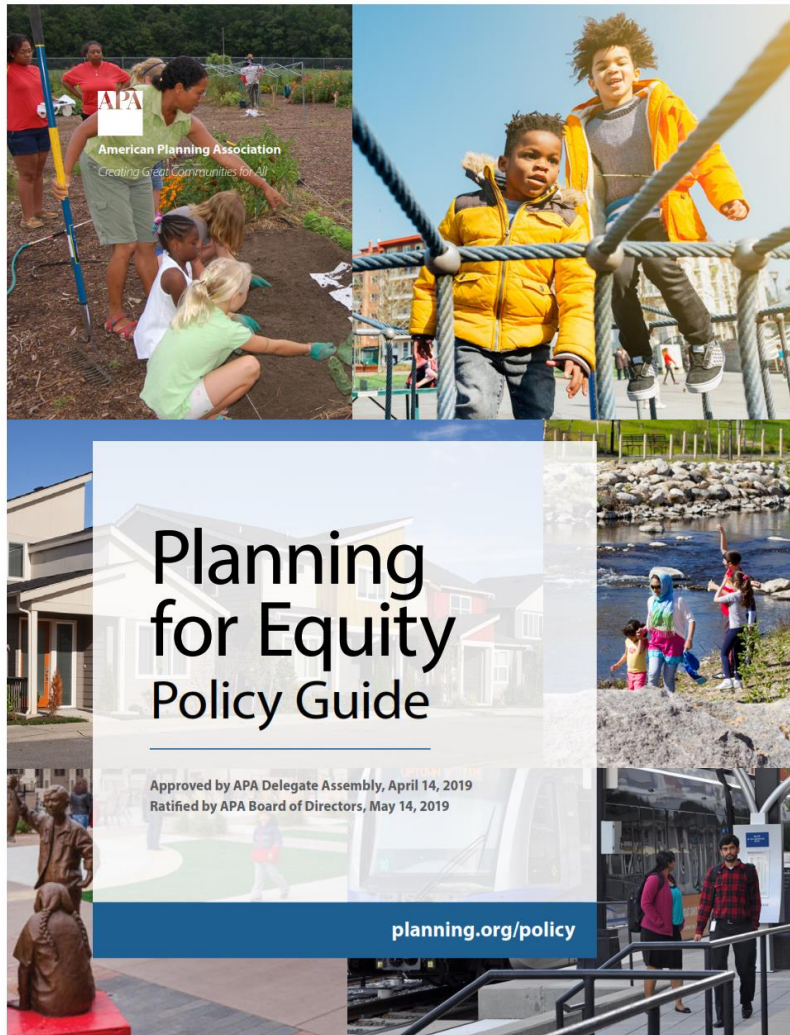
<https://housingmatters.urban.org/>



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<https://planning.org/policy/guides/>



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2020

National Equity Atlas



PolicyLink

About the Atlas

Data Summaries

Indicators

Reports

Data in Action

Search



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!



2020

Inequity Threatens Economic Prosperity

Begin with the U.S. Summary →

<https://nationalequityatlas.org/>



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The Cost of Segregation

Lost income.

Lost lives.

Lost potential.

The steep costs all of us in the Chicago region pay by living so separately from each other.

OUR EQUITABLE FUTURE: A Roadmap for the Chicago Region

A response to The Cost of Segregation

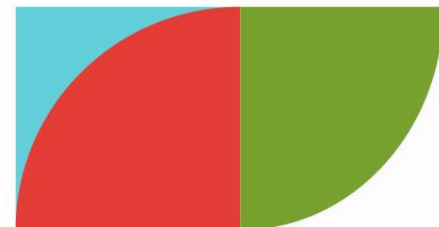
2020

<https://www.metroplanning.org/index.html>



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Designing New York: Quality Affordable Housing

NYC DESIGN



THE FINE ARTS FEDERATION OF NEW YORK

2020

<https://www1.nyc.gov/site/designcommission/design-references/designing-new-york.page>



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PIECING IT TOGETHER



A FRAMING PLAYBOOK FOR AFFORDABLE HOUSING ADVOCATES

In partnership with Enterprise Community Partners



FINDING A FRAME FOR AFFORDABLE HOUSING

Findings from Reframing Research on Affordable Housing and Community Development

OCTOBER 2018

A FrameWorks Research Report

In partnership with Enterprise Community Partners

Kevin Levay, PhD, Researcher

Andrew Volmert, PhD, Director of Research

Nat Kendall-Taylor, PhD, CEO

©FrameWorks Institute 2018

2020

<https://www.frameworksinstitute.org/housing.html>



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California Land Use Survey: lessons for zoning reform

David Garcia
Policy Director

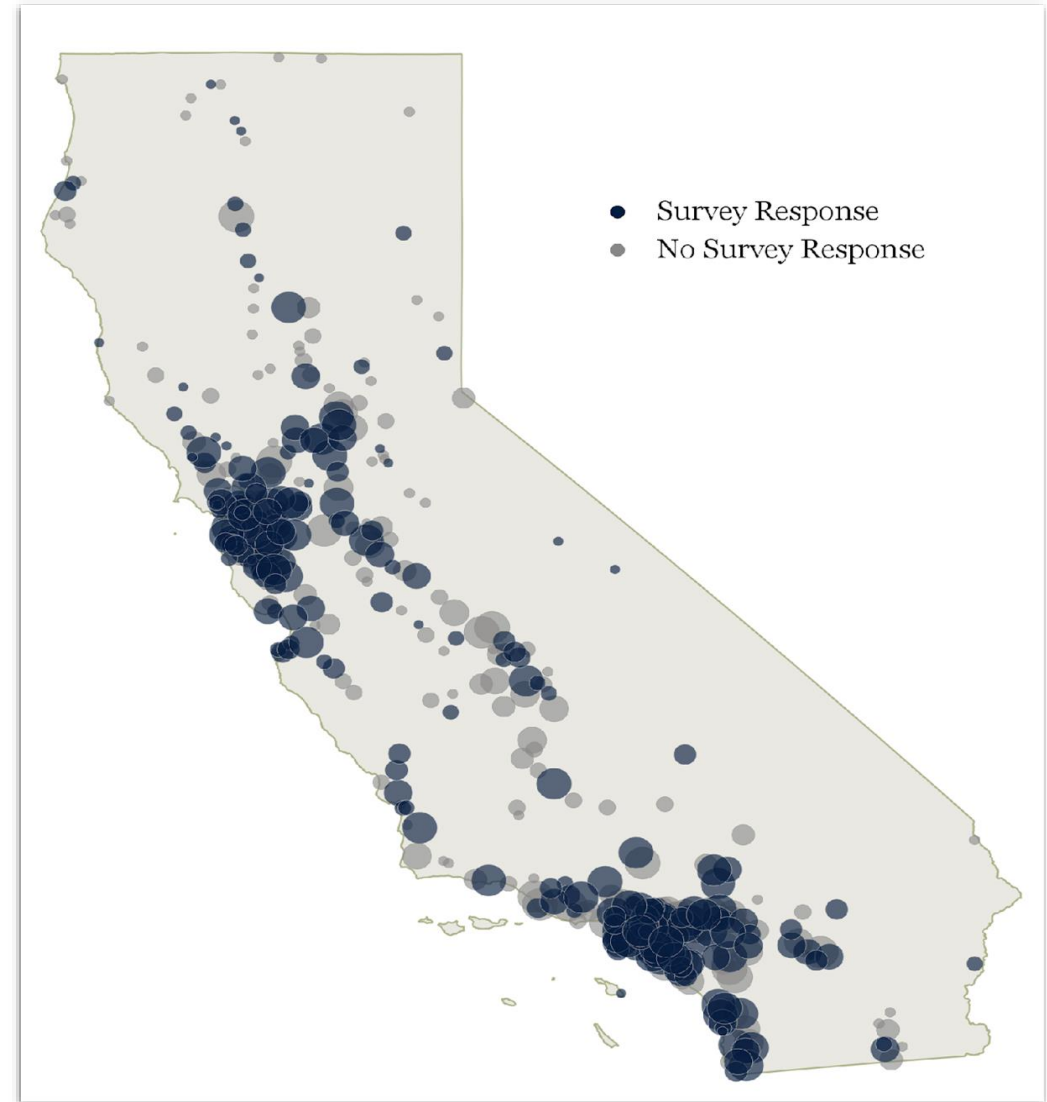


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Turner Center California Residential Land Use Survey

- ❑ 252 jurisdictions
- ❑ 70% of California population
- ❑ From August 2017 to October 2018



www.californialanduse.org

2020



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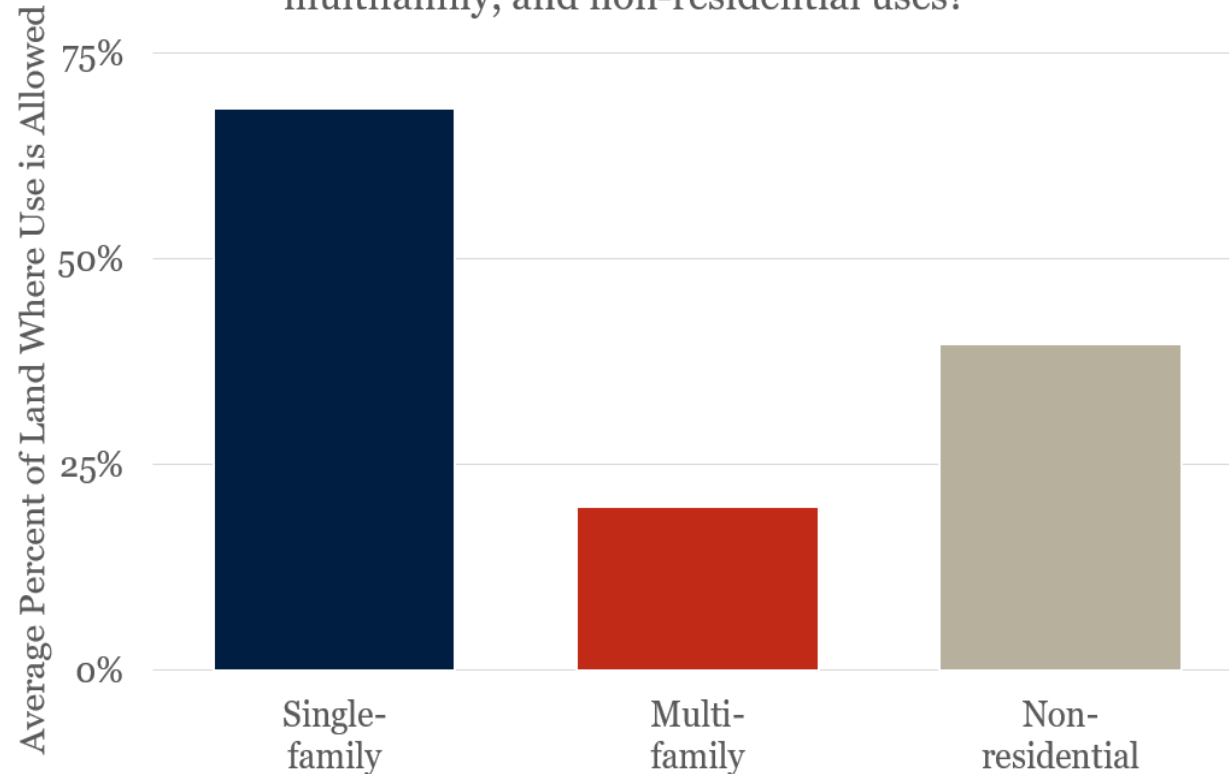
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Jurisdictions can restrict local development in a number of ways through zoning code

2020

How much land is zoned to allow single-family, multifamily, and non-residential uses?



- ❑ Share of land zoned for single-family vs. multifamily homes
- ❑ Minimum lot size requirements
- ❑ Height and/or density limits
- ❑ Parking requirements



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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



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What's the answer? Land use reform!



TURNER CENTER FOR HOUSING INNOVATION
UC BERKELEY

A TURNER CENTER REPORT - DECEMBER 2019

Getting It Right: Lessons in Designing, Passing, and Implementing Effective Land Use Reform

December 2019 report examined best practices in land use reform

- Denver
- Los Angeles
- Grand Rapids
- Portland
- Oregon



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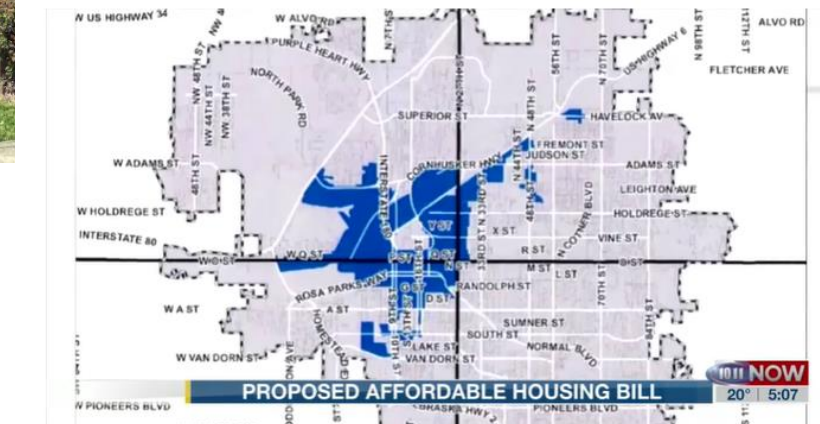
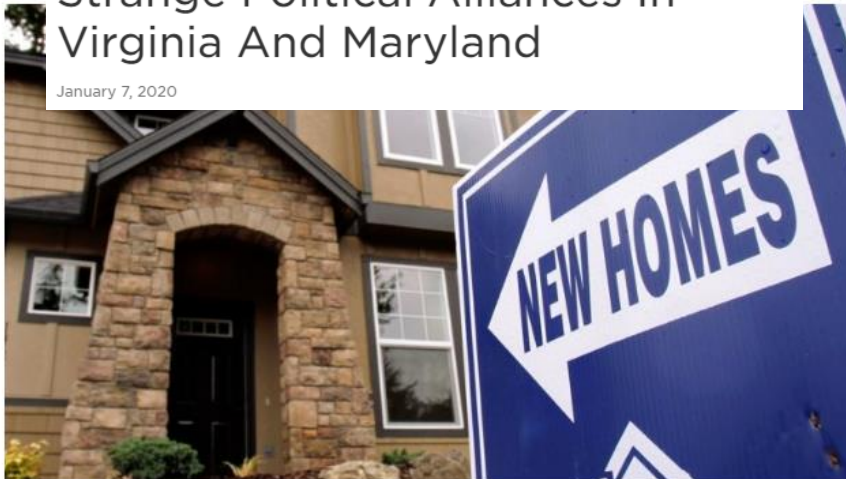
What's the answer? Land use reform!

WASHINGTON TO CONSIDER RE-LEGALIZING DUPLEXES AND ROWHOUSES STATEWIDE



Radical Housing Proposal Forms Strange Political Alliances In Virginia And Maryland

January 7, 2020



Lincoln senator wants to bring more affordable housing to Nebraska





Housing Solutions Lab

Office of Civic and Community Engagement

Jorge Damian de la Paz



Mission

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.



Projects

Resources & Tools

**Miami Housing
Policy Timeline**

Miami Affordability Project

Miami Housing Policy Toolkit

Community Health Project

**Land Access for
Neighborhood Development**



Policy Timeline

Miami Housing Policy Timeline

Changing Neighborhoods

Finance

Race and Property

Solutions Lab



Courtesy of the Franklin D. Roosevelt Presidential Library & Museum.

President Franklin D. Roosevelt and City of Miami Mayor Robert Williams, 1937.

1933 **Changing Neighborhoods**

New Deal is Introduced

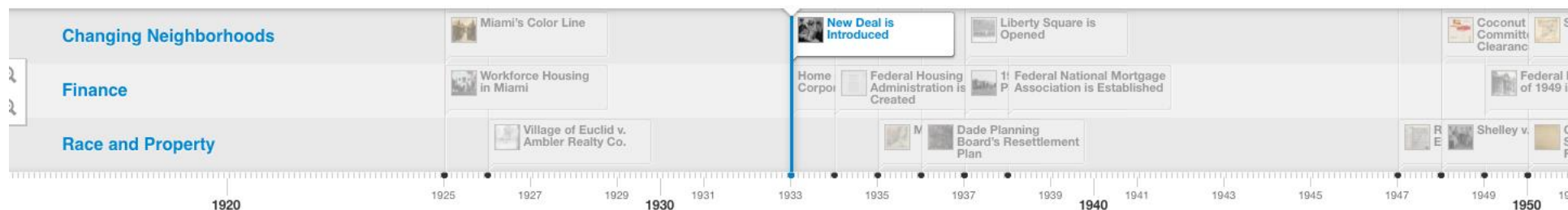
The New Deal was President Franklin Delano Roosevelt's policy response to the Great Depression. It consisted of various federal programs designed to provide economic relief, recovery, and reform to the country. While focused on national transformation, New Deal agencies attempted to tailor their solutions 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](#)



1926
Village of Euclid
v. Ambler Realty
Co.



1933
Home Owners'
Loan
Corporation is
Formed





2016: Liberty Square

Miami Housing Policy Timeline

Changing Neighborhoods

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2010
Florida Hardest
Hit Fund



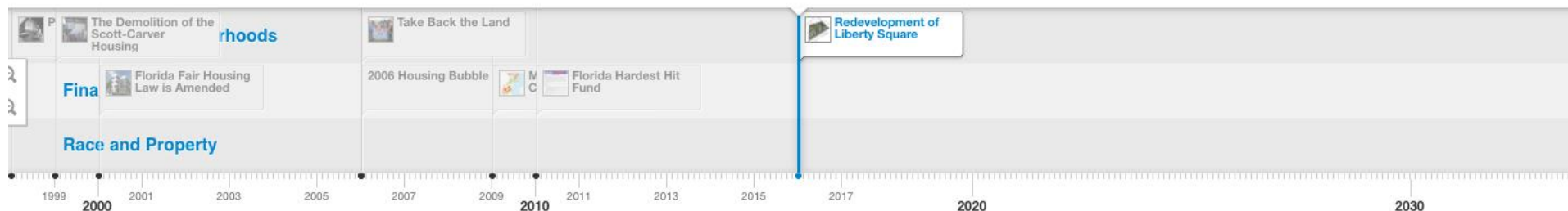
Related Urban.

'Best and Final Submittal' for Liberty Square Rising, 2016.

2016 Changing Neighborhoods

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.





1935: Redlining

Miami Housing Policy Timeline

Changing Neighborhoods

Finance

Race and Property

Solutions Lab



Courtesy of the National Archives.

Redline Map for Greater Miami, c. 1935.

1935 Race and Property

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 were 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

Miami Housing Policy Timeline

Changing Neighborhoods

Finance

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Courtesy of University of Miami Libraries.

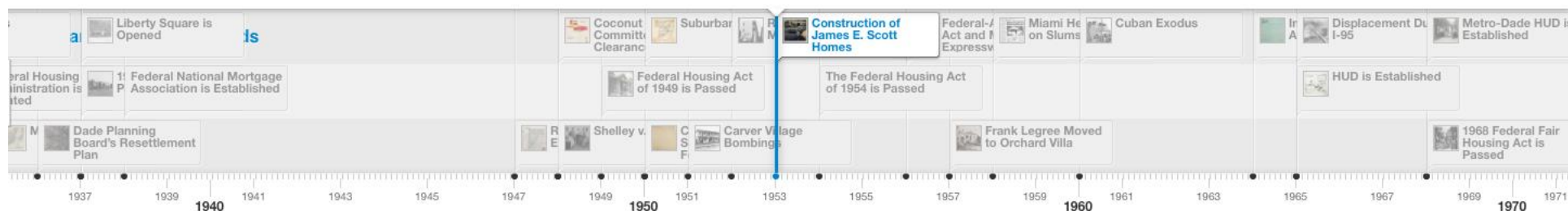
Scott-Carver resident, c. 1999.

1953 Changing Neighborhoods

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](#)

1954
The Federal
Housing Act of
1954 is Passed





1999: Scott-Carver

Miami Housing Policy Timeline

Changing Neighborhoods

Finance

Race and Property

Solutions Lab



Miami Workers Center.

Housing activists at Scott-Carver, 2000.

1999 Changing Neighborhoods

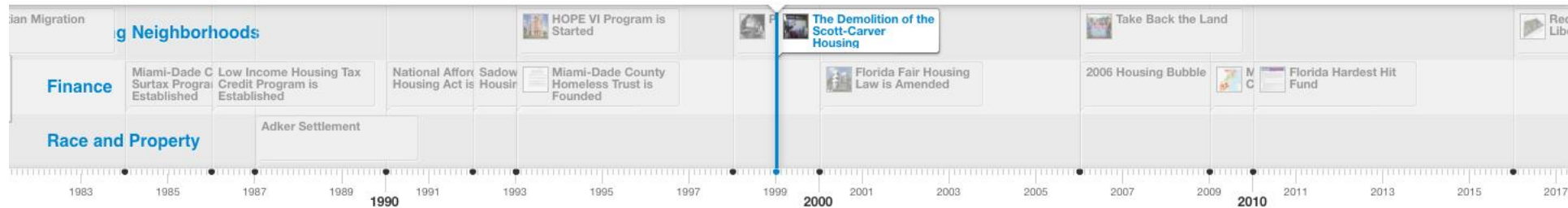
The Demolition of the Scott-Carver Housing Developments

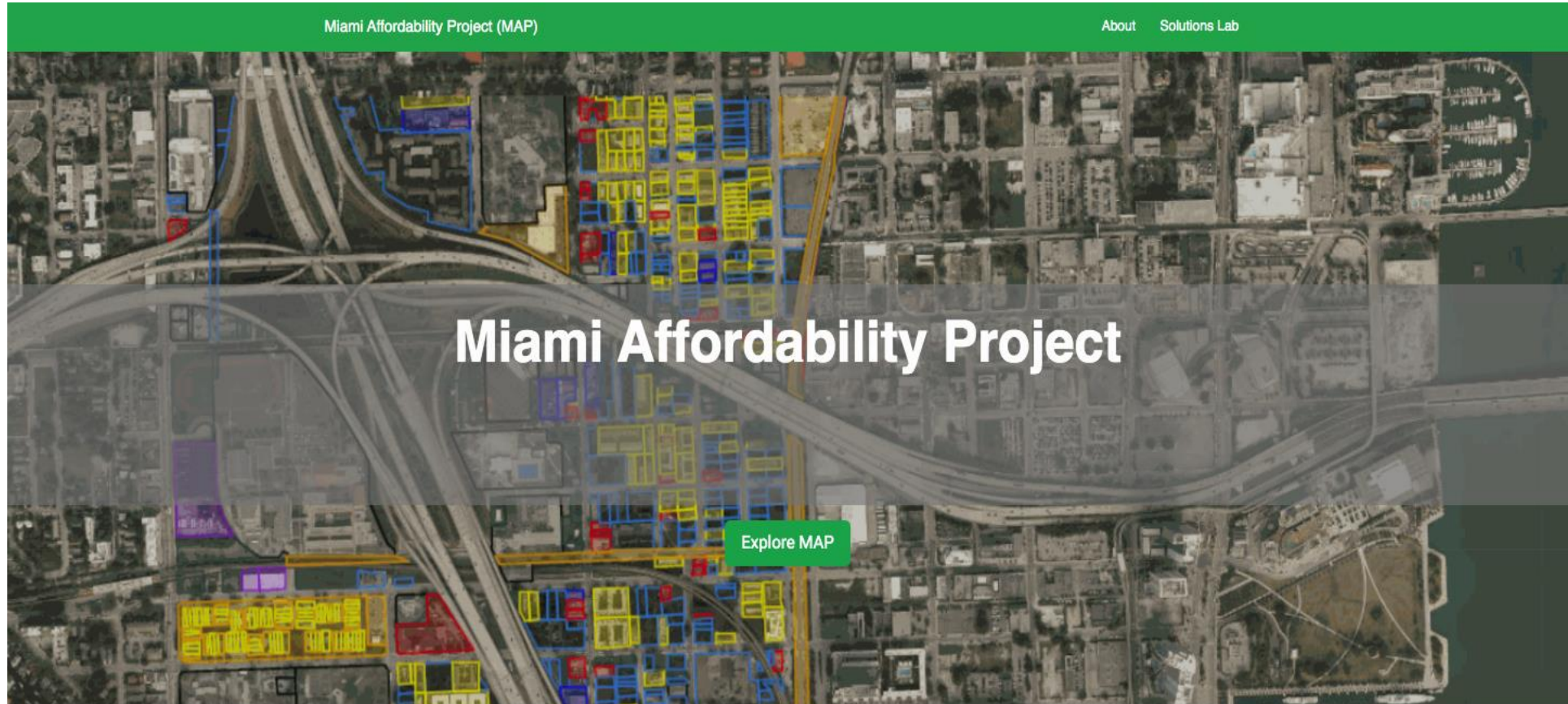
In 1999, the Miami-Dade County housing agency received a \$35 million dollar HOPE VI grant to replace the deteriorating Scott-Carver public housing developments. Between 1999 and 2004, 850 units of the James E. Scott and Carver Homes were demolished, displacing 1,150 residents. After six years and millions 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 re-located as a result of the demolition. [Read More](#)



2000

Florida Fair
Housing Law is
Amended



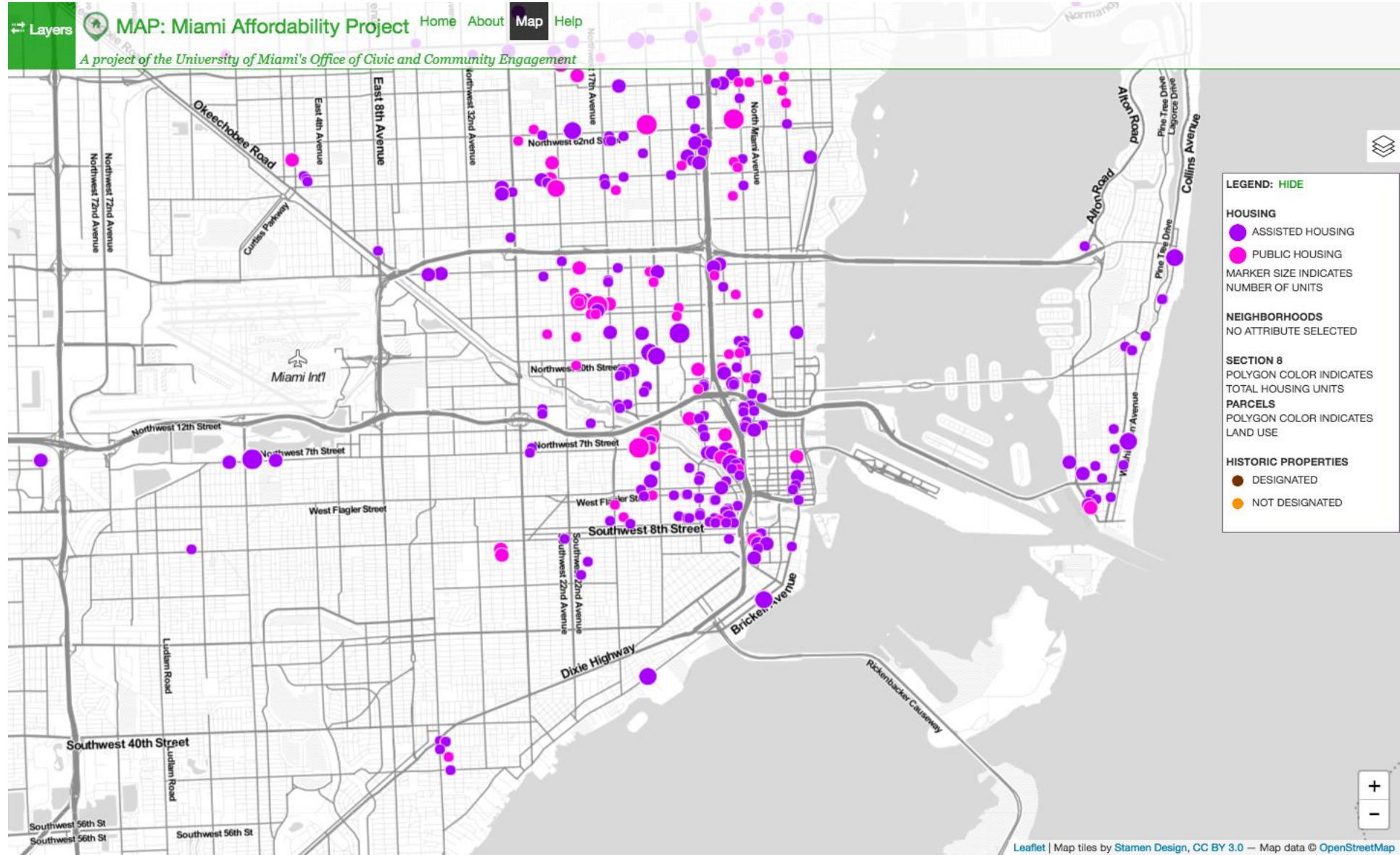


ABOUT

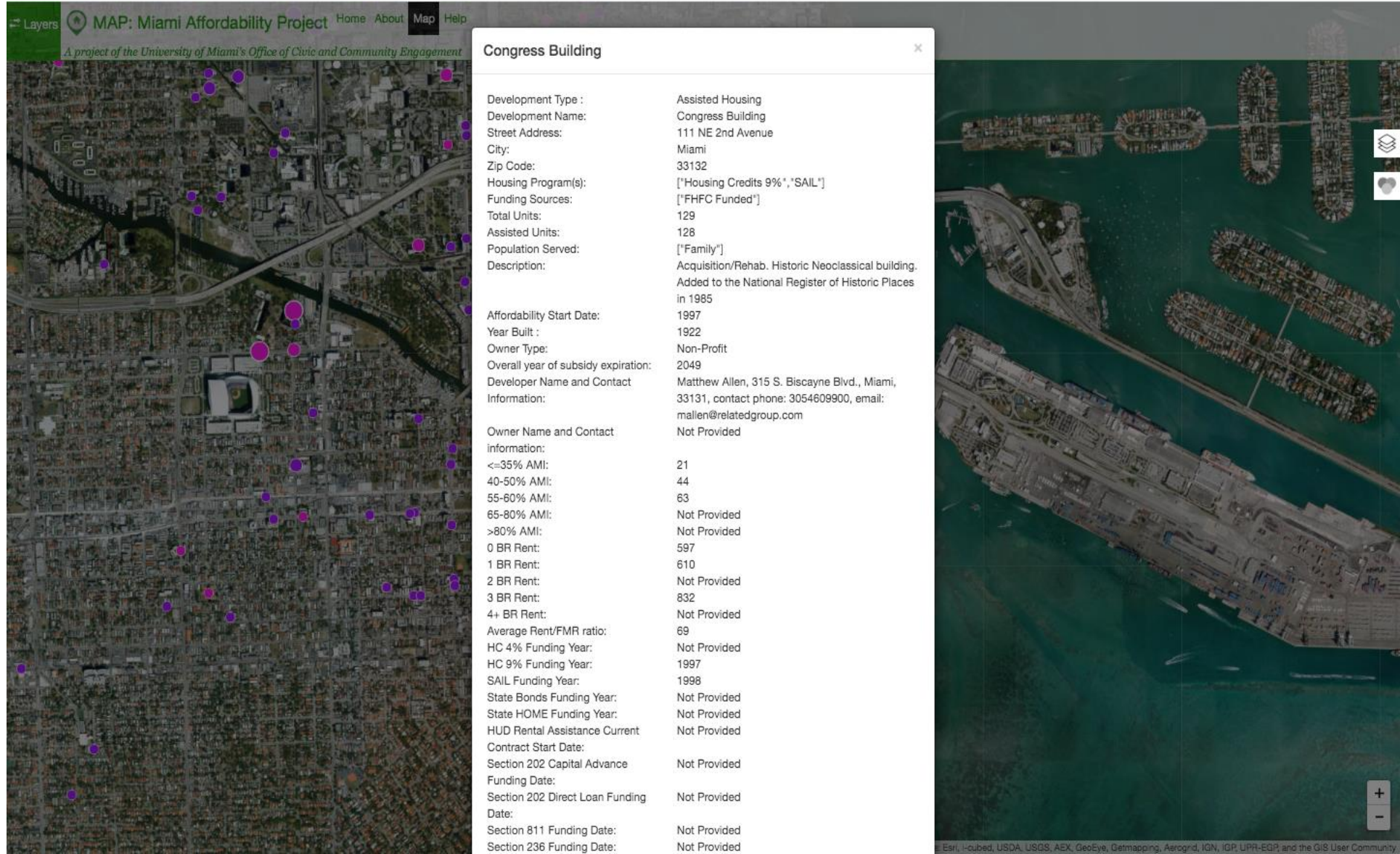
According to [Harvard University's Joint Center for Housing Studies](#), the Miami metro area has the highest percentage of renter households spending over half of their income on housing costs in the nation. Access to housing that is affordable for a wide



Affordable Housing

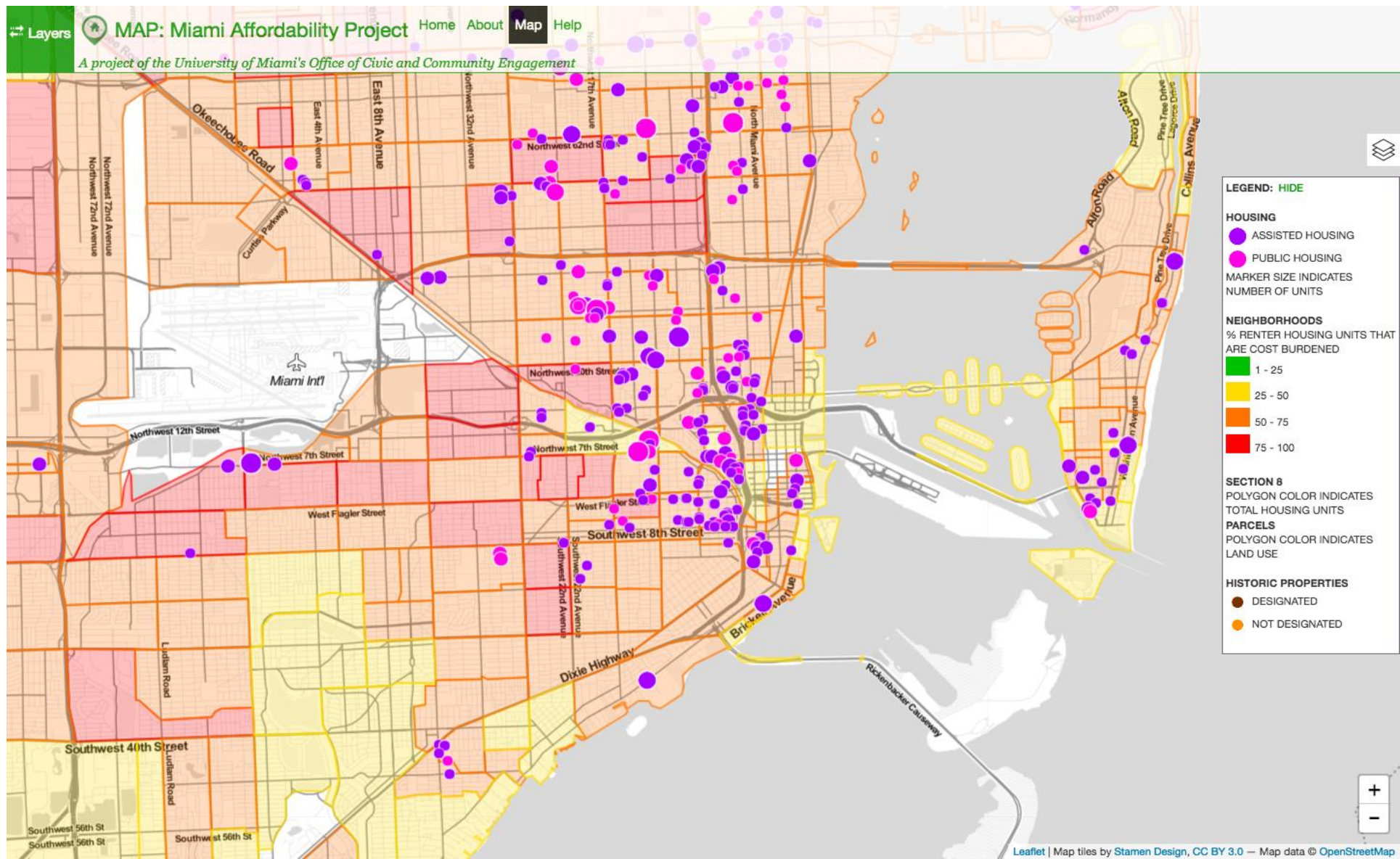


Drilldown by Property



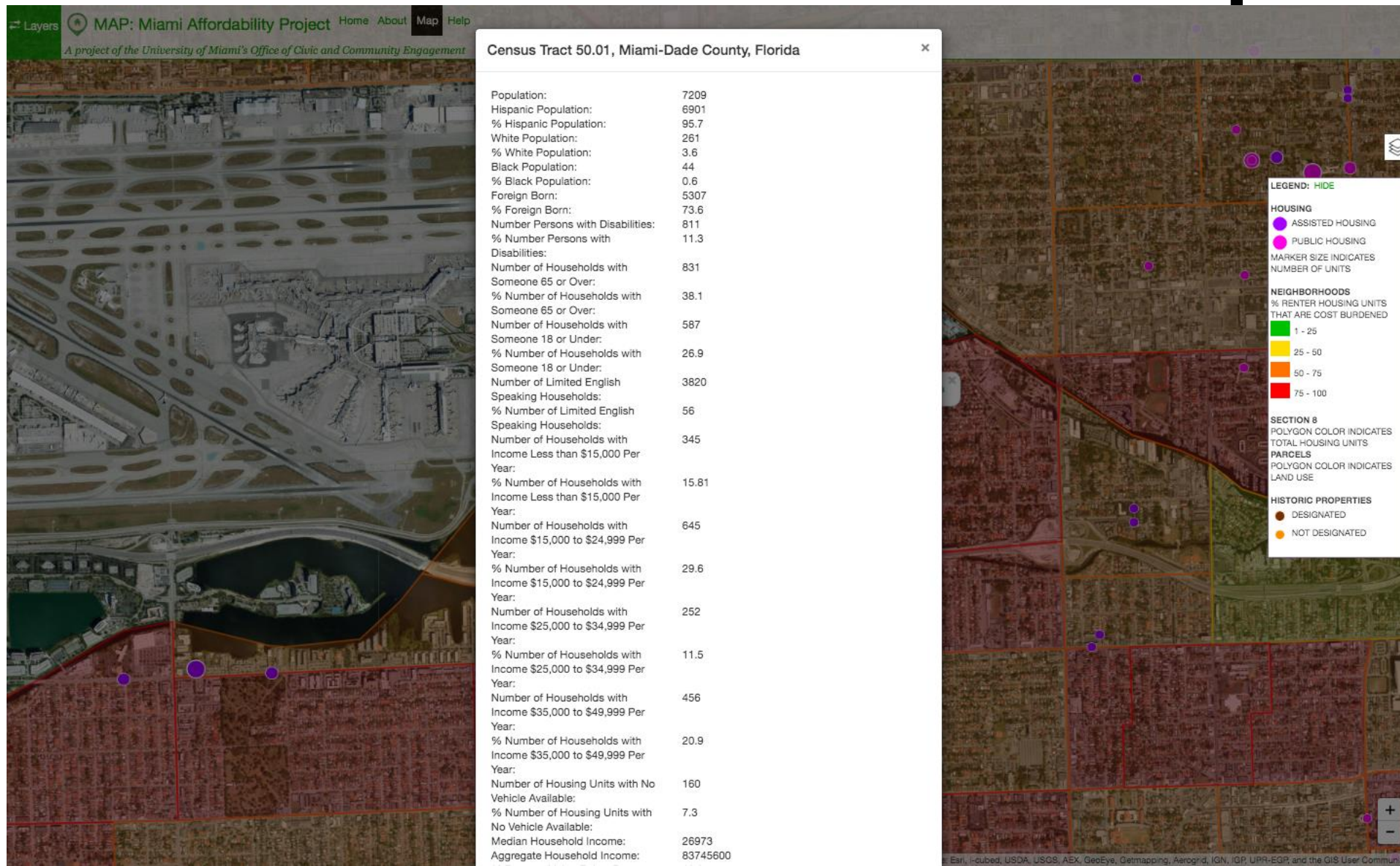


Renter Cost Burden



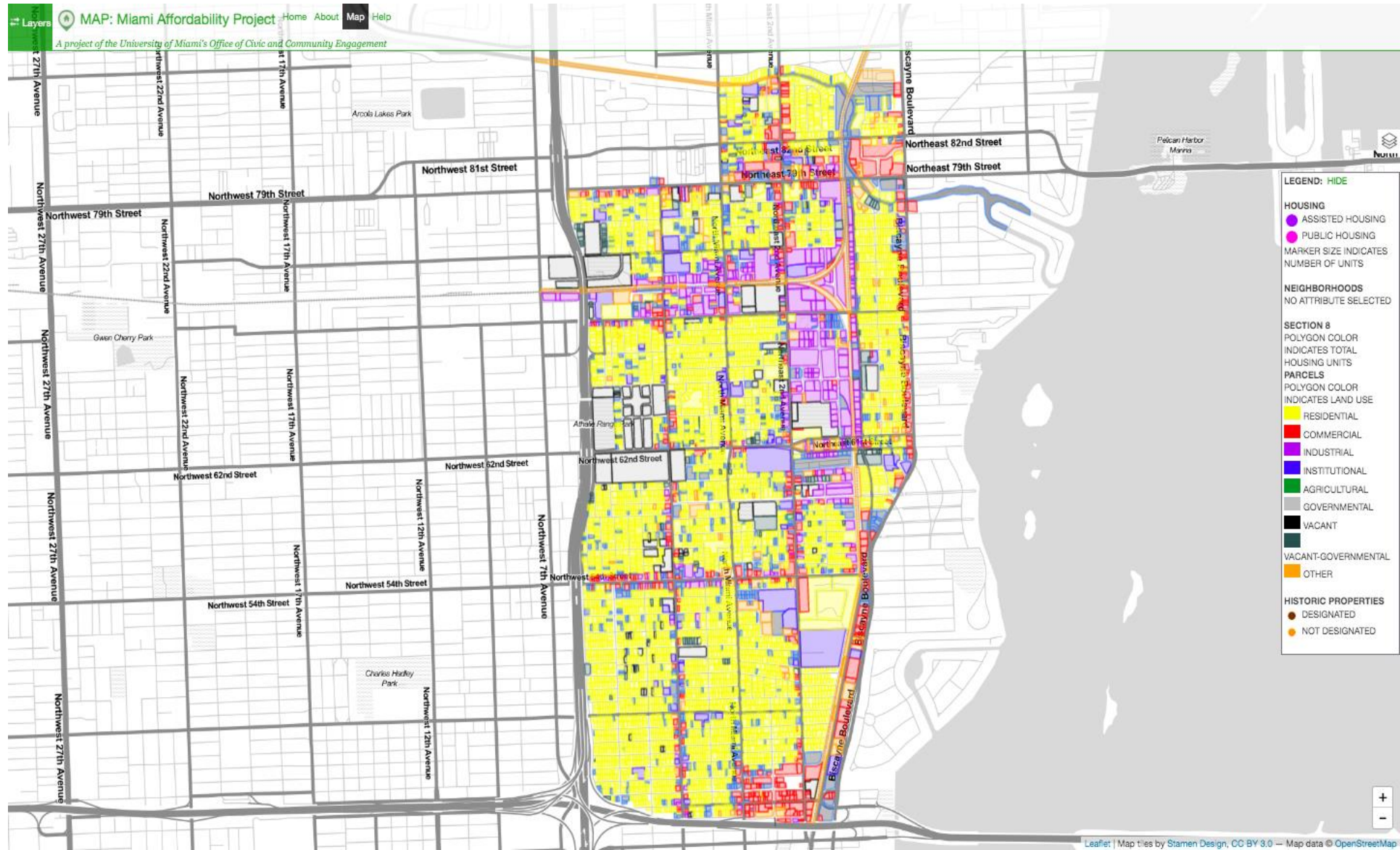


Drilldown: Grapeland



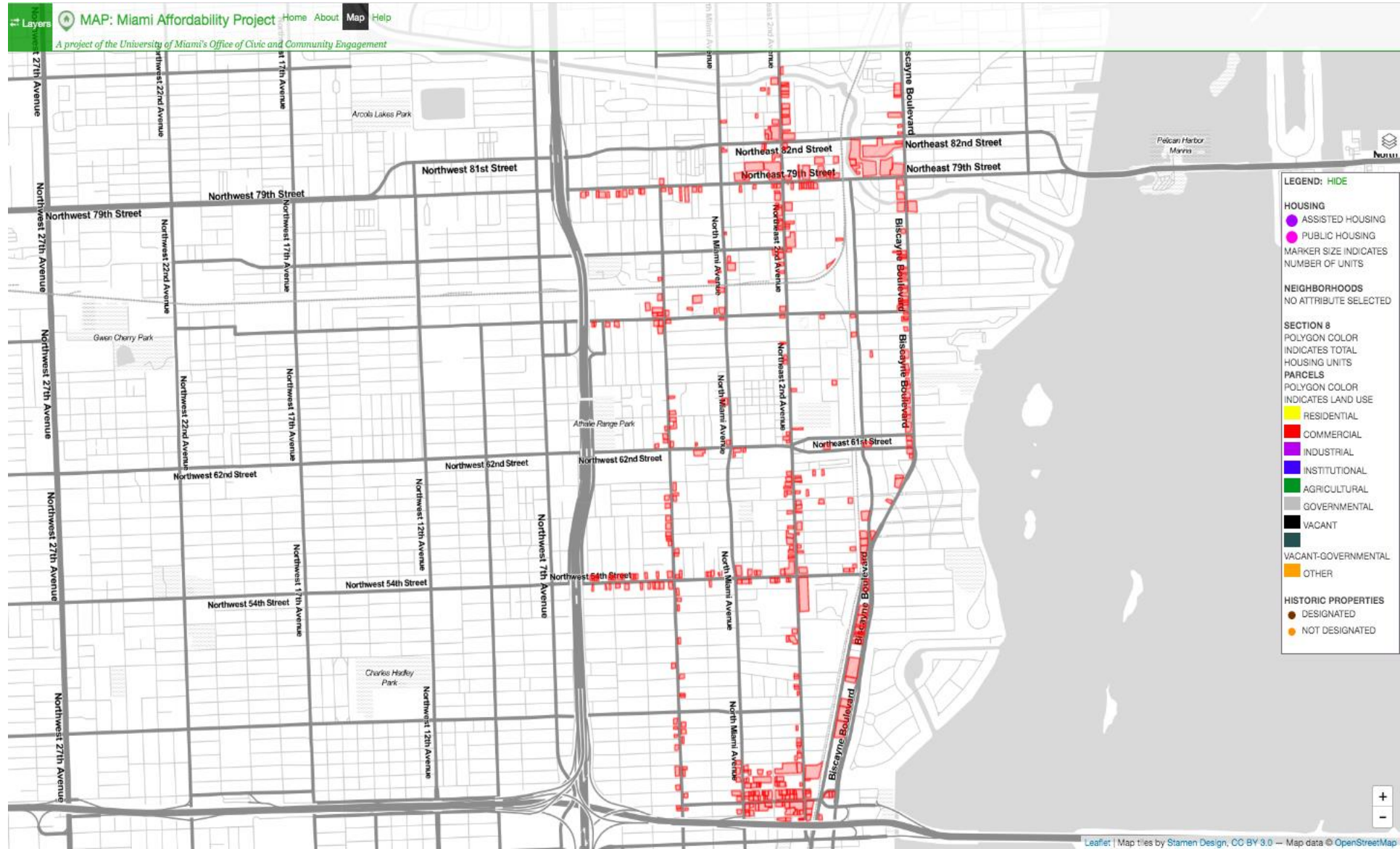


Parcels: Land Use



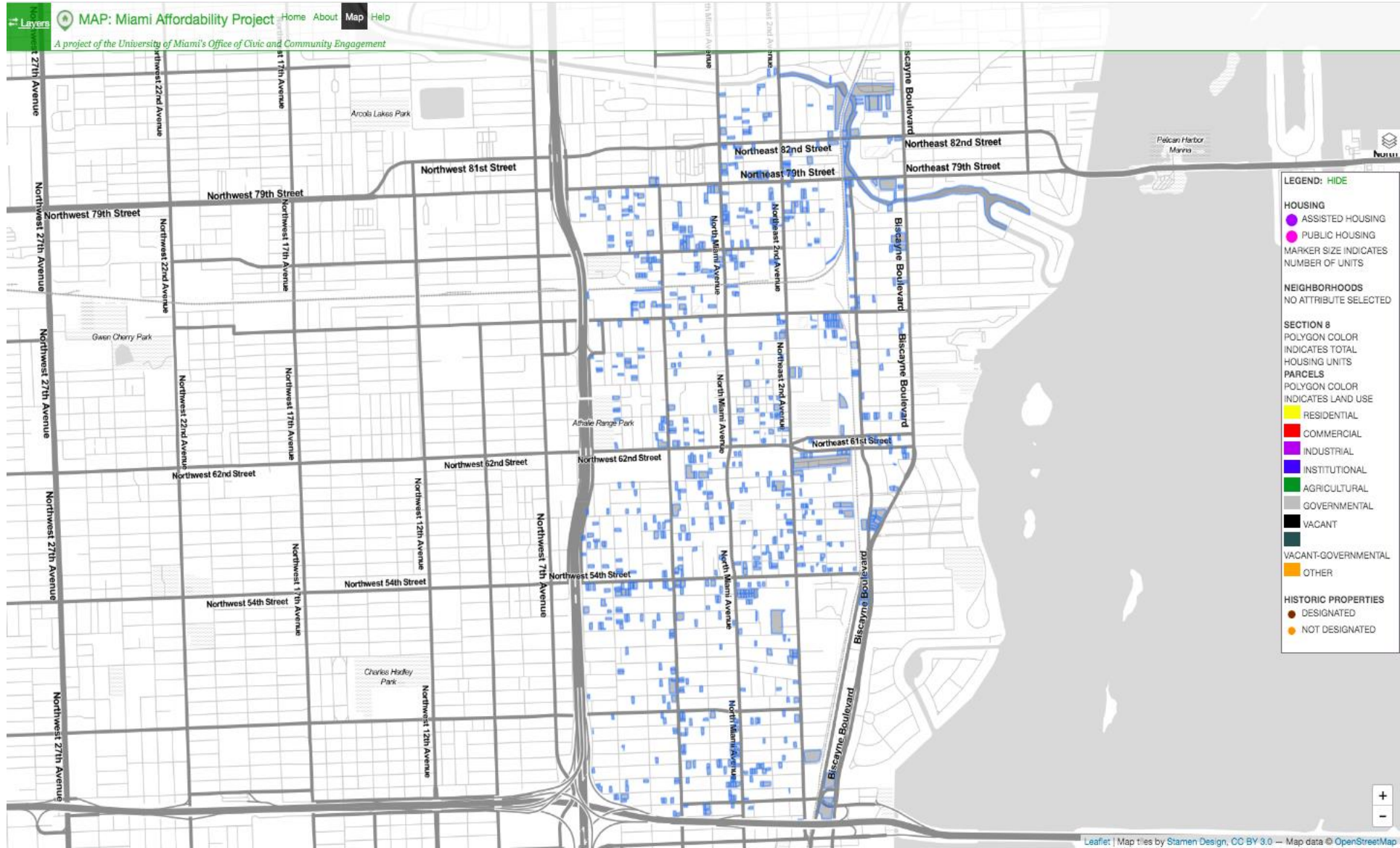


Commercial





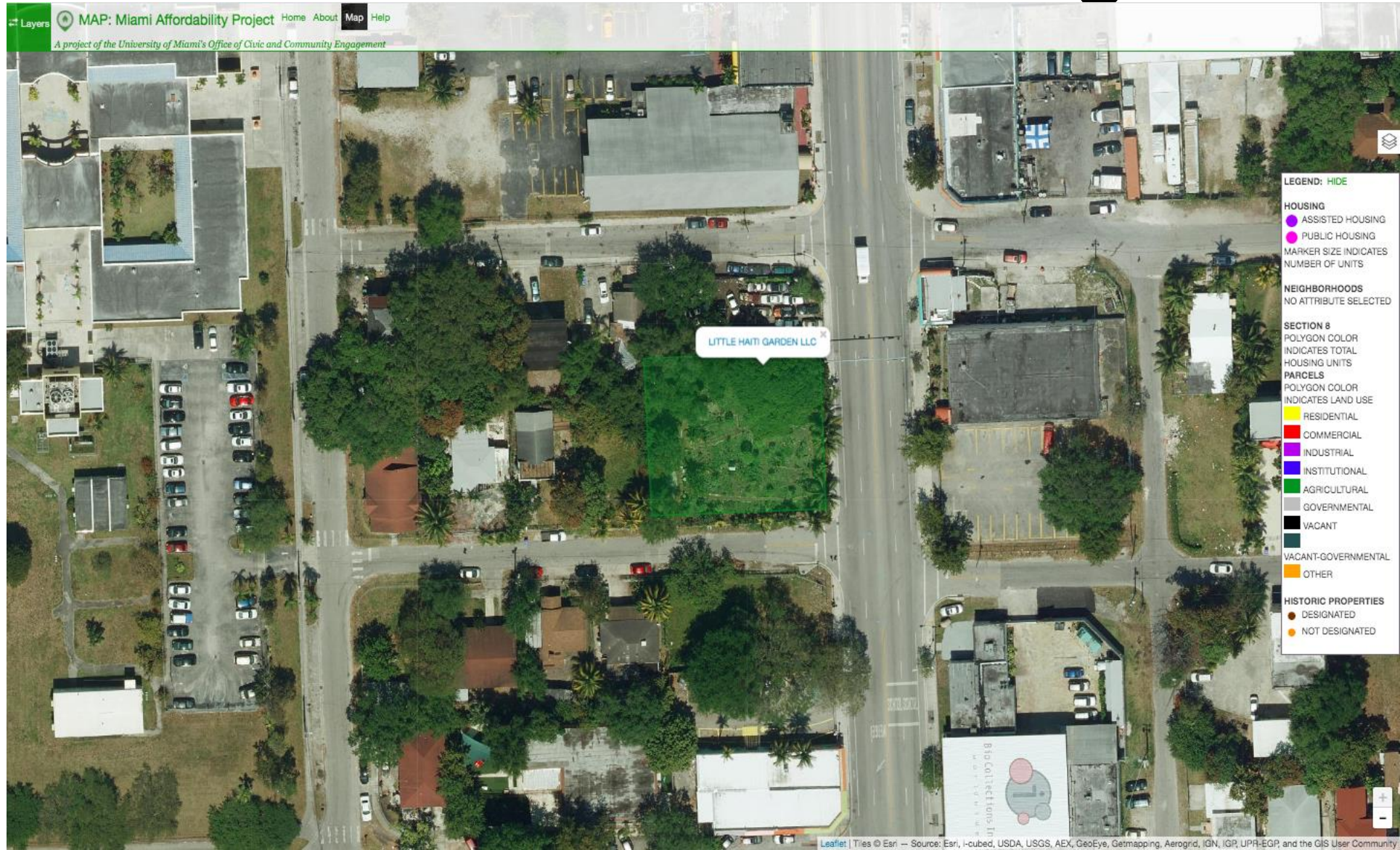
Vacant



[illegible]

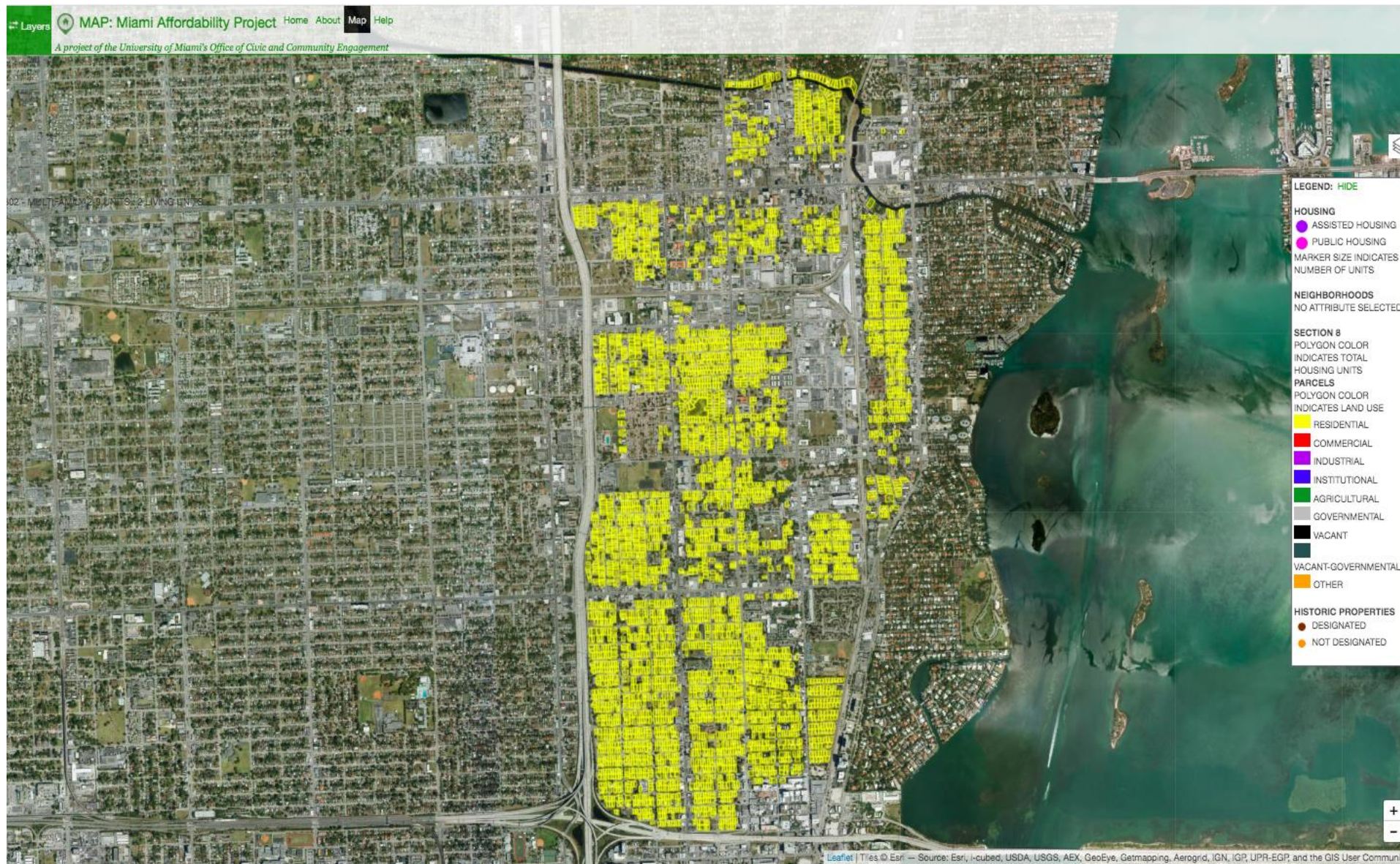


Agricultural



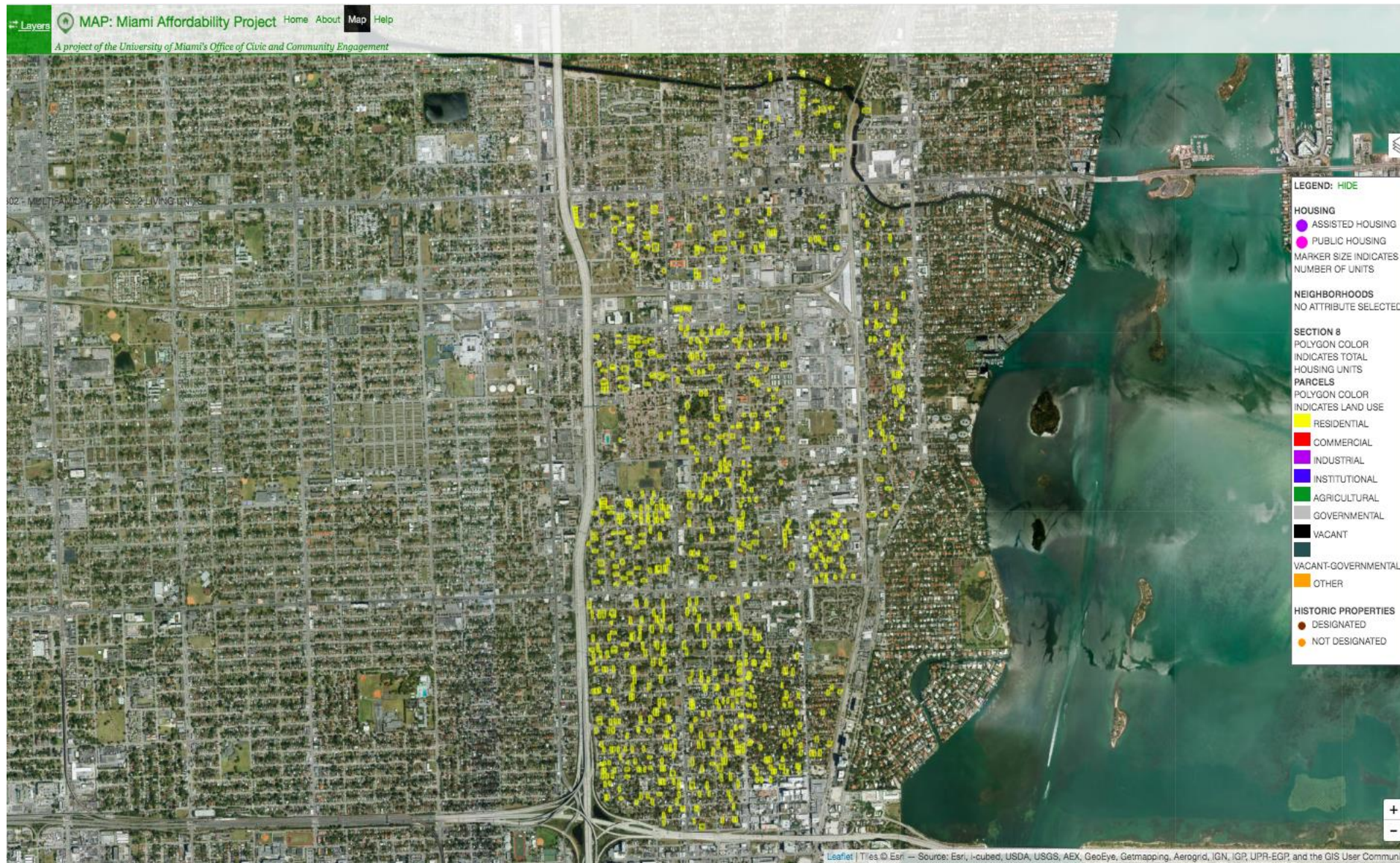


All 1-2 Unit Homes



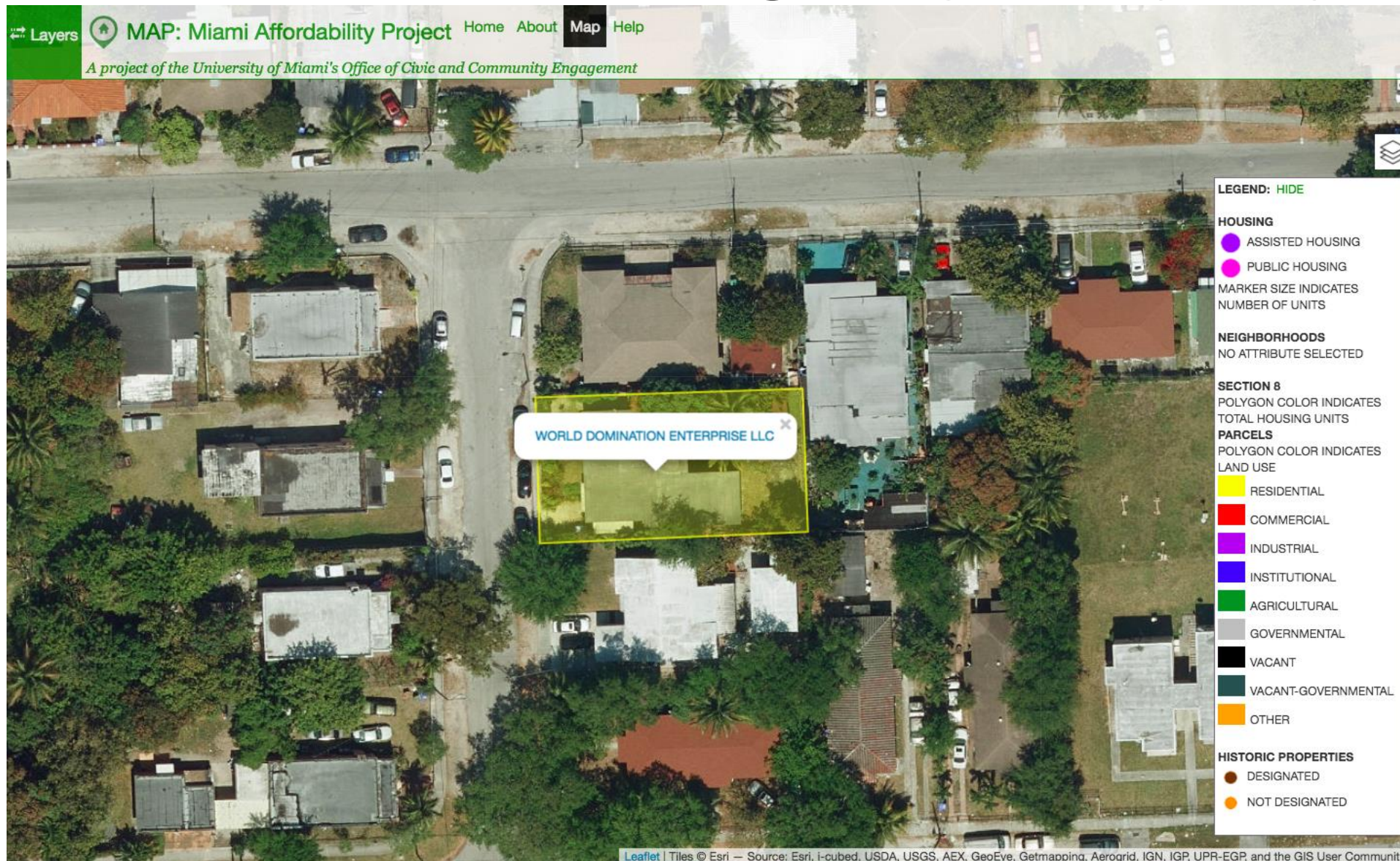


LLC-owned Homes



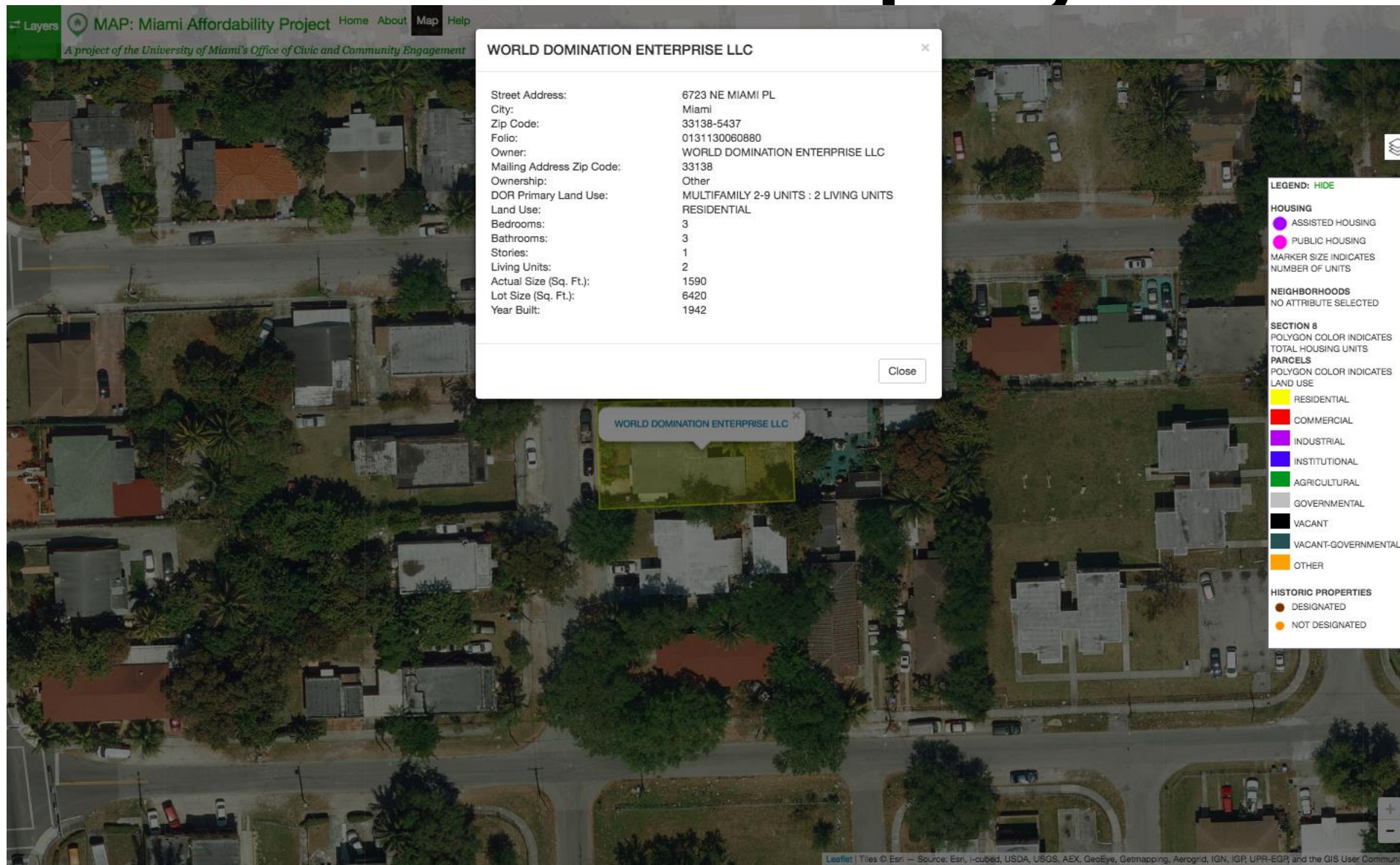


Owner Information





Property Drilldown





June 2017

Report No. 17-08

Miami-Dade's Discretionary Surtax Supports Affordable Housing for Low-income Residents; Recent Changes Will Improve the Program

at a glance

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.

Loan collectability also remains an issue and 37% of loans in repayment are in default or there is lack of payment due

Scope

Section 125.0167(8), *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.¹ The review period is Fiscal Year 2011-12 through Fiscal Year 2015-16.

Background

Section 125.0167(1), *Florida Statutes*, allows certain

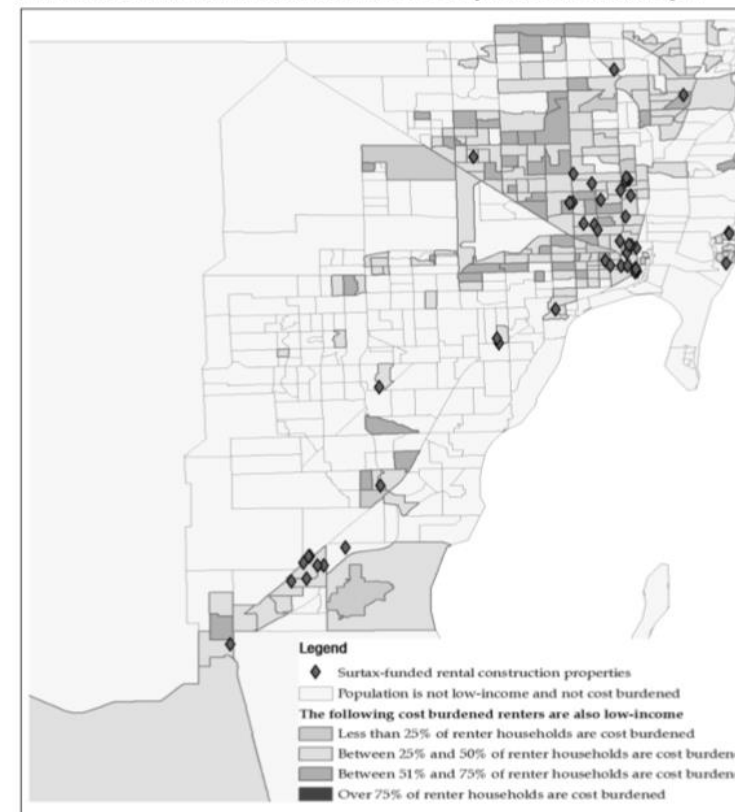
Uses of MAP

OPPAGA Report

Report No. 17-08

Exhibit 9

Surtax Funds Have Predominantly Been Used to Develop Rental Housing in Areas Where a Majority of Renter Households Are Low Income and at Least 25% of Renters Are Severely Cost Burdened at 50% or Higher¹



¹ The areas shaded in yellow may include areas where the majority of the population is low income but is not cost burdened, as well as areas where the majority of the population is cost burdened but is not low income.
Source: OPPAGA Analysis of 2015 5-Year American Community Survey data and University of Miami's Office of Civic and Community Engagement's Miami Affordability Project.



Policy Toolkit



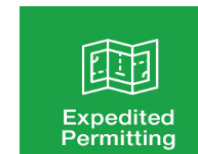
The Miami Housing Policy Toolkit outlines innovative policies, programs, and strategies that prevent displacement and promote affordable housing. This toolkit examines how groundbreaking affordable housing policies and programs implemented elsewhere in the U.S. can be effectively adapted to Miami's neighborhoods.



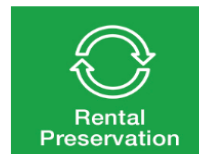
Public
Land



NOAH



Expedited
Permitting



Rental
Preservation



TOD



Community
Land Trusts



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

Source: Urban Institute, 2017 & Enterprise Community Partners, 2017.

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 Allapattah, 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.

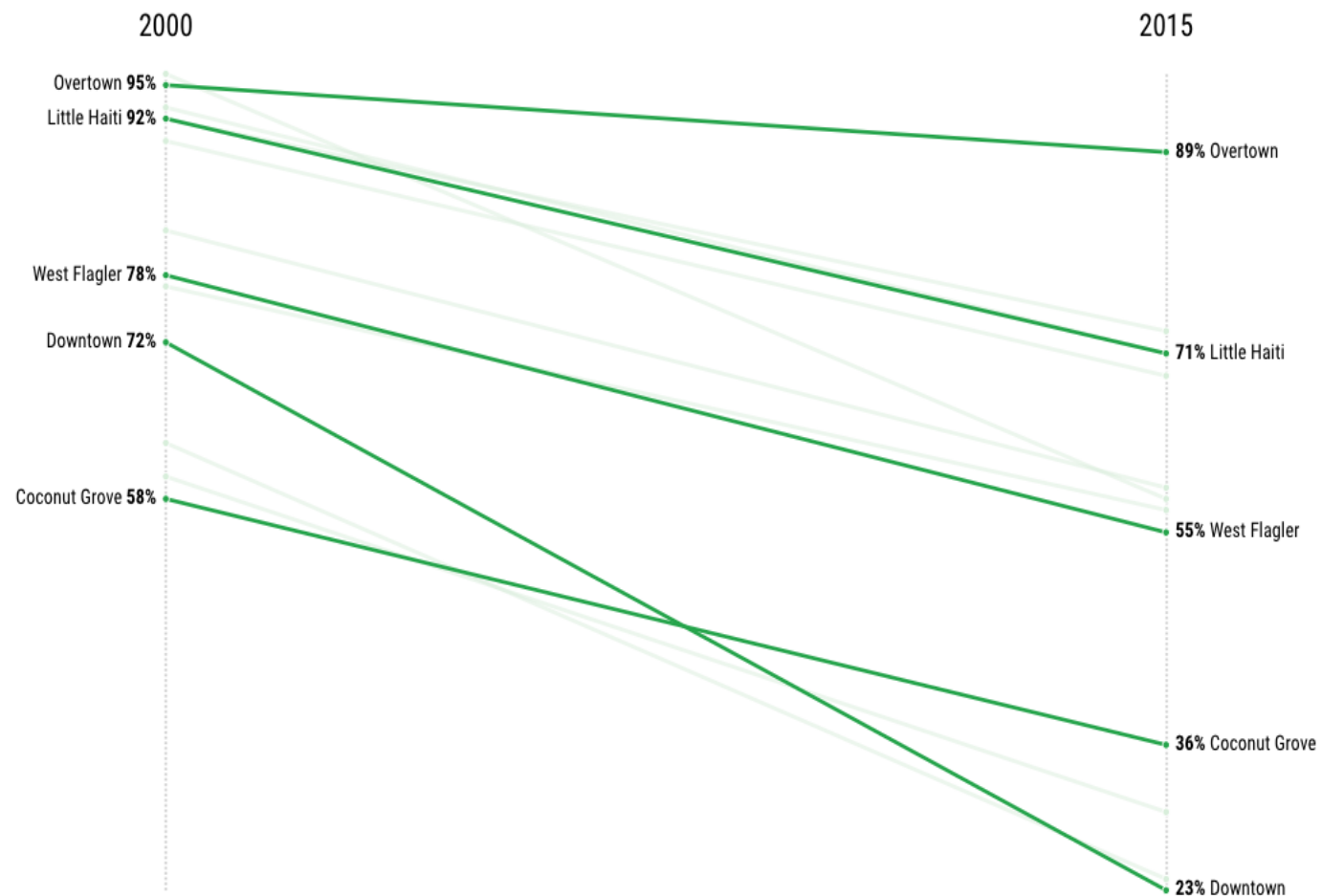


NOAH, 2000-2015

Miami Housing Policy Toolkit

Glossary Solutions Lab

Percentage of Rental Units with Gross Rent less than \$1,000/Month in 2000 and 2015



SOURCE: Urban Institute, 2017 & UM's Office of Civic and Community Engagement, 2019.

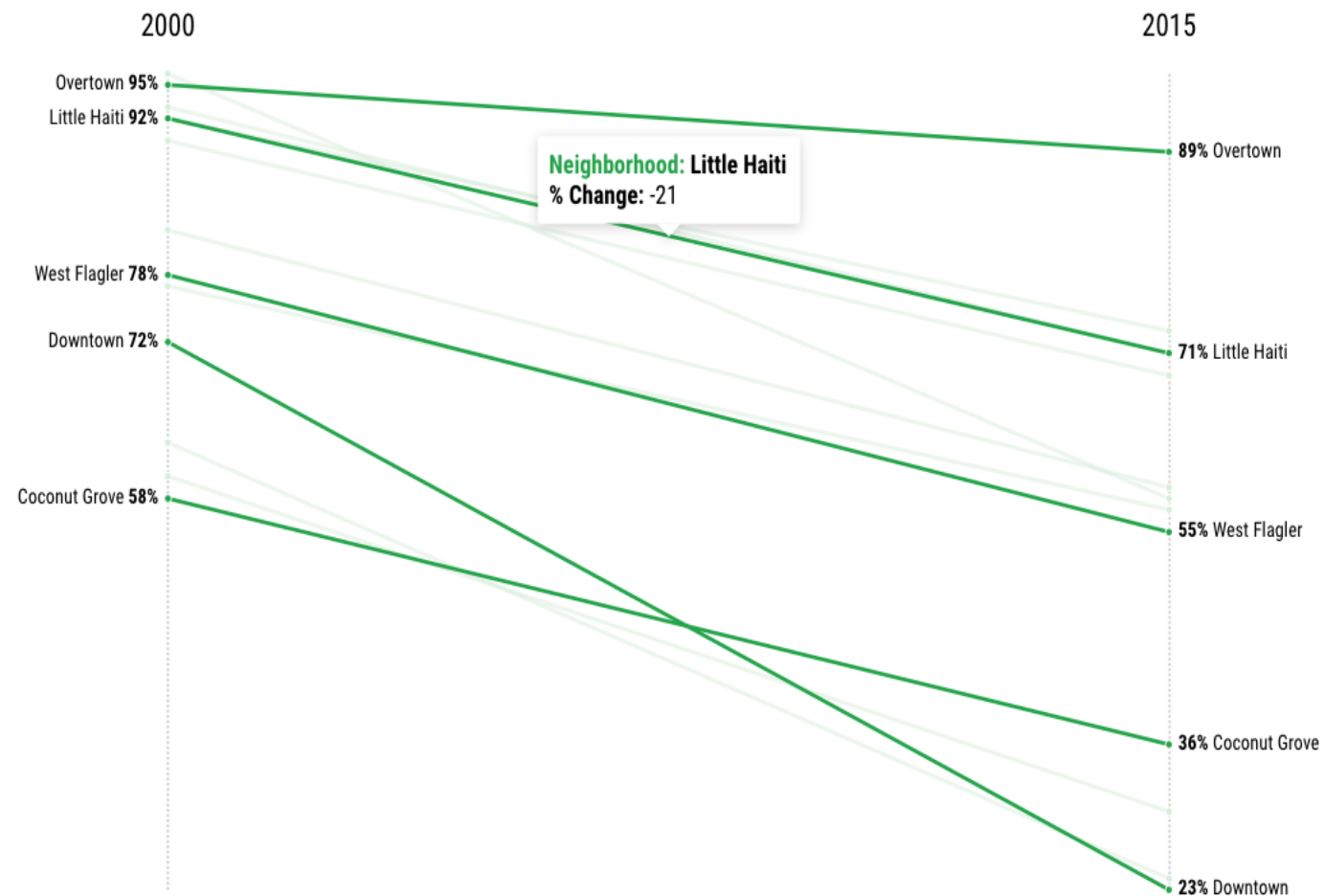


NOAH, 2000-2015

Miami Housing Policy Toolkit

Glossary Solutions Lab

Percentage of Rental Units with Gross Rent less than \$1,000/Month in 2000 and 2015





NE 27 ST: 2013

Miami Housing Policy Toolkit

Glossary Solutions Lab

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.



Source: Google, 2013 & 2017.

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.



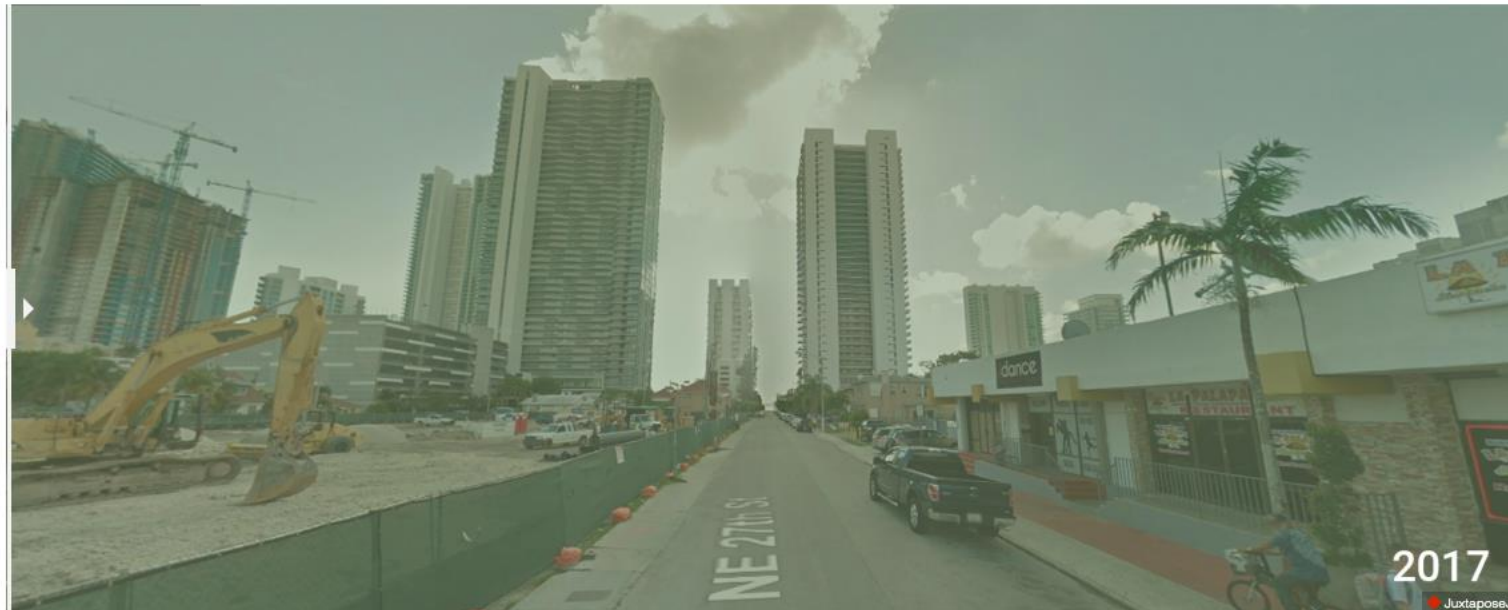
NE 27 ST: 2017

Miami Housing Policy Toolkit

Glossary Solutions Lab

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Potential Solutions

Miami Housing Policy Toolkit

Glossary Solutions Lab

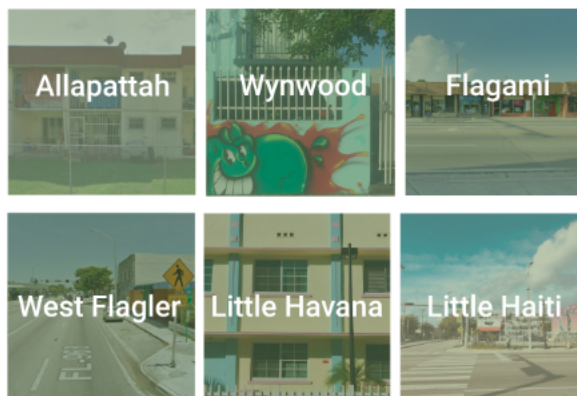
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Establish a loan fund to for small-scale property owners to preserve NOAH units: Local lenders and banks could form a nonprofit lending consortium focused on rehabbing and preserving smaller NOAH properties across Miami. This fund would help preserve 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.

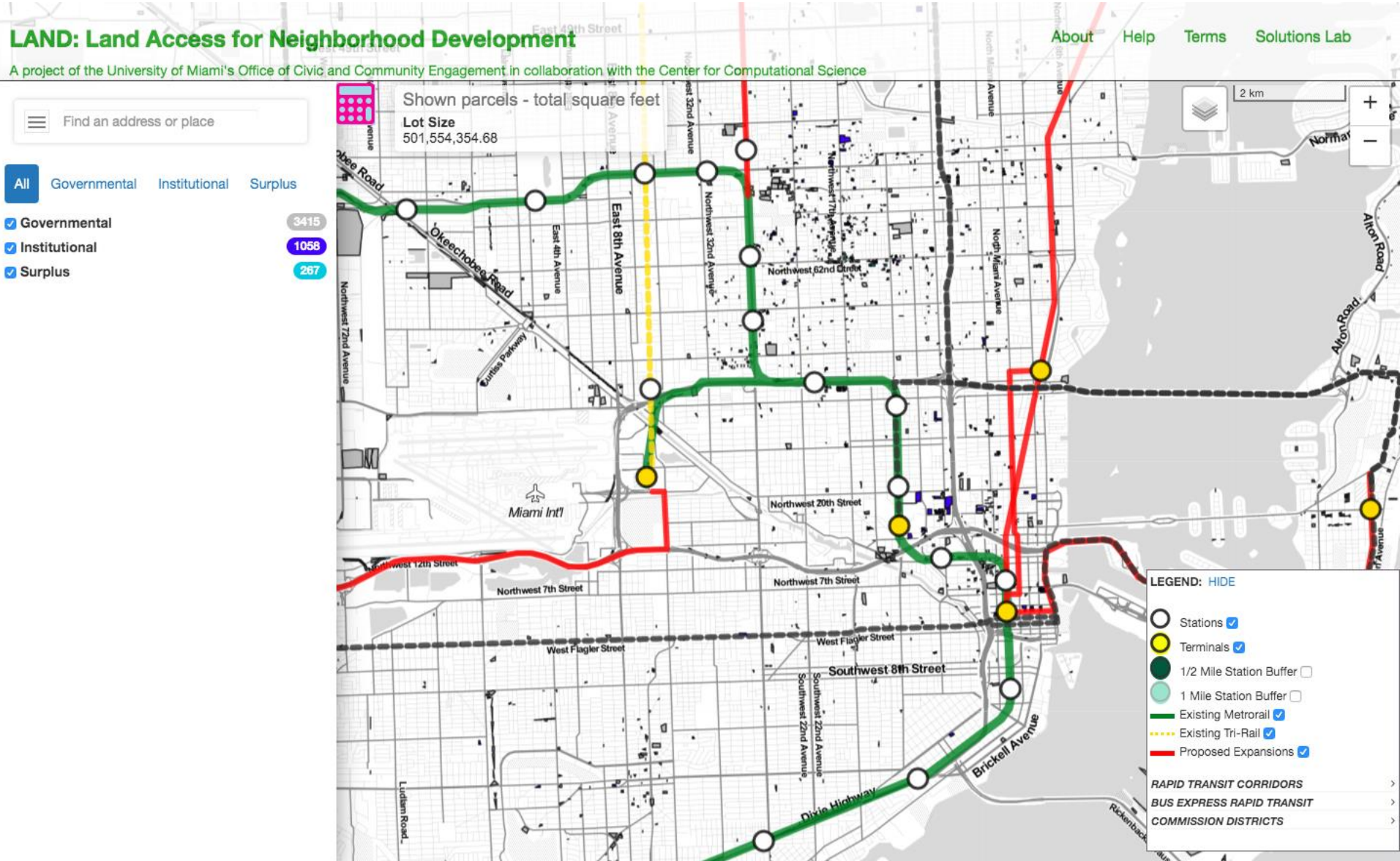


Target Area(s)





LAND

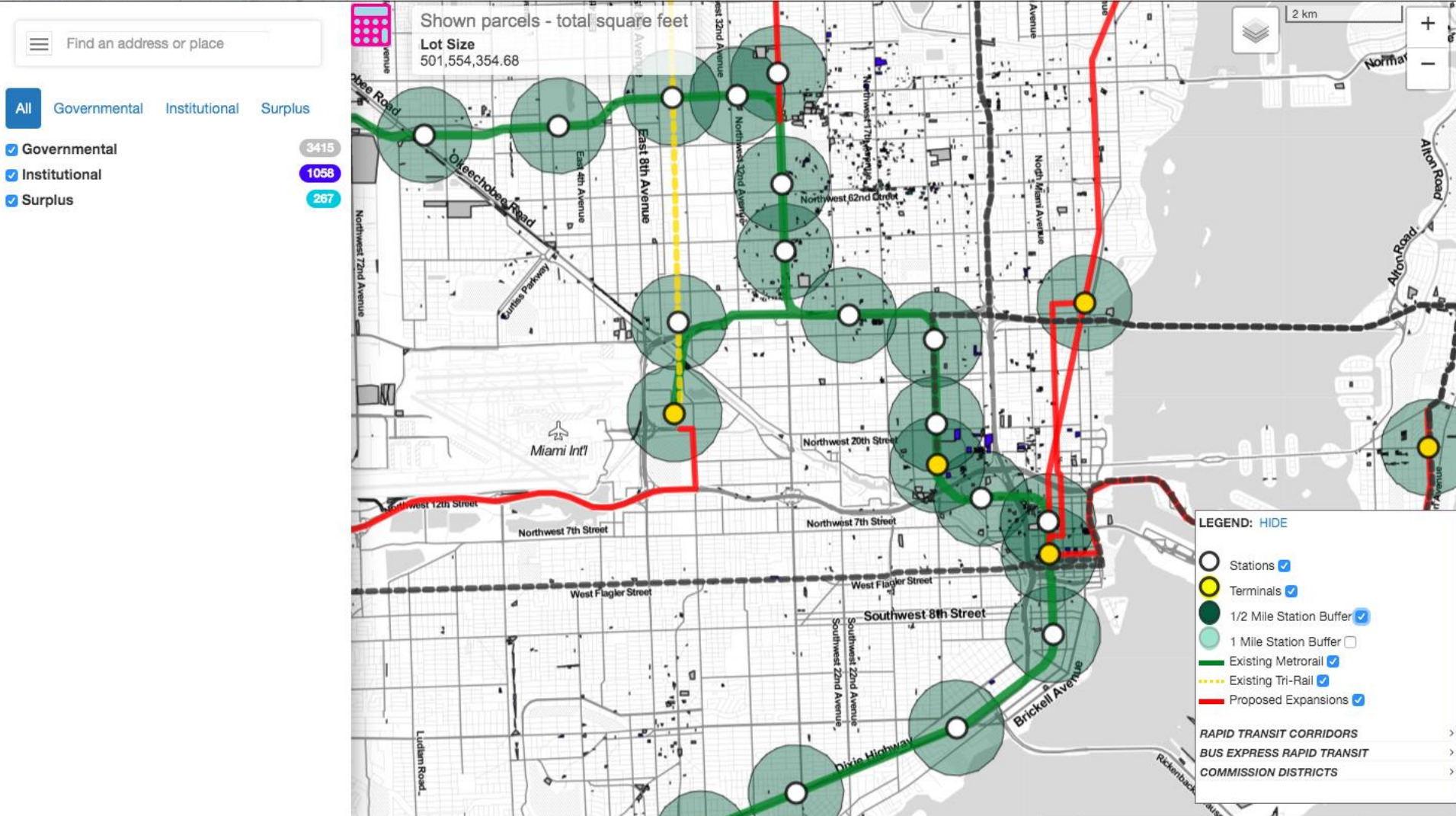




TOD

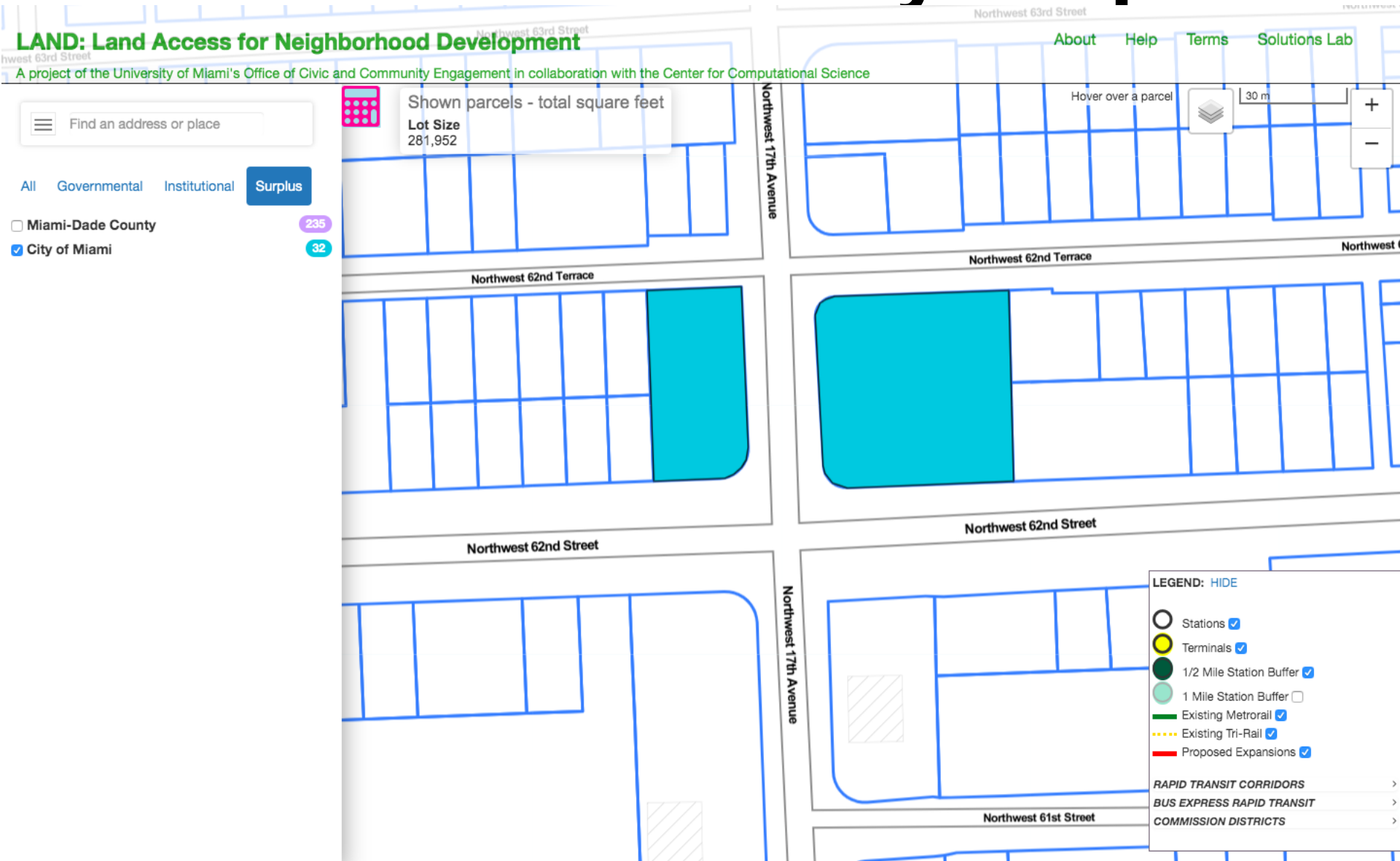
LAND: Land Access for Neighborhood Development

A project of the University of Miami's Office of Civic and Community Engagement in collaboration with the Center for Computational Science



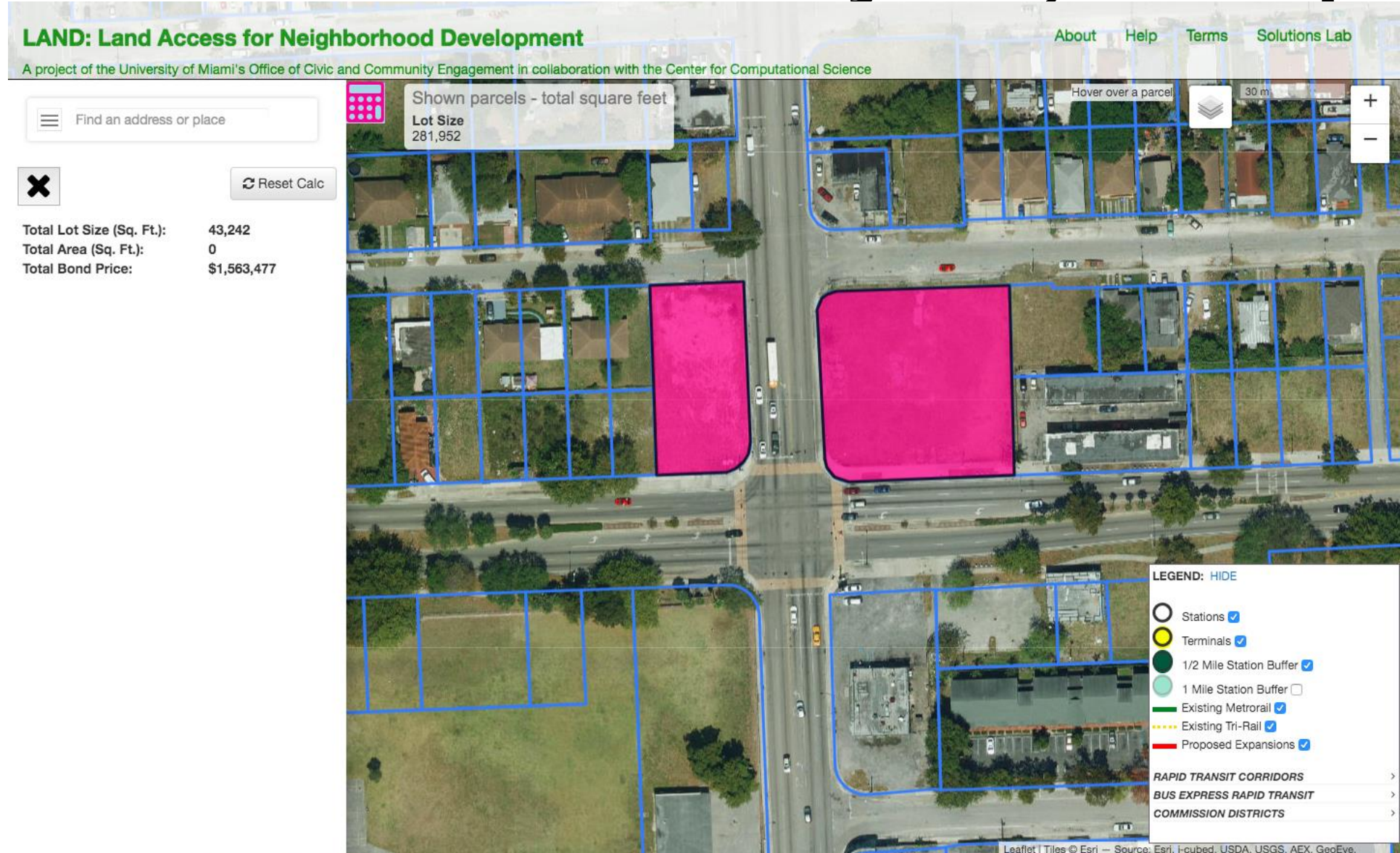


2 City Surplus Lots



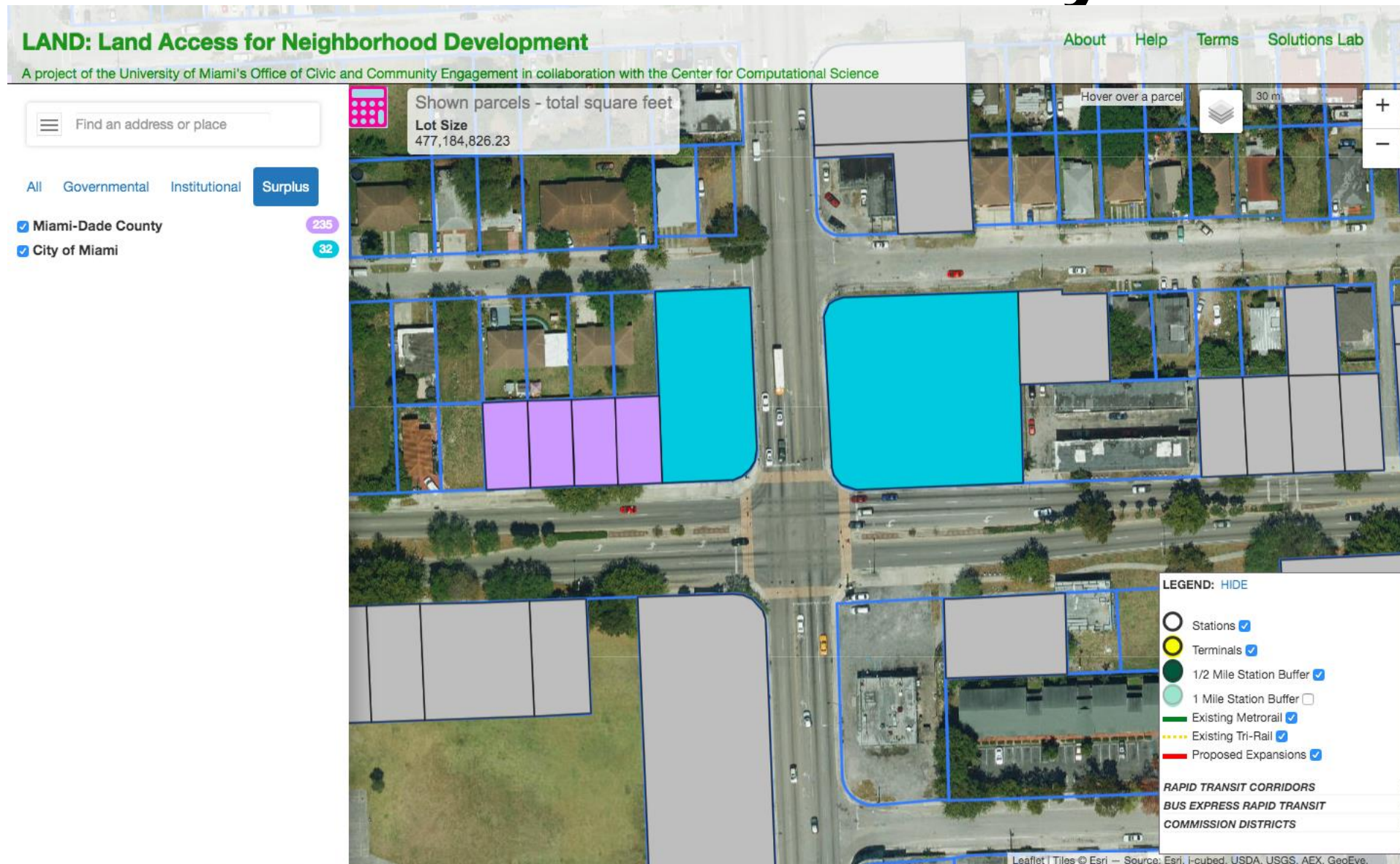


City: 43,000 Sq. Ft.



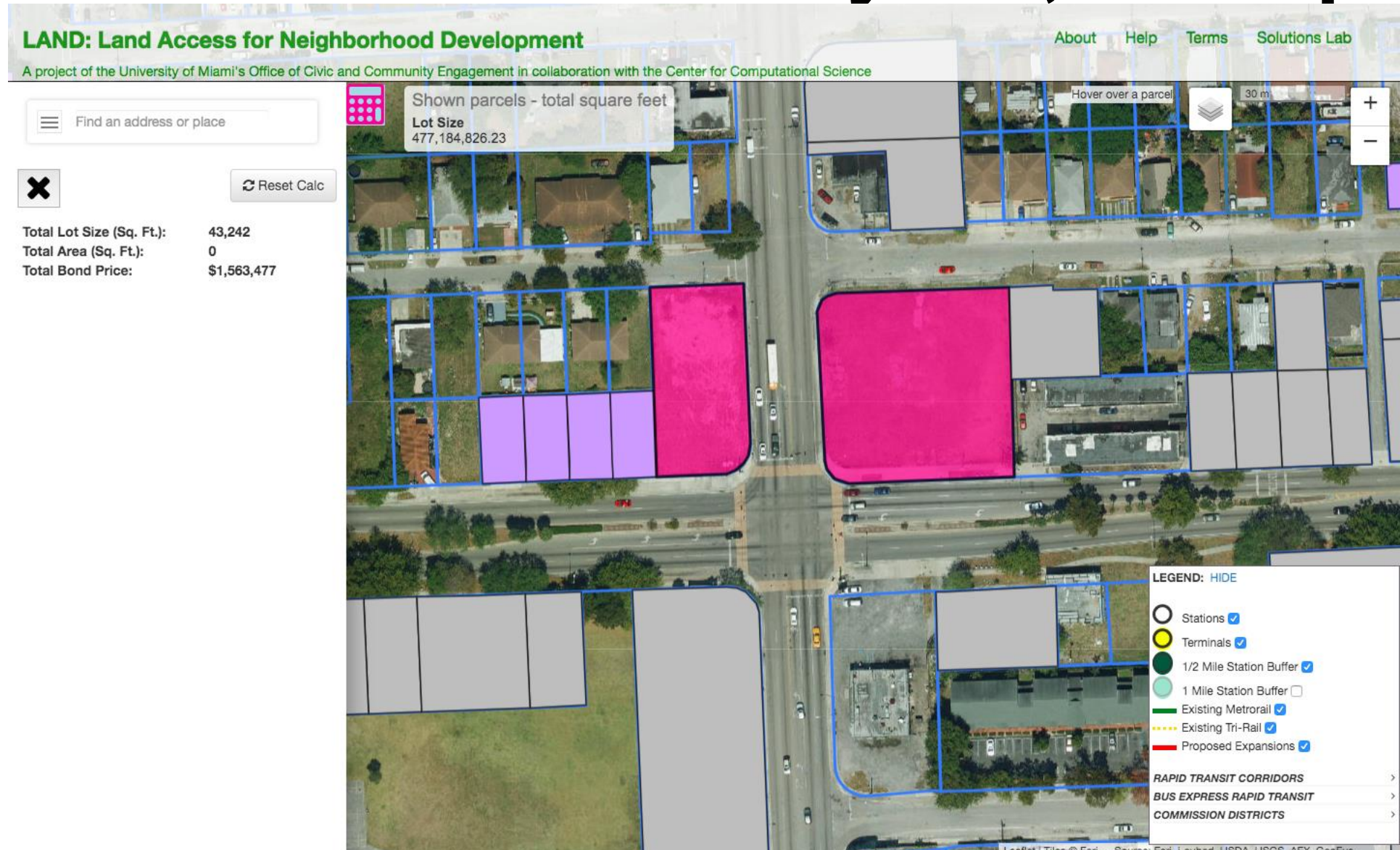


City + County



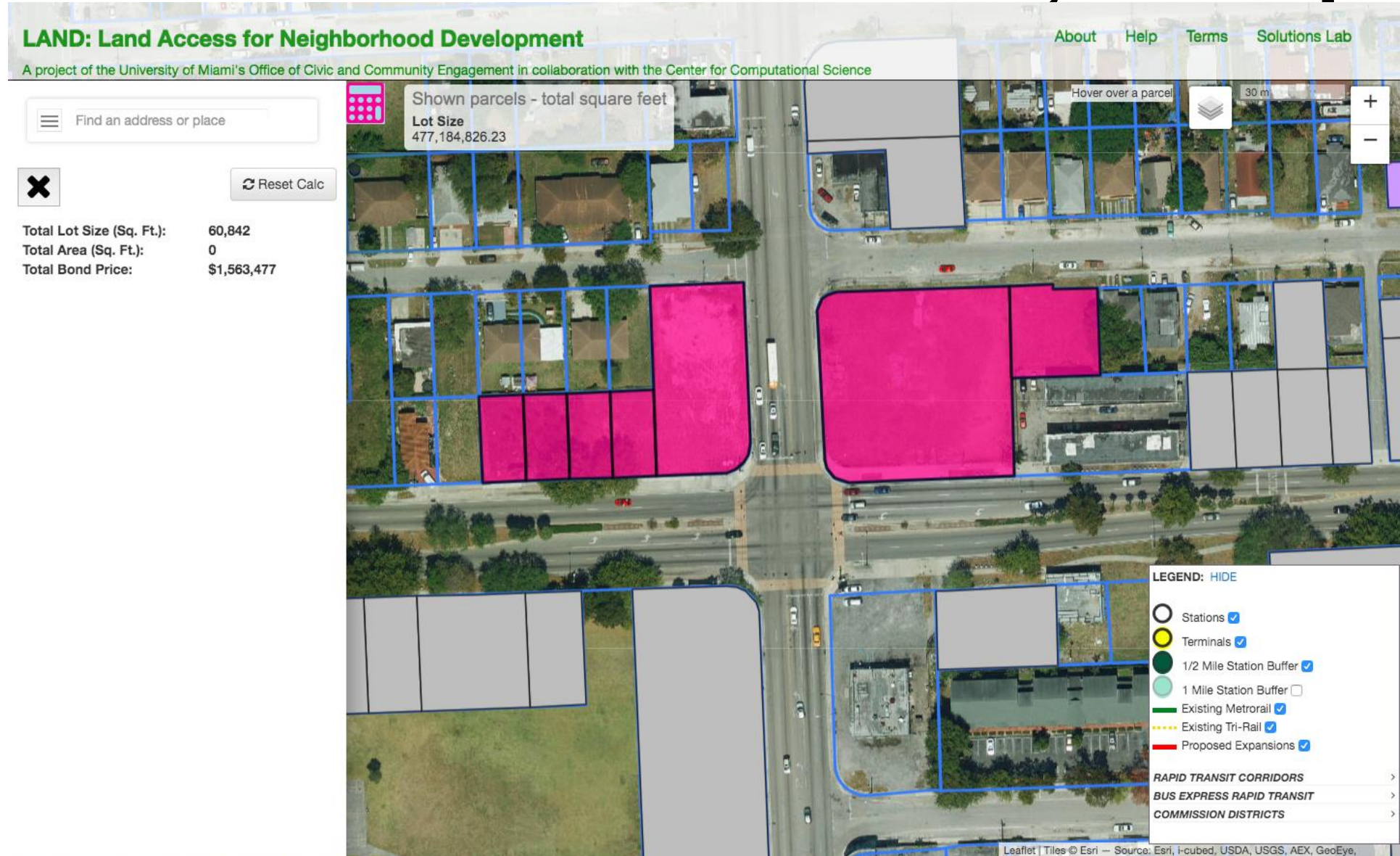


City: 43,000 Sq. Ft.





Total: 60,000 Sq. Ft.





Solutions Lab

Miami Housing Solutions Lab

Housing affordability, Community development, and Neighborhood impact





Contact Us

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



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