



# City of Miami

## Affordable Housing Master Plan

April 08, 2019  
Affordable Housing  
Master Plan Workshop  
Jose Marti Park



# Agenda



## **6:00 – Welcome + Introductions**

## **6:10 – Background**

- What is Connect Capital?
- FIU Affordable Housing Master Plan
- Housing Need in the City of Miami

## **6:25 – Policy Potential**

## **6:35 – Small Group Discussion + Workshop**

## **7:10 – Report Back**

## **7:25 – How can we support you as members of the community and ensure that you continue to be part of the conversation?**

## **7:55 – Summary + Closing**

- Next Steps
- Other Meetings



# Why are we here today?



Lack of affordable housing is:

- causing displacement in our communities,
- affecting the economic growth since businesses are reluctant to locate here,
- causing a brain drain since our youth and graduates from our colleges are unable to afford to live here
- affecting the cultural fabric of our communities due to displacement
- making people have to make hard economic decisions
- Affecting overall quality of life



# What is affordable?



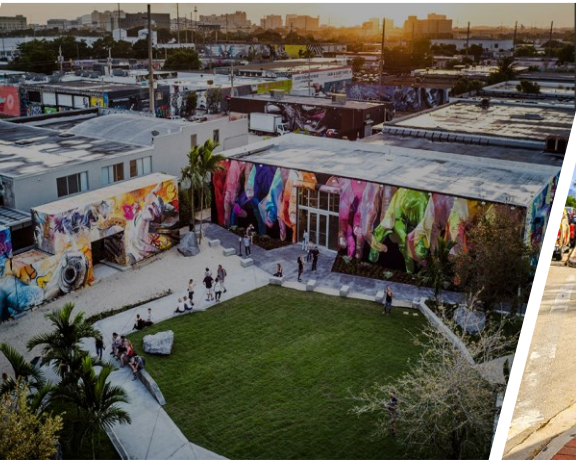
- The Federal Department of Housing and Urban Development defines affordable housing as housing that costs no more than 30% of your income.
- Households paying more than 30% of their income towards housing are considered cost-burdened.
- Households paying more than 50% of their income towards housing are considered extremely cost-burdened.
- Of Cost-burdened households 75% are renters and 25% are owners



# How is the City addressing affordable housing?



- In November of 2017 Miami voters approved the \$400 Million Miami Forever Bond; \$100 million of which is destined for housing and the other \$300 million for resilience, infrastructure and parks.
- The City of Miami was selected to participate in the Connect Capital initiative which is bringing stakeholders to the table to address how we increase production of affordable housing in 5 years.
- The City of Miami contract FIU Metropolitan Center to create an Affordable Housing Master Plan that will make recommendations on how the City can increase production of housing over 10 years.



# Affordable Housing Supply Conditions

Miami has the highest percentage of cost-burdened households among comparable benchmark cities in the US

Miami's median value of owner-occupied units is unaffordable to 84 percent of Miami's households and 90 percent of all County workers

Miami's owner-occupied unit supply valued under \$250,000 has essentially evaporated in the last five years



# Affordable Housing Supply Conditions

Housing vacancies in the City have increased by 23.8 percent since 2010 (25,676 units)

Miami continues to have a substantial demand/supply gap for owner and renter housing at all lower household income levels

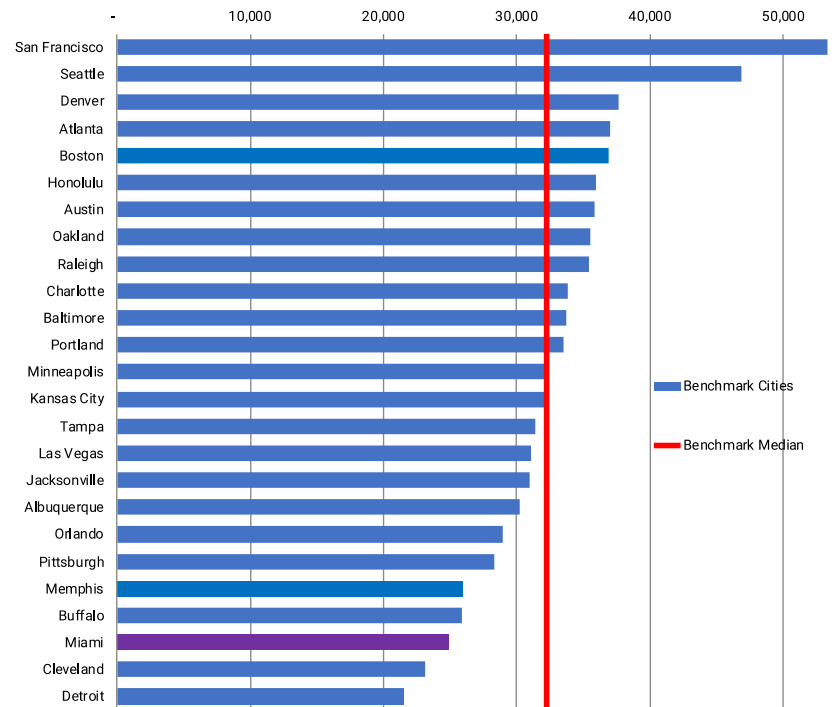
“Safe, Decent and Affordable Housing - 33 percent (67,206 units) now 50+ years old, 53.8 percent (108,595 units) pre-Florida Building Code





# Worker Earnings: Benchmark Cities

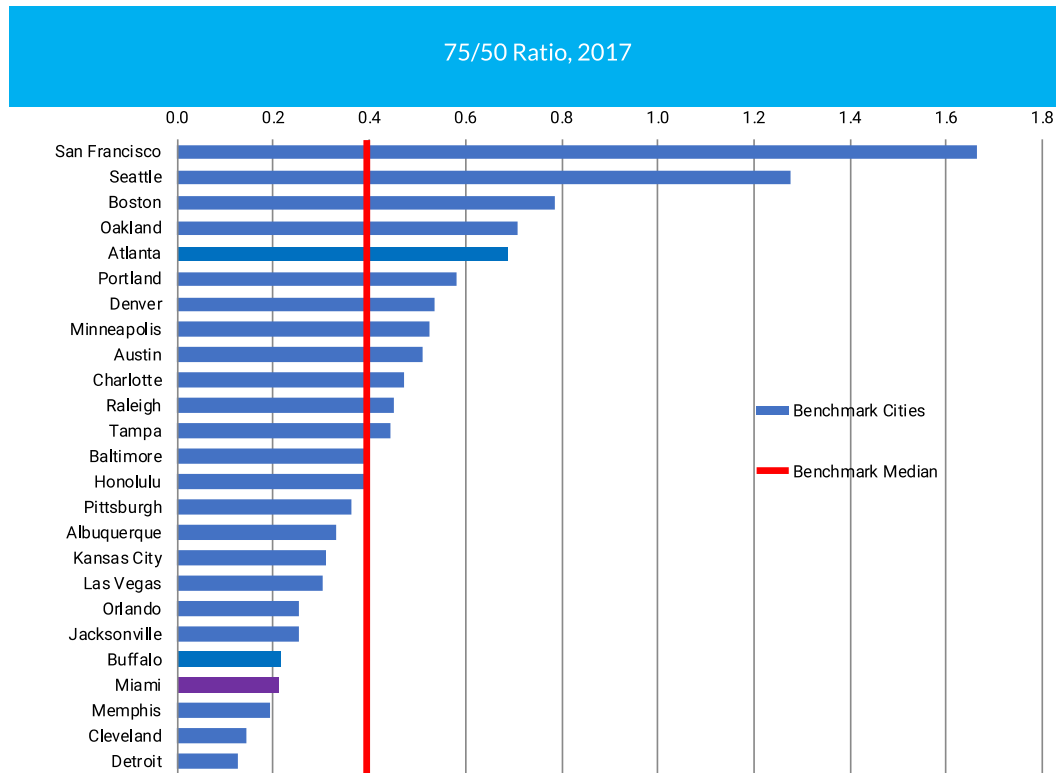
Median Full-Time Worker Earnings, 2017



Source: 2009-2013, 2013-2017 American Community Survey 5-Year Estimates



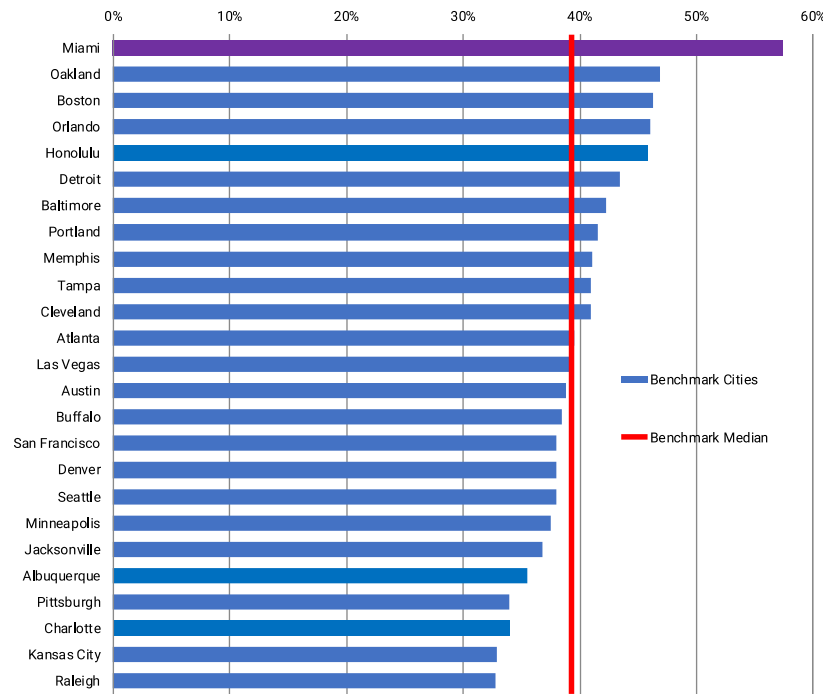
# Income Inequality: Benchmark Cities



Source: 2009-2013, 2013-2017 American Community Survey 5-Year Estimates

# Cost-burdened Households: Benchmark Cities

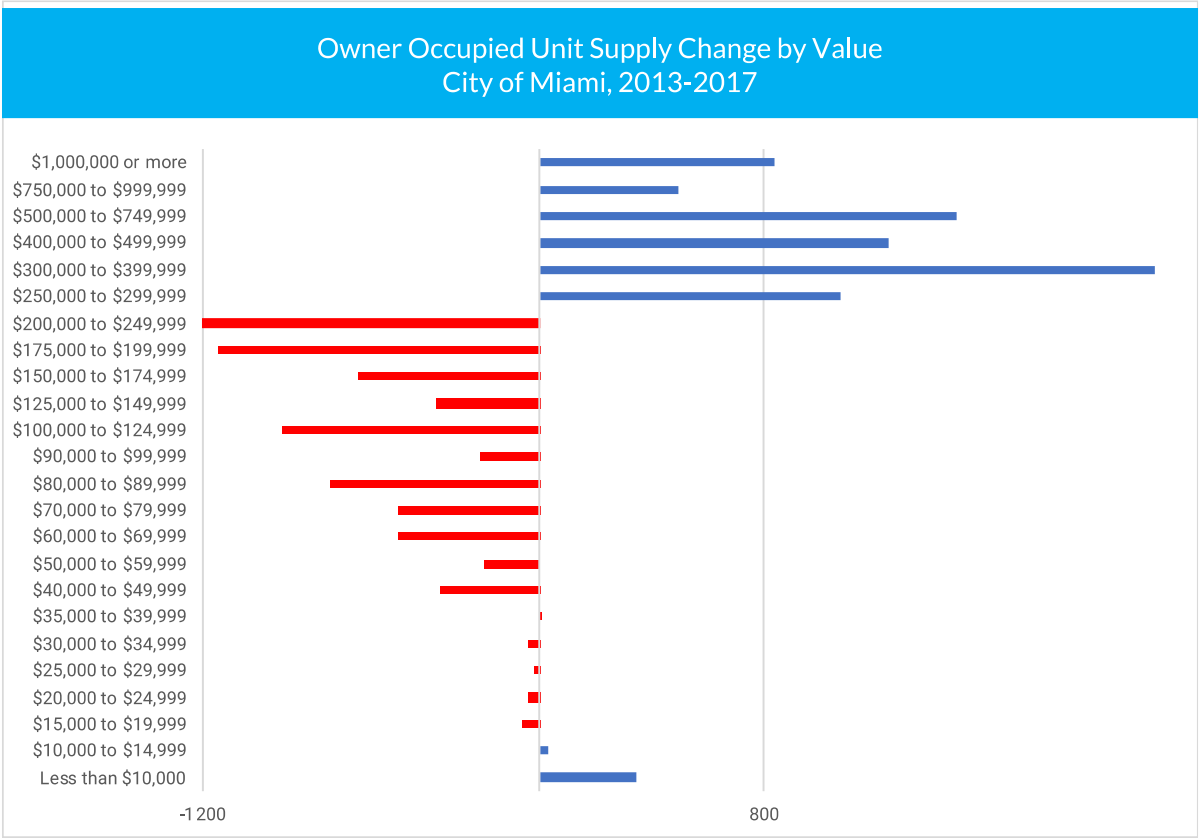
Percent Cost Burdened HJouseholds, 2017



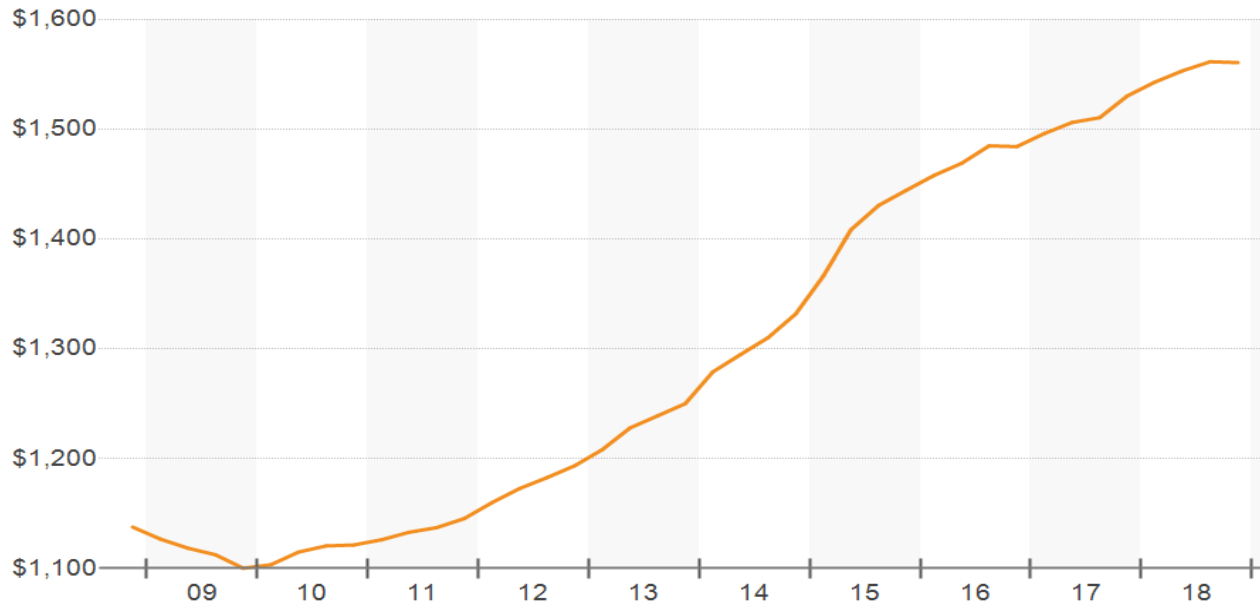
Source: 2009-2013, 2013-2017 American Community Survey 5-Year Estimates



# Owner-Occupied Unit Supply Change by Value



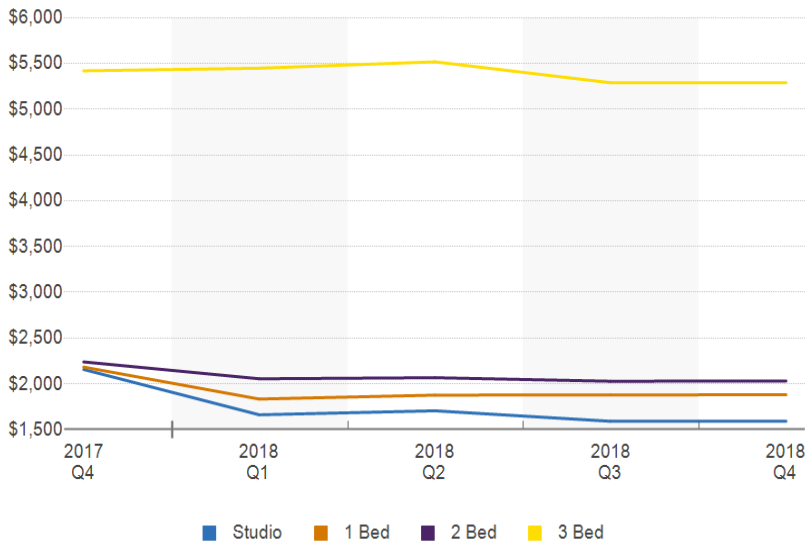
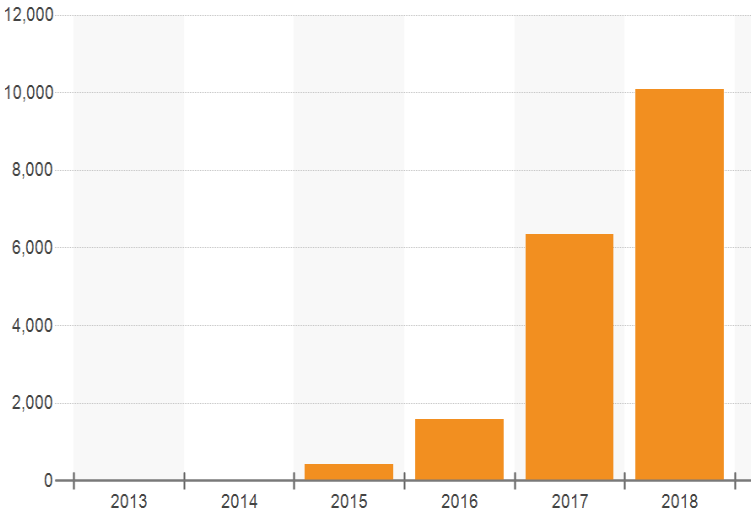
# City of Miami: Two Bedroom Asking Rent



## Asking Rents by Bedroom Type: Recent 12 Month Absorption: City of Miami

Bedrooms	Rent Price
Studio Asking Rent	\$1,592
1 Bed Asking Rent	\$1,881
2 Bed Asking Rent	\$2,031
3+ Bed Asking Rent	\$5,625

# City of Miami: New Multi-Family Construction



New Construction Activity

Source: CoStar

New Construction Rents by Bedrooms

Source: CoStar



# Status: Affordable Housing Master Plan Tasks

- Completed: Drilldown analysis at neighborhood and District levels
- Completed: Benchmark cities comparisons
- Underway: Policy implications of housing and economic analysis
- Underway: Best Practice policies and strategies with application to Miami
- Forthcoming April 26<sup>th</sup>: Draft of “Affordable Housing Master Plan”





# Policy Potential



- Use more publicly-owned, vacant land for affordable housing.
- Modify zoning code to allow for larger buildings, moderately smaller units with limited parking.
- Explore paying for more affordable housing with a vacancy tax or fee, and reduced property taxes.



# Vacant and Under-used Land



- **500 million** square feet of vacant + under-used land is mostly owned by government or faith-based institutions.
- How do you want this land to be used? What conditions or rules should be part of using this land?



# Housing Typologies





Department of  
**Housing  
& Community  
Development**  
City of Miami

## REGROUP



# Engagement



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**Housing  
& Community  
Development**  
City of Miami

**How can we support you as members of the community and ensure that you continue to be part of the conversation?**



# Next Steps



1. FIU Affordable housing master plan timeline
  - End of April 2019 FIU will submit draft to the City
  - May: City Commission will discuss Draft Master Plan
  - Summer 2019: City Commission adoption of Final Master Plan
  - Implementation
2. Continue to build a pipeline of projects
3. Continue to research best policies and regulations



# Additional Meetings



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**Housing  
& Community  
Development**  
City of Miami

## Community Meetings on the City of Miami Affordable Housing Master Plan

The City of Miami invites its residents to attend this April's public meetings where it will provide an update on the preparation of the City Miami Affordable Housing Master Plan. The Florida International University (FIU) Metropolitan Center is working on the Plan, using the most recent U.S. Census data, to provide an analysis of the City's housing market in order to identify policies and strategies that can help create additional affordable housing in the City for years to come. We welcome the public's questions and input!



**DISTRICT 1:** Wednesday, April 17, 2019, 5-7 pm  
Allapattah Community Action, Inc.  
2257 NW North River Drive, Miami, FL 33125



**DISTRICT 2:** Wednesday, April 10, 2019, 6-8 pm  
Elizabeth Virrick Park  
3255 Plaza St., Miami, FL 33133



**DISTRICT 3:** Monday, April 8, 2019, 6-8 pm  
Jose Marti Park, Community Room  
362 SW 4th St, Miami, FL 33130



**DISTRICT 4:** Wednesday, April 3, 2019, 6:30 pm-8:30 pm  
West End Park  
6030 SW 2nd St., Miami, FL 33144

**DISTRICT 5:** Thursday, April 18, 2019, 5:30 pm - 7:30 pm  
Charles Hadley Park, Community Room  
1350 NW 50th Street, Miami, FL 33142

All meetings are open and accessible to the public. You do not need to RSVP. Requests for special accommodations at any meeting may be directed to the City's Department of Housing & Community Development at 305-416-2080 no less than three business days prior to the meeting date. Visit us at [www.miamigov.com/affordablehousingmasterplan](http://www.miamigov.com/affordablehousingmasterplan) for any future updates.



# How to Contact Us



Department of  
**Housing  
& Community  
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**ADJOURN**