

Why **equitable** TOD Now?

Claudia Villalta

Community of Practice in
Affordable Housing 2015





- Miami MSA had a Residential Income Segregation Index score (RISI) of 30 in 1980 and 49 in 2010. Population growth from 1980-2010 was 76%.
- Moderate Income households (50-100% Area Median Income) in Miami (MSA) have the highest H&T Affordability Indicator in the nation 72%
- Followed by Riverside (69%), Tampa (66%), LA (65%), San Diego (63%) and Atlanta (63%).

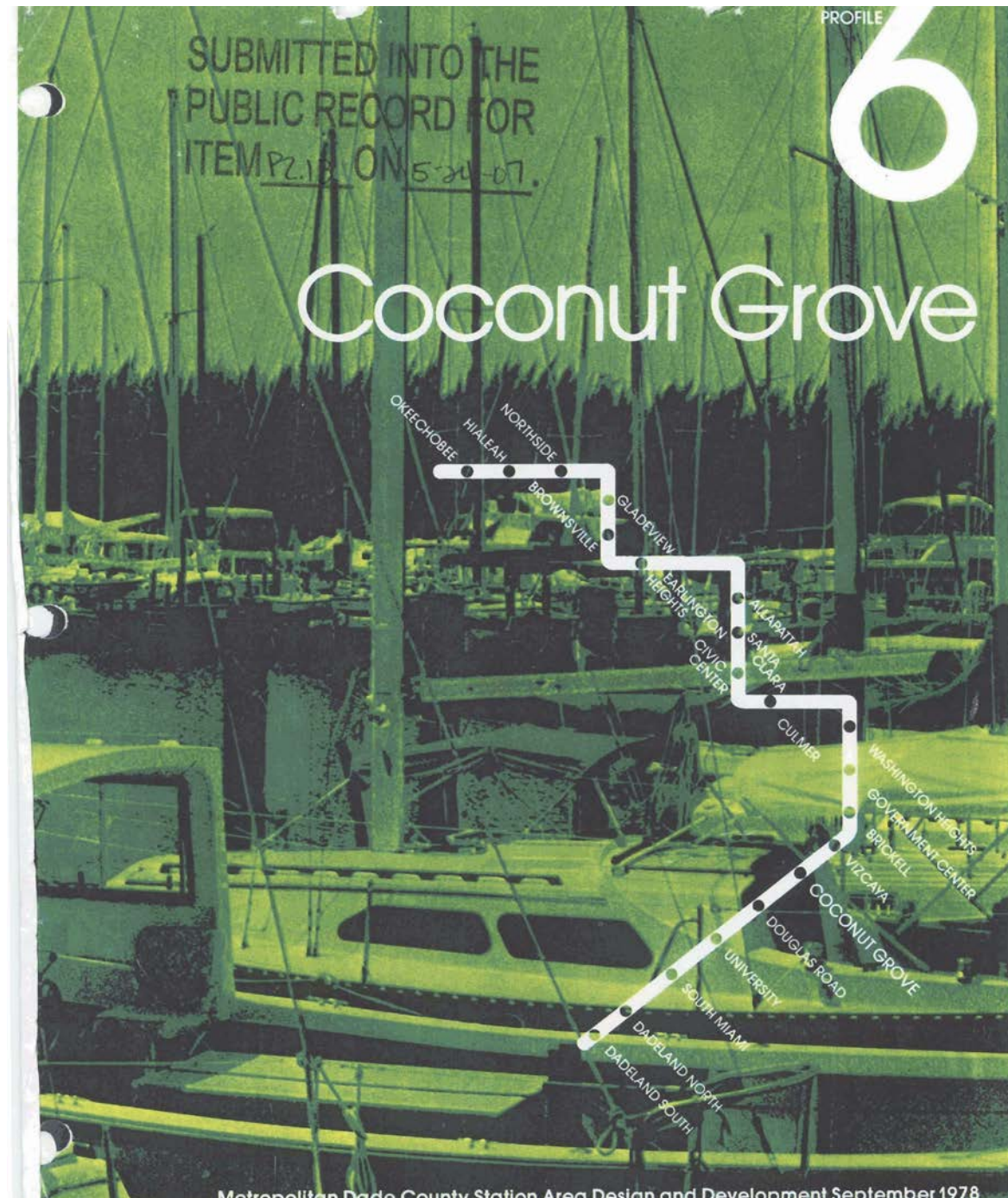
The Past

1973

Fixed-Guideway Rapid Transit
System-Development Zone
legislation

1978

Joint Development Projects



The Present

- Affordable housing is not explicitly addressed in the county zoning code (Ch. 33)
- Current economic growth trends focus on millennial and baby boomer needs
- Station Area Design and Development Studies (SADD) ordinances passed for:
 - Earlington Heights (1980)
 - Martin Luther King Jr. (1981)
 - Dadeland North (1981)
 - Brownsville (1981)
 - Northside (1981)
 - Dadeland South (1982)



The Future

- Ordinance for Coordinated housing and transit policy
- Statewide TOD Initiative
- Participation of local and state government is key
- TOD feasibility Study (State and County)
- Update the zoning code



Thank you! 😊

Contact: villalta.cl@gmail.com