

Community Scholars in Affordable Housing
June 12, 2015

TDRs in Miami

Redesigning the Program to Integrate
Historic Preservation and Affordable Housing



Introduction

- Background

- Academic – Economics and Anthropology dual degree, but one semester of urban design.

- Professional – enterprise software, strategy, specialty insurance (sharing economy).

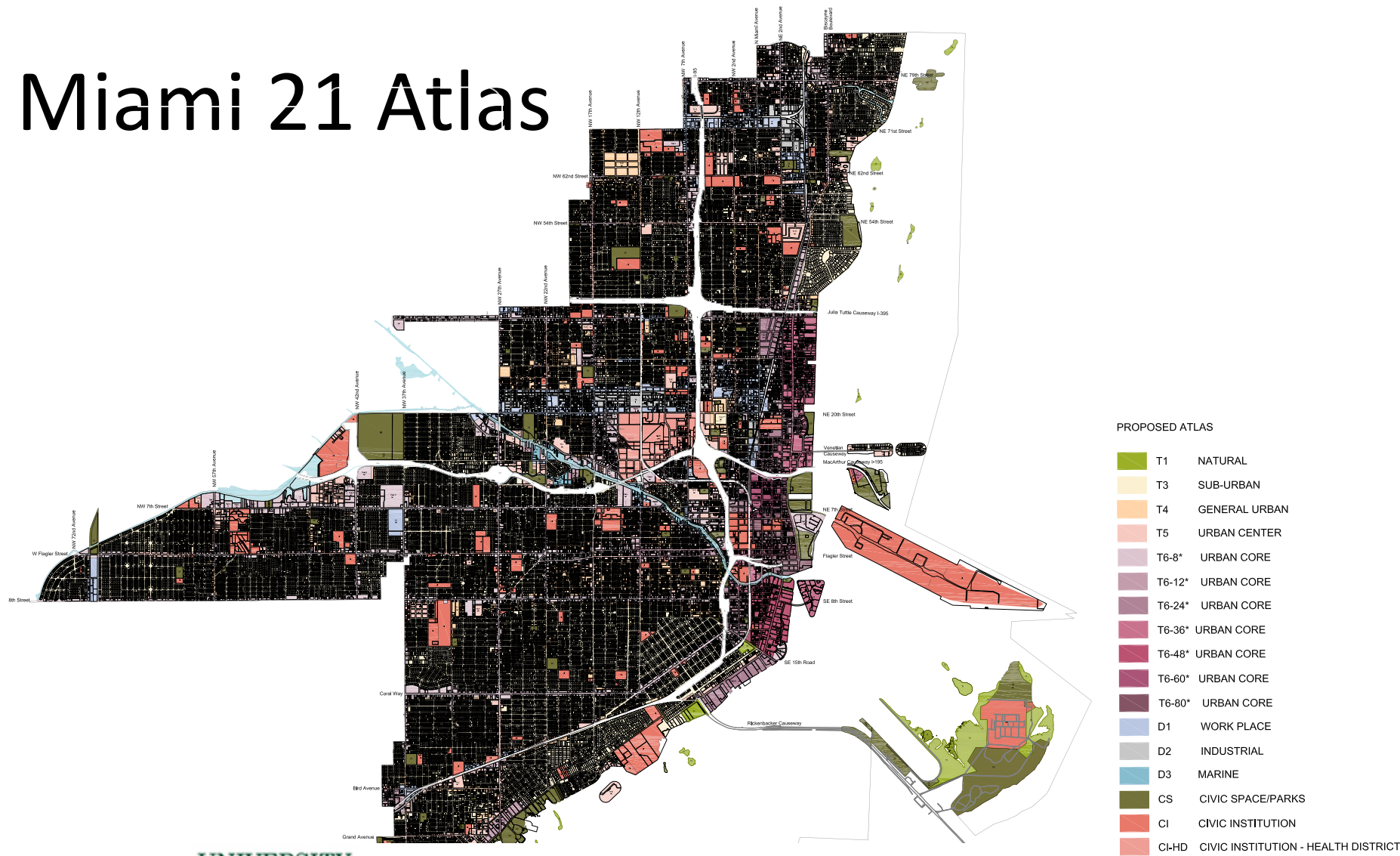
- Housing related work – ERPs for PHAs and HFAs, sustainability advisory committee and project with City of Boca Raton, economic analysis of housing.

Research - TDR Program in Miami

- Chapter 23 of City Code,
- Property owners in certain areas (see map) can sell unused development capacity,
- The proceeds go to rehabilitation and renovation.
- Current Program is designed for historic preservation; no affordable housing component involved.



Miami 21 Atlas



PROPOSED ATLAS

- T1 NATURAL
 - T3 SUB-URBAN
 - T4 GENERAL URBAN
 - T5 URBAN CENTER
 - T6-8* URBAN CORE
 - T6-12* URBAN CORE
 - T6-24* URBAN CORE
 - T6-36* URBAN CORE
 - T6-48* URBAN CORE
 - T6-60* URBAN CORE
 - T6-80* URBAN CORE
 - D1 WORK PLACE
 - D2 INDUSTRIAL
 - D3 MARINE
 - CS CIVIC SPACE/PARKS
 - CI CIVIC INSTITUTION
 - CI-HD CIVIC INSTITUTION - HEALTH DISTRICT
 - R - RESTRICTED
 - L - LIMITED
 - O - OPEN
- * NUMBER OF STORIES



NOTE: THIS MAP WAS DEVELOPED BASED ON INFORMATION PROVIDED BY THE CITY OF MIAMI.



Receiving Sites



Research Summary

- Process – 3 Step between owners and city.
- 27 COTs (transfers) vs 39 COEs (Certificates of Eligibility).
- Most transfer have unused development capacity remaining.
- Process could be more transparent.



What to do

- Require TDRs to support affordable housing – Incentive vs. Mandate.
- What I'll Do – Meet with commissioners, developers, etc.
- What you can do – Advice and information, and calls to commissioners when ready.

