




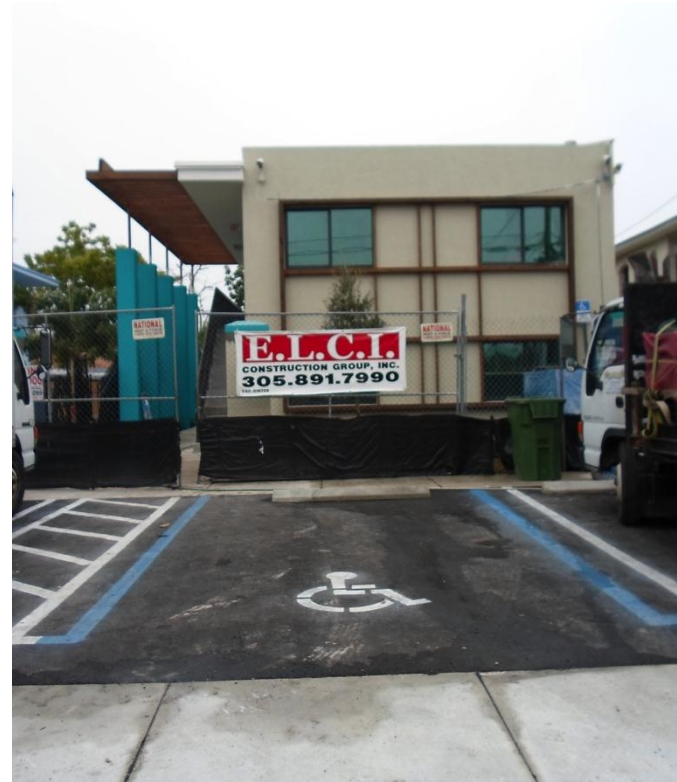
**REGIONAL APPROACH TO
AFFORDABLE HOUSING**

KAREN D. HAMILTON - SFRPC

IN THE NEWS

- *IN MANY CITIES, RENT IS RISING OUT OF REACH OF MIDDLE CLASS*
 - **MORE RENTERS FIND 30% AFFORDABILITY RATIO UNATTAINABLE**
 - **LUXURY APARTMENTS PUSH OUT MORE AFFORDABLE HOUSING**
 - **HIGH RENT DRIVING MIDDLE CLASS OUT OF CITIES**
 - **BUYERS FINDING FEWER AFFORDABLE HOMES IN SOUTH FLORIDA**
 - **SOUTH FLORIDA HOUSING AMONG LEAST AFFORDABLE**
- 

ASSUMPTIONS



REALITY



REGIONAL APPROACH



Bold plans

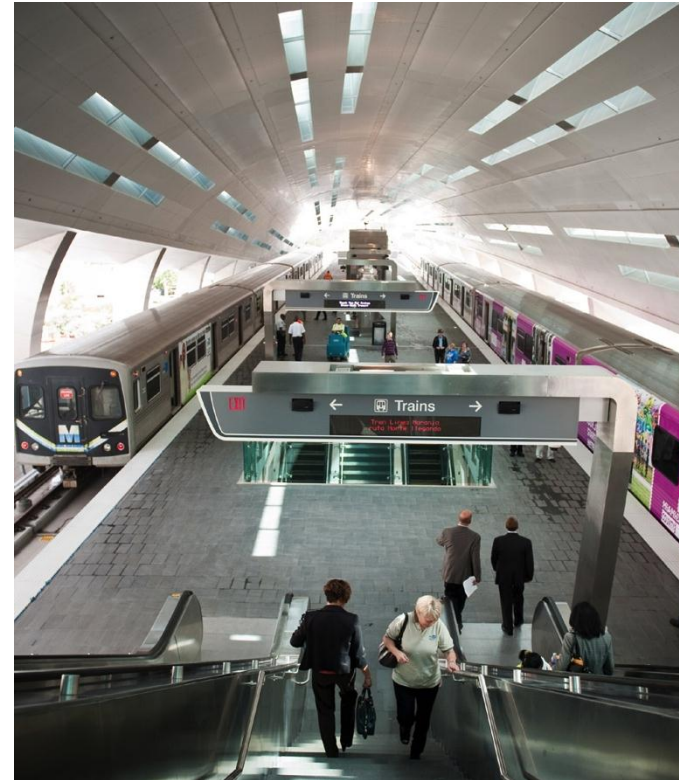
Pushing Transit Village into reality would require negotiating with a developer, redesigning the Intermodal Center and finding investors who would spend more than \$1.5 billion to turn the government-owned blocks west of Tama Avenue into a bustling area.

- | | |
|------------------------------|-------------------------------|
| 1. SciEnergy Center | 7. Office towers |
| 2. Intermodal Transit Center | 8. World Trade Center |
| 3. Hotel towers | 9. Parking garage |
| 4. Historic train station | 10. Workforce/student housing |
| 5. New transit overpasses | 11. Retail |
| 6. Residential tower | |



Del Graves and Associates Inc.; REG Architects Inc.

BRENNAN KIN



GAMECHANGER



BUCKING THE TREND

IN FIVE YEARS, YOU'LL DITCH THE CAR IN (DOWNTOWN) MIAMI

DOWNTOWN DORAL, A CODINA PARTNERS DEVELOPMENT, BRINGS CITY FLAIR TO THE SUBURBS.

BRICKELL VIEW TERRACE FIRST MIXED-INCOME HOUSING DEVELOPMENT COMES TO MIAMI.

CENTRO MIAMI GARAGE-LESS CONDO DOWNTOWN MIAMI

De Blasio Sets 10-Year Affordable Housing Plan for NYC – HOW WILL THIS HEADLINE INFLUENCE OUR OWN?



THANK YOU

Please select the following web link to read the Comprehensive Economic Development Plan <http://www.sfrpc.com/CEDS/SouthFloridaCEDS2012-17.pdf>

The final Seven 50 report can be accessed at <http://seven50report.org>

I can be reached at khamilton@sfrpc.com or 954-985-4416 to answer questions or provide additional information.

