TDRs in Miami

Redesigning the Program to Integrate Historic Preservation and Affordable Housing

Community Scholars in Affordable Housing
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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.
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.