“Planning, Production and Policy: Increasing housing supply in Haitian American CDC target Areas”

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HACDC HOUSING PROGRAMS

Education  Counseling  Closing
Why Housing?

Asset Building
- Savings
- Equity

Healthy Community
- Sense of Ownership
- Safety

Quality Of Life
- Better School
- Better infrastructure
SHORTAGE OF AFFORDABLE UNITS IN MIAMI DADE COUNTY (MDC)

- 0-30%  33 units available and affordable for every 100 ELI renters
- 0-50%  38 units available and affordable for every 100 VLI Renters
- 0-80%  49 units available and affordable for every 100 LI Renters

Sources: Shimberg Center for Housing Studies
INVENTORY OF UNITS FINANCED WITH LIHTC MIAMI DADE COUNTY

Sources: Research by Jorge De La Paz, Senior Associate, Miami Homeless Coalition
Share of Worst Case Needs by Household Type, 2009

- Families With Children: 38.5%
- Other Nonfamily: 33.8%
- Other Families: 8.9%
- Elderly Without Children: 18.7%

Using HACDC as a platform to use the 3 PS to increase inventory for households earning 50% and below

- PLANNING
- POLICY
- PRODUCTION
ACTION PLAN

Research
- Community Need Assessment
- Asset Mapping

Advocacy
- Write & Present Policy Papers
- Meet Decision Makers

Measurement
- Number of Set-Aside Units in ELI & VL
- Increase in Allocation For Small Projects
CHALLENGES

• Limited predevelopment funds and construction funds for smaller developer

• Higher costs of construction due to lack of economies of scale

• Property management issues in small development
OPPORTUNITIES

• Smaller Developments?

• New Construction Methods?

• Type of Ownership?
CONTACT INFORMATION

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