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THE CASE FOR NEIGHBORHOOD REVITALIZATION

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Problem: Overemphasis on New Development vs. Acquisition & Rehabilitation

- Recommendation: Shift resources towards the rehabilitation of dilapidated, abandoned, and unsafe housing
 - *Identify neighborhoods with high rates of slum-like conditions*
 - *Aggressively remediate immediate unsafe, unhealthy housing conditions by adopting a resident-first revitalization program*
 - *Acquire properties that have been deemed unlivable/unsafe, usually owned by neglectful landlords (Miami-Dade has up to 70,000+ dilapidated units)*
 - *Examples: Baltimore, Maryland (2015-present), Raleigh, North Carolina (2014-present)*

Democratic Community Land Trusts: Addressing Structure & Governance

- Involving public “stakeholders” and community gatekeepers to ensure that land is equitably managed and administered to residents who lease property
- Revitalization efforts can provide living wage jobs for skilled residents in the communities afflicted with blight



Ideal CLT Model: Parksdale, MD example

COMMUNITY LAND TRUST



Lessen Restrictions on CDBG Funding Usage

- Reduce onerous requirements from homeowners in order to qualify for funding for rehabilitation of homes and other property
- Expanding Community Redevelopment Areas to include ALL areas with high levels of poverty
- Examples of communities in Miami-Dade needing CRA expansion: Naranja, Homestead, and South Dade

Relying Less on Unpredictable Market Forces

- Addressing limitations: political will and legal shortcomings
 - Building a path towards democratic governance and equitable housing policies

