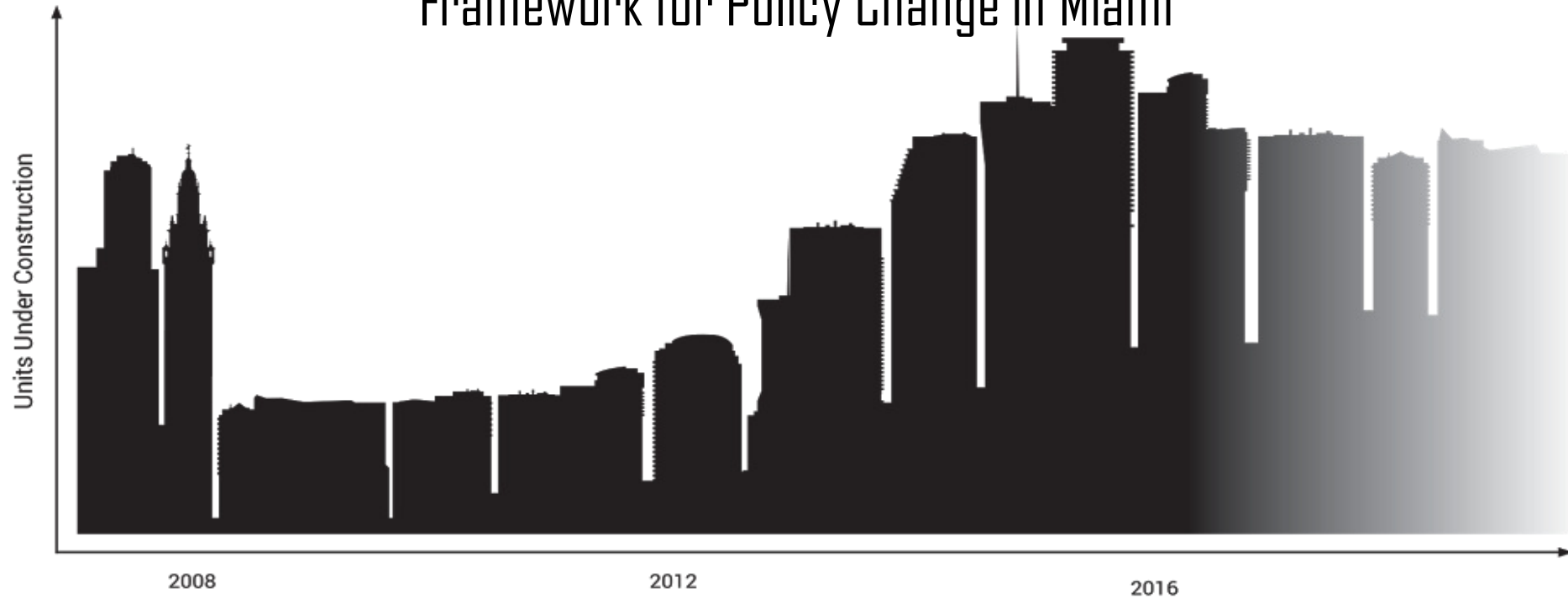


Capital Flight from Flight Capital

A Housing and Workforce
Framework for Policy Change in Miami



Introduction

My Interests and Work

Community Development, Inter-Community Liaison

- Entrepreneurship, capacity-building
- Social capital connector

Public Policy

- Comprehensive understanding of the problem before creating solution

Problem

- Mitigate housing speculation (post 2008)
- Modernize urban core
- Modernize economy, make competitive
- Bring down jobless rate
- Create economic prosperity



GOALS



Reality

- Lack of understanding of economic dynamics
 - Relationship between housing and workforce policy
 - Incorrect assumptions
- Lack of inter-community connections
- Lack of resiliency planning in development efforts
- Disconnect between stated goals and policy efforts
- Evident we are experiencing unintended consequences

Solution

Change Structure of Governance

1.) Identify problem

- SAFM
- Structure of economy (workforce and housing)

2.) Develop understanding of stakeholder incentives

3.) Build coalition with comprehensive vision, strategy and execution

Limitations and Interests of Stakeholders

Climate

- Rising waters
- Hurricane

Community

- Skills Building
- Housing Stock
- Media (Distinguish "Faux Cheerleading")
- Awareness and Civic Engagement

Affordability

Transportation

- NIMBY
- Funds

Political

- Economic Impact Assessment
- Planning and Zoning
- CRA
- Corruption
- Balkanization of Government

What to Do

My Commitment

- Build low-barrier engaging ways to educate stakeholders
- Leverage community building to build cross-sector coalition

Connect the Dots, Organize, Community Liaison

- Stakeholders in housing / workforce
- Funders
- Developers
- Political interests
- Public at-large