

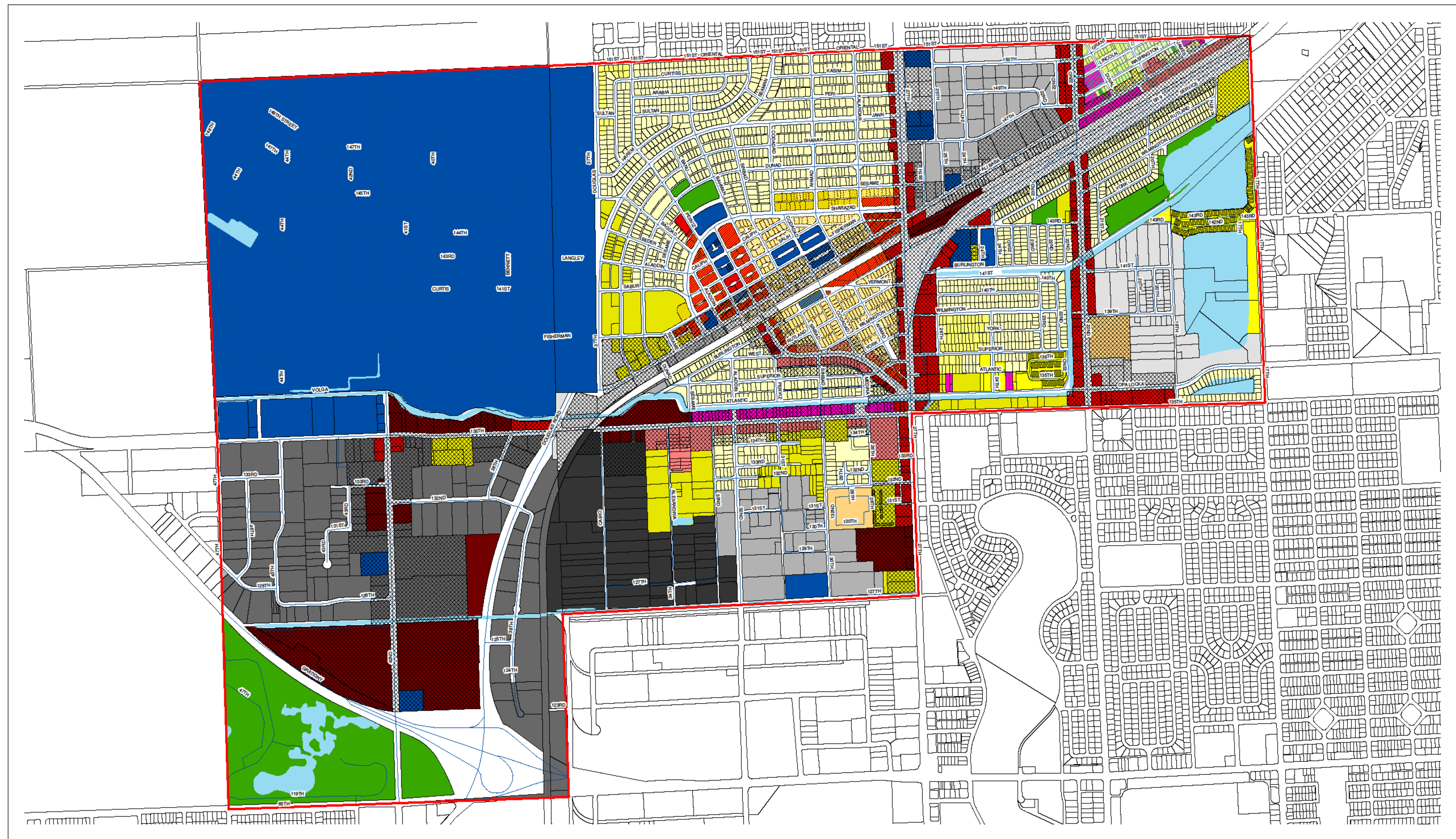
Zoning As A barrier to Affordable Housing and Economic Development



Chris Davis

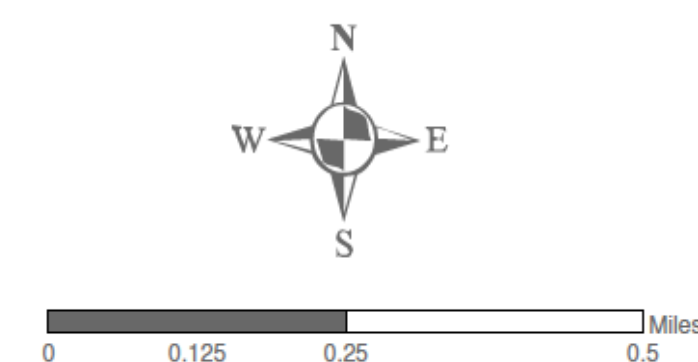
Opa-locka Community Development Corporation

Why I Care



Prepared by:
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- The Corradino Group

Adopted:
- October 28, 2015
- Reference Ordinance No. 15-31



City of Opa-locka Official Zoning Map

Legend

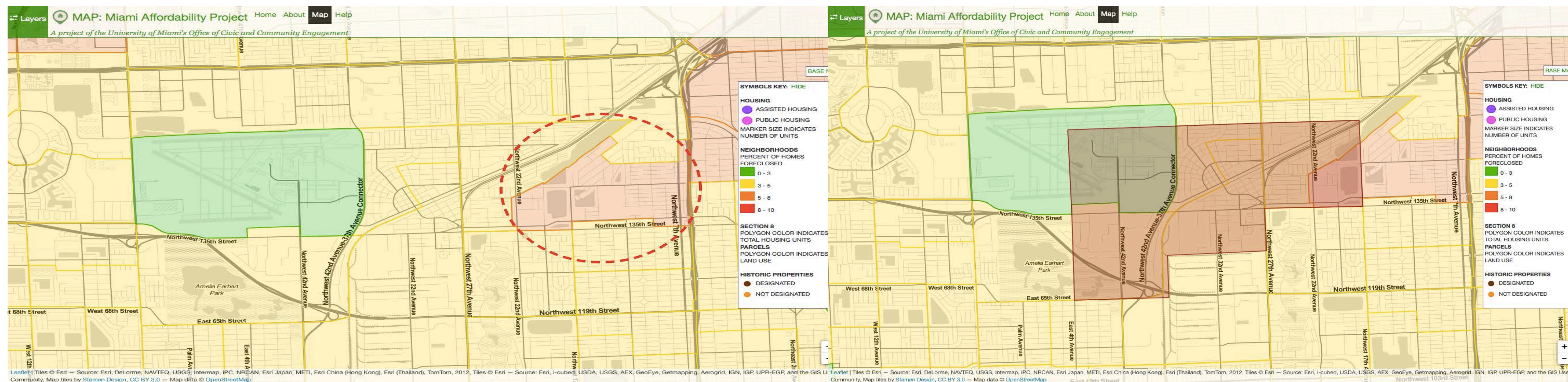
B-O (Business Office)	I-3 (Liberal Industrial)	R-TH (Residential Townhouse)
B-1 (Commercial Neighborhood)	I-4 (Lib. Ind., Storage and Salvage)	R-3 (Moderate Density Residential)
B-2 (Commercial Liberal)	Civic	R-4 (High Density Residential)
B-3 (Commercial Intensive)	Park	Water
I-1 (Light Industrial)	R-1 (Single Family Residential)	Corridor Mixed use
I-2 (Industrial Planned)	R-2 (Two Family Residential)	Downtown Mixed Use Overlay
		Magnolia North Overlay District
		Miami Dade County

Lessons Learned

Opa-locka's residential stock is aging. A majority (59.3 percent) of the City's housing units were constructed between 1940 and 1969 in subdivisions laid out in typical postwar patterns.

Homeownership is a concern in Opa-locka because the City's lower than average household income challenges families' ability to find (or maintain) affordable and decent housing and results in a larger proportion of renters. In the CRA, renter-occupied units outnumber owner-occupied units almost 2 to 1 (63.9 percent to 36.1 percent, respectively).

Per capita income in the City was \$12,080 in 2009, a little more than half the MDC per capita of \$22,619. This is attributable to the types of employment available in the City; the majority of employed adults in Opa-locka are in low paying service jobs and, to a lesser extent, moderate income public service jobs. Sales and office occupations currently comprise the majority of employment positions at 30 percent, followed by service occupations (21.2 percent) and retail trade (13.3 percent). Opa-locka CDC and other sources project that the City's labor force will remain service oriented and high wage professional jobs will remain scarce.



Recommendations

- Combine efforts of Zoning and Planning board**
- Proposed Additional Districts: Downtown District, Magnolia North District, Special District, Industrial District, etc**
- Market/Promote changes to new zoning code and land development strategy to spur investment in new affordable housing and economic development**

Synergy / Support



- City is looking for investments from businesses**
- Provide professional training to volunteer boards**
- Inclusion in county wide transit efforts**