Increasing Affordable Homeownership in Transit-Oriented Developments: An Anti-Displacement Strategy

Transit Oriented Developments (TODs)

- Exist near premium transit
- Support transit ridership
- Support healthy lifestyles
- Increase land values
- Reduce CO2 Emissions
- Support local businesses
- Reduce Vehicle Miles Traveled

Revitalization: Up-grading of incumbent neighborhoods and rise of consciousness and advocacy.

Gentrification: Neighborhood change where land values appreciate leading to involuntary displacement and significant cultural change.

Displacement: Occurs when any household is involuntarily forced to move from its residence by conditions which affect the dwelling or immediate surroundings.

Brownsville, Miami, FL

Heavy Rail

Brownsville Transit Village
Affordable Housing Anti-Displacement Strategies:

- Production Strategies
- Preservation Strategies
- Tenant Protections and Support
- Asset Building and Local Economic Development

Source: UC Berkley, 2017

New fixed rail transit generally increases both residential and commercial property values.

Source: Booz, Allen & Hamilton, 2007

What I Learned...

Production Strategy

In 2017, Miami-Dade County established a Surtax Program incentivizes developers building affordable housing near transit.

Source: MDC Surtax, 2017

Production / Preservation Strategy

In 2018, Miami-Dade County established a Infill Housing Initiative Homeownership Program.

Source: MDC Legislative Item#180123

Zip Code is not a federally protected class.

Source: U.S. Code Chp.45-FAIR HOUSING

Source: MDC Surtax, 2017
Suggested Updates to Existing Policies:

- Proactively transfer vacant government owned properties to a Community Land Trust.
- Prioritize homeownership programs for residents within the 33142 zip code.
- Diversify housing options the in zoning code to include tiny homes and townhomes.
- Extend the County’s Infill Program, sunsets in June 2019.
THANK YOU
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Potential Partners:

- Miami-Dade Transportation Planning Organization
- South Florida Community Land Trust
- Historic Hampton House Community Trust, Inc.
- Miami-Dade County
- Florida Agricultural and Mechanical University