Impact of Special Area Plans on Available Affordable Housing Units

Community Scholars in Affordable House

Liza Perry
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The Affect of SAPs

Popularity of Special Area Plans within Miami
Impact on Local Communities
Developer Mindset
Miami’s History with SAPs

SAP Intent → Public Benefits Program

ZERO Affordable Housing units

Developer Abuse

The Community Voice

Discussions with City Commissioners / Miami 21 Taskforce
Action Items

Goal: Update Miami 21 to include a **percentage range** of affordable housing units that must be built within a SAP that has a residential piece.

- Create database of SAP entitlements/pending projects with detailed affect on affordable housing stock
- Meet with local communities and advocates to understand SAPs effect on affordable housing units
- Understand Developers’ goals and objectives achieved through an SAP
- Draft recommendations for % range of affordable housing units in SAPs with a residential component
- Meet Miami 21 Taskforce to share recommendations and gain feedback
How can WE change SAPs for the better?

- Support advocates and non-profits trying to create a viable standard of affordable housing stock in SAPs
- Participate in workshops within local communities with current or potential SAPs
- Share your opinion with the Miami 21 Taskforce
- Speak up at City Commissioner meetings when Miami 21 and SAPs are on the agenda