

2020

HOUSING JUSTICE IN THE FACE OF CLIMATE CHANGE:

A VISION FOR EQUITABLE HOUSING
POLICY FOR SOUTH FLORIDA
COMMUNITIES & ADVOCATES
FIGHTING FOR DIGNIFIED AND
SUSTAINABLE HOUSING FOR ALL.



PUBLICATION ADDENDUM:

WE ARE CURRENTLY FACING A HEALTH EMERGENCY.

SINCE MARCH 2020, the COVID-19 crisis has greatly disrupted the daily life, employment, business, and health of Miami-Dade County residents. This pandemic has placed all of our citizens in harm's way and is quickly becoming an economic crisis for many households. This emergency has and will continue to exacerbate the housing crisis that residents of South Florida have been fighting against for years.

Miami-Dade County's low-income and working class residents need immediate assistance, as well as long-term solutions. This is not the first time Miami-Dade County has faced such a challenge, and it will not be the last. For example, due to climate change's impacts on rising temperatures, mosquito-borne diseases will become more prevalent in south Florida. Therefore, we demand the rapid implementation of the recommendations outlined in this report.



UNITE

NO ASSIMILATION

NO CULTURE ERASURE

Heberg

TRAFFIC PARTICIPITY

TRAFFIC

CONTENTS

Housing Justice is Climate Justice

About the Authors

Policy Demands

Short Term Response

Emergency Response to COVID-19 Pandemic

- Cancel Rent and enact Moratoriums

Long-Term Responses

Recognizing and Redefining Affordability

- Declare Affordable Housing Crisis
- Holistic Displacement Analysis
- Neighborhood Safety and Walkability
- Wrap-Around Services in Affordable Housing
- Redefine Area Medium Income

Community Control

- Community Land Trusts
- Community Benefits Agreements

Community Engagement

- Public Notice Process
- Community Control

Ensuring Sustainable Affordable Housing

- Inclusionary Zoning
- Rent Control
- Tenants Right to Counsel Program



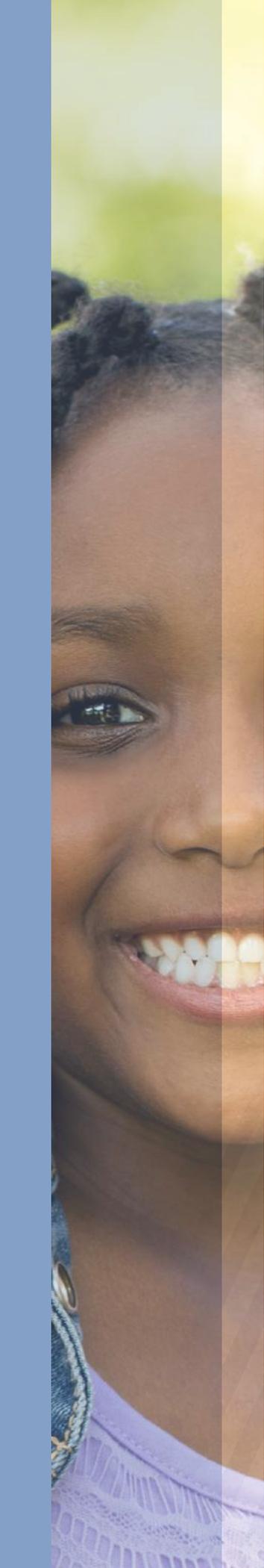
HOUSING JUSTICE IS CLIMATE JUSTICE

The Housing Justice in the Face of Climate Change report is a love letter to a centuries-long movement to protect Florida's natural beauty, maintain environmental balance, and achieve fairness and justice for all of its communities.

Today, Miami-Dade County is confronted with the loss of habitable land due to sea level rise, stronger storms, and extreme heat. This challenge, caused by the global extraction of fossil fuels, has resulted in the current extraction of working class communities from Miami-Dade County. In the face of this emergency, we continue to see concrete poured atop our wetlands, old growth trees bulldozed for luxury condos, sites of great cultural importance forced to close, and communities fractured.

Communities across the United States are currently facing an affordable housing crisis. But communities are fighting back. As seas rise and climate change shapes the housing market in Florida, we feel the impacts of this crisis harder than ever before. The elderly are being evicted from their homes during destructive hurricanes, corporate entities are buying up acres of property in high-elevation communities, displacing lifelong residents, and the fight for community control of local land is largely ignored by those in power. We acknowledge that Miami-Dade County was built on the exploitation of South Florida's natural resources, as well as the resources of its Indigenous, Black, and Brown communities.

There is no denying that the dire affordable housing crisis has left renters throughout the state vulnerable. Since 2012, South Florida has lost almost 40% of apartments renting for under \$800, and Miami ranks third in the nation in lowest percentage of rental units under \$800 a month. Low wages mean Floridians cannot keep up with skyrocketing rents, leaving them scrambling and struggling to find housing, and a dearth of renters rights in state law means it can be even harder to stay in place once it is found. The number of Florida residents who rent instead of own has been steadily increasing since 2000, while homeownership has dropped 5% during the same time span.



HOUSING JUSTICE IS CLIMATE JUSTICE

Miami has the highest vacancy rate in the nation, over 17%, followed closely by other Florida regions. In a state with a surplus of housing, no Floridian should face housing insecurity. We cannot simply build our way out of this problem, we must look at the root causes, impacted communities, and evolving threats to chart a path forward.

Through this document, we hope to organize the community around a set of visionary demands for affordable and sustainable housing, and provide support to those individuals, organizations, and public servants, who are engaged in the critical work of imagining a more equitable and just future for all.



ABOUT THE AUTHORS

In July 2019, over 75 Miami-Dade County residents represented their neighborhoods at the Miami Housing & Energy Justice Congress, where over 40 demands related to neighborhood development and energy justice were voiced. This kicked off a seven month revision process collecting public feedback through community meetings. As a result, the Housing Justice in the Face of Climate Change Report was collaboratively developed by over 200 Miami-Dade County residents and stakeholders.

At its core, the Miami Climate Alliance is a coalition of organizations and individuals working to prioritize climate justice in South Florida. The Miami Climate Alliance seeks to achieve equity in resilience by building urgency around community well-being, strengthening networks of community members and organizations, raising awareness of climate change and sea level rise as threats to all forms of justice, and directly supporting those working to implement solutions in frontline neighborhoods now.



POLICY DEMANDS

SHORT-TERM RESPONSES

EMERGENCY RESPONSE TO COVID-19 PANDEMIC

Cancel Rent, Cancel Mortgages, and Place a Moratorium on Evictions, Foreclosures, and Utility Shut Offs

Public Health Emergencies are Housing Emergencies

Demand:

We demand that immediate actions should be taken to cancel all mortgage, rent, and small business lease payments for the period of the emergency, plus 30 days; place a moratorium on all evictions, foreclosures, and utility cutoffs for the period of the emergency, plus 30 days; provide direct assistance to homeowners and renters basic needs; and make bold efforts to house the homeless

The response of those in power must center those most directly impacted by the pandemic: low-wage workers, individuals with disabilities, renters and the housing insecure. The high cost of housing together with a lack of rights under the law make it such that this public emergency may further deepen the housing crisis that Floridians all across the state have been struggling to overcome.

Background:

As we know all too well, there has been a housing crisis brewing in our communities for years. However, we also know that low-income renters are particularly vulnerable to evictions in times of crisis. Thus, as COVID-19 continues to take its toll, we must protect our local communities, which were already the focal point for community instability. We need to invest greater resources for the most vulnerable and ensure that the COVID-19 crisis does not leave them even weaker than before.

There need to be safeguards put in place to prevent the potentially devastating effects of the crisis. As such, we demand direct assistance that will provide immediate stability and support people throughout the crisis and recovery. We demand a rent freeze and mortgage forbearance be set in place to keep people housed during these volatile times.

POLICY DEMANDS

LONG-TERM RESPONSES

RECOGNIZING AND REDEFINING AFFORDABILITY

Declaration of a Housing State of Emergency A majority of Miami-Dade Renters are Severely Rent Burdened

Demand:

We demand that Miami-Dade County declare an official Housing State of Emergency under Fla.Stat. Title XI, Ch. 125.0103 and grant formal and meaningful recognition to our affordable housing crisis.

Background:

The affordable housing crisis leaves us as the most rent-burdened population in the country, the 5th most unaffordable housing market, and one of the most expensive real estate markets in the world. A public declaration should highlight that the State preemptively bans municipalities from using all tools to combat the crisis, and has swept over \$2 billion from the Sadowski Affordable Housing Trust Fund over the last 15+ years. By declaring a Housing State of Emergency under Fla.Stat. Title XI, Ch. 125.0103, the county commission would be able to: formalize their commitment to addressing the housing crisis, access tools and resources not currently available (such as enacting rent control), and prioritize developing and preserving affordable housing.

Under Fla.Stat. Title XI, Ch. 125.0103, if Miami-Dade County declared a Housing State of Emergency, they would then have the power to institute rent control provisions and would gain access to recourses and the ability to more directly address the current housing crisis.

In addition to the county Board of Commissioners utilizing Fla. Stat. Title XI, Ch. 125.0103, the county Mayor is also authorized to declare such an emergency under the County Emergency Management Ordinance, Miami-Dade Code Ch. 8B, however, this does not trigger the ability to enact rent control measures and provide additional resources.

Facts:

- Between 2010-2018, at least 50% of the land parcels in Miami-Dade designated for residential use were related to “extensive tax deed and foreclosure-related activity.
- The median price of a single family home in Little Haiti was \$77,000 in 2013, and by 2018, that median price had ballooned to \$217,000 - an astonishing increase of 252%
- Over the last 10 years, Miami has lost over 1,000 units to expiring assisted housing subsidies
- Miami is the 3rd least affordable city in the United States.

Displacement and Environmental Analysis

We must understand the impacts of gentrification and climate change if we hope to have a future in which we all thrive

Demand

In order to prevent against displacement and further environmental degradation, we demand that a holistic displacement analysis be required alongside environmental impact statements in development applications subject to review by planning and zoning bodies.

Background

History has shown us that gentrification, displacement, and homelessness are common side effects of community redevelopment and housing rehabilitation. In addition, an emerging concept being shaped by experiences in Florida, climate gentrification, is a theory that examines the intersection between climate change impact and land speculation, with significant implications for housing affordability. Climate gentrification is the phenomenon by which the impacts of climate change - like rising sea levels, coastal flooding, and more frequent destructive hurricanes - increase real estate value in previously undervalued, but resilient areas. For example, in the Miami neighborhood of Little Haiti and other high-elevation, low-income neighborhoods of color like Liberty City, these environmental and economic shifts promise displacement of historic residents of these neighborhoods into potentially more climate vulnerable areas, if not adequately acknowledged or addressed. Already-expensive housing markets will become cost-prohibitive for many long-time residents and renters; and the burden of additional costs to keep safe in climate vulnerable areas will disproportionately fall on low-income residents, most of whom are renters and not entitled to financial protections that come with homeownership.

The displacement analysis must include an analysis of potential direct and indirect racial and ethnic residential impacts of the proposed development. In addition, the analysis should include the development's localized harmful impacts on residents in the surrounding neighborhood, including projected urban heat island effects, an increase in carbon emissions that occur due to project construction, resiliency to sea-level rise for the life of the project, the psychological toll of displacement on communities, especially children, as well as an economic impact analysis at the household level. Analyses must include community engagement and input as well as a plan of action to remedy harmful findings.



Facts:

- As the impacts of sea-level rise intensify and developers look to higher ground to build new projects, Miami's low-income communities of color are at risk of displacement, particularly to climate-vulnerable neighborhoods
- A Colliers International South Florida study found that land prices rose from \$58 per square foot in 2014 to around \$275 per square foot in 2018.
- Land use changes that increase density and reduce urban vegetation can impair local air quality and exacerbate the Urban Heat Island Effect, which is concerning particularly in the context of rising temperatures and higher frequency of heat waves.

Safe Streets - Pass an Ordinance to Enforce Neighborhood Design Standards

Safe neighborhoods build community resiliency

Demand

We demand an ordinance and increased funding to improve the capacity of code enforcement to enforce existing neighborhood design standards that prioritize pedestrians and neighborhood safety, including adequate lighting, shade mechanisms, and safer street crossings.

Background

We recognize that the natural environmental features of a community - clean water, walkable streets, quality and availability of affordable housing - can greatly improve an individual's quality of life. In the face of climate change, this becomes even more important. Miami-Dade County is threatened with 187 days per year with a heat index of at least 90 degrees F by 2050 due to greenhouse gases emissions. All too often, working class communities are not provided with the necessary resources to access and administer the above mentioned necessities. This lack of funding and equity in neighborhood design standards generally reflects a larger pattern of urban neglect and also has a marked negative impact on neighborhood health, connectedness, and resilience.

Like so many cities across the nation, Miami is experiencing a surge in development. However, development should not come at the cost of community health, safety, and affordability. In Miami, the lack of adequate public transportation, walkable communities, greenery, and spaces for community gatherings has negative impacts on the health and wellness of those who have built and maintained the cultural fabric of the city for generations.

Facts

- In Miami, two out of three transit riders are on buses, but ridership has fallen by 33% over the past five years. Only five County bus routes arrive every 15 minutes or less throughout the day.



Wrap Around Services

Community supports must be holistic.

Demand

We demand that partnerships with government, non-profits, and private institutions be formed to integrate wrap-around services, such as social services, financial services, loan programs, job training, transportation, health services, and childcare into affordable and public housing. All affordable and public housing must follow sustainability and resiliency standards.

Background

Community resiliency is not solely accomplished through affordable housing. There needs to be a holistic contemplation of the community needs and purposeful programs created to provide safety nets for financial and social support, healthcare, workforce training, childcare and other areas.

We envision that these integrated services will serve as supplements to existing programs that may be at capacity. They should include a 3-6 month transition period of maintaining access to services when households transition to a higher household income level. They should also follow a “housing first” concept that would ban the box for disqualifications such as addiction and felony charges, instead replacing those disqualifications with enrollment in services. These programs increase social capital and build resilience and stability in the face of life’s shocks and stresses.

Neighborhood Affordability & Area Median Income

To prevent displacement, affordability must be tied to neighborhood income

Demand

We demand that incentives and goals for affordable housing should be based on local need instead of relying on regional formulas. The AMI level used for determining affordability should be calibrated to meet the actual income levels of neighborhood based on city census tract.

Background

Currently, housing affordability levels are based on regional calculations of the Miami-Dade metro Area Median Income (AMI). Through using this benchmark, we risk calculating an average income at a much higher level than the median household income level for a neighborhood. This effectively masks the true affordability needs for those that currently live in the varied low-income communities in Miami-Dade and the City of Miami. Miami-Dade County needs to add tens of thousands of affordable units to meet its present day housing need, but unless it pegs affordability to the right AMI level, not all "affordable" units will be accessible to residents. For example, the average City of Miami household earns \$31,642 a year, which means that it can only afford a 50% AMI unit. The average resident of Little Haiti can afford a 30% AMI unit. We recommend that affordable housing units at or below 60% AMI be prioritized in maintenance and construction, and localized targets be developed to increase housing choice and prevent displacement.

Facts

- More than half of Miami households are paying more than they can afford on housing
- In the City of Miami, more than 71% of households are renters, of which 61% are cost burdened



POLICY DEMANDS

COMMUNITY CONTROL

Community Land Trusts

Community land ownership will assist in maintaining affordability over time, building community wealth, increased home ownership and community equity.

Demand:

We demand that Miami-Dade County and its 34 municipalities incorporate the development of community land trusts (CLTs) as a key strategy in their affordable housing plans, and resource this strategy in their annual budgets.

Background:

We define CLTs as comprised of an elected board from the local community, which commits at least 8% of the CLT budget to community engagement when designing a new trust. This board also democratically determines which community needs are priorities via neighborhood consensus-building.

Miami-Dade County has 500 million square feet of publicly-owned vacant land. At the same time however, the community needs of over 130,000 affordable housing units. Each year, Miami-Dade County and its housing authorities invest large sums in rental subsidies, down-payment assistance, and other programs. While these programs are vital, they often do not guarantee permanent affordability, and these units risk reverting back to being market-rate. By taking land out of the real-estate market and placing it under community control, CLTs can make the housing units they control permanently affordable.

CLTs own the land upon which housing units are built and sell or rent the units on top of it. Thus, in addition to providing an affordable housing option, CLTs can help low-income families build wealth through providing homeownership, and affordable commercial spaces that allow for the growth of community businesses.



Community Benefits Agreements

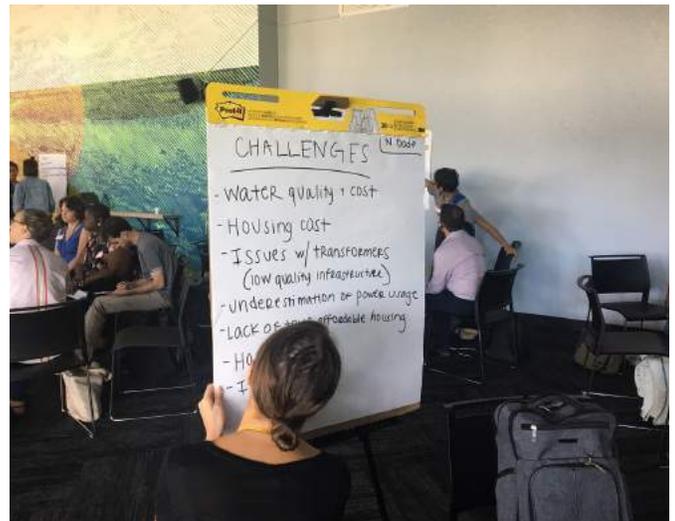
All development should come with mandatory community benefits to preserve affordable communities and stop displacement.

Demand

We demand a baseline community benefits agreement for every development that gets government funding and/or is subject to review by a municipal planning commission. We also demand that a local legal support agency or coalition of such agencies, outside of government, be formed in order to support community members across neighborhoods at a high-risk of displacement in Miami in crafting, implementing, and providing oversight for community benefits agreements.

Background

Recently, community benefits agreements (CBAs) have emerged as vehicles for residents of low-income communities to derive benefits from mega-development projects. This baseline community benefits agreement will include a detailed description and timeline of the community (defined as the immediate surrounding blocks and neighborhood) control of the project. It will reference the displacement analysis on the project, and what remedies the CBA is taking to remedy those potential risks, including but not limited to, incorporation of affordable housing for neighborhood census tract defined <80% AMI, local job creation for existing residents, integration of wrap-around services, improvements in neighborhood walkability, greenery, and sustainability, etc. The CBA development process must be led by a community-based organization and incorporate significant community engagement. Most importantly, the CBA must include mechanisms for enforceability.



Examples:

- Staples CBA: 20% affordable units, \$1 Million towards parks and recreation, 70% jobs covered by collective bargaining
- Hunters Point: 31% affordable/workforce housing, \$27 Million to housing assistance fund, \$8.5 Million to workforce development fund

POLICY DEMANDS

COMMUNITY ENGAGEMENT

Transparent and Meaningful Community Engagement Ethical development necessitates earnest and thorough community engagement

Demand:

We demand a more transparent and robust public notice process - for renters and property owners - for all proposed developments and changes in land use/zoning designations, including projects involving redevelopment tax incentives.



Background:

In order to build stronger communities that are more civically engaged, communities must be made aware of changes and opportunities in their neighborhoods. Specifically, we are requiring notice of public meetings be promoted at least 10 days prior to the meeting by robocalls, text messages, flyers, AND letters sent to surrounding homeowners and area renters. Contact information for area residents can be gained through asking those enrolled in the local school system, municipal 311, or municipal emergency contact services to opt-in. In addition, having alternative methods of participation that accommodate a variety of work schedules and lifestyles will increase accessibility and participation. Lastly, a single website available in English, Spanish, and Haitian Creole, that posts where and when these public meetings are taking place would be very helpful.

Suggestions:

- Posting notices of community meetings in multiple community centers
- Hold sessions for community input at different times and locations to increase community engagement
- Allowing for more community presentations at county and city commission meetings

Community Control

The community should have a say in the future of their neighborhood

Demand

We demand meaningful community engagement and control over development in Miami-Dade. In particular, we demand that our governments establish a moratorium on all development in opportunity zone areas, or any other future tax benefit plans that favor development in low-income communities until each community has provided input into a community-driven plan about their priorities and the types of developments they would like to see within their neighborhoods.

Background

A lack of community control or meaningful participation is what has resulted in a real estate market overwhelmed by thousands of vacant luxury housing units, while desperate lacking over a hundred thousand affordable housing units. We require a codified process in which community, (defined as the approximately 6 3/4 acres immediately surrounding the proposed development, as well as the neighborhood itself), participates in the design and terms (CBA) of the selected project, as well as final approval over the development. We want to underline that this process of community control not just be applied to potential housing projects, but to proposed developments of all kinds that are required to go before a municipal planning and zoning board.

Also, it has become increasingly clear that HUD's Opportunity Zone (OZ) program was designed for municipalities that have experienced decades of underdevelopment or neglect. Miami does not fit in to this mold, and so the OZ tax program may have unintended consequences, including community displacement, if not done with care.

In addition, we would like to see a development watchdog process created, outside of the government, that regularly reviews proposed developments and communicates these proposals to community leaders. This could be done using real estate newspapers, following municipal planning & zoning agendas, etc.



POLICY DEMANDS

ENSURING SUSTAINABLE AFFORDABLE HOUSING

Inclusionary Zoning & Vacancy Tax

The private market should subsidize affordable housing and all new development should contribute to the affordable housing stock

Demand:

We demand mandatory inclusionary zoning. We also demand that a vacancy tax be implemented in Miami-Dade County for units that remain persistently vacant, for over 18 months.

Background:

Inclusionary housing programs are local policies that impose regulations on private developers to create affordable housing for the community. While inclusionary zoning programs can take on many different forms, no program should give developers bonuses and fiscal incentives without requiring affordable housing onsite or cash contributions to community affordable housing fund. We are proposing mandatory inclusionary zoning of at least 30% of every proposed housing development in all neighborhoods of Miami-Dade to be dedicated to 80% neighborhood census tract AMI or below, or 30% or below Miami MSA AMI. To be clear, inclusionary zoning should apply across the board, not just in low-income neighborhoods where dense development is happening.

Vacancy tax funds will be used to build affordable housing, or those vacant units can be put on the rental market to offer 6-month leases to residents at 80% neighborhood census tract AMI or below, or 30% or below Miami MSA AMI.



Rent Control

Miami renters deserve protection from sky rocketing rents and increasingly exploitative rental practices

Demand

We demand that Miami-Dade County makes it a priority to directly lobby the state legislature for a statewide rent stabilization program. Through enacting a Housing State of Emergency under Fla. Stat. 125.0103, the Miami-Dade Board of Commissioners would have the ability to enforce rent control measures to help more effectively address the housing crisis.

Background

Over the years, gentrification, low wages, and rising rents have caused the cost of living in Miami-Dade to rise to massively unaffordable heights. Tenants, who are the backbone and heart of this city, are being priced out at alarming rates while speculators retain far too much power to decide who lives where and for how much. In addition to protecting working-class and poor communities from the effects of the affordable housing crisis, this rent stabilization program would allow communities to have access to all the tools they need to create stable, thriving neighborhoods. Rent control would provide for rent regulations that limit rent increases in private rental housing by creating a predictable schedule for the maximum percentage of rent increase that is allowed each year.

State law should allow locally controlled rent stabilization programs needed to help reset the balance of affordability and to reestablish a space in this city for those generations of people who helped build it. While the decision to change state law rests with the state legislature, we urge Miami-Dade County to support this cause with full force and to do everything in its power to help bring local control and affordability back home to South Florida.

Facts:

- Tenants living in rent-controlled units move less frequently and are less likely to be forced to move.
- Berkeley's rent control program stabilized 19,000 units for \$4 million. Conversely, it would have cost \$20 million to provide 2,200 vouchers; or \$220 million to build/rehabilitate 2,200 affordable units through a housing trust.

Tenants' Right to Counsel Program

Right to counsel is about equal protections and community reclamation.

Demand

We demand the creation of a Tenant's Right to Counsel program that would provide the right to an attorney for low-income tenants and renters facing eviction from their homes.

Background

The average speed at which tenants are swept through the eviction process in Florida causes many residents not only be displaced but traumatized by the experience as well. All too often in eviction proceedings, tenants do not have legal representation, which decreases the likelihood of renters having access to adequate information and knowledge of the law in order to fight the proceedings, particularly when there is no just cause for eviction. Landlords, who have so much power over their tenants, exercise this privileged vantage point by using the law as a tool to removed tenants quickly and many times, without ever even going in front of a judge. Thus, instituting a Right to Counsel program, which has successfully been used as a tool to level the playing field in granting access to the right to a lawyer, would help to alleviate this imbalance of power.



END NOTES

1. Basile, C. (2019, April 3). Freddie Mac: These are the most rent-burdened housing markets. Retrieved from Housing Wire: <https://www.housingwire.com/articles/48710-freddie-mac-these-are-the-most-rent-burdened-housing-markets/>
2. Better Bus Project. (2019). Better Bus Project. Retrieved from Transit Alliance: <https://www.transitalliance.miami/campaign/better-bus-project-bus-network-redesign>
3. Brey, J. (2019, June 18). The Florida Legislature Can't Seem to Leave the Housing Trust Fund Alone. (Next City) Retrieved April 2020, from <https://nextcity.org/daily/entry/the-florida-legislature-cant-seem-to-leave-the-housing-trust-fund-alone>
4. Capps, K. (2019, September 4). Does Gentrification Give Children Anxiety? Retrieved from City Lab: <https://www.citylab.com/equity/2019/09/gentrification-effects-children-depression-economic-data/597292/>
5. Chew, A., & Treuhaft, S. (2019). Our Homes, Our Future: How Rent Control Can Build Healthy, Stable Communities. Policy Link.
6. Enterprise. (2017, December 14). DC Department of Energy and Environment Launches Nation's First Multifamily Housing Resilience Tool to Support Preservation of Capital's Affordable Housing Stock. Retrieved from <https://www.enterprisecommunity.org/news-and-events/news-releases/dc-launches-nations-first-multifamily-housing-resilience-tool>
7. Gonzalez, R. (n.d.). The Spectrum of Community Engagement to Ownership. Retrieved from Movement Strategy: <https://movementstrategy.org/b/wp-content/uploads/2019/09/Spectrum-2-1-1.pdf>
8. Greiner, K. T., Rosado, R., & Paz, J. D. (2017). The Dynamics of Housing Affordability in Miami-Dade County: Assessing the Implementation and Impacts of Inclusionary Zoning. Miami-Dade: County Department of Public Housing and Community Development
9. Hanks, D. (2017, May 5). As transit ridership drops, Miami-Dade wants to cut bus stops and outsource routes. Retrieved from Miami Herald: <https://www.miamiherald.com/news/local/community/miami-dade/article148954014.html>
10. Harris, A. (2018, April 24). The risk of sea level rise is chipping away at Miami home values, new research shows. Retrieved from Miami Herald : <https://www.miamiherald.com/real-estate/article209611439.html>

END NOTES

11. Loudenback, T. (2018, December 13). A new report reveals the 17 most popular housing markets for the world's richest people, and a notoriously expensive city is missing from the list. Retrieved from Business Insider: <https://www.businessinsider.com/worlds-expensive-richest-real-estate-markets-hong-kong-london-2018-12>
12. Miami Homes For All; City of Miami. (2019). Connect Capital Miami Report. Miami.
13. Rivas, F. (2019, September 25). Housing a sticking point this budget season. Retrieved from The Miami Times: https://www.miamitimesonline.com/news/housing-a-sticking-point-this-budget-season/article_4e73a61c-dfa1-11e9-8d45-dfd31f8df0c3.html
14. Robiou, M. (2018, March 27). When Gentrification Is a Mental Health Issue. Retrieved from City Lab: <https://www.citylab.com/equity/2018/03/when-gentrification-is-a-mental-health-issue/556526/>
15. Rodriguez, R. (2017, July 9). Miami is getting lots of new apartments, but you may not be able to afford them. Retrieved from Miami Herald: <https://www.miamiherald.com/news/business/real-estate-news/article160180729.html>
16. Rodriguez, R., & Moreno, S. (2019, March 15). Developers say there's no vacant land in Miami. This tool shows half a billion square feet. Retrieved from Miami Herald: <https://www.miamiherald.com/news/business/real-estate-news/article227452354.html>
17. Shimberg Center for Housing Studies. (2019). 2019 Rental Market Study. Miami.
18. Sissoon, P. (2020, February 10). As sea level rises, Miami neighborhoods feel rising tide of gentrification. Retrieved from Curbed: <https://www.curbed.com/2020/2/10/21128496/miami-real-estate-climate-change-gentrification>
19. South Florida Housing Studies Consortium. (2017). The Dynamics of Housing Affordability in Miami-Dade County. Miami.
20. Turken, S. (2019, March 11). Miami Has Highest Household Vacancy Rate Among Largest Metro Areas, Study Finds. Retrieved from WJCT Public Media: <https://news.wjct.org/post/miami-has-highest-household-vacancy-rate-among-largest-metro-areas-study-finds>
21. Viglucchi, A. (2019, June 5). Priced out of paradise: Why locals can no longer afford to live in Miami. Retrieved from Miami Herald: <https://www.miamiherald.com/news/business/real-estate-news/article229029784.html>

For more information, or to join in on our advocacy efforts,
please email the Miami Climate Alliance at
miamiclimatealliance@gmail.com