

Location Affordability Index

Housing and Transportation Costs for Typical Household

- Extremely affordable (less than 35%)
- Very affordable (35-45%)
- Affordable (45-55%)
- Unaffordable (55-65%)
- Very unaffordable (more than 65%)

Portland, OR
Light Rail

New York, NY
Bikeshare

Washington, D.C.
Heavy Rail

New Orleans, LA
Trolley

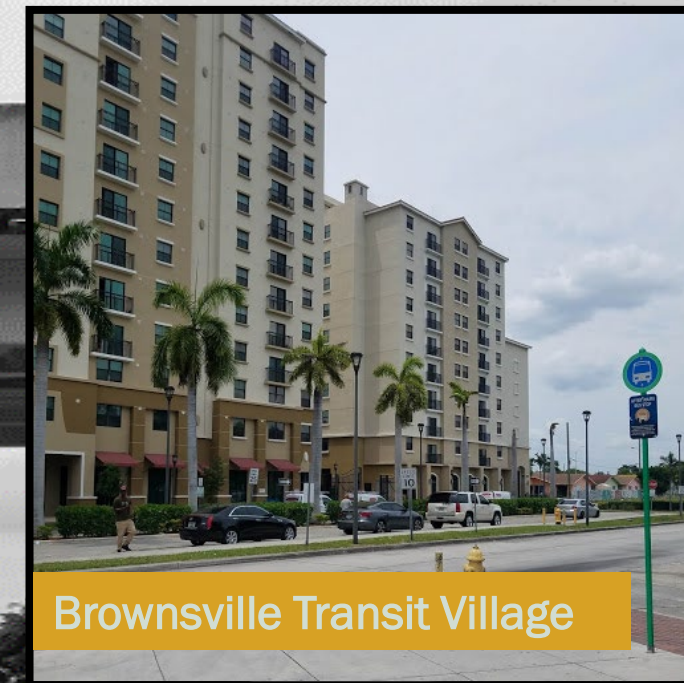
Houston, TX
Light Rail

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

Transit Oriented Developments (TODs)

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



Brownsville Transit Village



Brownsville, Miami, FL
Heavy Rail

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

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

Source: [Booz, Allen & Hamilton, 2007](#)



Zip Code is not a federally protected class.

Source: [U.S. Code Chp.45-FAIR HOUSING](#)

What I Learned...

Affordable Housing Anti-Displacement Strategies:

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

Source: [UC Berkley, 2017](#)

Production Strategy

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

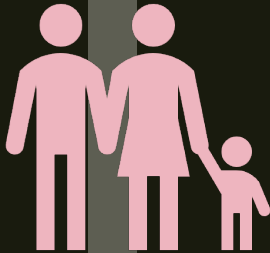
Source: [MDC Surtax, 2017](#)

Production / Preservation Strategy

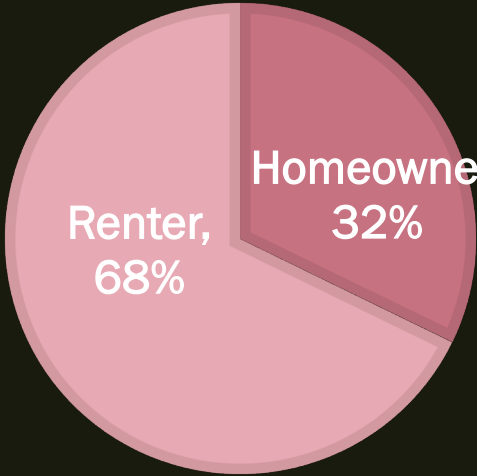
In 2018, Miami-Dade County established a Infill Housing Initiative Homeownership Program.

Source: [MDC Legislative Item#180123](#)

Brownsville Quick Facts



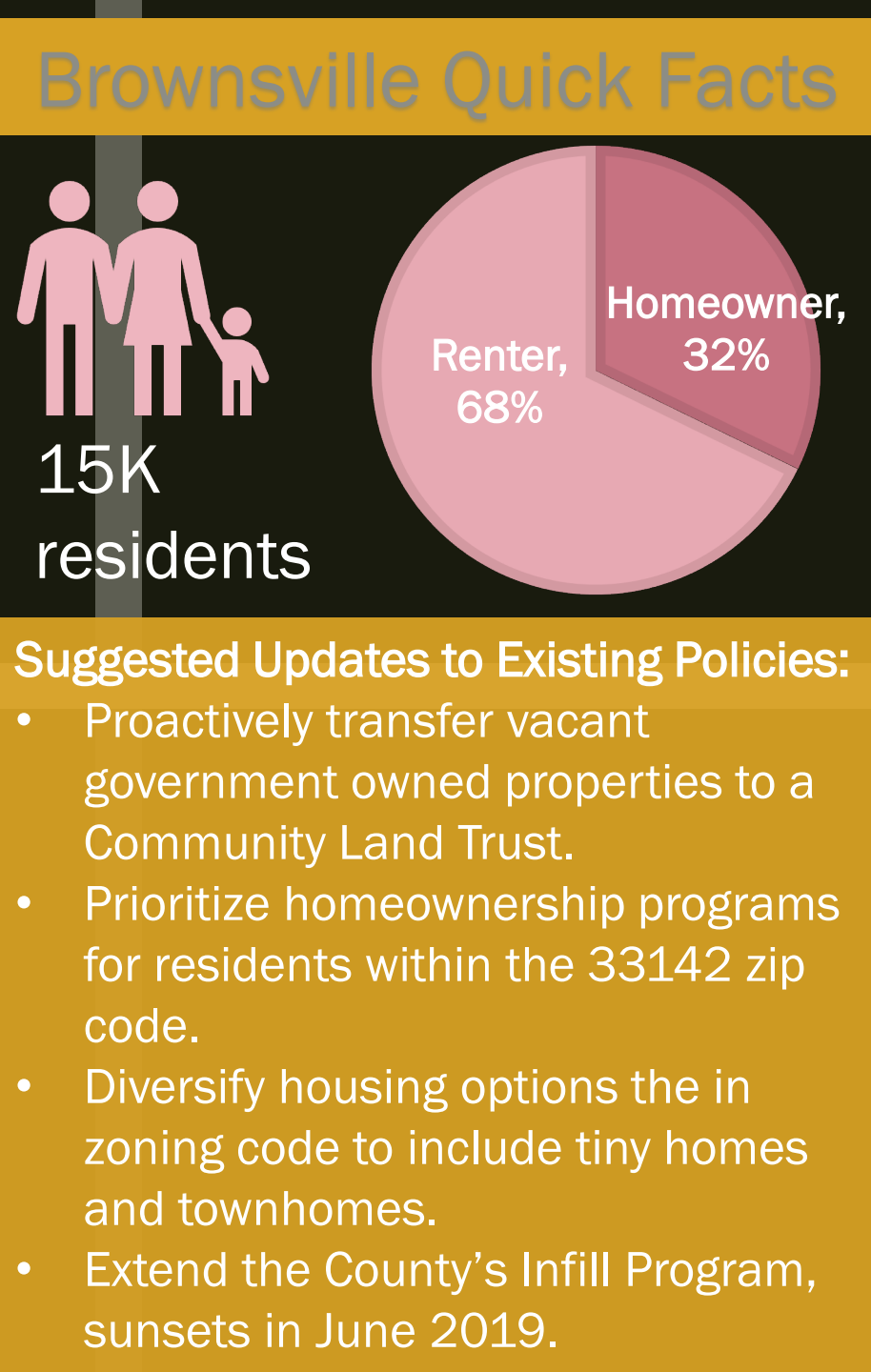
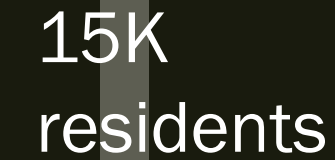
15K
residents



Housing Status	Percentage
Homeowner	32%
Renter	68%

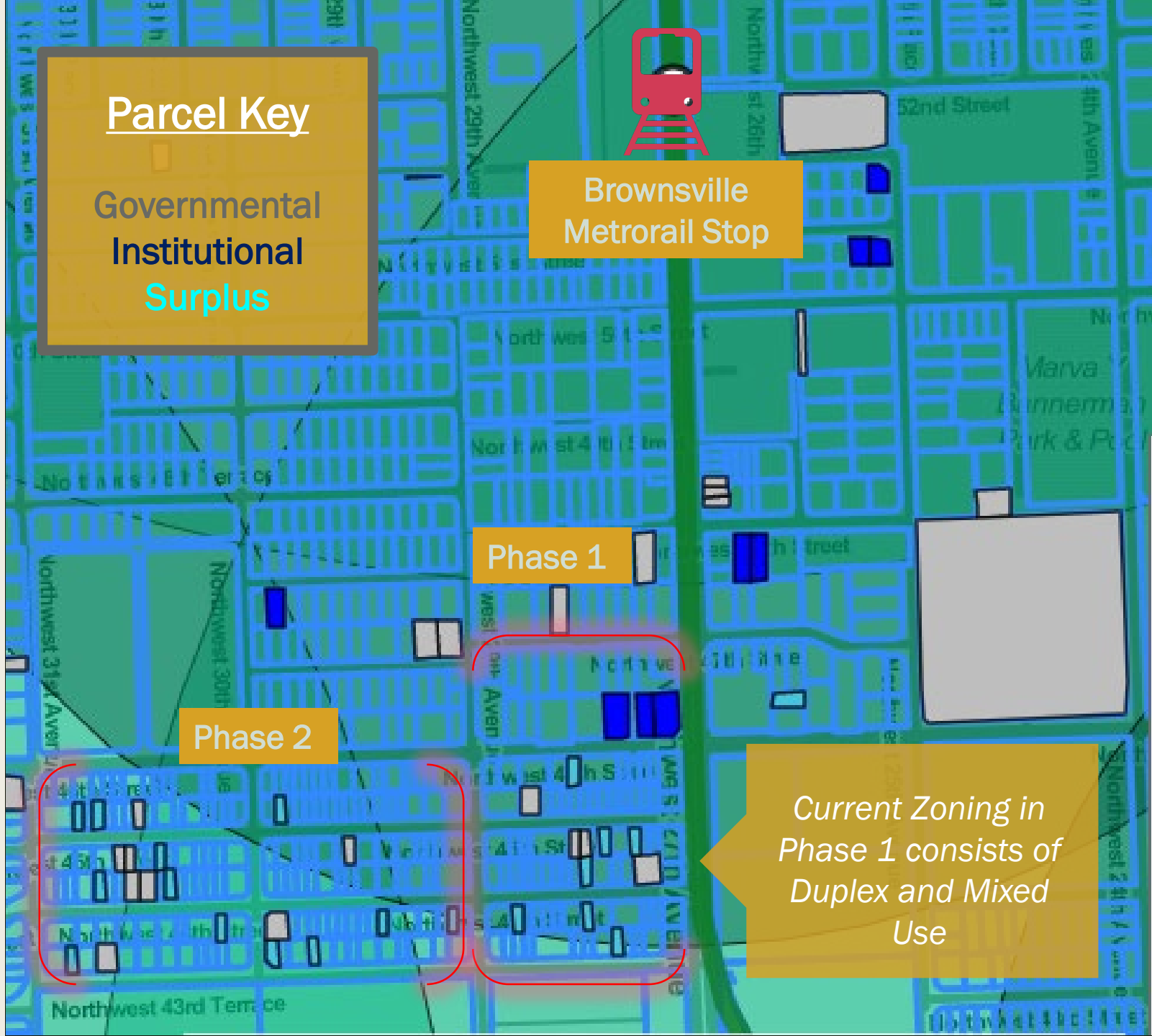
Suggested Updates to Existing Policies:

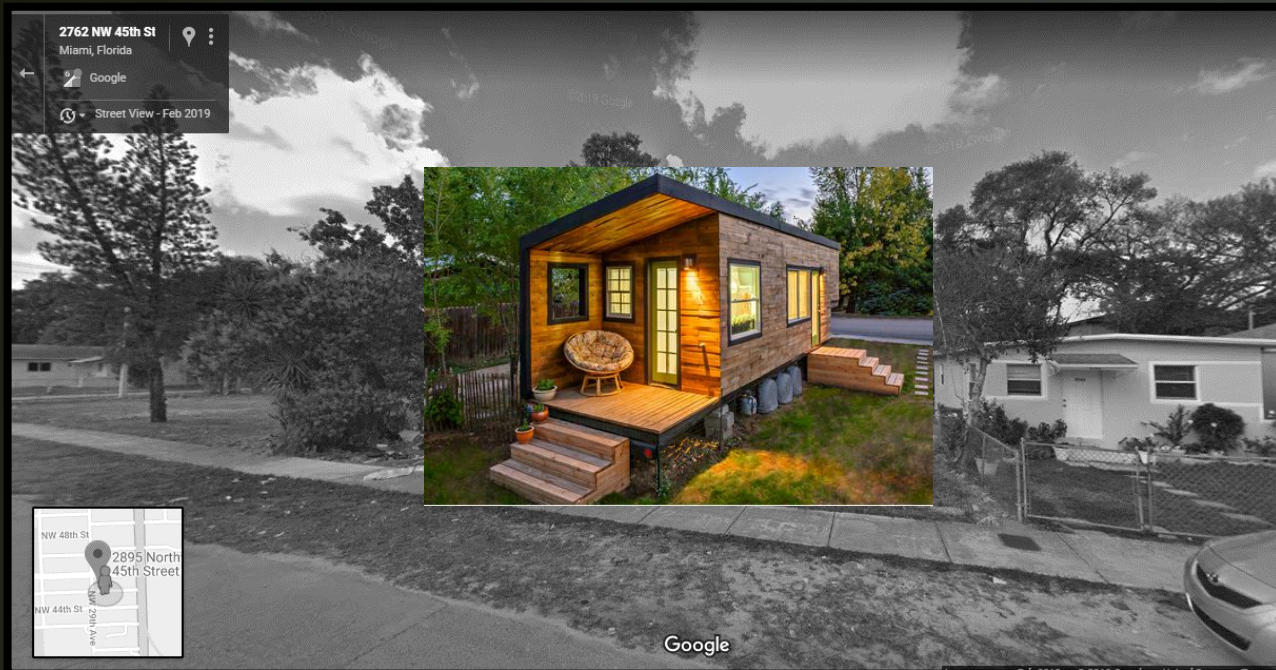
- Proactively transfer vacant government owned properties to a Community Land Trust.
- Prioritize homeownership programs for residents within the 77801 zip code.
- Diversify housing options the in zoning code to include tiny homes and townhomes.
- Extend the County's Infill Program, sunsets in June 2019.



- 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.
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- Prioritize homeownership programs for residents within the 33142 zip code.
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THANK YOU

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Potential Partners:

