

# Impact of Special Area Plans on Available Affordable Housing Units

Community Scholars in Affordable House

Liza Perry

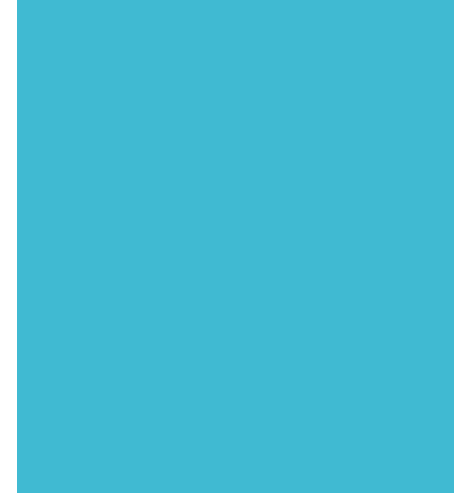
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# The Affect of SAPs

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

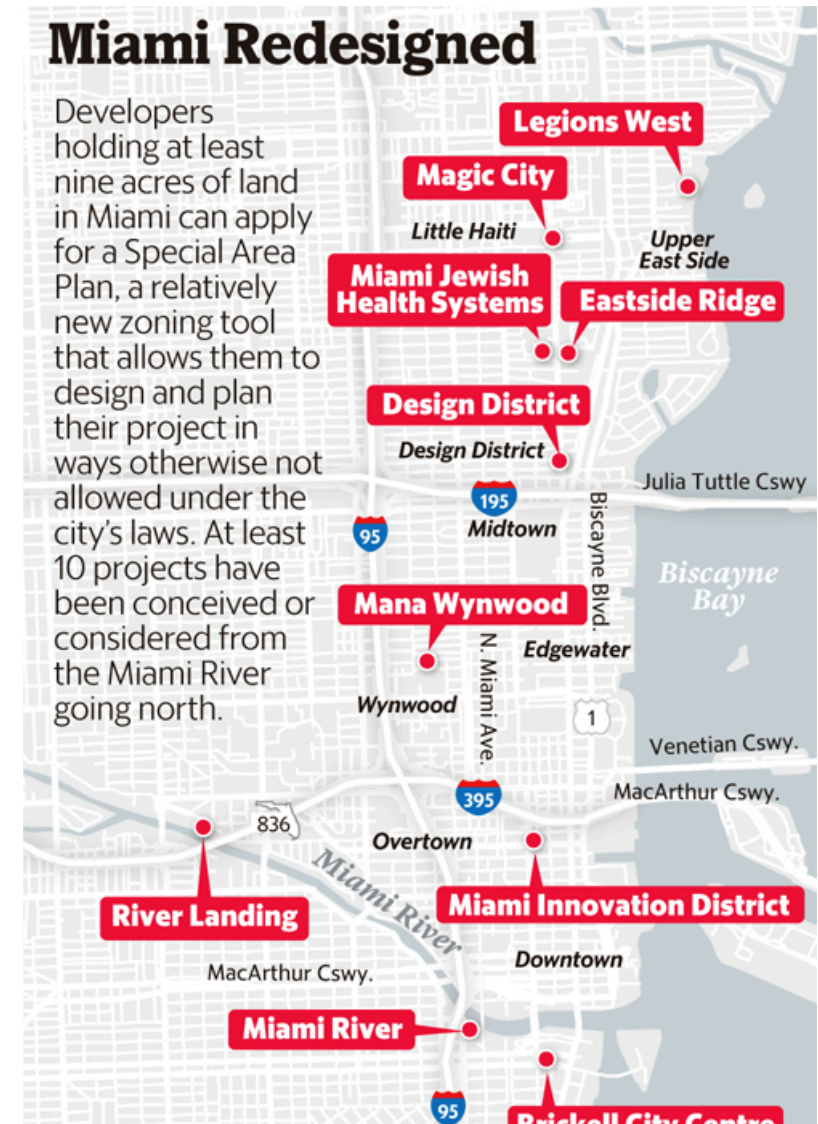
Developer Abuse

The Community Voice

Discussions with City Commissioners / Miami 21 Taskforce

## Miami Redesigned

Developers holding at least nine acres of land in Miami can apply for a Special Area Plan, a relatively new zoning tool that allows them to design and plan their project in ways otherwise not allowed under the city's laws. At least 10 projects have been conceived or considered from the Miami River going north.



# 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?

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Support advocates and non-profits trying to create a viable standard of affordable housing stock in SAPs

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Participate in workshops within local communities with current or potential SAPs

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Share your opinion with the Miami 21 Taskforce

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Speak up at City Commissioner meetings when Miami 21 and SAPs are on the agenda