WHAT IS 100 GREAT IDEAS?

100 Great Ideas is a massive community brainstorm. Your ideas are wanted.

1. Post ideas, questions, and resources.
2. Engage with others.
3. Be nice and have fun!

NOVEMBER 13TH - 17TH, 2017
IN THE 100 GREAT IDEAS FACEBOOK GROUP
PARTNERS

Guest Hosts:

- Miami Homes for All
- University of Miami Office of Civic & Community Engagement
- The New Florida Majority
- United Way of Miami-Dade
- National Association for the Advancement of Colored People
- South Florida Community Development Coalition
- Catalyst Miami
- Community Justice Project
- Engage Miami
- South Florida Community Land Trust

Sponsor:

JP Morgan Chase & Co.
WHAT IS 100 GREAT IDEAS?

Punch Line:

Our City needs a comprehensive, data-driven plan to build and preserve affordable housing.
1. Innovate with Housing Strategies
2. Consider the Greater Affordability Picture
3. Engage and Empower the Community in Decision-Making
Theme 1: Innovate with Housing Strategies

"THINK SUSTAINABLE. When we invest in an affordable unit, keep it affordable forever. Prioritize materials that are long-lasting, sustainable, and energy efficient while integrating climate resilience. The Community Land Trust (CLT) model is widely recognized as the most effective, long-term strategy for preserving quality, affordable homes."

-South Florida Community Land Trust
 THEME 3: ENGAGE AND EMPOWER THE COMMUNITY IN DECISION-MAKING

3

Engage and Empower the Community in Decision-Making

"Invite more public participation by reducing barriers. The Town of Miami Lakes accepts public comments via pre-recorded video. Both the City of Miami and Miami-Dade County should also consider accepting and playing pre-recorded public comments during municipal meetings to make resident participation more accessible."

-Jorge Damian de la Paz and Matt Haber
4. Leverage Taxes
5. Modify State and Local Policy
6. Expand and Protect Funding
"Accessory Dwelling Units (ADUs) - amending our zoning code to allow the proliferation of ADUs would increase: 1) affordable housing options for renters, and 2) income assistance for single family homeowners (making ownership more affordable). Under current Miami 21, they are only allowed in T3L, and all T4 (R, L, and O). Importantly, they are not allowed in T3 R and O."
- Mark Grafton

"Miami’s housing market has two extremes: single family homes and high rises. We are missing all the building typologies in between. In urbanism, this is called the ‘missing middle.’ In Miami21, these buildings would fall in the T4 and T5 transects. Unfortunately, these transects DO NOT work, which is why they are not being developed. Additionally, these two transects cover very small areas in the City of Miami, they could be the majority.”
- Santiago Eliashev
7. Explore Affordable and Sustainable Building Materials

8. Protect and Utilize Existing Resources

9. Reduce Cost of Building and Preserving Properties
"South Florida and its cities need a Comprehensive housing plan. Some good examples include Austin, New York City, and Nashville. They are clear, concise planning documents that define housing terms, identify the need, determine solutions, set goals, plan for implementation and provide for updates."
- Mandy Bartle

"Increasing access to affordable housing is key, but we must also remove the stigma associated with affordable housing. It’s all about messaging. Are we saying affordable housing is a last step in crisis or are we championing it as a space to build and restore our community?"
- Daniel Anzueto
“Providing & preserving quality, sustainable, affordable housing for underserved populations in South Florida.”
WHAT ARE COMMUNITY LAND TRUSTS (CLTs)?

• Permanent community control & stewardship of the ground/land.
• Primary activities typically include single-family, multi-family, and/or commercial development.
• CLT conveys home ownership via a 99-year ground lease with home buyer. CLT retains permanent ownership of the ground/land.
• Shared equity between home owner and CLT at the time of future sale of home – preserves future affordability for lower-income buyers.
• Community governance on Board of Directors (typically tripartite governance on Board including renters and/or home owners).
## South Florida Community Land Trust

### CORE REAL ESTATE DEVELOPMENT VALUES

**Neighborhoods of Opportunity**

<table>
<thead>
<tr>
<th>• Access to Jobs &amp; Employment Centers</th>
<th>• Access to Quality Public Education</th>
<th>• Crime and Safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Proximity to Food, Shopping &amp; Services</td>
<td>• Environmental Quality &amp; Health</td>
<td>• Access to Public Transportation Nodes &amp; Corridors</td>
</tr>
</tbody>
</table>
NEXT STEPS

Study the 100 Great Ideas report. Consider implementation of viable solutions as part of a **comprehensive plan** for building and preserving affordable housing.

Continue engaging constituents around issues that matter to the future of our city.