



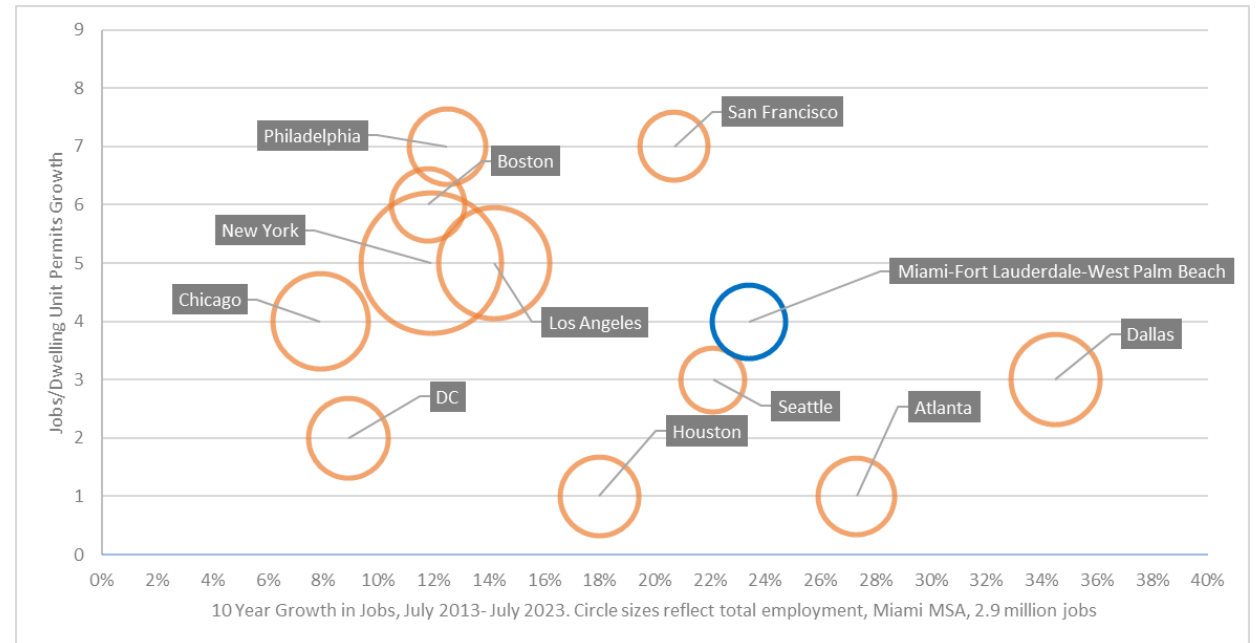
BUSINESS CASE FOR LINKING HOUSING AND TRANSPORTATION IN SOUTH FLORIDA

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South Florida Regional Planning Council
January 17, 2024 CEDS Meeting



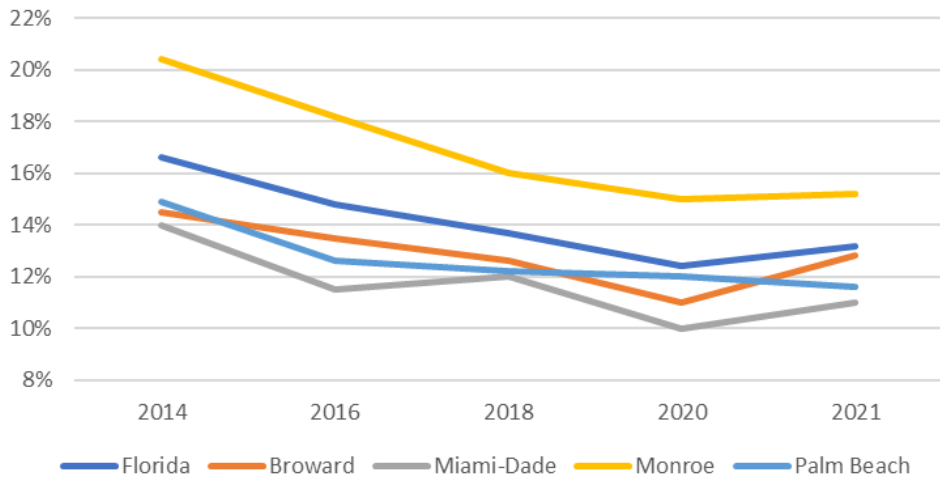
- 8th most populous MSA
- 12th largest metro economy
- 3rd Fastest job growth in a major metro area rate over 10-years (Behind Dallas and Atlanta)
- **2nd Worst of fast growing metros in single-family housing growth relative to jobs**
 - While the need for overall units is worst in state, the MSA produces one unit for every 4 jobs (SF-7, LA-5, NY-5, Boston-6, PHL-7) which is good for a large metro (2 is U.S. average)
- **4th Worst MSA in House Price to Income Ratio**
- **4th worst commute delay in the US, 9th in the World**

Ratio of Gains in Jobs to Gains in Dwelling Unit Permits



Source: American Community Survey, National Association of Realtors [Housing Shortage Tracker \(nar.realtor\)](https://www.nar.realtor/housing-shortage-tracker)

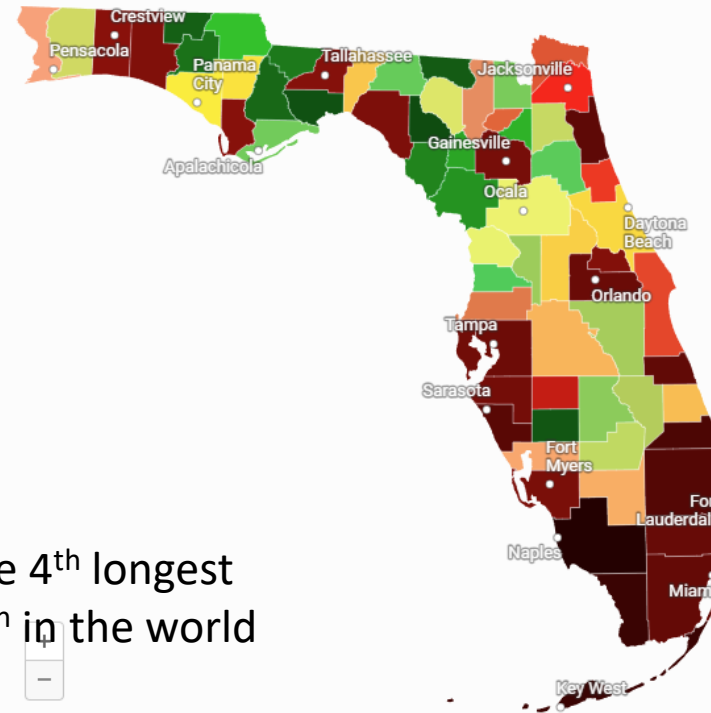
All Ages in Poverty, 2014-2021



Source: American Community Survey, via Wikipedia

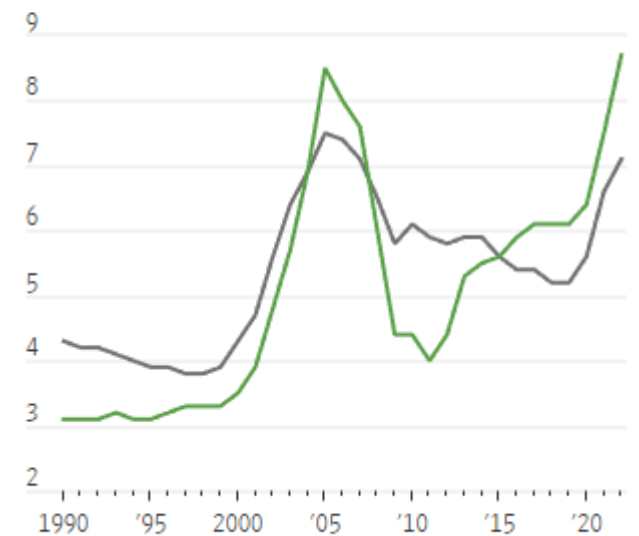
Difference Between Mean and Median Income in Florida

Based on latest 2021 Census Bureau data, this map shows Florida counties and the gap between the mean household income and the median household income.



Median home price to median income ratio

- Miami-Fort Lauderdale-West Palm Beach, FL
- New York-Newark-Jersey City, NY-NJ-PA



Source: Harvard Joint Center for Housing Studies

Miami metro area had the 4th longest travel delays in the US, 9th in the world

105 hours of delay, \$1,773 per driver/year

Source: INRIX, 2023

- I. Introduction
 - A. Background
 - 1. The Housing and Transportation Connection
 - 2. Definition of Affordable Housing
 - 3. Importance of Affordable Housing
 - 4. Live Local Act
 - 5. Property Insurance
 - 6. East-West Interconnectivity
 - 7. Connection to Transit Oriented Development (TOD)
- II. Economic Impacts of the Lack of Affordable Housing
 - A. Increased Poverty and Homelessness
 - B. Reduced Workforce Productivity
 - C. Strain on Social Services
 - D. Demographic Trends and Household Sizes
- III. Connection to Transit Oriented Development
 - A. Definition and Components of Transit Oriented Development
 - B. Benefits of TOD
- IV. Challenges in Achieving Affordable Housing within TOD
 - A. Zoning and Land Use Regulations
 - B. Contextual Issues
 - C. Financing and Funding Challenges
 - D. Community Resistance
- V. Solutions to Non-TOD Affordable Housing Needs
 - A. Inclusionary Zoning Policies
 - B. Geller Amendment
 - C. Public-Private/Non-Profit Partnerships
 - D. Mixed-Income Housing
 - E. Transit-Oriented Development Planning
- VI. Case Studies
 - A. Successful Examples of TOD with Affordable Housing
 - B. Lessons Learned and Best Practices
- VII. Conclusion
 - A. Recap of Economic Impacts
 - B. Importance of Addressing Affordable Housing in TOD
 - C. Call to Action and Policy Recommendations

Thank You!

Comments or Questions?

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