



AGENDA ITEM # IV.C

DATE: OCTOBER 20, 2025
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: COUNCIL HIGHLIGHTS

Attached are brief descriptions of some ongoing programs and activities of the Council.

Information only.



LATEST NEWS FROM THE SFRPC

CONFERENCE RECAP: THE BUSINESS CASE FOR TRANSIT-ORIENTED DEVELOPMENT WITH AFFORDABLE & WORKFORCE HOUSING

On Thursday, September 11, 2025, the South Florida Regional Planning Council hosted its annual regional conference at the Broward Center for the Performing Arts, convening 235 public, private, and non-profit sector leaders for “The Business Case for Transit-Oriented Development with Affordable and Workforce Housing.” The meeting focused on the positive impact of Transit-Oriented Development (TOD) and Transit-Oriented Communities (TOC) on housing production and affordability, mobility, and economic development in Southeast Florida, highlighting collaboration across Miami-Dade, Broward, and Palm Beach counties, and featuring sessions on transit-oriented development (TOD), financing mechanisms, workforce housing, and public–private partnerships (P3s).



SESSION HIGHLIGHTS

Session 1 – Building the Regional Economy: Development Around Transit



Panel Members: Rodrick T. Miller, Bob Swindell, Sandra Veszi Einhorn, Juan Carlos Liscano, and Teddy Lhoutellier

- The session emphasized that transit accessibility directly impacts economic competitiveness and workforce reliability.
- The University of Miami demonstrated success in reducing single-occupancy vehicle reliance through transit discounts and on-demand mobility services like Freebee.
- Employers, such as American Airlines, highlighted how reliable transit underpins operational continuity and economic vitality.
- Regional leaders noted that affordable housing within proximity to workplaces remains a deciding factor for business relocation and retention.

Session 2 – Is the Market Compatible with Vision?



Panel Members: Chad Maxey, Lindsay Lecour, Albert Milo, Jr., Tim Wheat, and Kim Briesemeister

- Developers shared real world examples of affordable and workforce housing integrated into mixed-use developments along major transit corridors.
- Common challenges include balancing financial feasibility, parking requirements, and retail viability in TODs.
- Consensus emerged that mixed-income development (affordable, workforce, and market-rate units) is the most viable approach to sustainable affordability.
- Examples such as Atlantic Square, Magnus Brickell, and Pinnacle 441 in Hollywood illustrate successful TODs that reduce parking dependency and support walkable communities.
- Public-private collaboration and flexible local zoning policies were identified as key enablers for future projects.

Lunch Panel – Creating TOCs and TODs: Executive Updates from Miami-Dade and Broward Counties



Panel Members: Javier Bustamante, Aileen Bouclé, SFRPC Chair Michelle Lincoln, Coree Cuff Lonergan, and Greg Stuart

- Miami-Dade’s SMART Plan and an expanded Rapid Transit Zone (RTZ) framework are driving TOD/TOC implementation with 32 completed developments.
- Broward’s PREMO Program, a \$4.3 billion investment, aims to deliver 200 miles of premium transit and 23 million annual riders.
- Both counties emphasized data-driven planning, resilience to flooding, and coordination with state and local partners.
- Palm Beach County and regional MPOs were encouraged to align corridor development and land use for long-term sustainability.

Session 3 – Bricks, Mortar, and Design: The Public Return on Investment



Panel Members: Brandon Schaad, Nathan Kogon, Michael Marshall, Anthony Fajardo, and Darby Delsalle

- TOD success depends on flexible zoning, market alignment, and community support.
- Miami-Dade's policies link density bonuses to affordable housing, while Broward regulates maximum density with bonus incentives.
- The Live Local Act has catalyzed affordable and workforce housing development, although municipalities expressed concern about local preemption.
- Cities like Boca Raton and Fort Lauderdale are adapting by promoting planned mobility areas and walkable TOD districts.

Session 4 – Innovative Partnerships and Financing Strategies



Panel Members: Ralph Stone, Nathan Perlmutter, Aaron Stolear, David Dech, and Joseph M. Yesbeck

- Financing mechanisms discussed included RIFF federal infrastructure loans, CRA credits, bond programs, and gap financing.
- TODs often face complex lending and risk management challenges, especially around ground leases, parking ratios, and tax abatements.
- Broward’s Affordable Housing Trust Fund and gap financing program were cited as effective models for leveraging public-private capital.
- Panelists underscored the need for equitable TODs, anchored by essential institutions like hospitals or universities. “Equitable TOD” seeks to ensure the benefits of transit-oriented development are experienced by people of all income levels.

Session 5 – Leadership Roundtable: Aligning Vision, Policy, and Action



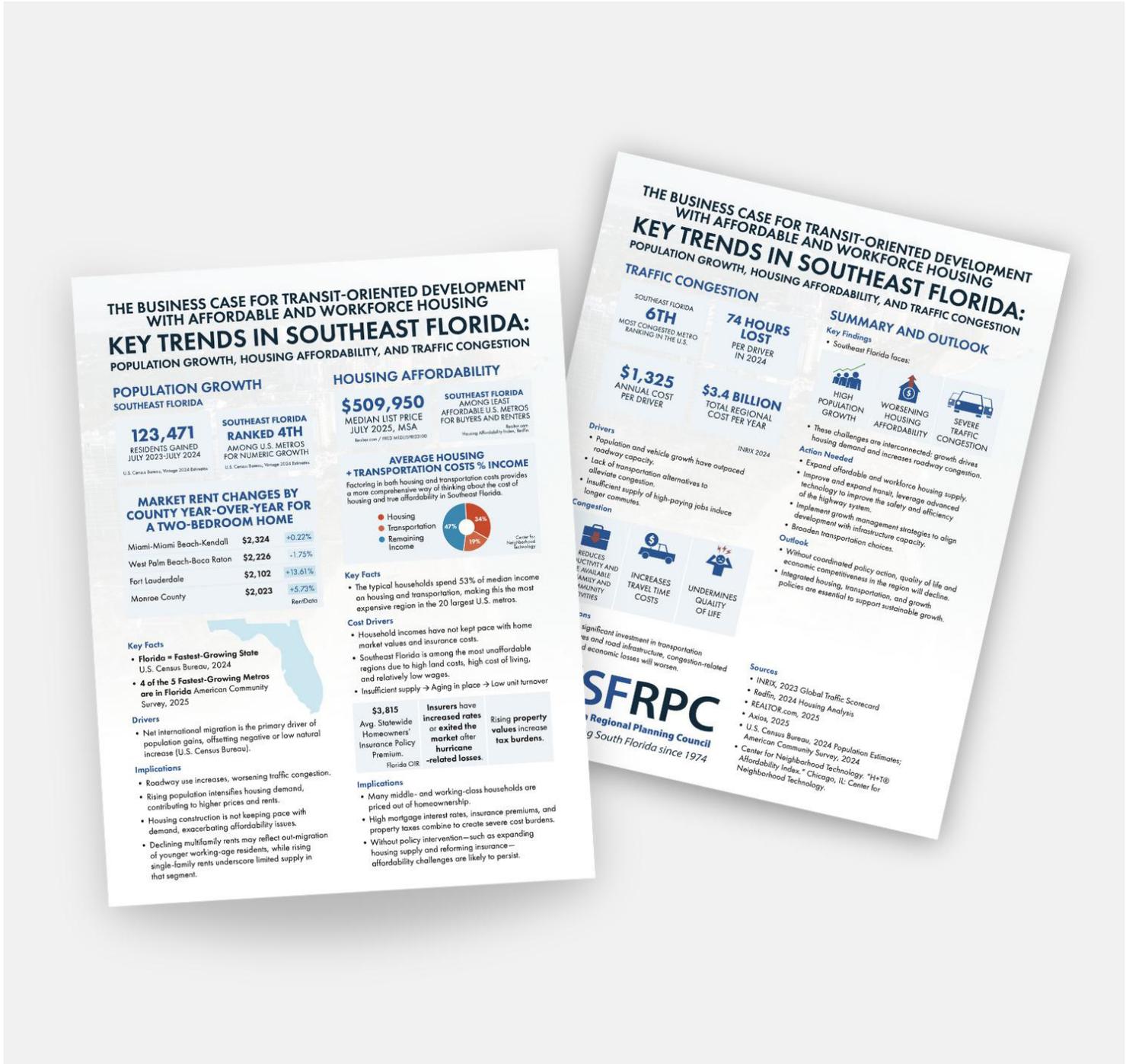
Panel Members: Palm Beach County Commissioner Marci Woodward, Broward County Commissioner Senator Steve Geller, Broward County Commissioner Lamar Fisher, and Miami-Dade County Commissioner Oliver Gilbert

- The roundtable underscored regional collaboration and shared transit investments across counties.
- Commissioners emphasized zoning flexibility, community education, and funding consistency to ensure TOD success.
- Workforce development and private sector investment were recognized as key drivers for long-term sustainability.
- Agreed actions included:
 - Partner with the Treasure Coast RPC for regional TOD coordination.
 - Require developers to fund first/last mile connectivity.
 - Expand workforce housing strategies near transit hubs.
 - Increase public–private cooperation for Tri-Rail and regional transit networks.

WHAT'S NEXT

SFRPC staff, in collaboration with CEDS Strategy Committee members, will compile action items and next steps from each session for inclusion in our November update. The event recording and speaker presentations are available on the Council website.

SOUTHEAST FLORIDA BY THE NUMBERS



At the 2025 Regional Conference, we shared data from the 2025 Comprehensive Economic Development Strategy (CEDS) report, "The Business Case for Transit-Oriented Development with Affordable and Workforce Housing."

Explore the factsheet, "Key Trends in Southeast Florida: Population Growth, Housing Affordability, and Traffic Congestion," to learn more about the findings.

THE BUSINESS CASE FOR TRANSIT-ORIENTED DEVELOPMENT WITH AFFORDABLE AND WORKFORCE HOUSING

KEY TRENDS IN SOUTHEAST FLORIDA:

POPULATION GROWTH, HOUSING AFFORDABILITY, AND TRAFFIC CONGESTION

POPULATION GROWTH

SOUTHEAST FLORIDA

123,471

RESIDENTS GAINED
JULY 2023-JULY 2024

U.S. Census Bureau, Vintage 2024 Estimates

**SOUTHEAST FLORIDA
RANKED 4TH**

AMONG U.S. METROS
FOR NUMERIC GROWTH

U.S. Census Bureau, Vintage 2024 Estimates

HOUSING AFFORDABILITY

\$509,950

MEDIAN LIST PRICE
JULY 2025, MSA

Realtor.com / FRED MEDLISPRI33100

**SOUTHEAST FLORIDA
AMONG LEAST
AFFORDABLE U.S. METROS
FOR BUYERS AND RENTERS**

Realtor.com
Housing Affordability Index, Redfin

AVERAGE HOUSING + TRANSPORTATION COSTS % INCOME

Factoring in both housing and transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability in Southeast Florida.



Center for
Neighborhood
Technology

MARKET RENT CHANGES BY COUNTY YEAR-OVER-YEAR FOR A TWO-BEDROOM HOME

Miami-Miami Beach-Kendall	\$2,324	+0.22%
West Palm Beach-Boca Raton	\$2,226	-1.75%
Fort Lauderdale	\$2,102	+13.61%
Monroe County	\$2,023	+5.73%

RentData

Key Facts

- **Florida = Fastest-Growing State**
U.S. Census Bureau, 2024
- **4 of the 5 Fastest-Growing Metros are in Florida**
American Community Survey, 2025

Drivers

- Net international migration is the primary driver of population gains, offsetting negative or low natural increase (U.S. Census Bureau).

Implications

- Roadway use increases, worsening traffic congestion.
- Rising population intensifies housing demand, contributing to higher prices and rents.
- Housing construction is not keeping pace with demand, exacerbating affordability issues.
- Declining multifamily rents may reflect out-migration of younger working-age residents, while rising single-family rents underscore limited supply in that segment.

Key Facts

- The typical households spend 53% of median income on housing and transportation, making this the most expensive region in the 20 largest U.S. metros.

Cost Drivers

- Household incomes have not kept pace with home market values and insurance costs.
- Southeast Florida is among the most unaffordable regions due to high land costs, high cost of living, and relatively low wages.
- Insufficient supply → Aging in place → Low unit turnover

\$3,815

Avg. Statewide
Homeowners'
Insurance Policy
Premium.

Florida OIR

**Insurers have
increased rates
or exited the
market after
hurricane
-related losses.**

Rising **property
values** increase
tax burdens.

Implications

- Many middle- and working-class households are priced out of homeownership.
- High mortgage interest rates, insurance premiums, and property taxes combine to create severe cost burdens.
- Without policy intervention—such as expanding housing supply and reforming insurance—affordability challenges are likely to persist.

THE BUSINESS CASE FOR TRANSIT-ORIENTED DEVELOPMENT WITH AFFORDABLE AND WORKFORCE HOUSING

KEY TRENDS IN SOUTHEAST FLORIDA:

POPULATION GROWTH, HOUSING AFFORDABILITY, AND TRAFFIC CONGESTION

TRAFFIC CONGESTION

SOUTHEAST FLORIDA
6TH
MOST CONGESTED METRO
RANKING IN THE U.S.

**74 HOURS
LOST**
PER DRIVER
IN 2024

\$1,325
ANNUAL COST
PER DRIVER

\$3.4 BILLION
TOTAL REGIONAL
COST PER YEAR

INRIX 2024

Drivers

- Population and vehicle growth have outpaced roadway capacity.
- Lack of transportation alternatives to alleviate congestion.
- Insufficient supply of high-paying jobs induce longer commutes.

Congestion



REDUCES
PRODUCTIVITY AND
TIME AVAILABLE
FOR FAMILY AND
COMMUNITY
ACTIVITIES



INCREASES
TRAVEL TIME
COSTS



UNDERMINES
QUALITY
OF LIFE

Implications

- Without significant investment in transportation alternatives and road infrastructure, congestion-related delays and economic losses will worsen.



South Florida Regional Planning Council

Proudly serving South Florida since 1974

SUMMARY AND OUTLOOK

Key Findings

- Southeast Florida faces:



HIGH
POPULATION
GROWTH



WORSENING
HOUSING
AFFORDABILITY



SEVERE
TRAFFIC
CONGESTION

- These challenges are interconnected: growth drives housing demand and increases roadway congestion.

Action Needed

- Expand affordable and workforce housing supply.
- Improve and expand transit, leverage advanced technology to improve the safety and efficiency of the highway system.
- Implement growth management strategies to align development with infrastructure capacity.
- Broaden transportation choices.

Outlook

- Without coordinated policy action, quality of life and economic competitiveness in the region will decline.
- Integrated housing, transportation, and growth policies are essential to support sustainable growth.

Sources

- INRIX, 2023 Global Traffic Scorecard
- Redfin, 2024 Housing Analysis
- REALTOR.com, 2025
- Axios, 2025
- U.S. Census Bureau, 2024 Population Estimates; American Community Survey, 2024
- Center for Neighborhood Technology. "H+T® Affordability Index." Chicago, IL: Center for Neighborhood Technology.

SOUTH FLORIDA BUSINESS JOURNAL PANEL: DOING BUSINESS IN SOUTH BROWARD



On September 30th Councilmember and Broward County Mayor Beam Furr and Executive Director Isabel Cosio Carballo joined regional leaders for a forward-looking conversation on projects, trends, and opportunities shaping South Broward. The panel was moderated by Brian Bandell, Real Estate Editor for the South Florida Business Journal, and featured Andrew Zidar of RK Centers; Broward County Mayor Beam Furr; Executive Director Isabel Cosio Carballo; Shane Strum, Broward Health President & CEO and Interim CEO of Memorial Healthcare System; and Andrew Ansin, CEO of Sunbeam Television. Thank you to the South Florida Business Journal and the City of Miramar for sponsoring this important conversation.

REVOLVING LOAN FUND AND SOUTH FLORIDA COMMUNITY DEVELOPMENT FUND HIGHLIGHTS



The SFRPC advanced key projects this month, including a \$2 million EPA supplemental award for the Park Road redevelopment in Hollywood to accelerate remediation and clear the way for mixed-use development. On Miami-Dade's 79th Street Corridor, the community led 79th Street Corridor Initiative, working with Stantec, moved assessment and reuse planning forward for the site at the northeast corner of NW 22nd Avenue and NW 76th Street, envisioned as a mixed-use veterans' affordable housing development with ground floor office space. Final county approvals for environmental remediation are underway. To bridge the gap, the SFRPC intends to issue an approximately \$100,000 Revolving Loan Fund subgrant so work can move forward on this important project.

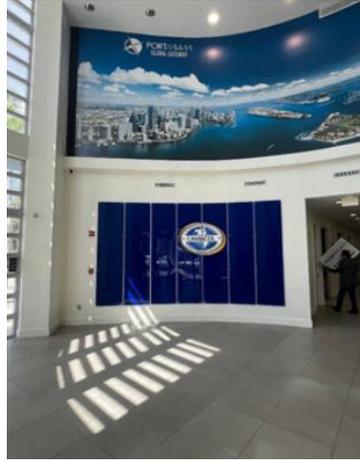
Through the South Florida Community Development Fund (SFCDFI), our partnership with the Urban League of Broward County (ULBC) and Central County Community Development Corporation, whose 2015 support helped capitalize SFCDFI's revolving model, continues to expand inclusive economic opportunity via technical assistance, access to capital, and strategic guidance for early-stage and disadvantaged businesses. To date, the SFCDFI has financed 71 single-family homes for first-time homebuyers, with a focus on increasing minority homeownership.

REVOLVING LOAN FUND SITE VISITS

Loan Administration Staff went out into the community this month to check in with several RLF borrowers: Dermaclinic, Fresh & Clean Coin Laundry, Always Keep Progressing, and Eastern Acupuncture & Wellness. Site visits enable direct engagement with business owners, support loan performance monitoring, and help us assess on-the-ground impact.



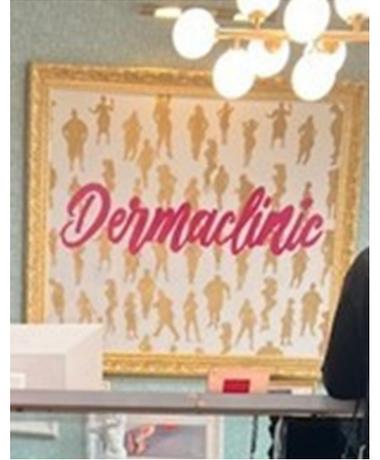
T NAILS



CAMACOL



SCARANO
FUNERAL HOMES



DERMACLINIC



FRESH AND CLEAN COIN
LAUNDRY



ALWAYS KEEP
PROGRESSING



EASTERN ACUPUNCTURE
AND WELLNESS

REGIONAL RESILIENCE PLANNING AND OTHER PLANNING ACTIVITIES

The SFRPC also secured from the Florida Department of Environmental Protection \$200,000 to expand the Resilient Benefit–Cost Analysis Tool developed by Council Staff statewide, integrating long-term climate risk and the value of nature-based solutions into decision making statewide. Led by the SFRPC, this project will be undertaken in cooperation with sister regional planning councils across the state.

On October 16th, Executive Director Cosio Carballo joined County and municipal leaders at the Broward Leaders Resilience Roundtable where participants received important updates on the Countywide Resilience Plan, County and municipal resilience efforts, and from the SFWMD and U.S. Army Corps of Engineers on the Central & Southern Florida Flood Risk Resilience Study and related resilience initiatives. On October 17, 2025, Executive Director Cosio Carballo will be participating as an Advisory Member of Miami-Dade County’s Evaluation and Appraisal Report (EAR) Task Force to inform Comprehensive Development Master Plan (CDMP) updates through 2050, with attention to infill, growth areas, and opportunities to implement the County’s vision for Miami-Dade County and its communities.

Additionally, on September 4th Council Staff joined the Florida Silver Jackets kickoff conversation to build a basin-level flood model inventory and standardize data collection statewide. Among other news, the federal government committed funding for Brightline safety improvements; new research highlights heat-tolerant algae as a potential lifeline for elkhorn coral; and the City of Miami advanced the Miami Loop Resolution, a 223-mile connected trail network linking neighborhoods, parks, and waterfronts.

PLANNING FOR RESILIENCE AND MILITARY READINESS

The Council was awarded \$41,000 from the Florida Department of Environmental Protection to continue the Military Installation Resilience Review (MIRR), supporting South Florida bases as they plan for sea-level rise, flooding, extreme heat, hurricanes, and other hazards.



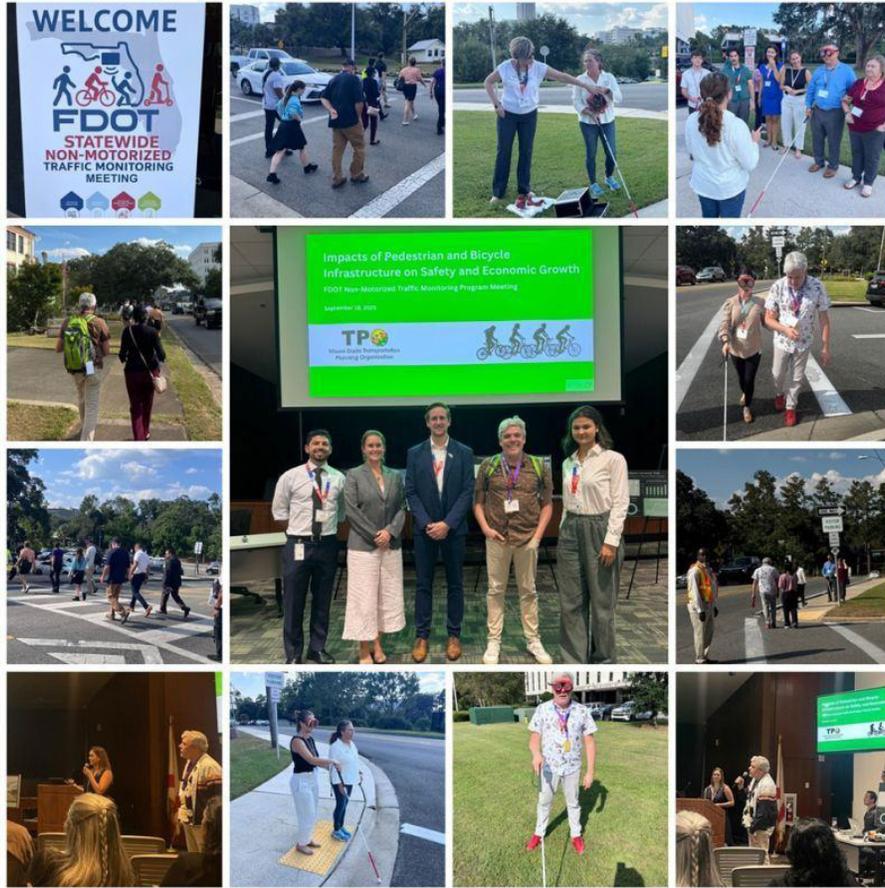
These funds will be used to advance resilience implementation projects at Homestead ARB, South Florida Ocean Measurement Facility, and U.S. Army-Garrison – SOUTHCOM.

In September, a statewide panel highlighted how Regional Planning Councils are implementing regional resiliency through partnerships with Florida's military installations. Christina Miskis, Principal Planner at the South Florida Regional Planning Council, shared lessons from completing the state's first Military Installation Resiliency (Readiness) Report with funding from the Department of Defense. Cara Serra, Planning Director and Deputy Executive Director at the Tampa Bay Regional Planning Council, described Tampa Bay's long-term partnerships that are piloting resiliency innovations. Hannah Quenga, Sentinel Landscape Resilience Specialist at Avon Park Air Force Range, and Buck MacLaughlin, Operations Officer at Avon Park Air Force Range, explained how the Sentinel Landscape Partnership strengthened the Avon Park MIRR and related initiatives. Fara Ilami, Regional Resiliency Manager at the Northeast Florida Regional Council, outlined how Northeast Florida is building on success stories across the state to advance resilience in their region.

LEPC / HMEP EMERGENCY PREPAREDNESS PROGRAM

As part of the Council's mission, the Emergency Preparedness Planning Program coordinates regional readiness for hazardous materials incidents and climate-related risks by aligning local governments, first responders, and state/federal partners; managing required plans and reports; and supporting training, exercises, and data-driven mitigation. In August the Council hosted the South Florida Local Emergency Planning Committee Meeting including updates from the State Emergency Response Commission and Statewide Training Task Force meetings held in July 2025 attended by the SFRPC LEPC Coordinator. This month, we completed quarterly reporting for the Local Emergency Planning Committee the Hazardous Materials Emergency Preparedness program, and the Monroe County Hazard Analysis. Council Staff also met with regional HazMat team leads through the Fire Chiefs Association of Broward County's Special Operations Subcommittee on October 1 to coordinate updates, exercises, and training, and participated in the Region 10 Training & Exercise Meeting on September 19 with emergency management colleagues from Miami-Dade, Broward, Monroe, and Palm Beach counties and the Florida Division of Emergency Management to align county updates and upcoming exercise opportunities.

BUILDING SAFER ROADS AND STRONGER COMMUNITIES WITH SFRPC AND THE MIAMI-DADE TPO



We are proud to have partnered with the Miami-Dade Transportation Planning Organization (TPO) on the “Impacts of Pedestrian and Bicycle Infrastructure on Safety and Economic Growth” study. This study explores how expanding bicycle infrastructure can improve safety, strengthen public health, and support economic vitality in Miami-Dade County. By mapping bicycle trip origins and destinations and conducting cost-benefit and health impact analyses, the report highlights significant health and economic benefits of investing in bicycle infrastructure. We look forward to continuing our collaboration to advance a safer, connected, and multimodal transportation network. Congratulations to the Miami-Dade TPO team on a successful presentation at the Non-Motorized Traffic Monitoring Program Statewide Meeting.