

Topic: Affordable Housing
Resource Type: Guidance Materials and Scholarly Articles
State: Florida
Jurisdiction Type: Municipal
Municipality: City of Miami
Year: 2018
Title: Mandatory Inclusionary Zoning Ordinance, Miami, Florida
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Passed a mandatory inclusionary zoning ordinance in 2018 that requires affordable units in a certain 30-block district. Because the city ranked lowest in the country for affordable rental units and climate change is forcing residents inland, Miami chose to pass this ordinance. Now, rental developments within the zone must have a minimum 7% affordable or 14% workforce housing. Both of these are designated for households earning 80% less AMI. Developers will be permitted to increase project square footage if they fulfill this requirement. In Miami, 33.8% of renter households are severely cost burdened, spending 30-50% of income on rent. Additionally, the historically inland communities were largely black and latinx, and are being forced out by richer people moving from beachfront properties.

Mandatory Inclusionary Zoning Ordinance, Miami, Florida

In 2018, Miami passed a mandatory inclusionary zoning (IZ) ordinance that requires the inclusion of affordable housing in the Omni Community Redevelopment Agency (CRA) district, a 30-block area north of downtown Miami. Miami currently ranks lowest in the availability of affordable rental units among cities in the nation. Meanwhile, low-income communities in the city's inland neighborhoods that are historically black and Latinx now face development pressures from wealthier residents seeking to relocate from the city's low-lying coastal neighborhoods to the city's inland neighborhoods. Miami's IZ ordinance, the first of its kind in Miami-Dade County, requires rental developments in the Omni CRA district to set aside a minimum of 7% affordable units or 14% workforce housing units. Similarly, condo developments are required to include at least 5% affordable units and 10% workforce units. In return, developers would be permitted to increase the square footage of their projects.

Miami-Dade County faces some of the highest rates of affordable housing shortages in the country.¹ According to one study published in 2018, about 33.8% of renter households in the Miami metro area were severely cost-burdened (or spend upwards of 30-50 percent of their income on rent).² Compounding the housing crisis, Miami faces growing threats from climate change, such as sea-level rise and hurricanes. In response, wealthier communities have been moving inland and upland to higher ground, gradually pricing out low-to-medium-income residents who have resided there for generations.³ To help address this problem, in 2018 Miami-Dade County passed the region's first mandatory inclusionary zoning (IZ) ordinance, which requires developers to set aside a minimum percentage of affordable housing and workforce housing units in the Omni Community Redevelopment Agency (CRA) district, a 30-block area north of downtown Miami.

The IZ ordinance applies to properties within the Omni CRA district with a T6-24B zoning designation. Specifically, the ordinance requires rental developments in the district to set aside a minimum of 7% affordable units or 14% workforce housing units (both designated for households earning 80% or lower Area Median Income (AMI)). Similarly, condo developments are required to include at least 5% affordable units and 10% workforce units.⁴ In return, developers would be permitted to increase the square footage of their projects.

Miami's inclusionary zoning ordinance can serve as an example of how a city facing simultaneous climate and gentrification pressures can begin to use its regulatory power to amend its zoning ordinance and increase the availability of affordable housing for low to moderate-income individuals.

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Endnotes

1. <https://www.miaminewtimes.com/news/miami-dade-housing-prices-rising-faster-than-wages-10816747>
2. <https://www.miamiherald.com/news/business/real-estate-news/article218934535.html>
3. <https://www.cbsnews.com/news/climate-change-miami-affordable-housing-gentrification-cbsn-originals-documentary/>
4. <https://thenewtropic.com/miami-affordable-housing-basics/>

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