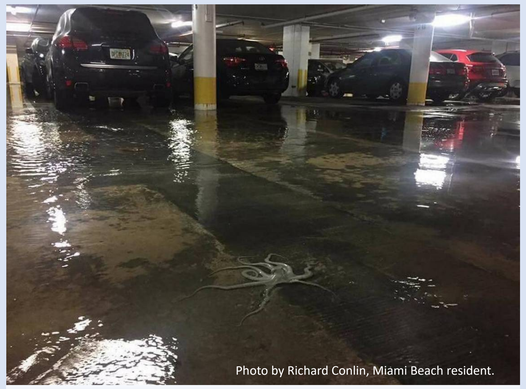
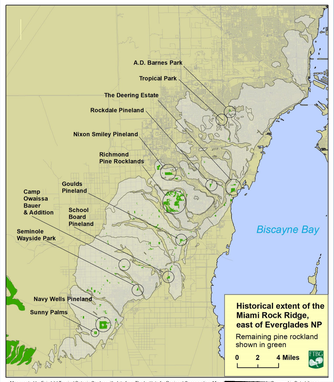
The Influence of Climate Change and the Discriminatory Effects of Zoning Policies Concerning Affordable Housing Developments in South Florida

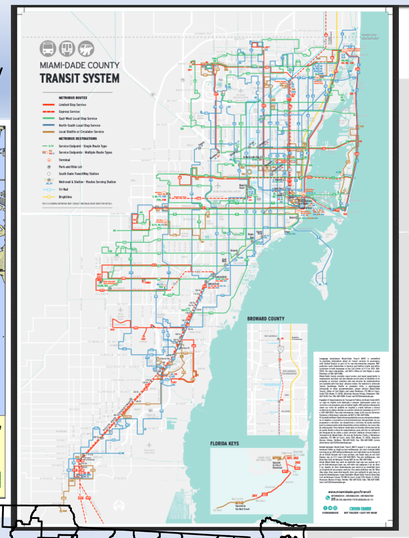
Global Environmental Justice Conference 2019 - Yale School of Forestry & Environmental Studies **Theresa Pinto, M.S., J.D. (2020)** MIAMILAW UNIVERSITY OF MIAMI SCHOOL OF LAW

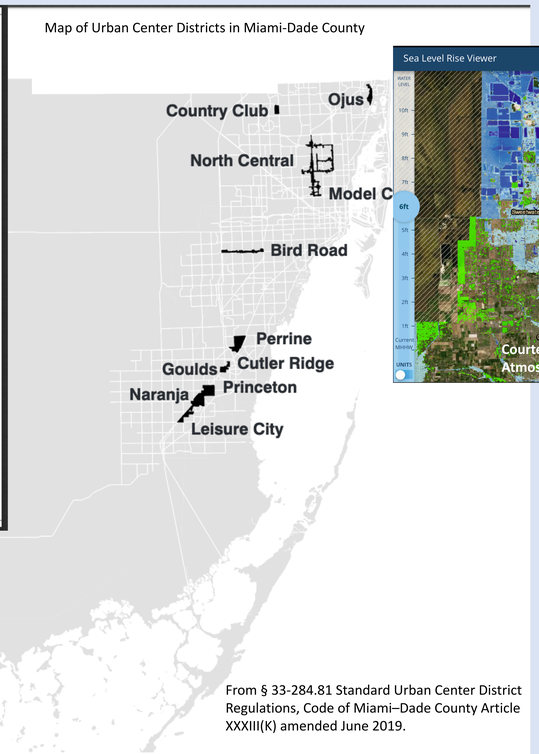


Live octopus native to South Florida waters is photographed in a flooded parking garage on Miami Beach.

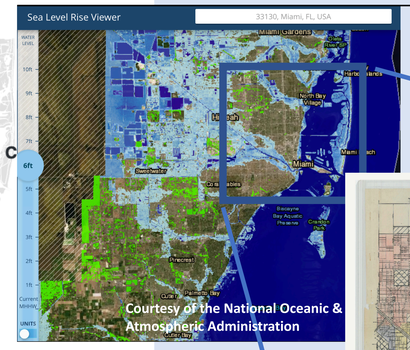
Maps showing development based on environmental factors along the South Florida coral rock ridge and the discriminatory effects of that development.

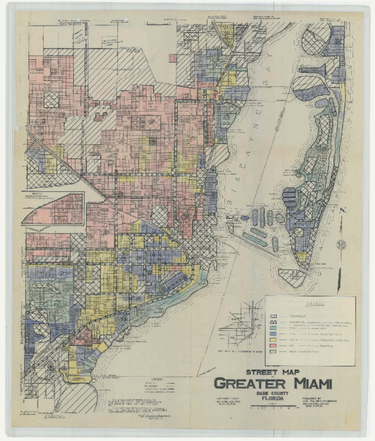






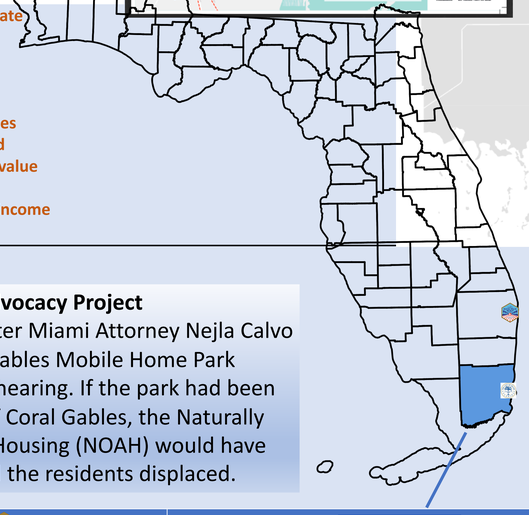
From § 33-284.81 Standard Urban Center District Regulations, Code of Miami–Dade County Article XXXIII(K) amended June 2019.





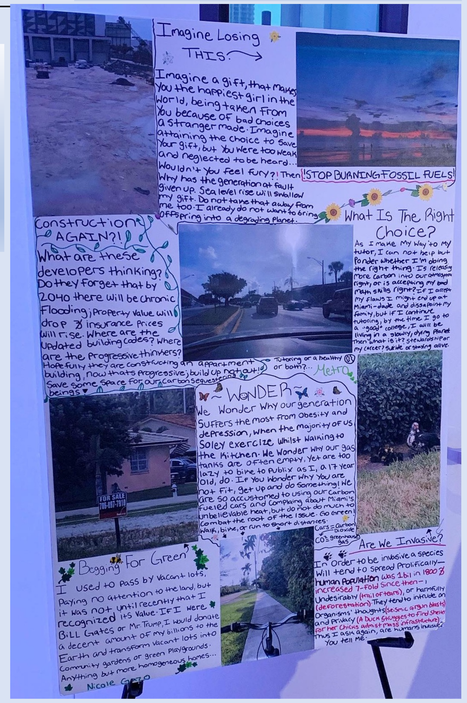
Map of Miami **redlining** circa 1950s
Courtesy of the National Archives & Records Administration

Florida Population Estimate
21,299,235 total
53.5% white
16.9% black
31.9% brown/other
Florida Housing Estimates
64.8% owner-occupied
$178,700 median housing value
$1077 median rent
$50,883 median household income
13.6% poverty rate



Mobile Home Park Advocacy Project
Legal Services of Greater Miami Attorney Nejla Calvo represents the Little Gables Mobile Home Park during an annexation hearing. If the park had been annexed by the City of Coral Gables, the Naturally Occurring Affordable Housing (NOAH) would have been redeveloped and the residents displaced.

Photovoicing presentation product by Nicole Gazo, a senior at Miami Palmetto Senior High School, who took part in the Climate Design Lab at the Van Alen Institute during the summer of 2019. Joanna Lombard and Gina Maranto at the University of Miami Abess Center for Ecosystem Science & Policy designed and implemented the Photovoice project for the Climate Design Lab.



Aggregated demographic data of all persons who spoke at public hearings on housing developments in one of three municipalities in South Florida for the years 2017-2018-2019 (partially collected).

	White	Black	Brown	M	F	Above MHV+	Below MHV+
YES for affordable housing	8	15	8	12	20	x	xx
NO on affordable housing	31	5	22	29	27	x	xx

ROYAL PALM BEACH	MIAMI-DADE COUNTY	THE CITY OF MIAMI
11.2 mi² land area	1897.72 mi² land area	35.87 mi² land area
40,018 population estimate 51.9% female 48.1% male	2,761,581 population estimate 51.5% female 48.5% male	470,914 population estimate 50.6% female 49.4% male
27.5% black 44.5% white 26.3% brown/other (22.7%)*	17.9% black 13.0% white 71.1% brown/other (69.1%)*	18.4% black 10.5% white 73.4% brown/other (72.2%)*
79.3 % Owner-occupied housing rate $232,700 median housing value $1490 median gross rent	52.2 % Owner-occupied housing rate $242,800 median housing value $1195 median gross rent	30.2 % Owner-occupied housing rate $271,200 median housing value $1056 median gross rent
$73,296 median household income $30,837 per capita income 6.5% poverty rate	$46,338 median household income $25,481 per capita income 16.7% poverty rate	$33,999 median household income $25,067 per capita income 25.8% poverty rate

Data collected from the United States Census Bureau 2017-2018 data

*Percentages represent self-identified white Hispanic/Latino population