

# Gentrification In Miami: The Challenge Of Urban Sustainability And What Can Be Done About It

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# Gentrification



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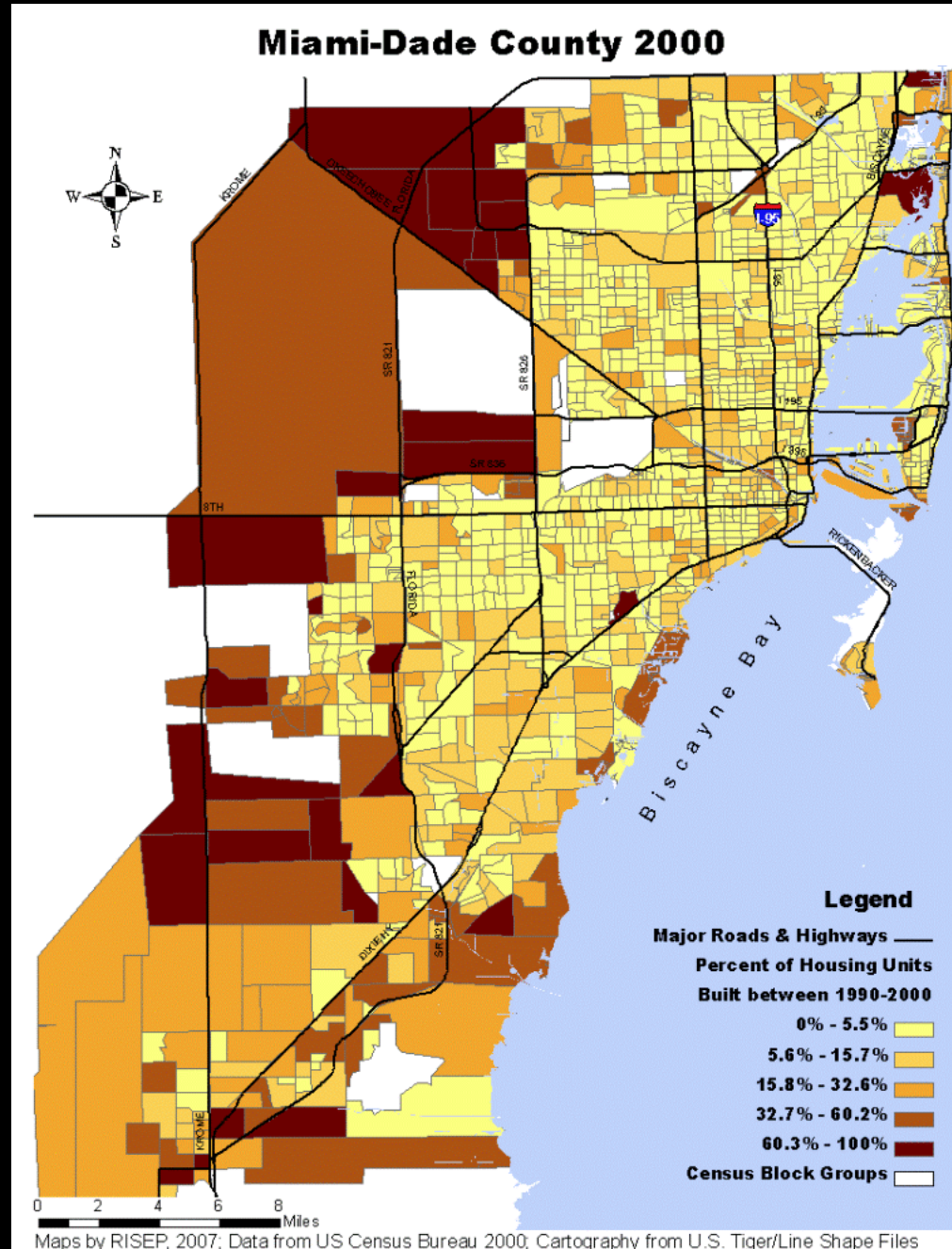
Prices starting at mid \$300,000 to the \$500,000.



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# The Suburban – Urban Neglect Connection



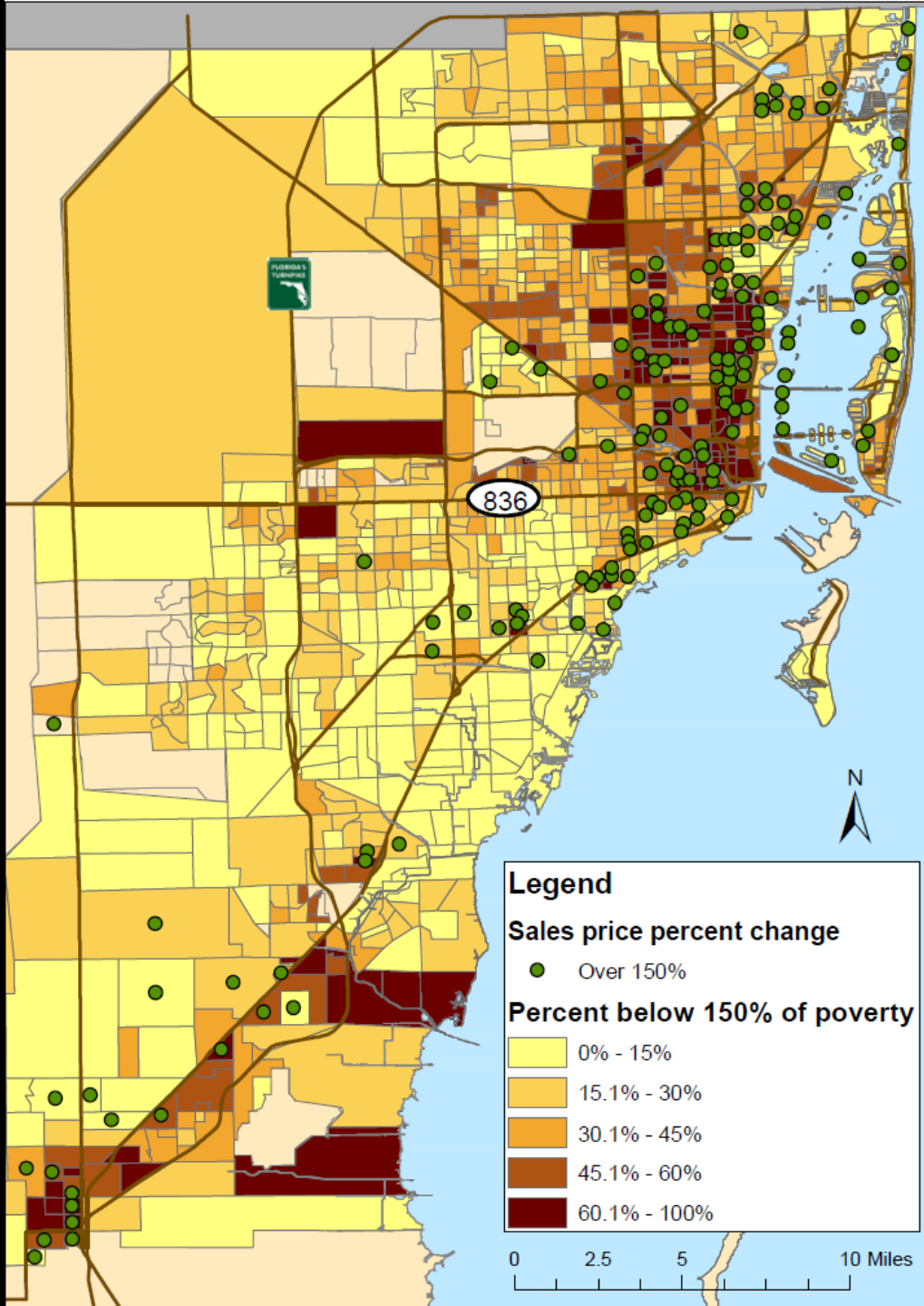
# Reinvestment in Cities, Urban Core

## Median Value of Owner-Occupied Housing, Miami-Dade County and City of Miami, 1990, 2000, 2006-8

	<b>Miami-Dade County</b>	<b>City of Miami</b>	<b>City as a Percent of County</b>
<b>1990</b>	\$86,000	\$78,200	91%
<b>2000</b>	\$124,000	\$120,100	97%
<b>2006-08</b>	\$306,700	\$319,200	104%

Source: U.S. Census, 1990 and 2000; American Community Survey 2006-2008

# Miami-Dade County Property Sales Price 2000-2005



During the recent housing boom, the price of the most affordable rentals increased rapidly, eliminating much of the city's affordable housing stock.

**Table 7. Change in Renter-Occupied Housing by Contract Rent Paid, City of Miami, 2002-2006**

Gross Rent	Number	Percent
Less than \$600	-20,634	-38.9%
\$600-\$999	14,692	63.5%
\$1000 or more	8,897	153.2%

Source: American Community Survey

Unequal  
Growth:  
Prosperity  
Not Shared



# Mitigating Gentrification: Online Resources

- PolicyLink's [Equitable Development Toolkit](#)
- LISC: [Gentrification: Practice and Politics](#)
- The Brookings Institution: [Primer on Gentrification and Policy Options](#)



# Challenges of the Miami Context

- Regressive state policy context
- Miami's immigration context reshaping the social and political landscape

# Lessons from Wynwood

- U.S. “Community Development” can divert and fragment grassroots mobilization
- Miami politics and social transience are challenging contexts in which to mobilize against the government
- Combined effect makes it easier for developers to co-opt or circumvent community



# Lessons from Wynwood



- Yet self-help mobilization and civic engagement is present and strong
- How to innovate along these lines in relation to processes of urban development?





Other Lessons:  
Mobilizing to make Demands  
+ PLUS +  
Innovating to Do it Yourself

