Climate Change: The Threat Multiplier

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Climate Change the Threat Multiplier

- THE HISTORY
  - REDLINING
  - SEGREGATION
  - WHAT MAKES MIAMI DIFFERENT
- CLIMATE GENTRIFICATION
  - THE FACTS
  - WEATHER SAFE COMMUNITIES?
“1st world country, 2nd class citizens, 3rd world problems” – Valencia Gunder
Climate: Threat Multiplier

- CLIMATE GENTRIFICATION
- THE FACTS
- WEATHER SAFE COMMUNITIES?
- SOLUTIONS
Before The Storm

You see a trend of redevelopment by developers from beachfront areas. An increase of home purchases of individuals from outside the community. New development ideas from the county/city that is not inclusive of current residents.
Climate Gentrification
Is the trend when climate change and/or sea level rise causes the increase of the market value of property and the displacement of lower-income/marginalized families and businesses in urban neighborhoods.

Vulnerable Frontline Communities
Can be defined as the diminished capacity of an individual or group to anticipate, cope with, resist and recover from the impact of a natural or man-made hazard. The concept is relative and dynamic.

What’s a city under water to a community that can swim. – Valencia G.
• Low Income Communities sit on higher Ground
• High Rates of Renters
• Food Deserts
• Lack Public Transportation

Map Created By: Dr. Hugh Gladwin
Little Haiti

- **Borders:** North: 83rd Street, South: 46th Street, East: NW 6th Street, West: Biscayne Blvd
- **Elevation:** 11-13 Ft
- **Population:** 29,276
- **Median Income:** $18,800
- **Large Haitian-American Population**
- **85% Renters**
- **New Developments:** Legion East ($100 Mil), East Ridge ($700 Mil), Magic City ($1 Bil)
Liberty City

- **Borders:** North: 79th Street, South: 46th Street, East: NW 27th Ave, West: 7th Ave
- **Elevation:** 10-12 Ft
- **Population:** 19,700
- **Median Income:** $18,800
- **Large African/Caribbean-American Population**
- **80% Renters**
- **New Developments:** Liberty Square ($370 Mil), Scott Carver ($84 Mil)
Overtown

- **Borders:** North: 22nd Street, South: 5th Street, East: NW 8th Ave, West: North Miami Ave
- **Elevation:** 12-15 Ft
- **Population:** 10,029
- **Median Income:** $13,200
- **Large African American Population**
- **90% Renters**
- **New Developments:** Town Park ($50 Mil), Town Plaza ($80 Mil), Wynwood pushing boundaries, Brightline
Little Havana

- **Borders:** North: West Flagler, South: (SW) 9th Street, East: SW 4th Ave, West: SW 27th Ave
- **Elevation:** 9-10 Ft
- **Population:** 49,200
- **Median Income:** $15,200
- **Large Latino Population**
- **90% Renters**
- **New Developments:** Miami Marlins Stadium, Brickell Pushing Boundaries
Meet Dr. Kilan Bishop

Understanding the Problem to Inform Solutions
Resolution

R-18-0501

WHEREAS, according to Keenan, Jesse M., et al. “Climate gentrification: from theory to empiricism in Miami-Dade County, Florida.” *Environ. Res. Lett* (2018), climate gentrification, while not officially defined, is based on the proposition that the impacts of climate change “make some property more or less valuable by virtue of its capacity to accommodate a certain density of human settlement and its associated infrastructure”; and

WHEREAS, the impacts of climate change, in turn, affect housing prices for renters, speculative investors, and buyers, which in turn reinforces patterns of “urban development that lead to displacement (and sometimes entrenchment) of existing populations consistent with conventional framings of gentrification”; and

WHEREAS, the result is that properties at higher elevations become more valuable, while properties at lower elevations become less so; and

WHEREAS, increased property values in these, and other low to moderate income neighborhoods close to the urban core, may also be driven by numerous other market dynamics; and

WHEREAS, as prices rise, investors shift capital to these areas causing an increase in property values and a corresponding increase in ad valorem tax rates, which may burden current property owners with cost-prohibitive property taxes that result in tax liens, foreclosures, and gentrification of the area; and

WHEREAS, on July 23, 2018, the City’s Sea Level Rise Committee adopted a resolution recommending that the City Manager examine the effects of climate change on housing, in order to address impacts on our low to moderate income residents;
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. The City Commission hereby directs the City Manager to research gentrification that is accelerated by climate change, in areas that exhibit low Area Median Income rates and high topographic elevations.

Section 3. The City Commission directs the City Manager to research methods to stabilize ad valorem property tax rates in order to allow as many residents who wish to remain in their neighborhoods to do so.

Section 4. This Resolution shall become effective immediately upon its adoption and signature of the Mayor.[1]
Flagami

- Homesteaded Property
- Allapattah Neighborhood
- Parcel
- Park
Little Haiti

Legend:
- Homesteaded Property
- Allapattah Neighborhood
- Parcel
- Park
Grapeland Heights

- Homesteaded Property
- Allapattah Neighborhood
- Parcel
- Park
Recommendations for Broward County

• Begin with a research strategy that will inform your efforts
  • Generate maps that illustrate neighborhood level differences or inequities in your county (SES, AMI)
    • PARTNERSHIPS
  • Highlight elevation on these maps to predict development patterns
    • May also predict potential for displacement
• If the capacity does not exist in the County, hire the appropriate party to conduct such research
  • One year has passed in Miami, very little research has been conducted

Crucial to inform equitable resilience policy
Climate doesn’t discriminate, therefore we shouldn’t either!