



In accordance with the [Public Land For Public Good Statement of Values](#), we recommend that the City of Miami pass a policy regarding the deployment of publicly-owned land. This policy should be written to ensure that residents, especially those who are disproportionately affected by the shortage of affordable housing and by climate hazards like flooding and heat, benefit from the use of public land.

To maximize benefit for the City, residents, and all stakeholders, we believe it is essential that the policy achieve the following:

- 1. Create a transparent and competitive bidding process for awarding parcels to developers.**
- 2. Create standards for meaningful community engagement.**
- 3. Incorporate insights from community engagement into the proposal scoring criteria.**
- 4. Include community representatives in the design of RFPs and the selection of developers.**

Below are the priority criteria that we recommend be included in any RFP or scoring process for properties owned by the City under Charter 29-B, including those otherwise exempt from competitive bidding.

- 1. Affordable Housing**
 - a. In the case of neighborhoods with a median income higher than that of the average City of Miami household (as defined by median income for the City of Miami as reported by the most recent US census), does the proposal create or preserve housing affordable for the average resident?
 - b. Does the proposal create or preserve housing affordable for the average resident of the neighborhood (as defined by median income for the census tract as reported by the most recent US census)?
- 2. Displacement**
 - a. Will this project displace existing residents or community resources?
- 3. Resilience**
 - a. Does this project take into account rising sea levels? Does it include green space and flood mitigation, public gardens, and/or parks?
- 4. Community Engagement**
 - a. Did the applicant engage in an authentic community engagement and education process, incorporate community feedback and craft a community-informed proposal?
- 5. Stewardship**

- a. Is the proposal submitted by non-profit and mission-aligned developers whose projects are community-led and meet the expressed needs of the community? Does it create opportunities for ownership through a traditional or community land trust model?

6. Community Benefits

- a. Does the proposal include a community benefit agreement that resulted from meaningful community engagement?

Below are our recommendations for meaningful community engagement on the development of publicly-owned parcels.

- 1) Give no less than 90 days notice prior to the item being considered by the city commission to all registered neighborhood or homeowners associations and non-profit organizations in the area of the subject property of the intention to sell or lease and the proposal(s)' contributions to the priority criteria, if any. A registered neighborhood or homeowners association may request and the city shall convene a public forum to gather feedback from residents and stakeholders, including home-owners, renters, and small business owners, of the surrounding community, and other stakeholders as appropriate, on the desired use of public land and the priority criteria.
 - a) *Meaningful Engagement looks like:*
 - i) Seeking the perspective, expertise and lived experience of the intended beneficiaries, particularly low-income communities of color.
 - ii) Being thoughtful about the location and timing of meetings and events.
 - iii) Developing partnerships and trust with neighborhood-based organizations.
 - iv) Providing food and child care at all events.
 - v) Providing interpretation services at all events (this includes sign language and auditory devices for those with hearing impairments).
 - vi) Verbally and publicly acknowledging citizen distrust and historical patterns of decision making that are not reflective of previously gathered public input. This is especially of concern in low-income and communities of color, which have long been shut out of opportunities for meaningful, community-led economic development.
 - vii) Ensuring diverse community involvement across sectors - this means: residents, neighborhood groups, civic leaders, community development organizations, small business owners.
 - viii) Utilizing a combination of workshops, town hall meetings, seminars, and other venues to engage.
 - ix) Ensure reasonable and thorough notice of the opportunity to provide feedback through multiple means (flyers, signs, local organizations, digital means).
- 2) Advise the city commission of the proposals' contributions to the priority criteria, provide a record of engagement and feedback from public forums, and incorporate community input into the final development plan.