

**Lake Worth Beach Housing Emergency Study and Rent Control Ordinance Analysis**  
Research Proposal  
RFP #23-200

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EXHIBIT "C"

RFP# 23-200 Housing Emergency Study and Rent Control Ordinance Analysis

RESPONDENT INFORMATION PAGE

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Authorized Signature: Muriel Industrious

Signature  
Muriel Industrious

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This is a requirement of every Respondent.

State of Incorporation: Florida



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January 24, 2023

Dear Members of the Evaluation Committee:

We are writing to submit a proposal for Lake Worth Beach RFP #23-200: Housing Emergency Study and Rent Control Ordinance Analysis. We are associated with Florida Atlantic University (FAU), a public research university located in Boca Raton. FAU was established in 1961 and currently enrolls more than 30,000 undergraduate and graduate students. Its faculty members and graduate students have studied some of the most pressing issues in our society, including the effects of climate change, responses to the COVID-19 pandemic, and the affordable housing crisis. They have also contracted with municipalities across Florida to conduct studies that are similar in nature and scope to this RFP, including a political redistricting study for the City of Lake Worth Beach.

The FAU research team applying to conduct the City's housing study and rent control ordinance analysis includes the following faculty members and graduate students:

- Philip Lewin, Ph.D., Associate Professor of Sociology
- Yanmei Li, Ph.D., Associate Professor of Urban and Regional Planning
- Carter Koppelman, Ph.D., Assistant Professor of Sociology
- Jodie Boisvert, M.P.A., Ph.D. student in the Culture, Politics, and Society Program
- Annabelle Campbell, M.B.A., Ph.D. student in the Culture, Politics, and Society Program

Philip Lewin will serve as the principal investigator and primary contact for this study. Yanmei Li and Carter Koppelman will serve as co-investigators. Jodie Boisvert and Annabelle Campbell will work as research assistants.

Our application packet contains a statement about our licenses, a detailed study proposal, a cost effectiveness statement and budget, a statement regarding our successful past experiences and qualifications, a list of similar projects and references, and a statement confirming that we have not faced default, termination, litigation, or debarment within the past five years.

In closing, we would like to thank you for considering our proposal to carry out the City's housing emergency study and rent control analysis. If you have any questions about our proposal, or if you would like additional information from us, please contact us at any time.

Boca Raton • Dania Beach • Davie • Fort Lauderdale • Jupiter • Treasure Coast

*An Equal Opportunity/Equal Access Institution*

Kind regards,

A handwritten signature in black ink, appearing to read 'Philip Lewin', with a long horizontal line extending to the right.

Philip Lewin, Ph.D.  
Associate Professor of Sociology  
Florida Atlantic University

### **Proof of Licenses**

Because FAU is not a company or contractor, but rather a public state entity, we are not required to be licensed through the Department of Business and Professional Regulation as a typical company would be. Copies of the researchers' educational credentials and academic appointment letters can be furnished upon request.

FAU carries fleet automobile liability insurance, property insurance, general liability insurance, state employee workers' compensation and employer liability insurance, federal civil rights liability and employment discrimination insurance, and court awarded attorney fees insurance. Copies of these certificates of insurance can be found at the following URL:

<https://www.fau.edu/ehs/safetv/risk-management-program/>.

Please contact us if you have additional questions about our applicable licenses, insurance certificates, and/or qualifications to perform this study.

## **Responsiveness to RFP**

### **Lake Worth Beach Housing Emergency Study and Rent Control Ordinance Analysis Research Proposal RFP #23-200**

#### **Introduction: Lake Worth Beach’s Housing Crisis State of Emergency Declaration**

On August 16, 2022, Lake Worth Beach’s City Commission passed Resolution No. 57-2022, which declared a “housing crisis state of emergency.” The commission passed the resolution in response to mounting evidence that housing prices were appreciating at an unsustainable rate across the Tri-County area. Florida Atlantic University’s (FAU) most recent Real Estate Initiative report found that prices across the Tri-County area were overvalued by more than 38 percent relative to historical norms (Beracha & Johnson Housing Market Ranking 2022a), and that South Florida had one of the most overvalued markets in the country (Beracha & Johnson Housing Market Ranking 2022b).<sup>1</sup> Similarly, a 2021 Affordable Housing Needs Assessment found that only 13 percent of Palm Beach County residents could afford a median value home, and that the county was losing 17,000 affordable homes to appreciation annually (Rhodes 2021; FIU Metropolitan Center & HLCPCB 2022). When the report was published, the median value of a single-family home was \$418,000. Today the median value of such a home is \$565,000—an increase of 35 percent in less than two years (Miller 2022)<sup>2</sup>. Given the rapid level of price appreciation, most homeowners in the county would not be able to afford their home in today’s market (Cato 2022; Sachs 2022).

Unaffordable home prices—coupled with stagnant wages and salaries—have consigned many county residents to the rental market, where they have few affordable options and are struggling to make their monthly payments. When Palm Beach County released its Housing Needs Assessment in 2021, there was a shortage of at least 78,000 affordable and workforce housing units in the area (Rhodes 2021). Since that time, the county has experienced rapid population growth (Miller 2023);<sup>3</sup> the economic development initiatives of the county’s Business Development Board have accelerated processes of gentrification (Sczesny 2022);<sup>4</sup> private equity

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<sup>1</sup> The Miami metropolitan statistical area (MSA) encompasses the nearly 6.2 million people who live in Miami-Dade, Broward, and Palm Beach counties.

<sup>2</sup> This price is down nine percent from the county’s record high, which reached \$620,000 in June 2022.

<sup>3</sup> According to driver’s license data, Palm Beach County gained 37,637 new residents in 2022. This reflects a 2.5 percent rate of population growth, which is 6.25 times the national population growth rate of 0.4 percent (Census Bureau 2022).

<sup>4</sup> The BDB, which is the county’s official economic development organization, works to attract corporate relocations to Palm Beach County. In recent years, they have courted financial services firms and technology companies, with the goal of transforming South Florida into a “Wall Street South” and “Silicon Coast.” By successfully recruiting blue chip companies such as BlackRock and Goldman Sachs, they have brought thousands of very high-income households into the county. Indeed, over the past five years, the BDB has facilitated 140 corporate relocations that

firms and real estate investment trusts (REITs) have converted hundreds of local properties into speculative investments (Joint Center for Housing Studies 2022);<sup>5</sup> state preemption laws have enabled small investors to convert large numbers of residential housing units into short-term vacation rentals (Owers 2023); wealth inequality has augmented the incidence of seasonal homeownership (FIU Metropolitan Center 2008);<sup>6</sup> Floridians displaced by Hurricane Ian have taken temporary refuge in the county (Robles et. al 2022; Olivo & Craig 2022);<sup>7</sup> labor shortages, supply-chain disruptions, inflation, and rising interest rates have slowed new housing starts—especially in the affordable market (Lyons 2022; Sisson 2022; Badger 2022; Miller 2023); and the collapse of the state’s homeowner’s insurance market has increased the cost of property ownership (III 2022).<sup>8</sup> These factors have converged to exacerbate the existing affordable housing shortage. Over the past two years, the county’s vacancy rate has dropped from 8.1 percent to 4.8 percent, and rents have increased by 39 percent. This has translated into a \$500 to \$600 monthly hike for many renters (Miller 2022; Owers 2022; FHDC 2023).

These extreme price increases have caused considerable hardship. Because most Americans live paycheck to paycheck (Melillo 2022), they must forgo necessities when their monthly expenses increase, including groceries, utility payments, schooling, and healthcare. Data from the Census Bureau suggest that South Floridians have begun to make these tradeoffs. According to the

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have brought 13,110 jobs with an average salary of \$80,000. Last year alone, relocations from New York brought \$34 billion of wealth into Florida, and Palm Beach County was its top destination—a change that has augmented wealth disparity. The county is now home to 42 billionaires and 71,000 millionaires (BDBPBC 2022). The arrival of new high-income households, coupled with the redevelopment of urban space for use by the wealthy, has displaced residents with lesser financial means. As the BDB’s CEO stated in a recent interview, “[the people we recruit] come and buy large and expensive homes” (Rhodes 2020). Such buying can push lower-income groups out of the market.

<sup>5</sup> In 2022, institutional investors purchased 25-28 percent of single-family homes listed on the market in the United States.

<sup>6</sup> Researchers have found that high rates of seasonal homeownership cause disproportionate rental and home price increases (Smith 2022). Moreover, a report by FIU’s Metropolitan Center (2008) concluded that “the significant increase in ‘vacant seasonal’ homes in Palm Beach and Martin Counties since 2000 has impacted the availability of rental housing.” Today, Palm Beach County—with nearly 100,000 units belonging to seasonal residents—ranks second on a list of counties with the most second homes in the United States (Zhao 2020). The trend is likely accelerating, given that 15 percent of new housing starts in 2021 were purchased as second homes in the U.S. (Emrath 2021).

<sup>7</sup> Many victims of Hurricane Ian have relocated to Palm Beach County, taking refuge in hotels and vacation rentals. Because the county had been using hotels as temporary shelters for people experiencing homelessness due a lack of shelter space and rapid rehousing options, the influx of refugees further strained the county’s housing system.

<sup>8</sup> Due to fraudulent roof replacement schemes, excessive litigation, the ability of attorneys to add multiplier fees to litigated cases, and the increasing property threats associated with climate change, numerous insurers have left the Florida market or been declared insolvent. Floridians thus pay nearly three times more in insurance costs than the national average.

Household Pulse Survey, 42.5 percent of households in the Tri-County area had difficulty covering their basic household expenses during the past year, and 41.5 percent needed assistance feeding their children. An additional one-fifth could not fully pay their energy bill during the previous 12 months (Household Pulse Survey 2022).

Rising rents have also had negative effects on local educational institutions. 4,431 Palm Beach County students experienced homelessness during the 2021-22 academic year—a 1,500 person increase compared to the 2020-21 school year.<sup>9</sup> School Board members have attributed the growing incidence of homelessness to increasing housing costs (Wilson 2022). Rising costs may also be forcing local students to drop out of college. Florida public colleges lost 16,000 students in 2021 and are on track to lose an additional nine percent over the next several years (Dailey 2021).

Worse still, many households cannot afford their rent payments even after forsaking food, utilities, and education. Eviction rates have increased markedly since 2020. During December 2022 alone, landlords filed 970 eviction complaints across Palm Beach County—a figure that undercounts the true incidence of eviction, because it does not include the number of three-day notices that landlords have issued to tenants, nor the number of informal evictions they have conducted. It also does not account for the evictions the County’s Emergency Rental Assistance (ERA) program has prevented. As of November 2022, the County had processed more than 29,000 applications for assistance and dispensed \$135 million in aid to residents (Eppinger 2022).

As residents exhaust their benefits, and as the program’s funding runs out, evictions will likely increase. Data from the Household Pulse Survey show that more than 10 percent of Tri-County residents are currently behind on their rent or mortgage—a proportion that is nearly double the national average of 5.8 percent. Even more alarming, 48.1 percent of South Florida households believe they are “somewhat likely” or “very likely” to face eviction or foreclosure within the next two months. Members of vulnerable groups—such as senior citizens, children, single parents, and minorities—face special risk (Desmond 2016). A shocking 80 percent of Florida seniors believe they are at least “somewhat likely” to be evicted in the next two months relative to the national average of 32 percent (Buczyner 2022). Given that local housing agencies are strained, waiting lists are long, and housing shelters are full, the county is ill-prepared to deal with this eventuality.

Due to these deteriorating conditions, the *Washington Post* has characterized the Miami Metro area as “the center of America’s housing crisis” (Funcheon 2022); the *Miami Urban Future Institute* has described South Florida’s affordable housing crisis the worst in the nation (Remington 2019); sociologist Andrew Ross has claimed that Florida exemplifies “the failure of American housing” (Ross 2021); and the *Housing Leadership Council of Palm Beach County* (2022) has declared that “Palm Beach County has an affordable and workforce housing crisis” (p.2). Indeed, with an astounding 84 percent of South Florida residents concerned about rising prices (Household Pulse Survey 2022), coverage of housing conditions has dominated local

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<sup>9</sup> These data were obtained from a public records request. An abundance of research shows that housing insecurity impairs the academic readiness and achievement of students (Manfra 2018).



media during the past two years. *WPTV* launched a multi-part series titled “Priced out of Paradise,” which documents the rising toll housing prices have exacted on the public (Pacenti 2022), and the *Palm Beach Post* initiating a series of special investigations into the failure of the county’s Workforce Housing Program (Mara 2022a; Marra 2022b; Marra 2022c).

Public concern with housing prices has also translated into collective anxiety and a slew of demonstrations—particularly in Lake Worth Beach, where nearly 60 percent of households are renters. The county’s 2021 assessment found that two-thirds of Lake Worth Beach renters were cost-burdened, meaning that they allocated more than 30 percent of their earnings to housing (FIU Metropolitan Center & HLCPCB 2021).<sup>10</sup> McKinney-Vento data from the same period indicated that one in 14 Lake Worth Beach students were homeless because their parents could not afford a permanent residence—a reality that became manifest when a tent city with more than 70 temporary dwelling sprung up in John Prince Park during the COVID-19 pandemic (PB Post 2020). At the time, the median gross rent in the city was \$1,139. Today the median asking rent is nearly twice as high: \$2,214.<sup>11</sup> To put the increase into perspective, fewer than five percent of LWB households were paying more than \$2,000 per month in 2020. Whereas the median gross rent in LWB rose 19 percent from 2007 to 2018 (\$927 to \$1,139), the median asking rent has increased 194 percent relative to the 2018 median gross rent in the past four years alone (\$1,139 to \$2,214).<sup>12</sup>

In response to the hardships that skyrocketing home prices and rents have caused, city residents began signing a pair of petitions that surfaced in August 2022. The first called for the city to declare a “housing crisis state of emergency,” and the second called for the City to enforce an ordinance that prohibits short-term vacation rentals. Shortly thereafter, a well-attended rally occurred at City Hall, where residents expressed their concerns about deteriorating housing conditions. At the two commission meetings that followed, residents continued to make public comments about the disruptions that accelerating housing costs, homelessness, and gentrification had caused in their community. Several spokespeople from prominent local community organizations, such as the Guatemalan-Maya Center, advocated for government action to address the affordable housing shortage during them.

In response to concerns about housing affordability, Lake Worth Beach commissioners have taken a variety of actions, including:

- Providing funding to Palm Beach County’s Legal Aid Society to assist residents facing eviction

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<sup>10</sup> Based on a monthly median household income of \$3,499.75 (in 2020 dollars, 2016-2020, \$41,997 annually).

<sup>11</sup> This figure is based on Zillow’s ZORI index for zip code 33460, which roughly encompasses Lake Worth Beach city limits. Although the \$2,214 figure captures only current market conditions—that is to say, the prices that landlords who have listed properties on the MLS are asking at present—the 194 percent price increase between 2020 and 2023 is nonetheless striking.

<sup>12</sup> See (FIU Metropolitan Center & HLCPCB 2022) and Lake Worth Beach historic ACS and Census tables.

- Passing Ordinance 2022-12, which established an Affordable/Workforce Housing Trust Fund and requires that a percentage of density, intensity, and/or height bonuses be dedicated to affordable/workforce housing
- Passing Ordinance 2022-13, which amended the City’s LDRs to allow for the development of affordable micro-units (small 250-750 sqft dwellings)
- Passing ordinance 2022-14, which redoubles requirements for builders to pursue “social justice” and “sustainability” in new projects.

The commission also unanimously passed an emergency resolution that directed city staff to explore various options for addressing the city’s housing crisis.

After investigating the issue, the Lake Worth Beach City Attorney, Glen Torcivia, recommended that the City solicit proposals for the performance of a housing study. The purpose of such a study would be to firmly establish whether Lake Worth Beach faces a “housing emergency so grave as to constitute a serious menace to the general public”; determine what effects the housing emergency is having on the general public’s health, safety and welfare; identify the factors that have contributed to the housing crisis; determine whether a rent control ordinance is “necessary and proper to eliminate such a grave housing emergency”; examine how such an ordinance should be structured, and what the City would need to implement it; identify what other policies and ordinances the City could implement to improve housing access and equity; and compile data that would facilitate the City’s ability to apply for external housing resources.

We are writing to request the opportunity to perform the City’s housing emergency study and rent control ordinance analysis. In the remainder of this proposal, we will outline the research questions our study would address, the data and methods it would employ to answer them, and the ways in which the City could use the knowledge we would produce to improve housing conditions in Lake Worth Beach. We have included our credentials, curriculum vitae, and references within the application packet. As they indicate, we are well-qualified, committed to housing equity, and have already begun studying housing conditions in Lake Worth Beach with “community engagement grants” obtained through FAU.

### **Research Questions**

If selected to carry out this study, our team will address the following research questions:

- (1) What constitutes a “grave housing emergency?” What constitutes a “serious menace to the general public?”
- (2) Is there a grave housing emergency in the City of Lake Worth Beach? If so, what is its extent, scope, and nature?
- (3) What effects have rising housing costs and changing housing market conditions had on the health, safety, and welfare of Lake Worth Beach residents? Do these effects pose a “serious menace to the general public?”

- (4) What are the underlying causes of the housing crisis in the City of Lake Worth Beach? What role (if any) have population growth, real estate speculation, the diffusion of short-term vacation rentals, seasonal migration, community redevelopment initiatives, growth management policies and land development regulations, county-level economic development and housing policy, and rising insurance rates played in the crisis?
- (5) What measures or ordinances are necessary and proper to improve housing affordability in the city of Lake Worth Beach and to protect the health, safety, and welfare of residents? What resources, data, and/or requirements are needed to implement such measures or ordinances? What actions and ordinances would improve the local housing system with the greatest efficiency and efficacy? In what order should such actions and ordinances be enacted, and what timelines would they require for providing relief?
- (6) Is a rent control ordinance necessary and proper for addressing the City’s housing needs? Would such an ordinance conform to state legal requirements?

Answering these diverse and far-reaching questions will require a multi-faceted research methodology. In the subsequent sections, we describe the data and methods we anticipate utilizing to address each question.

**Methodology for Question #1: What Constitutes a “Grave Housing Emergency?” What Constitutes a “Serious Menace to the Public?”**

To determine what constitutes a “grave housing emergency,” our research team will conduct a thorough review of the social scientific literature on housing security and housing policy to create a legally sound and scientifically measurable conception of “housing emergency.” Our report will define what a housing emergency is, detail the typical causes and consequences of housing emergencies, and develop a method for assessing whether a housing emergency is present or absent in a municipality—along with how severe it is. When doing so, we will review the criteria that other Florida municipalities have employed when declaring housing emergencies to ensure that our definition is consistent with, and based on the precedents of, previous uses of the term.

Similarly, we will conduct a thorough review of relevant social scientific literature to define, and develop a procedure for operationalizing, the phrase “serious menace to the general public.” In doing so, we will answer the following questions: At one point do housing conditions cease to be unfavorable and become a “serious menace?” At what point do housing conditions threaten the “general public” as opposed to select populations?

When developing procedures for assessing whether a “grave housing emergency” that poses a “serious menace to the general public” is present, we anticipate utilizing the following metrics:

- *Rate of price change* – When housing costs increase sharply and/or unexpectedly; when they increase at an unprecedented rate; and/or when external factors impede people’s

ability to cover housing expenses (e.g., reduced or stagnant earnings due to unemployment, wage cuts, and/or inflation in other spending domains).

- *Incidence of distress* - When housing conditions become unaffordable to, or threaten the well-being of, typical households in the community; when they become unaffordable to most people in the community; and/or when they become unaffordable in most neighborhoods of the community.
- *Severity and magnitude of household effects* - When changes in the housing market cause measurable reductions in indicators of individual or household well-being (e.g., economic self-sufficiency, academic achievement, subjective well-being, etc.); when housing conditions cause serious problems for discrete populations (e.g., cost burden; overcrowding; impaired physical health; impaired mental health; eviction; displacement; school dropout; homelessness; etc.); and/or when housing conditions threaten vulnerable groups (e.g., racial and ethnic minorities, children, the elderly, low-income households, etc.).
- *Secondary and community effects* - When housing conditions disrupt social order (i.e., conflict, disturbance of peace), threaten foundational social institutions (e.g., the economy, education, healthcare, etc.), and/or strain social service providers (e.g., public housing authorities, rapid rehousing organizations, shelters, emergency assistance programs, etc.); and/or when such disruptions manifest in protests, labor shortages, business closures, long waiting lists for service delivery, etc.
- *Public perception and behavior* - When the public perceives an “emergency” or “menace”; when people act as if an emergency or menace is present; and/or when such perceptions and behaviors influence housing conditions and community dynamics through self-fulfilling prophecy.

**Methodology for Question #2: Is there a grave housing emergency in the City of Lake Worth Beach? If so, what is its extent, scope, and nature?**

After developing procedures for assessing whether “a grave housing emergency that poses a serious menace to the general public” is present, we will collect and analyze multiple forms of data to determine whether a housing emergency is present in Lake Worth Beach.

Although the nuances of our research methodology will derive from the literature review we conduct for question #1, we anticipate analyzing the following factors: how housing market conditions map onto the economic means of local households; how recent increases in housing expenses compare to historical norms; the number of households that face difficulty covering their housing expenses, or that allocate an unsustainable portion of their earnings to housing costs; the number of households that are at risk for eviction; the deleterious effects housing costs have had on household welfare and community stability (e.g., displacements, evictions, homelessness, overcrowding, malaise, social conflict, etc.); the degree to which private enterprise is meeting housing demand; the degree to which local housing agencies and

organizations are satisfying demand for services; and the effectivity of existing affordable housing programs.

When carrying out our analysis and making our determination, we anticipate utilizing the following the measurements and procedures:

(1) **Social and Economic Characteristics:** Drawing from the American Community Survey (ACS), Decennial Census data, and ArcGIS data, we will generate descriptive statistics about Lake Worth Beach residents' social and economic characteristics and compare them to the profile for Palm Beach County as a whole. When creating our profiles, we anticipate compiling the following information into our report:

- Income distribution
- Occupational distribution
- Incidence and rate of poverty
- Incidence and rate of public assistance usage
- Incidence and rate of homeownership
- Distribution of educational attainment
- Racial and ethnic distribution
- Incidence and distribution of disability status
- Age distribution
- Family and household size distribution
- Commuter profile (i.e., how many residents work in the city; how far they commute on average; and how many people commute into the city)

These data will provide a basic portrait of who lives in Lake Worth Beach, the economic status of typical residents, the housing needs of typical residents, and how their economic characteristics and needs compare to those of the broader county's.

**Distribution of Housing Options:** Drawing from ACS and Decennial Census data, Florida Housing Data Clearinghouse data, Housing Authority records, and City/County building and public meeting records, we will generate descriptive statistics about the housing options that are available in Lake Worth Beach. We anticipate compiling the following information into our report:

- Distribution of housing units by size (i.e., number of rooms)
- Distribution of single- vs. multi-family units
- Distribution of occupied vs. vacant units
- Distribution of owner-occupied vs. rental units
- Distribution of market-rate, workforce, affordable, and public housing options in the city
- Number of residents receiving Housing Choice Vouchers
- Ratio of market-rate to non-market housing
- Number and type of units that developers have recently built
- Number and type of units that are currently under construction
- Number and type of units that developers are currently planning

Collectively, these data will enable us to determine if there is a housing shortage; how severe the shortage is; the types of units that are lacking or oversupplied; and whether recent and planned production is addressing critical areas of need. It will also allow us to compile a list of the non-market housing options that are available in Lake Worth Beach, report on the populations they serve, and determine if they adequately meet demand.

- (2) **Housing Quality:** Drawing from ACS data, Decennial Census data, American Housing Study (AHS) data, Palm Beach County parcel data, LWB code compliance records, county eviction records,<sup>13</sup> Palm Beach County’s 2021 Affordable Housing Assessment, permitting records, interviews with city planners and code enforcement officers, interviews with residents, and field observations, we will assess the quality of the city’s housing stock.

We anticipate compiling the following information about housing quality into our report:

- Descriptive statistics regarding the age and physical characteristics of the city’s housing stock (estimated with ACS and Decennial Census data)
- The approximate number of abandoned, distressed, and/or uninhabitable units in the city (estimated with ACS data, Census data, code enforcement data, and interview responses)<sup>14</sup>
- Neighborhoods in which distressed properties and blight are concentrated (estimated via low property values, property characteristics, vacancy rates, code and fire violations, interviews, and field observations)
- The most common maintenance and safety hazards that affect local households (e.g., rodents, insects, mold, leaks, etc.) (estimated via code compliance records, interviews, and field observations)
- Differences in housing quality between owner-occupied and rental housing units (estimated via code compliance records, interviews, and field observations)

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<sup>13</sup> Landlords often initiate evictions when tenants withhold rent due to poor housing quality and unaddressed maintenance requests. Although not a valid defense unless rents have been deposited into a court ledger, many tenants document the maintenance problems that are present in their units when filing affirmative defenses to eviction complaints.

<sup>14</sup> When making our assessments, we will draw from the “housing adequacy” standards that the Department of Housing and Urban Development (HUD) has established, which set criteria for “severely inadequate,” “moderately inadequately,” and “adequate” dwellings.

- The relationship between rising housing costs and housing quality (estimated via building permits, code compliance records, interviews, eviction records, and field observations)<sup>15</sup>

Collectively, these data will allow us to estimate the number of residents who are living in housing that is unsafe, inadequate, or undignified; the number of units that would benefit from redevelopment; and whether rising home values and rents have translated into physical improvements to the City's housing stock.

Such data will help us determine whether a grave housing emergency that poses a serious menace to the public is present, because diminution of quality is a core indicator of exploitation and inflation; because code non-compliance threatens public health, safety, and welfare; and because condemnations in cases of severe inadequacy lead to displacement.

- (3) **Current Home Values and Sale Prices relative to Historical Trends:** Drawing from recent transaction data from the Palm Beach County Property Appraiser (PAPA), the Zillow Home Value Index (ZHVI), and the FAU Beracha and Johnson Housing Market Ranking, we will generate descriptive statistics about current home ownership market conditions in Lake Worth Beach. We will compare these figures to historical trends to analyze the degree to which they deviate from normative expectations and represent manageable versus excessive appreciation.

We anticipate compiling the following information into our report:

- The median value of all units within the city
- The median and average sale prices for real estate transactions that have occurred during the past three years
- The median and average listing prices for units that are currently for sale
- The rate of appreciation in sales prices in recent years
- The degree to which wages and salaries have kept pace with price appreciation
- How recent price increases compare to historical norms
- The prices that would be affordable to residents based on their household size and income level

These data will enable us to estimate how much home values have increased in recent years, whether the increases conform to normal expectations, how many residents they

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<sup>15</sup> To analyze this relationship, we will draw from a sample of recent PAPA transaction records, code compliance records, building permit records, and Zillow listings to determine whether price appreciation—whether in sales prices or rents—has translated into measurable improvements to overall housing quality (e.g., a reduction in code violations, an accretion in applications for major improvement projects, visible cosmetic improvements based on archived Zillow listings, etc.).

have pushed out of the market, and the level of purchase assistance residents would require to enter the market.

- (4) **Current Rental Prices relative to Historical Trends:** Drawing from the Zillow Observed Rent Index (ZORI) and the ACS, we will generate descriptive statistics about current rental market conditions in Lake Worth Beach. We will compare these figures to historical trends to analyze the degree to which they deviate from normative expectations and represent manageable versus excessive appreciation.

We anticipate compiling the following information into our report:

- The average listing price for current rentals
- The median listing price for current rentals
- Median listing prices for current listings by number of bedrooms
- The median rental price for leased units
- The median rental price for leased units by number of bedrooms
- The rate of appreciation in rental prices in recent years
- The degree to which wages and salaries have kept pace with rental appreciation
- How the increases compare to historical norms

These data will enable us to estimate how much residents are paying in rent, how much their rents have increased in recent years, whether the increases conform to normal expectations, and whether they are affordable.

- (5) **Rental Stress and Affordability Standards:** Drawing from the data we collect for the questions listed above, we will estimate the number and ratio of “cost-burdened” and “severely cost-burdened” households in Lake Worth Beach by analyzing the city’s median income against its median gross rent (or combined mortgage payment). We will base our calculations on the benchmarks set by the Department of Housing and Urban Development (HUD), which defines households that spend more than 30 percent of their earnings as cost-burdened, and households that spend more than 50 percent as severely cost-burdened.

Drawing from U.S. Health and Human Services (HHS) data, Bureau of Labor Statistics (BLS) data, American Automobile Association (AAA) data, U.S. Department of Agriculture (USDA) data, financial assessment data collected by Palm Beach County’s Securing Our Future Initiative, and Emergency Rental Assistance (ERA) application data, we will also estimate how much money different types of LWB households expend on childcare, food, transportation, healthcare, and miscellaneous costs in a typical month. Using Pearce and Brooks’ (2001) *Self-Sufficiency Standard*, we will then calculate affordable rental rates for Lake Worth Beach based on these calculations (by household size).<sup>16</sup>

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<sup>16</sup> These grounded calculations of affordability are important, because many housing experts believe that HUD’s fair market rent and 30 percent benchmark overestimate the monthly payments that low-income households can afford after covering their other living expenses



Collectively, we anticipate compiling the following information into our report:

- Number and percentage of cost-burdened households
- Number and percentage of severely cost-burdened households
- Affordable rental rates in Lake Worth Beach based on household size and income level
- Number and ratio of current market listings that satisfy affordability standards
- Number and ratio of current market listings that qualify for federal housing assistance based on HUD Fair Market Rent

These figures will indicate the rents that Lake Worth Beach households can afford, how many residents are devoting an unsustainable portion of their earnings to housing costs, and whether low-income renters can fully utilize demand-side housing assistance programs such as Section 8 vouchers in the city.

- (6) **Payment Delinquency and Eviction Risk:** Drawing from the HPS, ERA application data, Emergency Utility Assistance (EUA) application data, PBC eviction filings, legal assistance application data from Florida Rural Services and Legal Aid of Palm Beach County, and other sources, we will estimate the number and ratio of households that are currently delinquent on their rent or mortgage; the number of evictions that the CDC's 2020-2021 eviction moratorium, and the county's federally funded emergency assistance programs, have prevented; and the number of LWB residents who face imminent risk of eviction in the near future.

In sum, we anticipate compiling the following information into our report:

- Number of residents who required Emergency Rental Assistance
- Number of residents who required Emergency Utility Assistance
- Number of residents who were served with eviction complaints
- Number of residents who received pro-bono legal aid related to eviction
- Number of residents who, in recent times, were delinquent on their rent or mortgage
- Number of residents who believe they are likely to be evicted in the near future

These data will allow us to estimate the number of local households who are at risk for eviction and utility disconnection due to being unable to cover their housing expenses. They will also us to forecast how expiration of the county's ERA program will affect the future incidence of eviction in Lake Worth Beach. These data are important, because they will provide insight into the ramifications of inaction once social supports are removed.

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(Stone 2006; PDR Edge 2017). By calculating them, we will be able to determine the monthly housing costs low-income and very low-income households can practically afford, compare these values to actual market conditions and fair market rent values, and assess whether existing housing conditions are meeting residents' needs.

- (7) **Need and Availability of Housing Support:** Drawing from Palm Beach County Housing Authority and Human Services data, we will assess whether government and non-government organizations across the city possess the resources that are needed to assist people facing housing insecurity. To do so, we will compare Housing Choice Voucher (Section 8) applications to approvals, shelter stay requests to approvals, and public/workforce housing applications to approvals. We will also draw from our interviews with housing agency leaders to assess their capacity for assisting vulnerable residents in the future and determine the resources they would need to maximize their effectiveness.

Lastly, we will draw from city and county records to assess the reach of current county and state programs oriented around facilitating ownership among low/moderate-income households—that is to say, whether price limits, financing options, and down payment assistance programs map onto the needs and capacities of low-income residents.

- (8) **Public Perception of Emergency:** Drawing from interviews with commissioners, interviews with community members, commentary on online neighborhood forums, local media stories about housing, and documented instances of housing-related activism (e.g., petitions, rallies), we will assess whether Lake Worth Beach residents subjectively perceive the presence of a housing emergency. These data are important, because collective perception of a crisis can amplify real estate speculation, rent hikes, and displacement. Future price expectations shape behavior and are a core driver of inflation. Therefore, determining whether emergency conditions are present must take public consciousness into account.

After collecting and analyzing these data, we will synthesize our findings into a report. Our report will detail—definitively and objectively—whether the city faces a “housing emergency,” whether existing housing arrangements meet residents’ needs and capacities, and how the city’s housing arrangements could be brought into line with residents’ needs and capacities.

**Methodology for Question #3: What effects have rising housing costs and changing housing market conditions had on the health, safety, and welfare of Lake Worth Beach residents? Do these effects pose a “serious menace to the general public?”**

Given that Florida Statute 166.043 requires local governments to demonstrate that housing conditions pose a “serious menace to the general public” before implementing rent stabilization, the City Attorney has requested guidance on whether such a menace is present, and whether rent stabilization is necessary and proper for controlling it. To answer these questions, our study will examine the effects that rising housing costs and changing housing market conditions have had on the health, safety, and welfare of Lake Worth Beach residents, and whether these effects rise to the level of a “serious menace to the general public.”

Although the nuances of our methodology will derive from the literature review we conduct for question #1, we anticipate examining the following factors when conducting our assessment and making our determination:

- (1) **Overcrowding:** Drawing on ACS data, we will analyze the extent of overcrowding in Lake Worth Beach by measuring the incidence and rate of households wherein more than one person lives in the same room. We will supplement these data with interviews to determine if, and how, price adaptations such as “doubling-up” are affecting the well-being of residents.<sup>17</sup>
- (2) **Eviction:** Using Palm Beach County court filings, we will tabulate the number of evictions that have occurred in the city over the past three years and estimate the city’s eviction rate. When doing so, we will control for the effects of the eviction moratorium and ERA program that were passed in 2020 and 2021. To do this, we will analyze evictions trends by month, denote months in which moratoriums were present, and compare monthly eviction tallies to the number of ERA applications/approvals that were filed during the corresponding period.

We will also analyze the responses that tenants have submitted to eviction notices, conduct interviews with selected tenants who have been evicted or who currently face eviction, and interview attorneys who regularly represent eviction clients in court. These data will provide insight into the reasons landlords are evicting, the circumstances under which evictions are occurring, and the outcomes residents who get evicted face.

The study will benefit from these data for two reasons. First, previous housing studies, such as Orange County’s *May 2022 Rent Stabilization Analysis* (GAI Consultants 2022), have raised doubts about the relationship between prices and eviction due to limited data collection efforts. By analyzing eviction cases, we can factually determine whether price appreciation has led, or is leading, to higher eviction rates across the city. Second, outcomes such as eviction would satisfy the criteria for “menace” in Florida’s rent control preemption clause, because researchers have shown that eviction is not simply a consequence of poverty, but a cause of it that also brings about adverse physical and mental health outcomes (Desmond 2016).

- (3) **Homelessness:** Drawing from Palm Beach County Human Services and School District data—including shelter intake records, shelter stay requests, McKinney-Vento Program surveys, and point-in-time counts—we will estimate the number of city residents who are literally homeless; living in a motel, car, shelter, park, or substandard dwelling; or sharing the housing of others due to financial hardship. We will then analyze how price spikes have affected these figures by examining how recent figures compare to historical trends.

We will supplement this analysis by conducting targeted interviews with leaders from agencies that assist people facing housing insecurity (e.g., Dare to Care, the Burrito Project, Adopt-a-Family, the Lord’s Place, Goodwill of Palm Beach County, and PBC Housing Authority). More importantly, we will interview people who are currently living in unconventional situations (e.g., cars, campers, or hotels), overcrowded conditions, and transient situations (i.e., couch-surfing). Together, these quantitative and qualitative data

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<sup>17</sup> This is one of the key measures the Census Bureau employs to estimate this phenomenon.

will provide insight into the causes and consequences of housing insecurity in Lake Worth Beach—including whether pricing has increased homelessness and/or damaged social security through other mechanisms.

- (4) **Displacement and Labor Shortages:** By conducting interviews with residents and realtors—and analyzing the content of housing-related stories in local media, housing-related posts in online neighborhood forums, and responses to eviction filings—we will study whether rising housing costs have forced people to leave the city. We will also conduct interviews with local businesses, government agencies, and non-profits to determine if rising housing costs have negatively affected their ability to recruit and retain workers. Finally, we will draw from ACS data, Decennial Census data, and PBC Schools data, to determine if rising housing costs have displaced students from local schools and/or pushed low-income households out of Lake Worth Beach neighborhoods.
- (5) **Gentrification and Neighborhood Change:** Drawing from ZORI data, ZHVI data, parcel data, school enrollment and homelessness data, and ACS / Decennial Census data at the tract and block group levels, we will identify the neighborhoods within the City of Lake Worth Beach where price appreciation has been most concentrated; examine the demographic and socioeconomic changes that price appreciation has caused in them; and chart differences in the absolute number and ratio of owner-occupied to rental housing units in them over time. Thereafter, we will conduct interviews with residents across different City neighborhoods to determine how housing market changes have impacted their feel and character.

We anticipate analyzing neighborhood-level changes over the past three to four years on the following metrics:

- Demographic characteristics (race, family type, and earnings)
- Household size
- Educational attainment
- Median gross rent
- Median home value

These data will allow to make inferences about the following questions:

- In what neighborhoods have property values and rents increased most rapidly?
- In what neighborhoods have property values remained stable?
- In what neighborhoods, if any, have property values declined?
- Which neighborhoods have experienced the most change?
- What neighborhoods are at risk for gentrification?
- Are housing conditions driving certain groups—for example, low-income households, minority households, or family households—out of their homes? Are members of such groups disenrolling from local schools and/or exhibiting higher rates of homelessness?

Collectively, these data will allow us to determine if rising housing prices are having a menacing effect on neighborhood stability, neighborhood character, and neighborhood schools.

- (6) **Crime:** Drawing on interviews with residents and law enforcement officers, we will examine whether rising housing costs, and the economic distress associated with them, have increased the prevalence of crime within the city.
- (7) **Secondary Effects on Health, Safety, and General Welfare:** To examine how changing housing market conditions have affected the health, safety, and welfare of Lake Worth Beach residents—and to determine whether housing costs constitute a “serious menace” to the public—we will interview a diverse cross-section of LWB residents about how their housing costs, living conditions, economic security, and general welfare have changed over the past several years. When selecting respondents, we will place emphasis on the following groups: residents who are cost-burdened, residents who have been displaced and/or rendered homeless, residents who have experienced problems with their landlords, social service/non-profit workers who have assisted individuals facing housing insecurity, and city officials who are actively working on housing issues (e.g., the commissioners, CRA board members, city staff, etc.).

To identify city residents who meet these criteria, we will employ the following recruitment methods:

- a. making contact with local non-profits that provide housing assistance, such as the Guatemalan-Maya Center, Florida Rural Services, Legal Aid Palm Beach County, and Adopt-a-Family
- b. canvassing of low-income rental neighborhoods
- c. utilizing contacts at the PBC Department of Human Services and PBC Housing Authority
- d. contacting local realtors
- e. reviewing public eviction records
- f. reviewing public comments made during LWB commission meetings (many residents have spoken about their hardships, and their names/addresses are available via the meeting recordings)
- g. reviewing signatories to and comments on the city-wide petition calling for declaration of a housing crisis state of emergency

- h. contacting LWB residents who have attended or plan to attend upcoming tenants' rights and tenants' town hall meetings
- i. contacting residents who are attempting to form tenant' unions in response to rent increases and poor living conditions
- j. reviewing social media posts about housing distress in local community groups
- k. utilizing snowball sampling based on the previous sources.

We will also monitor public/private meetings (e.g., commission sessions, neighborhood associations, and housing justice groups) and online neighborhood forums to determine how residents are talking about housing in the community. Our field observations will allow us to verify residents' interview claims and identify forms of exploitation and hardship that residents take for granted due to routinization.

After collecting and analyzing these data, we will write a detailed report documenting the effects rising costs and changing housing conditions have had on Lake Worth Beach residents. Our report will determine—definitively and objectively—whether these effects pose a “serious menace to the general public” by outlining the frequency of housing-related problems across the city (e.g., financial distress, emotional distress, inadequacy, gentrification, displacement, overcrowding, extortion, increase of rents without legal process, eviction, loss of permanent shelter, diminution of health, etc.), and by documenting the threats that housing conditions currently or will pose to residents.

**Methodology for Question #4: What are the underlying causes of the housing crisis in Lake Worth Beach?**

After assessing the secondary impacts that rising housing costs have had on the city and determining whether they constitute a “serious menace to the general public,” we will examine the causes of the housing crisis—that is to say, the primary factors that are driving rapid price appreciation, blocking access to housing, and undermining housing equity.

Although our analysis will ultimately be inductive, we will give special attention to how the following factors have impacted local housing conditions: (a) population growth, (b) real estate speculation, (c) the diffusion of short-term vacation rentals; (d) seasonal migration; (e) rising insurance rates; (f) local community redevelopment initiatives, growth management policies, and land development regulations; (g) county-level economic development and housing policy; and (h) macroscopic factors such as federal housing policy, supply chain disruptions, and inflation.

When conducting our analysis, we anticipate employing the following procedures:

- (1) **Population growth:** Drawing from ACS and Decennial Census data, we will compare recent rates of population growth to previous rates of growth to determine if they have contributed to rapid price appreciation.

(2) **Real Estate Speculation, Rental Appreciation, and Disinvestment:** Drawing from PAPA data, Zillow data, code enforcement records, and eviction records, we will analyze the characteristics of recent real estate transactions in Lake Worth Beach, and whether recent investment activities has affected the price, quality, and security of local rental units. We anticipate examining the following specific factors:

- Who has been purchasing properties in Lake Worth Beach (e.g., large commercial real estate firms, small landlords, individual homebuyers, etc.)
- What neighborhoods real estate speculation has been concentrated in
- Whether recently purchased properties are being used for occupancy, rentals, or speculation
- Whether certain landlord types (e.g., large real estate firms, small LLCs, etc.) are more likely to raise rents, impose extraneous fees, and/or evict
- Whether certain landlord types are more likely disinvest from their properties and/or violate city codes
- What groups have been most affected by real estate speculation

Collectively, these data will allow us to determine if speculation has substantially contributed to price appreciation, if it has reduced the quality and safety of rental units, and if it has contributed to social problems such as eviction and homelessness.

(3) **Short-term vacation rentals:** Drawing from proprietary data sources (e.g., the market research firm AirDNA), we will examine the incidence of short-term vacation rentals in the city, and we will map where they are concentrated in the city. We will compare these data to PAPA and Zillow data to determine if increased short-term vacation rental activity has contributed to cost appreciation. We will also examine where the effects of short-term vacation rentals have been concentrated.

(4) **Seasonal Migration:** Drawing from ACS data, we will examine trends in seasonal homeownership. Our analysis will estimate the number of seasonal residences in the city and how much seasonal residency has increased over time. We will attempt to identify if high rates of seasonal homeownership increase rents and sales values at the neighborhood level.

(5) **Rising Insurance Rates:** To gauge the effects of rising insurance rates on rents, we will conduct interviews with a sample of insurance brokers, real estate agents, and landlords. By populating a sample of cases, we will attempt to identify the degree to which landlords pass these costs onto renters. We will also draw from proprietary data sources (e.g., Policy Genius) to estimate the degree to which home insurances premiums have increased in Lake Worth Beach over the past several years.

(6) **Local development and land use policy:** To gauge how City-level policies have impacted housing conditions, we will review LWB's Strategic Plan, the CRA's

Redevelopment Plan, the CRA's Cultural Master Plan, and recent development projects the City has approved, denied, and/or proposed. We will then evaluate the policies by employing the Municipal Scorecard for Affordable Housing Delivery Model (FIU Metropolitan Center 2008) and summarizing their effects on housing conditions (i.e., to what degree do/have they protected tenants and homeowners, preserved existing affordable housing and neighborhoods, and facilitated the development of new affordable housing). We will supplement these data by interviewing members of relevant departments and agencies, including the CRA, commission, and Department of Community Sustainability.

- (7) **County-level economic development and housing policy:** To gauge how County-level economic development and housing policy has impacted local housing conditions, we will review the Housing and Future Land Use Elements of Palm Beach County's Comprehensive Plan, the HUD-Consolidated Plan for PBC, Palm Beach County's Consolidated Annual Performance and Evaluation Report, and the recent initiatives of the County's Business Development Board. We will then evaluate the policies by employing the Municipal Scorecard for Affordable Housing Delivery Model and summarizing their effects on local housing conditions (i.e., to what degree do/have they protected tenants and homeowners, preserved existing affordable housing and neighborhoods, and facilitated the development of new affordable housing).
- (8) **Macroscopic factors:** Drawing from recently housing policy scholarship, we will summarize the results of recent analyses of how macroscopic economic trends and federal housing policy have impacted housing conditions. Based on our findings, we will make inferences about how these macro-level factors have impacted local housing conditions.

In sum, we will provide a nuanced report on the origins of and contributing factors to the housing crisis and the primary impediments to improvement (including the production and renovation of housing units that serve low- and moderate-income households). While accounting for broader factors—including federal housing policy decisions and funding levels, to interest rates and inflation, to the investment strategies of private equity firms, to population trends, to problems in the insurance market—we will emphasize the role that county- and city-level programs/decisions have played. Because the city government has limited ability to influence the other factors, local knowledge will have greater utility for those who consume our report.

#### **Methodology for Question #5: Assessing Potential City Responses to Current Housing Conditions**

Housing experts have shown that creating a stable, secure, and affordable housing ecosystem requires four interrelated types of action. They have termed these actions the “four Ps” (Greenberg et. al 2021). First, government needs to *protect* people against unfair, illegal, exploitative, and hostile housing market conditions. Second, governments must *preserve* the existing stock of affordable housing in their community to protect residents against gentrification



and displacement. Third, areas with housing crises need to *produce* more housing—especially housing that accommodates the needs and budgets of low-income households. And fourth, governments need to give low-income households more *political* opportunity to advocate for their needs and relay their demands.

In this section of the report, we will recommend measures and ordinances that have the potential to improve housing conditions in Lake Worth Beach that address the four Ps in order of need and importance. We will base our recommendations on our research findings. Indeed, effectively responding to a housing emergency requires adequate understanding of its causes and consequences. For example, a preponderance of illegal evictions would signify the need for a right to counsel for individuals facing eviction. Substandard housing stock, dangerous living conditions, and landlord disinvestment would signify the need for code compliance officers to enforce land development regulations in a vigorous manner. Excessive fees and/or claims on security deposits would signify the need to better regulate leasing contracts. Widespread evidence of discrimination based on categories protected by the Fair Housing Act would signify the need to establish a local Office of Housing Advocacy to assist residents with filing complaints through the Office of Fair Housing and Equal Opportunity and the Florida Commission on Human Relations. And excessive rents/price gouging would signify the need for rent stabilization.

When developing our recommendations, we will also draw from the social scientific literature on housing security and housing policy—including the measures that other Florida municipalities have implemented to ameliorate housing problems—to ensure that they are supported by empirical evidence. The report we draft will rank our recommendations in terms of effectiveness, efficiency, and viability; project their anticipated effects on housing conditions; indicate the order in which they should be sequenced; detail the resources, data, and/or requirements that would be needed to implement them; and outline the timelines they would require to provide relief.

#### **Methodology for Question #6: Is a rent control ordinance necessary and proper for addressing the City's housing needs?**

In this final section of the report, we will draw on our collective data and findings to determine—definitively and objectively—whether a “housing emergency” is present; whether the emergency poses a “serious menace to the general public”; whether a rent control ordinance is therefore necessary, proper, and legal under current housing conditions; and whether such an ordinance is likely to withstand legal challenge.

When drafting our rent control ordinance analysis, we will also thoroughly review the literature on rent control to answer the following questions: What are the upsides? What are the downsides? In what ways could the city implement rent control (rent control, rent stabilization, how much stabilization, which rentals should be included and excluded, etc.)? What regulations on rents are advisable given the parameters that Florida state law has established?

When reviewing the literature and providing guidelines, we will attempt to compare apples to apples whenever possible—that is to say, when forecasting how rent control would affect

housing conditions in LWB, we will attempt to base our inferences on rent control policies that similar cities have enacted under similar circumstances.

### **Summary**

Rapidly appreciating prices, financial instability, rising rates of eviction and displacement, strained social service agencies, and anxiety among the public suggest that Lake Worth Beach's housing situation requires careful study and a prompt public response. We have thought deeply about the data and guidance city officials will need to formulate their response, are situated in the community, have a dynamic range of experiences, and are positioned to commence our research as soon as approval is granted. We are confident that the novel study we have proposed—which will combine multiple forms of data and employ mixed methods—will produce a far more detailed, and hence useful, report than the reports many similar municipalities facing housing crises have commissioned.

Our study will develop a comprehensive report that assesses Lake Worth Beach's housing conditions; outlines the causes and consequences of shortcomings in the housing system; explores how the commission can promote equity and affordability in relation to housing; establish how the commission can guarantee basic civil and political rights in relation to housing and give vulnerable and underrepresented groups more say over housing and development decisions that affect their lives; offer practical recommendations for ensuring that everyone in the city can access safe, affordable housing; and provide people and organizations within the city with concrete data and guidelines that be used to understand and develop effective responses to housing changes in South Florida and across the nation. And it will determine—definitively and objectively—whether a “housing emergency” is present, whether that emergency poses a “serious menace to the general public,” and whether measures such as rent control are necessary, proper, and legal under current housing conditions.

We are available to discuss this proposal at your convenience and eagerly await your response.

### **Budget and Timeline:**

We will complete all parts of this study by January 31<sup>st</sup>, 2024. However, we are willing to negotiate this timeline with the City and/or deliver results in phases.

We have outlined the anticipated budget for this study in the appended pricing sheet.

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EXHIBIT "A1"

RFP# 23-200 Housing Emergency Study and Rent Control Ordinance Analysis

PRICING FORM

Failure to fully complete and sign this Pricing Form may result in rejection of the Proposal.

HOURLY RATES

Position	Hourly Rates
Principal Investigator	\$ 70.87
Co-investigator	\$ 0
Co-investigator	\$ 0
Graduate research assistant	\$ 25
Graduate research assistant	\$ 25

HOURLY RATE SPECIFIC TO EXPERT WITNESS SERVICES

Position	Hourly Rates
Principal Investigator	\$ 70.87
Co-investigator	\$ 0

NOT TO EXCEED AMOUNTS  
(not to include expert witness services)

Tasks	Not to Exceed Amount
Completion of all Services as defined in the solicitation document as Part 1 of the Study (i.e., the housing emergency study)	\$ 50,000
Completion of all Services as defined in the solicitation document as Part 2 of the Study (i.e., the rent control ordinance analysis)	\$ 7,034.18

Name of Respondent: Philip Lewin, Florida Atlantic University

Address: 777 Glades Rd., CU 260, Boca Raton ST FL Zip 33431

Phone: (678) 770-8425 Email: Lewin p@fau.edu

Print Name: Philip Lewin Title: Associate Professor of Sociology

SIGNATURE: Philip Lewin Date: 1/26/23

### Cost Effectiveness

We will conduct this study as economically as possible. The cost estimates that we have budgeted for are listed below:

- Releases from two courses--one in the summer, and one in the fall--which will allow the principal investigator to repurpose his time from teaching to the City's housing study: \$22,678.20
- Hiring two graduate research assistants to work on the study for 10 hours per week, for 32 weeks, at a rate of \$25 per hour: \$16,000
- Eviction spreadsheets from the County Clerk for the past three years: \$1,164.80
- Interview transcriptions: \$3,750

Based on this budget, we anticipate that **total direct costs** associated with the study will amount to **\$43,593.00**. Unless RFPs specify otherwise, Florida Atlantic University requires that a 31 percent surcharge be added to research grants to cover the expenses associated with university facilities and administration, which amounts to **\$13,441.18** for **indirect costs**.

We anticipate spending most of our time conducting Part 1 of the study, given that our answer to Part 2 will depend on the results of Part 1. We thus anticipate that **Part 1** of the study will cost **\$50,000**, and that **Part 2** will cost **\$7,034.18**. Therefore, we anticipate our **total budget** for both studies, including direct and indirect costs, will not exceed **\$57,034.18**.

We have included a budget spreadsheet that further breaks down the anticipated costs associated with this study.



### **Successful Experience and Qualifications of Respondent and Staff**

If selected to conduct this study, we will complete all required tasks for Part 1 and Part 2 of the City's RFP by January 31, 2023. We are highly qualified to conduct the City's study, and to deliver the results in a timely manner, for two primary reasons. First, we are very familiar with, and already studying, housing conditions in Lake Worth Beach. In January 2023, we received three Community Engagement Grants from Florida Atlantic University (FAU) to study the degree to which the City's housing system is providing residents with a safe, secure, and affordable place to live, and to identify the main impediments to housing affordability and equity in Lake Worth Beach. Although we are in the early stages of our research, we have already begun to examine many of the questions the City's RFP addresses. Our preliminary research and connections to the community give us an advantage over other applicants.

Second, between the five of us, we have a dynamic range of research experience studying housing, community problems, urban development, and poverty. Professor Lewin has been studying community problems, particularly poverty, for more than a decade. His last major research project was a multi-year study that examined how energy market changes, mining-related pollution, population loss, government malfeasance, and opioid addiction were affecting a community in Central Appalachia. The purpose of the research was to document how the community was responding to these social problems and to produce knowledge that could be used to address them more effectively. In addition to winning an "outstanding dissertation" award, subsequent publications from the study have appeared in top journals, such as *Social Problems*.

Professor Lewin, who lives in Lake Worth Beach, became interested in housing issues several years ago due to personally witnessing the negative effects of rising prices around him. In Summer 2022, he instructed *Sociology of Housing*, which examined the causes and effects of the affordable housing crisis and gentrification in South Florida. He was also awarded a full-year course release to study the role that real estate speculation has played in the production and reproduction of socio-economic inequality in South Florida during the 2022-23 academic year. In December 2022, he gave a presentation at Palm Beach County's Economic Mobility Summit that discussed best practices for addressing housing barriers to advance family economic mobility.

Dr. Li has been teaching courses in housing for five years—specifically the graduate *Seminar in Housing* and the undergraduate course *Housing Policy and Planning*. Her teaching experience has equipped her with a comprehensive understanding of the housing market, U.S. housing policy, and various strategies for providing affordable housing. Dr. Li has also published peer-reviewed papers in top planning and housing journals, such as *Housing Studies*, *Housing Policy Debate*, and the *Journal of Planning Education and Research*. Her published papers have addressed topics such as the impacts of residential mortgage foreclosures on neighborhoods, foreclosure and affordable housing provision, and evaluation of the Moving to Opportunity program associated with the Section 8 Housing Choice Voucher program.

Dr. Li has also received over \$550,000 in grant funding to work on projects for local communities and research centers. She has worked on a land use assessment and TOD suitability

analysis project for Broward County, five different projects with the Village of Wellington, a study exploring the determinants of increased transportation crash risks in low-income neighborhoods in Orange County, and a project surveying the community satisfaction of residents in the communities of Abacoa, Heights of Jupiter, and West Palm Beach. These funding opportunities indicate that Dr. Li has substantial experience working on funded projects for local communities on issues related to housing and community development.

Carter Koppelman also teaches and researches in the fields of housing and urban development. His sociology courses, *The Urban Community* and *Urbanization*, introduce students to current research on urban development, poverty, and housing segregation, and they teach students how to conduct evidence-based analyses of segregation and gentrification in U.S. cities. His last major research project used longitudinal qualitative research to examine housing needs in poor and working-class neighborhoods, provision of affordable housing through government subsidy programs, and the social impacts of access to these programs. Data collection included 36 months of participant observation research and 120 qualitative interviews with precariously housed residents, members of neighborhood-based housing organizations, and residents of state-subsidized housing in Santiago, Chile and São Paulo, Brazil. Dr. Koppelman has published findings from his research in *Qualitative Sociology*, *Social Politics*, *Latin American Perspectives*, and *City & Community*.

Jodie Boisvert, who will work with us as a research assistant, holds an M.P.A. and is currently a Ph.D. student in FAU's Culture, Society, and Politics program. She has extensive research experience in housing and poverty reduction. While working for the Palm Beach County Department of Community Services, she was responsible for conducting mixed-methods research on poverty for the Securing Our Future Initiative and reviewing emergency rental assistance applications. She was also responsible for evaluating Palm Beach County poverty-reduction initiatives, including analyzing outcome measurements from over 100 county-wide programs, while working as a Community Investments Administrator and Grant Writer for United Way. She has additional research experience working for Children's Network of South Florida, the American Red Cross, and the International Rescue Committee. Annabelle Campbell, an FAU Ph.D. student who is carrying out her dissertation on the affordable housing crisis in South Florida, will work alongside her as a second research assistant.

As this document shows, we are connected to Lake Worth Beach, well acquainted with housing conditions within it, and have already begun addressing many of the City's questions through our Community Engagement Grants. We also have a wealth of combined experience. Professor Lewin and Professor Koppelman have employed qualitative research methods to study housing, poverty, and community problems from a sociological perspective, Professor Li has employed quantitative methods to study housing issues from an urban planning perspective, and Jodi Boisvert has employed mixed methods to conduct program evaluation. Our mixed-method, interdisciplinary approach to this study will produce a novel and uniquely helpful perspective on the City's housing dilemma.

**PROFESSIONAL EXPERIENCE**

- 2020 - Associate Professor (with tenure), Department of Sociology, Florida Atlantic University
- 2014 - 2020 Assistant Professor, Department of Sociology, Florida Atlantic University
- 2009 – 2014 Instructor of Record, Department of Sociology, University of Georgia
- 2006 – 2009 Graduate Teaching Assistant, Department of Sociology, University of Georgia

**EDUCATION**

- 2014 **Ph.D.** Sociology, University of Georgia  
**Dissertation:** “The Political Epistemics of the Rural Poor: Corruption, Coal, Conservatism, and Consent in Central Appalachia.”  
**Comprehensive Exam Area:** Work, Organizations & Occupations
- 2008 **M.A.** Sociology, University of Georgia  
**Thesis:** “In Search of the Real, Enamored with the Authentic: A Study of Ideology and Practice in Punk Subculture.”
- 2005 **B.A.** Sociology & Political Science, University of Georgia | Magna Cum Laude

**RESEARCH AND TEACHING FIELDS**

Community studies; poverty and economic development; political sociology; environmental sociology; qualitative research methods; cultural sociology; youth subcultures.

**SELECTED PUBLICATIONS**

- Lewin, Philip.** 2020. “Reaching the Boiling Point: Energy and Climate Policy under the Trump Administration.” Pp. 235-263 in *The Future of U.S. Empire in the Americas: The Trump Administration and Beyond*, edited by Timothy M. Gill. New York, NY: Routledge.
- Lewin, Philip.** 2019. “‘I Just Keep My Mouth Shut’: The Demobilization of Environmental Protest in Central Appalachia.” *Social Currents* 6(6): 534-552.
- Lewin, Philip.** [2017] 2019. “‘Coal is not just a Job; It’s a Way of Life’: The Cultural Politics of Coal Production in Central Appalachia.” *Social Problems* 66(1): 51-68.
- Lewin, Philip.** 2017. “Fighting King Coal: The Challenges to Micromobilization in Central Appalachia.” *Contemporary Sociology* 46(6): 657-65. (Book review essay).
- Lewin, Philip.** 2016. “The Public Engagement Industry and the Future of Democratic Praxis.” *Trajectories* 28(1): 26-30. (Book review essay).
- Lewin, Philip.** 2014. “Political Participation, Demobilization, and the Problem of Community Embeddedness.” *States, Power and Societies* 20(1): 1-6.

**SELECTED GRANTS AND FELLOWSHIPS**

- 2022 *FAU Community Engagement Grant*. \$1,000. Project: “Assessing the Social Impacts of the National Housing Emergency in Lake Worth Beach, FL.”
- 2022 *FAU Sabbatical*. Full year course release. Project: “Studying Poverty and Profit in the South Florida Housing Market.”
- 2019 *Bill and Melinda Gates Foundation – Grand Challenges –Voices for Economic Opportunity Initiative* (\$100,000). Not funded. PI: Philip Lewin. Project: “The Visible Injuries of Class.”
- 2016 *FAU Scholarly and Creative Accomplishment Fellowship*. Fall semester teaching release. Project: “Forgotten People: The Invisible Suffering of the Rural Poor.”
2013. *Dissertation Completion Award*. \$12,965. University of Georgia Graduate School. Project: “The Political Epistemology of the Rural Poor.”
2012. *Innovative and Interdisciplinary Research Grant*. \$1,000. University of Georgia Graduate School. Project: “The Social and Moral Order of Rural Poverty.”

**SELECTED PRESENTATIONS, PROCEEDINGS, AND COLLOQUIA**

- “Best Practices for Addressing Housing Barriers to Advance Family Economic Mobility.” Securing Our Future Economic Mobility Summit. West Palm Beach, FL. December 2022.
- “The Anti-Environmental State: Managing Toxic Grievances in Central Appalachia.” Annual Dimensions of Political Ecology conference. Lexington, KY. February 2020.
- “The Visible Injuries of Class: How Structural Violence and Stigmatization Affect the Rural Poor.” Annual meeting of the American Sociological Association. New York, NY. August 2019.
- “Local Responses to Climate Change in an Age of Nationalism and Isolationism.” Annual meeting of the Southern Sociological Association. New Orleans, LA. April 2019.
- “‘It’s not about Policy; It’s about Personality’: How Rural Political Machines Produce Legitimacy.” Annual meeting of the American Sociological Association. Montreal, CA. August 2017.
- “Living at the Bottom, Voting for the Top: The Politics of the Rural Poor in Central Appalachia.” Oakland University’s colloquium series. Rochester, MI. November 2016.
- “The Political Epistemology of the Rural Poor.” Annual meeting of the American Sociological Association. Seattle, WA. August 2016.
- “The Politics of the Socially Excluded at the Dawn of the 21<sup>st</sup> Century.” Annual meeting of the Social Science History Association. Baltimore, MD. November 2015. (with Phillip Hough).
- “‘Coal is not just a Job; It’s a Way of Life’: The Cultural Politics of Coal Production in Central Appalachia.” American Sociological Association. Chicago, IL. August 2015.

**TEACHING*****Graduate Courses Taught at Florida Atlantic University***

Political Economy of Culture.	Spring 2015 – present.
Advanced Qualitative Research Methods.	Spring 2016 – present.
Critical Perspectives in Social Theory.	Spring 2021 – present.

***Undergraduate Courses Taught at Florida Atlantic University and University of Georgia***

Youth Subcultures.	Fall 2009 – present.
Sociology of Work and Industry.	Summer 2010 – present.
Cultural Sociology.	Spring 2010 – present.
Sociological Theory.	Fall 2015 – present.

***Selected Independent Studies***

Sociology of Housing	Summer 2020
Creative Tourism and the Gentrification of Wynwood, Miami	Spring 2015

**SELECTED PROFESSIONAL SERVICE ACTIVITIES****Academic Positions**

- Program Committee - History of Sociology and Social Thought Section – American Sociological Association. Summer 2022 – present.
- Chair of College of Arts and Letters’ Undergraduate Programs Committee. Spring 2022.
- Director of Undergraduate Program. Sociology Department. Spring 2019 - Spring 2022.
- Chair of Writing Enhanced Curriculum Program. Sociology Department. Fall 2019 - Spring 2022.
- Sociology Steward to United Faculty of Florida Union. Spring 2019 - present.
- Moderator of FAU Workshop on Sociological Research. Fall 2014 to Spring 2022.
- Associate Editor – *Qualitative Sociology*. Fall 2013 - Summer 2014.

**Academic Reviewing**

Occasional reviewer for: *Environmental Justice*, *Socius*, *Journal of Appalachian Studies*, *American Journal of Sociology*, *Social Forces*, *American Sociological Review*, *Social Problems*, *Sociological Forum*, *Sociological Perspectives*, *Environmental Sociology*, *Sociology Compass*, *Contemporary Sociology*, *Journal of Rural Social Sciences*, *Qualitative Sociology*, *The International Journal of English and Literature*, *Social Thought and Research*, *The Journal of Contemporary Ethnography*.

## **YANMEI LI, Ph.D., AICP**

Associate Professor

Department of Urban and Regional Planning

Florida Atlantic University

[yli22@fau.edu](mailto:yli22@fau.edu)

561-297-4282

Full CV: <http://science.fau.edu/departments/urban-regional-planning/documents/yanmei-cv.pdf>

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### **EDUCATION**

- Ph.D. 2006. City and Regional Planning, The Ohio State University, Columbus, OH, USA.  
*Dissertation: The Dynamic Interaction between Residential Mortgage Foreclosure, Neighborhood Characteristics and Changes*
- M.A. 2001. Economics - Regional Economics, Beijing Normal University, Beijing, China.  
*Thesis: The Spatial Distribution and Optimal Scale of Rural Migrants in Beijing*
- B.S. 1998. Geography, East China Normal University, Shanghai, China.  
*Thesis: The Characteristics and Development Strategies of Hi-tech in Changjiang Delta*

### **SELECTED WORKING EXPERIENCE**

- Associate Professor. 2014- . Department of Urban and Regional Planning, Florida Atlantic University
- Assistant Professor. 2008-2014. School of Urban and Regional Planning, Florida Atlantic University
- Assistant Professor. 2006-2008. Department of Geography and Geology, Western Kentucky University

### **RESEARCH & SCHOLARSHIP**

#### **Selected Peer Refereed Publications in Print**

- Li, Yanmei, and Sumei Zhang. 2022. *Applied Research Methods in Urban and Regional Planning*. Springer.
- Li, Yanmei, and Sumei Zhang. 2020. Social capital as a predictor of neighborhood satisfaction: an analysis of American Housing Survey national data. *Housing and Society*. First published online September 12, 2020. DOI: 10.1080/08882746.2020.1813516
- Anacker, Katrin, and Yanmei Li. 2016. Analyzing housing affordability of renters during the Great Recession 2007 to 2009. *Housing and Society*, 43(1): 1-17. DOI: 10.1080/08882746.2016.1160556
- Walter, Rebecca J., Yanmei Li, and Serge Atherwood. 2015. Moving to opportunity? An examination of Housing Choice Vouchers on urban poverty deconcentration in South Florida. *Housing Studies*, 30(7): 1064-1091. DOI: 10.1080/02673037.2015.1009004.
- Li, Yanmei, and Rebecca Walter. 2013. Single-family housing market segmentation, post-foreclosure resale duration, and neighborhood attributes. *Housing Policy Debate*, 23(4): 643-665.
- Gibson, Huston, and Yanmei Li. 2013. Opportunities for the United States condominium foreclosure market to provide amenable affordable housing options: The case of Tampa/Hillsborough, Florida. *Urbani Izziv*, 24(1): 90-106 (in English and Slovene).
- Li, Yanmei. 2011. Subprime lending and neighborhood characteristics: Spatial patterns by loan category. *Housing and Society, Journal of the Housing Education and Research Association*, 38 (1): 83-116.



**Li, Yanmei**, and Hazel Morrow-Jones. 2010. The impact of residential mortgage foreclosure on neighborhood change and succession. *Journal of Planning Education and Research*, 30(1): 22-39.

### **Selected Grants**

- Principal Investigator. 2023. *Best Practice Affordable Housing Policies and Programs for the South Florida Region*  
Grantor: Florida Atlantic University Community Engagement Project Grant, \$990
- Co-Principal Investigator. 2018-2019. *Understanding the Crash Risk Exposure of Low-income Households and Neighborhoods* (with Eric Dumbaugh, PI).  
Grantor: Collaborative Sciences Center for Road Safety, United States Department of Transportation, \$68,314.
- Principal Investigator. 2019. *South Florida Community Satisfaction Survey*. (with John Renne and Lilah Besser)  
Grantor: Center for Urban and Environmental Solutions, Florida Atlantic University, \$20,000
- Co-Principal Investigator. 2011-2012, 2012-2013. *Wellington 2060 Living Laboratory*. (with Ceylan Oner (PI) and Jaap Vos (2012-2013)/ Ceylan Oner and Jaap Vos (PI) (2011-2012)). A series of five projects: Economic Inventory Analysis, Business Inventory Analysis, Equestrian Planning Survey, Redevelopment Planning of Transitional Neighborhoods, and Community Satisfaction Survey  
Grantor: Village of Wellington, FL, \$252,083
- Co-Principal Investigator. 2010-2011. *Transit-Supportive Infrastructure and Land Use Study - Mid-Town Plantation and Southwest Sunrise*, Broward County, Florida. (with Anthony Abbate (PI) and Michele Hawkins).  
Grantor: Broward Metropolitan Planning Organization (MPO), \$150,000
- Principal Investigator. 2010-2011. *Housing Policy Responses to Climate Change: Planning and Practice*. (Mentor: Alka Sapat)  
Grantor: Florida Atlantic University, \$2,000

### **Selected Service Projects in Local Communities**

- Board Member. Town of Jupiter Historic Resources Board (2018, 2019)
- Community Service. The City of North Miami Transit-Oriented Development (TOD) Visioning and Master Plan (Fall 2014)
- Community Service. Ft. Lauderdale Urban League Redevelopment Project Planning (via Carras Community Investment, Inc.) (Spring 2013)
- Community Service. South Florida Community Land Trusts (CLTs) Property Development Plan and Neighborhood Visioning (Spring 2013)
- Community Service. Lauderdale Lakes Town Center Market Analysis (Fall 2012)
- Community Service. North Bay Village Commercial Corridor Planning (Fall 2012)
- Community Service. Himmarshee Village Visioning (Spring 2012)
- Community Service. City of Opa-locka Community Redevelopment Planning (Spring 2012)
- Community Service. City of Opa-locka Community Redevelopment Planning (Spring 2011)
- Community Service. MiMO (Miami Modern District) Redevelopment Planning (Spring 2010)
- Member, Comprehensive Plan Update Task Force, City of Bowling Green / Warren County, KY (2007-2008)

**PROFESSIONAL EXPERIENCE**

**Assistant Professor of Sociology**  
Florida Atlantic University

January 2019-Present

**EDUCATION**

**Ph.D., Sociology. University of California, Berkeley** 2018

Dissertation: "‘Property Owners and Not Proletarians’: Housing Policy and the Contested Production of Neoliberal Subjects in Chile and Brazil"

Qualifying Exam Fields: Social Theory, Development, Political Sociology

**M.A., Sociology. University of California, Berkeley** 2011

Thesis: "Symbolic Power and Municipal Governance: The State-Society Interface in the *Poblaciones* of Santiago, Chile"

**B.A., International Relations and Latin American Studies. Tufts University** 2009

**RESEARCH & TEACHING FIELDS**

Urban Sociology, Housing, Political Economy, Political Sociology, Development, Globalization, Social Policy, Gender, Qualitative Methods, Latin America

**PUBLICATIONS****Peer-Reviewed Articles**

Koppelman, Carter. 2022. "Empowered Homeowners, Responsible Mothers: Promises and Pitfalls of Maternalist Housing Provision in Brazil’s *Minha Casa Minha Vida* Program." *Social Politics* 29(4): 1449-1473.

Koppelman, Carter. 2021. "Inclusion in Indignity: Seeing the State and Becoming Citizens in Chile’s Social Housing." *Qualitative Sociology* 44(3): 385-402.

Koppelman, Carter. 2018. "‘For now, we are in waiting’: Negotiating Time in Chile’s Social Housing System." *City & Community* 17(2): 504-524.

Koppelman, Carter. 2017. "Deepening Demobilization: The State’s Transformation of Civil Society in the *Poblaciones* of Santiago, Chile." *Latin American Perspectives* 44(3): 46-63.

**Book Reviews**

Koppelman, Carter. 2019. "Alexander, CJ and Tognato, C.(eds) *The Civil Sphere in Latin America*. 2018. Cambridge University Press." *The British Journal of Sociology* 70(4): 1628-1631.

**GRANTS, FELLOWSHIPS & AWARDS**

Community Engagement Project Grant, Florida Atlantic University	2022
Peace, Justice, and Human Rights Research Grant, Florida Atlantic University	2022-2023
Americas Initiative Fellowship, College of Arts & Letters, Florida Atlantic University	2022
Troy Duster Fellowship, Department of Sociology, UC Berkeley	2018
Leo Lowenthal Fellowship, Department of Sociology, UC Berkeley	2015
National Science Foundation Graduate Research Fellowship	2010-2013
John S. Gibson Award, Best Undergraduate Thesis in International Relations, Tufts University	2009

## RESEARCH PRESENTATIONS

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### Selected Academic Conference Presentations

- “Accumulation by Inclusion: Politics, Profit, and Social Housing Provision in Latin America.” Development Section Regular Session. American Sociological Association Meeting. Los Angeles. August 2022.
- “Conflictive Clients and Peripheral Partners: Popular Participation in Market-Driven Housing Programs in Chile and Brazil.” Development Section. ASA Annual Meeting. Philadelphia, PA. August 2018.
- “Subsidized Housing and Single Motherhood: Effects and Limits of Women’s Inclusion in Low-income Housing Policies in Chile and Brazil.” Cities and Urban Studies Track. Latin American Studies Association Congress. New York, NY. May 2016.
- “*En Espera*: Negotiating Time in Chile’s Social Housing System” Ethnography Section. ASA Annual Meeting. Chicago, IL. August 2015.
- “Resource Access and the Municipal Structuring of the Local-Organizational Field in the *Poblaciones* of Santiago, Chile.” Southern Cone Section. LASA Congress, Toronto, ON. November 2010.

### Invited Talks

- “Accumulation by Inclusion: Politics, Profit, and Social Housing Provision in Latin America.” Colloquium of the Department of Global & Sociocultural Studies. Florida International University. Sept. 2022.
- “*La Reina de la Casa*: Gendered Urban Citizenship and Access to Social Housing in La Pintana.” Emergent Citizenships Colloquium. Institute of Urban and Territorial Studies. Universidad Católica de Chile. Santiago, Chile. November 2013.

## TEACHING

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### Undergraduate Courses Taught at Florida Atlantic University

Sociological Theory (required core course)	Spring 2019 - Present
Global Social Change (upper-level capstone course)	Fall 2019 – Present
The Urban Community (elective course)	Fall 2020 - Present

### Graduate Courses Taught at Florida Atlantic University

Seminar in Urbanization	Fall 2019 - Present
Seminar in Globalization & Development	Spring 2019 - Present

## PROFESSIONAL ACTIVITIES

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### Academic Reviewing

- Occasional Reviewer, *American Sociological Review*
- Occasional Reviewer, *Qualitative Sociology*
- Occasional Reviewer, *City & Community*

### Professional Memberships

- American Sociological Association
- Sections on Community and Urban Sociology, Political Sociology, Development, and Sex & Gender

### Other

- Visiting Researcher, College of Architecture and Urbanism, University of São Paulo 2014

## LANGUAGES

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- Portuguese (fluent speaking, reading and writing)
- Spanish (fluent speaking, reading and writing)
- English (native speaker)

**Jodie Marie Boisvert, MPA  
Program Officer, Research  
International Rescue Committee**

**Education**

Current Student	PhD Comparative Studies Florida Atlantic University
2017	Masters of Public Administration Degree Florida Gulf Coast University Capstone: <i>"Sustainability for a Small, Grassroots Non-profit Organization in Palm Beach County"</i>
2010	Bachelors Degree in Anthropology University of South Florida

**Professional Employment**

2022-Present	Program Officer, Research International Rescue Committee  -Responsible for conducting research on refugee resettlement programs and practices that are intended to lead to the best possible outcomes for refugee neighbors.
2020-2022	Program Evaluator Palm Beach County Board of County Commissioners  -Responsible for the Securing Our Future Initiative which led the poverty reduction efforts for Palm Beach County. This included conducting original mixed-methods research on poverty-related needs in Palm Beach County. In addition to research and program management, I was responsible for reviewing and approving/denying ERA rental assistance applications during the pandemic.
2020-Present	Owner   Director of Grants and Public Relations GrantFuzion  -Responsible for grant writing and managing the company.
2018-2020	Senior Volunteer Engagement Specialist American Red Cross  -Responsible for leading the research and evaluation efforts that were designed to improve volunteer engagement. Projects

	included mixed-methods approaches including interviews, focus groups, and primary quantitative data collection.
2018-2020	Director and Grants and Programs Suits for Seniors  -Responsible for grant writing.
2017-2018	Community Investments Administrator and Grant Writer United Way of Palm Beach County  -Responsible for evaluating poverty-reduction initiatives throughout Palm Beach County. This included analyzing outcome measurements from over 100 county-wide programs.
2016-2017	Grant Writer United Way of Palm Beach County  -Responsible for grant writing.
2015-2016	Teen Outreach Program® Coordinator and Grant Writer Children's Network of Southwest Florida  -Responsible for managing a poverty-reduction, youth-leadership program. This included conducting independent, mixed methods research including interviews and primary quantitative data collection.
2013-2015	Teen Outreach Program® Facilitator Children's Network of Southwest Florida  -Facilitated a poverty-reduction, youth-leadership program.

### **Publications**

#### **Pending Articles**

2023	<i>Norwegian Immigrant Unemployment - A Quantitative Study</i>
2023	<i>The impact of white supremacy on xenophobia in the United States in the 21st century.</i>

#### **Forum Presentations**

2022	Norwegian Immigrant Unemployment: A Quantitative Study SPSSI
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# Annabelle Campbell

711 NW 7th Street Boynton Beach, FL 33426  
772-766-6086 • annabellecam2013@fau.edu

## Education

**PhD in Comparative Studies, Culture Society & Politics** - IP, Florida Atlantic University

**Master of Business Administration** - August 2018, Florida Atlantic University

**Bachelor of Arts in Political Science** - May 2015, Florida Atlantic University

Minors: Spanish Language and Arabic Language  
Magna Cum Laude

## Teaching Experience

**Graduate Teaching Assistant, Intro to World Politics** August-December 2020 Florida Atlantic University, Boca Raton, FL

- Facilitated and monitored simultaneous in-person and Zoom lectures
- Developed lectures on the topics of media and the environment in respect to international relations
- Graded written assignments and assisted students with developing a deeper understanding of course material
- Developed weekly quiz questions on core concepts from lectures and assigned readings/content

**Graduate Teaching Assistant, Law and American Society** May-August 2020 Florida Atlantic University, Boca Raton, FL

- Monitored online lectures via WebEx
- Graded written assignments using Canvas

**Graduate Teaching Assistant, Comparative Politics of the Middle East** January - May 2020 Florida Atlantic University, Boca Raton, FL

- Attended lectures and assisted students individually with course topics
- Graded mid-term and final essay examinations
- Graded final research paper

**Graduate Teaching Assistant, Religion & World Politics** January - May 2020 Florida

- Attended lectures and assisted students individually with course topics
- Graded midterm and final essay examinations

**Graduate Teaching Assistant, Religion & World Politics** August - December 2019 Florida Atlantic University, Boca Raton, FL

- Attended lectures and assisted students individually with course topics
- Graded midterm and final essay examinations

## **Professional Experience**

### **Marketing Manager**

*Aerospace Marketing Group- Delray Beach, FL (December 2017- August 2019)*

- Created and managed email campaigns for various trade shows and advertising options
- Created proposals to showcase various advertising options
- Worked with companies/agencies to determine short term and long term marketing strategies
- Represented Aviation Week Network at global tradeshow and networking events

### **Marketing Coordinator**

*Aerospace Marketing Group- Delray Beach, FL (December 2016-December 2017)*

- Managed *Inside MRO* advertising production cycle- print and digital
- Managed Metric Reporting
- Represented Aviation Week Network at global trade shows
- Achieved a 95% submission rate for advertising materials

### **Operations Assistant**

*Import Solutions- Jupiter, FL (December 2014-July 2016)*

- Communicated with factories abroad and buyers domestically
- Managed the spare parts department effectively and reduced order error
- Created weekly open order reports and cost sell advertising sheets
- Facilitated the import process for buyers

EXHIBIT "D"

RFP# 23-200 Housing Emergency Study and Rent Control Ordinance Analysis

SIMILAR PROJECTS

List two (2) similar projects successfully completed in the past five (5) years by the individual, university, firm, or project manager, etc. assigned to the project.

Completed Project #1:

Agency/company: University of California, Berkeley  
Current contact person at agency/company: Raka Ray, Ph.D.  
Telephone: (510) 642-9565 Fax: N/A E-mail: rakaray@berkeley.edu  
Address of agency/company: 460 Social Sciences Building, Berkeley, CA 94720-1980  
Name of project: Social Impacts of Subsidized Housing Programs in Chile and Brazil  
Description: See description on next page.

Project value: ~ \$100,000 Start date: Summer 2010 Completion date: December 2022  
(month/year) (month/year)

Name(s) of assigned personnel:

Project manager: Center Koppelman  
Others: Raka Ray, Lorna Enriquez, Marc Lerman, Teresa Collier, Colvin

Completed Project #2:

Agency/company: Collaborative Science Center for Road Safety  
Current contact person at agency/company: Eric Dumbach, Ph.D.  
Telephone: (561) 666-8840 Fax: N/A E-mail: edumbach@fsu.edu  
Address of agency/company: 777 Glades Rd, Boca Raton, FL 33431  
Name of project: The Influence of the Built Environment on Crash Risk in  
Description: Lower-Income and Higher-Income Communities  
See description on following page.

Project value: \$68,314 Start date: April 2018 Completion date: January 2021  
(month/year) (month/year)

Name(s) of assigned personnel:

Project manager: Erik Dumbach  
Others: Yumei Li



## Similar Projects

### Completed Project #1

**Agency/company:** University of California, Berkeley

**Current contact person at agency/company:** Raka Ray (faculty advisor)

**Telephone:** (510) 642-9565

**Fax:** (510) 642-0654

**Email:** [rakarav@berkeley.edu](mailto:rakarav@berkeley.edu)

**Address of agency/company:** 410 Social Sciences Building, Berkeley CA 94720-1980

**Name of Project:** Study on Social Impacts of Subsidized Housing Programs in Chile and Brazil (2010-2022).

**Description:** This study, which was initiated as a doctoral thesis project in Sociology at the University of California, Berkeley, used longitudinal qualitative research to examine housing needs in poor and working-class neighborhoods, provision of affordable housing through government subsidy programs, and the social impacts of access to these programs. Data collection included 36 months of participant observation research and 120 qualitative interviews with precariously housed residents, members of neighborhood-based housing organizations, and residents of state-subsidized housing. Data collection occurred over eight years (2010-2017) in two cities, Santiago, Chile, and São Paulo, Brazil. Data analysis and publication of results occurred from 2018-2022.

Questions addressed by the study include:

- What are the impacts of different forms of inadequate or precarious housing (rent burden, overcrowding, houselessness, and illegal squatting) on family relations, economic opportunities, community support networks, and subjective well-being?
- How do individuals learn about and decide to apply for state-sponsored affordable housing programs?
- How do bureaucratic application processes, waitlists, and other barriers to access affect the precariously housed and shape their survival strategies and subjective well-being?
- What are the effects of receiving government-subsidized housing on family relations, economic opportunities, community support networks, and subjective well-being?
- What are the gender-specific impacts on low-income women and single mothers, who are overrepresented both among the precariously housed and recipients of government housing support in Chile and Brazil?
- How do precariously housed people themselves understand what constitutes “adequate” or “dignified” housing? To what extent are these understandings met by government housing programs?

Research findings from this study have been reported in the following publications:

Koppelman, Carter. 2022. “Empowered Homeowners, Responsible Mothers: Promises and Pitfalls of Maternalist Housing Provision in Brazil’s Minha Casa Minha Vida Program.” *Social Politics* 29(4): 1449-1473.

Koppelman, Carter. 2021. "Inclusion in Indignity: Seeing the State and Becoming Citizens in Chile's Social Housing." *Qualitative Sociology* 44(3): 385-402.

Koppelman, Carter. 2018. "'For now, we are in waiting': Negotiating Time in Chile's Social Housing System." *City & Community* 17(2): 504-524.

**Project Value:** \$100,000 (combined value of National Science Foundation grant, Leo Lowenthal Fellowship, and Troy Duster Fellowship, and Americas Initiative Fellowship)

**Start date:** Summer 2010

**Completion date:** December 2022

Names of assigned personnel

**Project manager:** Carter Koppelman

**Others:** Raka Ray, Laura Enriquez, Mara Loveman, Teresa Caldeira (advisors)

## **Completed Project #2**

**Agency/company:** Collaborative Sciences Center for Road Safety (funded through the U.S. Department of Transportation) at FAU. FAU is a consortium member.

**Current contact person at agency/company:** Dr. Eric Dumbaugh

**Telephone:** 561-666-8840

**Fax:** N/A.

**Email:** [edumbaugh@fau.edu](mailto:edumbaugh@fau.edu)

**Address of agency/company:** 777 Glades Rd., Boca Raton, FL 33431

**Name of Project:** The Influence of the Built Environment on Crash Risk in Lower-Income and Higher-Income Communities.

**Description:** During 2019 and 2021, Dr. Yanmei Li was a Co-PI working on exploring the determinants of increased transportation crash risks in low-income neighborhoods in Orange County, Florida. This project was funded by the Collaborative Science Center for Road Safety (CSCRS) with funding from the U.S. Department of Transportation.

**Project Value:** \$68,314

**Start date:** April 2018

**Completion date:** January 2021

Names of assigned personnel

**Project manager:** Eric Dumbaugh

**Others:** Yanmei Li

## References

### Reference #1

**Name of Client:** Florida Atlantic University Department of Sociology

**Address:** 777 Glades Road, Culture and Society Building (CU) room 253, Boca Raton, FL 33431

**Phone:** (561) 297-3270

**Fax:** (561) 297-2511

**Contact Person:** Ann Branaman, Ph.D.

**Title:** Department Chair and Professor

**Description of Services:** Dr. Lewin and Dr. Koppelman have worked as professors in the Sociology Department since 2014 and 2019, respectively. During that time, they have been responsible for teaching courses in their areas of expertise, conducting empirical research, giving research presentations, publishing research papers, applying for grant funding, and supervising student research.

### Reference #2

**Name of Client:** Florida Atlantic University Department of Urban and Regional Planning

**Address:** Department of Urban & Regional Planning, Florida Atlantic University, 777 Glades Road, SO 284 Boca Raton, FL 33431

**Phone:** 561-297-4279

**Fax:** N/A.

**Contact Person:** Jesse Saginor, Ph.D.

**Title:** Department Chair and Professor

**Description of Services:** Dr. Li has worked as an Associate Professor in the Department of Urban and Regional Planning at Florida Atlantic University since 2008. As an Associate Professor, she has been responsible for teaching courses on housing and urban planning, conducting empirical research, giving research presentations, publishing research papers and reports, applying for grant funding, and working on extramural projects.

### Reference #3

**Name of Client:** Center for Urban and Environmental Solutions (CUES)

**Address:** Center for Urban and Environmental Solutions, Florida Atlantic University, 777 Glades Road, SO 284 Boca Raton, FL 33431

**Phone:** 561-297-4279

**Fax:** N/A.

**Contact Person:** John Renne, Ph.D.

**Title:** Director and Professor

**Description of Services:** Between 2020 and 2022, Dr. Li worked as a PI on a Community Satisfaction Survey project funded by the Center for Urban and Environmental Solutions (CUES) at Florida Atlantic University, focusing on surveying the community satisfaction of residents in the communities of Abacoa, Heights of Jupiter, and West Palm Beach historic neighborhoods.

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**Default, Termination, Litigation, Debarment, etc.**

None of the personnel applying for this study have been subject to any default, termination, litigation, or debarment during the past five years.

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EXHIBIT "B"

RFP# 23-200 Housing Emergency Study and Rent Control Ordinance Analysis

CITY CAMPAIGN CONTRIBUTION STATEMENT

This RFP is subject to Section 2-101 of the City of Lake Worth Beach Code of Ordinances regarding campaign contributions which provides:

**Sec. 2-101. - Additional and supplemental disclosures requirements.**

- (a) Any elected official of the City of Lake Worth Beach, who is a current sitting member of the city commission and has accepted an election campaign contribution in an amount that is more than one hundred dollars (\$100.00) from an individual or business entity having an interest in a matter before the city commission in which the city commission will take action, must publicly disclose, both verbally and in writing, such contribution prior to any discussion or vote on the matter. The written disclosure must be submitted to the city clerk.
- (b) Any applicant coming before the city commission for an award of a contract with the city and who has made an election campaign contribution in an amount that is more than one hundred dollars (\$100.00) to any elected official of the city commission, who is a current sitting member of the commission, must disclose such election campaign contribution, verbally and in writing, during the application or bidding process and before the award of the contract.

**Respondent to complete:** Check which statement applies, fill in the requested information, if applicable, and sign below.

Neither the undersigned business nor any of its owners or officers contributed more than \$100.00 to the campaign of a sitting City Commission member. [If you checked this statement, you are done and may sign below.]

The undersigned business or one or more of its owners or officers contributed more than \$100.00 to the campaign of a sitting City Commission member. All such contributions are listed below and on the attached sheet of paper (if more room is needed). [If you checked this statement, please fill in the information requested below and sign below.]

- 1. \_\_\_\_\_ contributed a total of \$\_\_\_\_\_ to the campaign of City Commission member \_\_\_\_\_.
- 2. \_\_\_\_\_ contributed a total of \$\_\_\_\_\_ to the campaign of City Commission member \_\_\_\_\_.
- 3. \_\_\_\_\_ contributed a total of \$\_\_\_\_\_ to the campaign of City Commission member \_\_\_\_\_.
- 4. \_\_\_\_\_ contributed a total of \$\_\_\_\_\_ to the campaign of City Commission member \_\_\_\_\_.

**Signature:**

I hereby certify that the above statements are true and correct to the best of my knowledge and I understand that a false or inaccurate statement may result in the rejection of this bid/proposal/submittal or the immediate termination of any resulting agreement with the City of Lake Worth Beach.

By: PLC

Print Name: Philip Lewin

Print Title: Associate Professor of Sociology

Print Name of Business: Florida Atlantic University

**Commissioner/Mayor to complete:** Check which statement applies, fill in the requested information, if applicable, and sign below.

Neither the above referenced business nor any of its owners or officers contributed more than \$100.00 to my campaign. [If you checked this statement, you are done and may sign below.]

The above referenced business or one or more of its owners or officers contributed more than \$100.00 to my campaign. All such contributions are listed below and on the attached sheet of paper (if more room is needed). [If you checked this statement, please fill in the information requested below and sign below.]

_____	contributed a total of \$ _____	to my campaign.
_____	contributed a total of \$ _____	to my campaign.
_____	contributed a total of \$ _____	to my campaign.
_____	contributed a total of \$ _____	to my campaign.

**Signature:**

I hereby certify that the above statements are true and correct to the best of my knowledge and I understand that a false or inaccurate statement may result in the rejection of this bid/proposal/submittal or the immediate termination of any resulting agreement with the City of Lake Worth Beach.

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

**For City Clerk's Use Only.**

**THIS SECTION SHALL BE COMPLETED ONLY IF THERE IS A CAMPAIGN CONTRIBUTION LISTED ABOVE BY THE VENDOR OR COMMISSION MEMBER.**

Applicable campaign contributions were disclosed in writing above, and prior to the award of the contract, the following statements were verbally made at the City Commission Meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_.

Check all that apply.

\_\_\_\_\_ Commissioner/Mayor \_\_\_\_\_ verbally disclosed the campaign contribution(s) set forth above.

\_\_\_\_\_ Vendor, \_\_\_\_\_, verbally disclosed the campaign contribution(s) set forth above.

EXHIBIT "F"

**RFP# 23-200 Housing Emergency Study and Rent Control Ordinance Analysis**

**CONFIRMATION OF DRUG-FREE WORKPLACE**

In accordance with Section 287.087, Florida Statutes, whenever two or more proposals are equal with respect to price, quality, and service which are received by any political subdivision for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

- (1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- (2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- (3) Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in subsection (1).
- (4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than 5 days after such conviction.
- (5) Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.
- (6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement on behalf of Florida Atlantic University, I certify that Florida Atlantic University complies fully with the above requirements.



\_\_\_\_\_  
Authorized Representative's Signature

11/26/2023

\_\_\_\_\_  
Date

Muriel Industrious

\_\_\_\_\_  
Print Name

Associate Director, Office of Sponsored Programs

\_\_\_\_\_  
Position



**EXHIBIT "G"**

**RFP# 23-200 Housing Emergency Study and Rent Control Ordinance Analysis**

**SCRUTINIZED COMPANIES CERTIFICATION FORM**

By execution below, I, Muriel Industrious, on behalf of Florida Atlantic University (hereinafter, the "Contractor"), hereby swear or affirm to the following certifications:

The following certifications apply to all procurements:

1. The Contractor has reviewed section 215.4725, Florida Statutes, section 215.473, Florida Statutes and section 287.135, Florida Statutes, and understands the same.
2. The Contractor is not on the Scrutinized Companies that Boycott Israel List nor is the Contractor engaged in a boycott of Israel.
3. If awarded a contract, the Contractor agrees to require these certifications for applicable subcontracts entered into for the performance of work/services under this procurement.
4. If awarded a contract, the Contractor agrees that the certifications in this section shall be effective and relied upon by the City for the entire term of the contract, including any and all renewals.

If the contract awarded hereunder is for one million dollars or more, the following additional certifications apply:

1. The Contractor is not on the Scrutinized Companies with Activities in Sudan List.
2. The Contractor is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
3. The Contractor is not engaged in business operations in Cuba or Syria.
4. If awarded a contract, the Contractor agrees to require these certifications for applicable subcontracts entered into for the performance of work/services under this procurement.
5. If awarded a contract, the Contractor agrees that the certifications in this section shall be effective and relied upon by the City for the entire term of the contract, including any and all renewals.

**CONTRACTOR:**

By: Florida Atlantic University

Name: Muriel Industrious *Muriel Industrious*

Title: Associate Director, Office of Sponsored Programs Date: 1/26/2023

STATE OF Florida

COUNTY OF Palm Beach

THE FOREGOING instrument was acknowledged before me by means of  physical presence or  online notarization on this 26th day of January, 2023 ~~2022~~, by Muriel Industrious, as the Authorizing Official [title] of Florida Atlantic University [vendor's name], a Public, state supported institution of higher education [corporate description], who is personally known to me or who has produced \_\_\_\_\_ as identification, and who did take an oath that he or she is duly authorized to execute the foregoing instrument and bind the CONTRACTOR to the same.

Notary Seal: \_\_\_\_\_

Notary Public Signature: *Avis P. Cochran*  
Avis P. Cochran

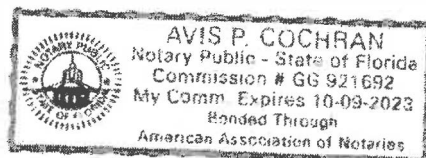


EXHIBIT "H"

RFP# 23-200 Housing Emergency Study and Rent Control Ordinance Analysis

VETERAN BUSINESS ENTERPRISE, SMALL BUSINESS AND  
LOCAL BUSINESS PREFERENCE FORM

Section 2-117 of the City's Code of Ordinances shall govern the application of a Veteran Business Enterprise, Small Business and/or Local Business preference for this RFP.

The undersigned Respondent, hereby claims the following preference:

- Veteran Business Enterprise
- Small Business
- Local Business

Documentation to support a Respondent as a Veteran Business Enterprise, Small Business and/or Local Business must be submitted with a bid in response to the RFP and attached to this form. Documentation submitted after the bid deadline will be rejected.

**Signature:**

I hereby certify that the above statements are true and correct to the best of my knowledge and I understand that a false or inaccurate statement may result in the rejection of this bid/proposal/submittal or the immediate termination of any resulting agreement with the City of Lake Worth Beach.

By: 

Print Name: Philip Lewin

Print Title: Associate Professor of Sociology

Print Name of Business: Florida Atlantic University