



What We Heard

Below are thoughts shared by local stakeholders on Doral's workforce housing issues. The stakeholders included developers, land use attorneys, local government agency representatives, and neighborhood representatives. (Interviews on August 16, 2017)

Workforce Housing Perception

"The Doral Police Department is the highest paid department in the City and not many can afford to live in the City."

Local Housing Stock Perception

"Diversity of the housing stock exists mostly for upper middle income but not lower income market segments."

"Higher end units tend to be single family – there's little or no single family workforce units (detached or attached)."

"Affordable housing in Doral is two bedrooms and a roommate".



Encourage Multimodal Transportation

"The City needs housing for people who work here, to reduce traffic."

"Housing needs to be complemented by public transportation and the ability to walk places."



Development Issues

"Lowering parking requirements for some residential areas could reduce development costs"

"Decide what is to be done and communicate it clearly and consistently."

Development Opportunities

"There are potential opportunities in areas along major corridors (e.g. 79th Avenue, 58th Street, 41st Street, 25th Street) that may present opportunities for some increased density that could help with the land use transition between busy commercial corridors and single family communities."

"Mixed use zoning should be applied to some of the commercial corridors, e.g., north side of 79th"

"Going vertical in the right location may be the solution."



"We also need to decide as a community what to do with our industrial land: we need it, but the flip side is that some of those areas could provide the nodes for higher density residential."

"Look for opportunities for the City to identify and acquire land to support private workforce housing development."

"All future development of residential should be required to set aside percentage of affordable housing."

Housing Master Plan