

FALL TALKS · SUNDAY, OCTOBER 25, 2026

Workforce Housing, **in Numbers**

Live Local towers promise workforce housing. What the plans actually deliver: how big, which floors, what rent, and who qualifies.

1,041

workforce homes in 16 live applications

512 sf

the average one at 1920 Alton; the
condos: 4,288

\$2,862

a month: the cap on a workforce studio

Two weeks since October 11

WED., OCT. 14 · CITY COMMISSION

Voted to explore a legal challenge with the City of Miami.

And sent the 519-foot question (is Five Park the benchmark?) to outside counsel. Eleven Live Local items were on the agenda; the city's own table, dated Oct. 1, went to Tallahassee: 17 projects, 5 approved, 12 pending.

MON., OCT. 19 · A NEW KIND OF NOTICE

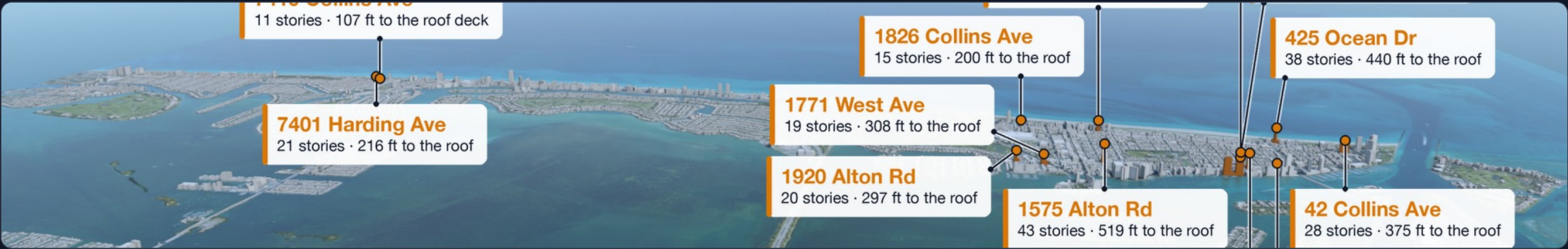
Two new filings on West Avenue, announced at the start, not at approval.

910 West Ave.: the Southgate Towers replaced by two 38-story towers, 442 homes, 178 workforce. 1771 West Ave.: a 19-level Foster + Partners tower on the Office Depot lot, 44 homes, 18 workforce.

THE LIST KEEPS MOVING

Three towers withdrawn, two filed.

Russell Galbut pulled 1575 Alton, 740 Alton and 880 71st Street on Oct. 12, after talks with Commissioner Fernandez and County Commissioner Lopez. Two of the five 519-foot claims went with them.



Sources: Oct. 14 Commission agenda (C7Y, R7AK, R7AY); LTC 455-2026, Oct. 19; Miami Beach Journal, Oct. 23. Picture: the Journal's massing models, photo ground from USDA imagery.

CITY COMMISSION · WEDNESDAY, OCT. 14 · WHAT HAPPENED

Oct. 14: all eleven Live Local items moved, none opposed

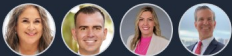
FIGHT OR CHANGE THE LAW

- C7Y

Urge the Legislature to repeal or amend the law


- C7AP

Back the Mayor's push, with other mayors, to repeal or amend it


- R7AK

Explore a legal challenge, with the City of Miami

PASSED, AMENDED
- R7AY

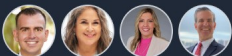
Outside legal opinion on the law and height limits (Five Park)



TRANSPARENCY AND PUBLIC INPUT

- C7AF

Tell the Commission when an application is first filed


- C7AO

Endorse the 1575 Alton denial; post application updates online


- R9AF

Hold a community meeting on the applications

SPECIAL MEETING
- R9AJ

Call a special Commission meeting, with public comment



INFRASTRUCTURE

- C7AN

Review Sunset Harbour sewer capacity (1920 Alton)


- C7AQ

Report on utility capacity by neighborhood in 90 days


- C7AT

Report on evacuation and emergency capacity

ADDED OCT. 13

WHAT HAPPENED

Consent: one vote, five items

C7Y, C7AF, C7AO, C7AP, C7AQ, morning session, no discussion.

R7AY: outside opinion

Passed, none opposed. No firm named, no deadline.

R7AK: legal challenge

Passed; adds the Safe Structures Act. A study, not a suit.

R9AF + R9AJ: special meeting

Agreed, no date set; a Nov. 30 workshop may become it.

C7AN: sewers, 7–0

Sunset Harbour report due about Nov. 13; discussion Nov. 18.

C7AT, added Oct. 13: 7–0

Evacuation and emergency report, due about Jan. 12.

Items: miamibeachagenda.com, Oct. 14, 2026 agenda · C = consent, R = regular. Outcomes: the meeting recording and the Journal's Oct. 23 report; the clerk's after-action record was not yet posted. Headshots: sponsors as listed on Oct. 25, prime sponsor at right.

THE LAW IN ONE TRADE

What a developer gives, and what the state gives back

THE DEVELOPER GIVES

**40% of the homes rent-capped
for households earning up to 120% of area
median income
for 30 years**

Nothing in the law says how big the homes must be, which floors they go on, or that rents must be below market.

THE STATE GIVES BACK

The height of the tallest building within a mile (on Alton Road, Five Park's 519 feet is claimed)

The highest residential density allowed anywhere in the city

150% of the highest floor area ratio in the city

Approval by staff: no Planning Board, no Design Review Board, no Commission vote

Section 166.04151, Florida Statutes (SB 102 of 2023, widened by SB 328, SB 1730 and HB 1389). Plain-language reading; details in the Journal's "How the Live Local Act was made."

MIAMI BEACH RESILIENCY CODE · SECTION 2.5.5

How a Live Local application moves

1

File and pay

Fees are due on submission. The application is not complete until they are paid.

2

30-day mail notice

The applicant mails notice to every property within 375 feet and emails neighborhood associations.

3

Planning Director reviews

Staff review only: no board, no Commission, no hearing. State law sets the height and density limits.

4

Order with conditions

40 percent of the homes must stay affordable for 30 years, written into the approval.

5

Covenant recorded

Before any building permit, the owner records the affordability promise with the city.

6

Appeal, on paper

The Board of Adjustment hears appeals, and no permit issues while one is pending.

Not in the code: a deadline for the city to decide, or how long neighbors have to appeal a Live Local order.

THE CITY'S OWN COUNT

Sixteen live projects, 2,135 homes, 1,041 of them workforce

5

approved by staff

1960 Normandy, 663 Alton, 1826 Collins, 7410 Collins, 7401 Harding: 268 workforce homes, 107 market-rate

9

pending from the city's table

577 workforce homes, 697 market-rate, from 55 to 519 feet, after Galbut withdrew 1575 Alton, 740 Alton and 880 71st on Oct. 12

2

filed since, on West Avenue (11 pending in all)

910 West: 178 workforce, 264 condos. 1771 West: 18 workforce, 26 condos. Together 196 workforce, 290 market-rate

Workforce share across all sixteen: 48.8%. Two of the five approved projects, and 1030 6th St. among the pending, are all-workforce; the mixed towers we have plans for sit at or just above the 40% floor.

The city's table counts 2,011 homes (997 workforce, 1,014 market) as of Oct. 1; the three withdrawals take away 362 (152 workforce) and the two Oct. 19 filings add 486 (196 workforce). The table lists 19 workforce homes at 1920 Alton; the Sept. 6 plans show 14.

Source: Exhibit A to Commission item C7Y, "Live Local Act applications in Miami Beach, as of October 1, 2026"; LTC 455-2026 and the two letters of intent for the West Avenue counts.

APPROVED BY THE PLANNING DIRECTOR, NO HEARING, NO VOTE

The five already approved: 268 workforce homes, 107 market-rate



1960 Normandy Dr.
Approved Dec. 29, 2025
117 workforce · 0 market
117 homes · 8 stories
86 ft where zoning allows 40



663 Alton Rd.
Approved June 11, 2026
79 workforce · 0 market
79 homes · 16 stories
204 ft where zoning allows 55



1826 Collins Ave.
Approved Sept. 2, 2026
12 workforce · 17 market
29 homes · 15 stories
200 ft where zoning allows 50



7410 Collins Ave.
Approved Sept. 2, 2026
20 workforce · 30 market
50 homes · 11 stories
122 ft where zoning allows 50



7401 Harding Ave.
Approved Oct. 1, 2026
40 workforce · 60 market
100 homes · 21 stories
235 ft where zoning allows 50

The two all-workforce projects have no condos at all. Where a tower mixes in condos, the workforce share sits at 40 to 41 percent and the market homes are the bigger ones.

Dates, counts, heights: the city’s table, Exhibit A to C7Y (Oct. 1, 2026). Renderings: the applicants’ own approved plan sets; 1960 Normandy from cover — sheet A0.00 of PB24-0716. Zoned heights: each set’s zoning data sheet; the city’s table says 50 for the North Beach pair, the sheets 55.

WITHDRAWN ON OCT. 12

Three towers pulled by one developer, 362 homes and the two 519-foot claims among them



1575 Alton Rd.

72 workforce · 91 market · 163 homes

519 ft · 43 stories · filed Aug. 2024; the Planning Director had already denied it as improperly filed



740 Alton Rd.

40 workforce · 59 market · 99 homes

384 ft · 28 stories · filed June 2024 · RSP Architects



880 71st St.

40 workforce · 60 market · 100 homes

225 ft · 20 stories · filed June 2024 · Built Form, with Lefferts

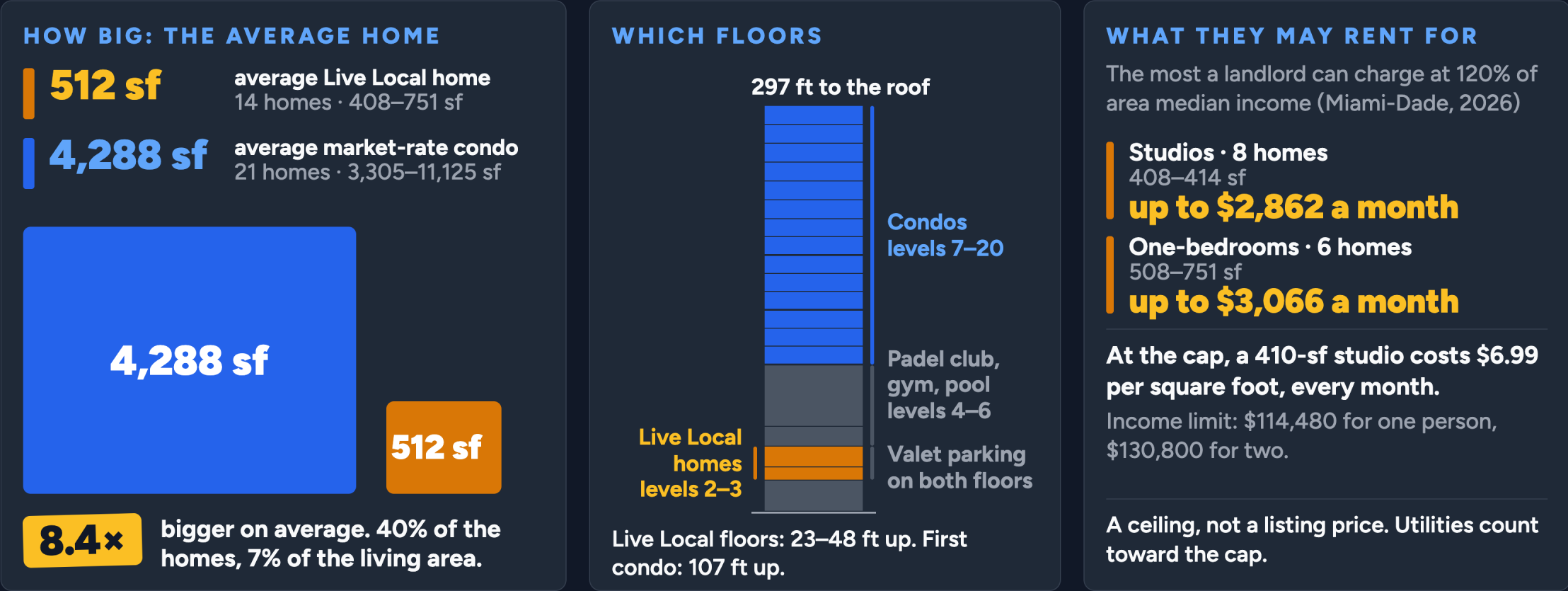
Russell Galbut of Crescent Heights withdrew all three by email to the City Manager on the night of Oct. 12, crediting talks with Commissioner Alex Fernandez and County Commissioner Vicki Lopez. He still calls the Act “the salvation of Miami Beach.” The 1511 Alton filing next door, also 519 feet, stays.

Counts and heights: the city’s Oct. 1 table (Exhibit A to C7Y). Withdrawal: The Real Deal, Oct. 13; Florida Politics; Political Cortadito, Oct. 16. Pictures: the applicants’ renderings, 1575 Alton from its plan set (sheet A-08, Feb. 2026), 740 Alton (RSP Architects) and 880 71st (Built Form) as published by Floridian Development, Aug. 2025.

LIVE LOCAL HOMES AND CONDOS IN THE SAME TOWER

1920 Alton Road: who gets which homes

The law caps rents on 14 of the 35 homes at 120% of area median income. Here is where the plans put them.



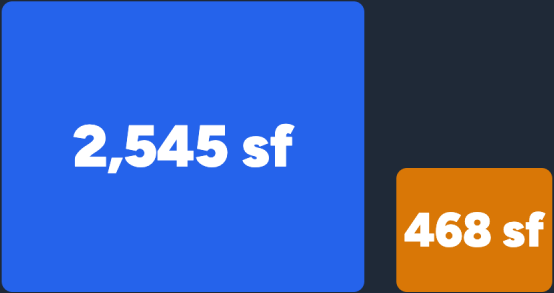
LIVE LOCAL HOMES AND CONDOS IN THE SAME TOWER

1501 Collins: who gets which homes

50 of the 124 homes are rent-capped at 120% of area median income. Here is where the plans put them.

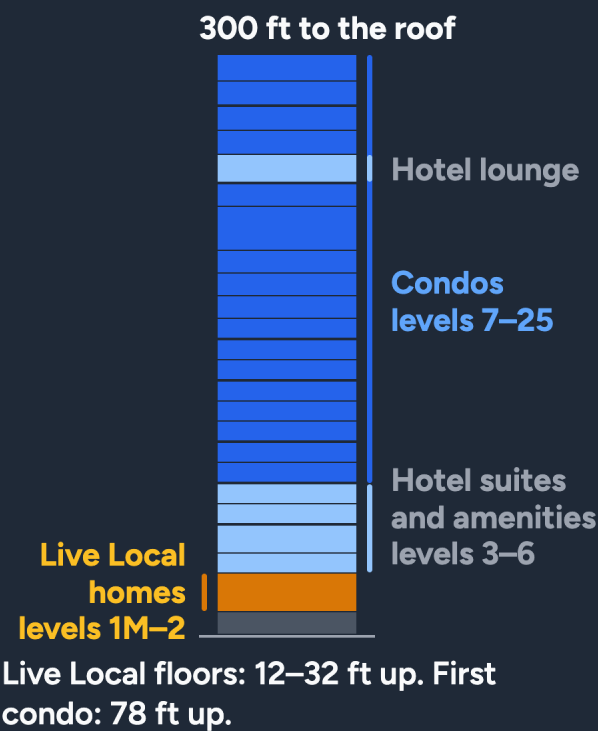
HOW BIG: THE AVERAGE HOME

- 468 sf** average Live Local home
50 homes · 405–600 sf
- 2,545 sf** average market-rate condo
74 homes · 1,543–5,229 sf



5.4x bigger on average. 40% of the homes, 11% of the living area.

WHICH FLOORS



WHAT THEY MAY RENT FOR

The most a landlord can charge at 120% of area median income (Miami-Dade, 2026)

- Studio cap**
The plans give no bedroom counts
up to \$2,862 a month
- One-bedroom cap**
The 50 homes run 405–600 sf
up to \$3,066 a month

At the studio cap, a 468-sf home is \$6.12 per sq ft, every month.
Income limit: \$114,480 for one person, \$130,800 for two.

A ceiling, not a listing price. Utilities count toward the cap.

Source: applicant’s plans, Aug. 2026 set (sheets 35, 40, 41, 51, 52). Rent caps: Florida Housing Finance Corp., Miami-Dade, effective May 1, 2026.

910 WEST AVENUE TODAY

Southgate Towers: two 14-story towers, 495 rentals, four acres on the bay



1958

built by Gumenick Properties;
renovated 2015–16 for \$40 million

495 homes

rentals, mostly one-bedrooms; 584
bedrooms by the county's count

\$251 million

paid by AIR Communities in Jan.
2023; Blackstone bought AIR in 2024

Filed Oct. 8

to demolish both and build two 38-
story towers, 454 ft, 442 homes

Image: Google Earth, 3D imagery dated Feb. 28, 2025, looking east-northeast from over Biscayne Bay; the dashed line is the 910 West Ave. parcel, drawn by the Journal. Facts: Miami-Dade Property Appraiser; The Real Deal, Sept. 2016; Commercial Observer, Jan. 2023; file LLA26-0001.

THE JOURNAL'S STORY, FRIDAY, OCT. 23

910 West Avenue as filed: 454 feet where zoning allows 150



The article's cover image: the towers as proposed, beside a 150-foot block, the RM-3 limit by the Journal's reading. Model from the Oct. 8 plans.

Miami Beach Journal

**ANALYSIS · DEVELOPMENT · OCT.
23, 2026**

Two New Live Local Towers Are Filed for West Avenue: 38 Stories to Replace the Southgate Towers, and a 308-Foot Wellness Tower on the Office Depot Lot

The first notice came in a City Manager's letter on Oct. 19, under a rule adopted days earlier. The Journal pulled both plan sets and built them to scale: two 454-foot towers on the 1958 Southgate site, and a Foster + Partners tower where zoning allows 50 feet. Both sit at the law's 40 percent minimum.

miamibeachjournal.org · 2,600 words, 17 images, the plan sheets and both letters of intent

Miami Beach Journal, Oct. 23, 2026 (updated Oct. 24), from LTC 455-2026 and EnerGov files LLA26-0001 and PREAPP26-0641. The 150-ft limit is the Journal's reading of the Resiliency Code; the applicant's sheets state no as-of-right height.

910 WEST AVENUE: WHAT IS THERE, WHAT IS FILED

495 rental apartments today; 178 workforce studios and 264 big condos as filed

SOUTHGATE TOWERS TODAY

495 rentals

Two 14-story towers, 1958, renovated 2015–16. Nine floor plans, 427 to 1,486 sf: a studio and mostly one-bedrooms (county: 584 bedrooms in 495 homes).

Listed today (Zillow, Oct. 25, 18 homes): studios from **\$2,219** (394 sf), one-bedrooms **\$2,844 to \$3,884**, two-bedrooms from **\$3,905**, fees included. Not rent-capped; not required to stay rental.

AS FILED, OCT. 8, 2026

442 homes

Unit type	Homes	Share
Studios (all 178 workforce)	178	40.3%
2-bedroom condos	116	26.2%
3-bedroom condos	72	16.3%
4- and 5-bedroom condos	76	17.2%

Every condo is over 1,200 sf (the parking table counts all 264 in that class). No one-bedrooms at all. Workforce studio cap: \$2,862.

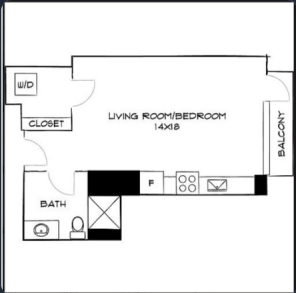
Net: 495 rental apartments become 178 rent-capped studios and 264 for-sale-sized condos. A capped 400-sf studio at \$2,862 would cost more than Southgate’s 394-sf studio asks today (\$2,219).

Sources: Miami-Dade Property Appraiser (folio 02-4203-001-0080); the building’s Zillow listing, Oct. 25, 2026, and Bexrealty; Arquitectonica sheet G-106, Oct. 8, 2026 (unit mix, parking); letter of intent.

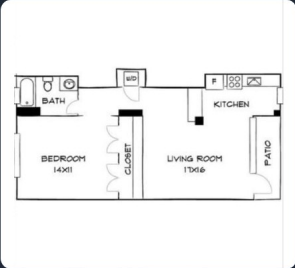
910 WEST AVENUE: THE PLANS, SIDE BY SIDE

A Southgate home today, and the Live Local floor that replaces it

SOUTHGATE TODAY · THREE OF THE 18 HOMES LISTED



Studio · 394 sf
\$2,219 a month
495 rentals, nine plans from 394 to 1,486 sf. Prices as listed Oct. 25, fees included, not rent-capped.



One bedroom · 671 sf
\$3,164 a month



Two bedrooms · 931 sf
\$3,905 a month

AS FILED · LEVEL 02, A LIVE LOCAL FLOOR



400 sf
Every workforce home is a studio like this one: a cell in a row along West Avenue and 10th Street, the garage behind it, on Levels 1 to 4.

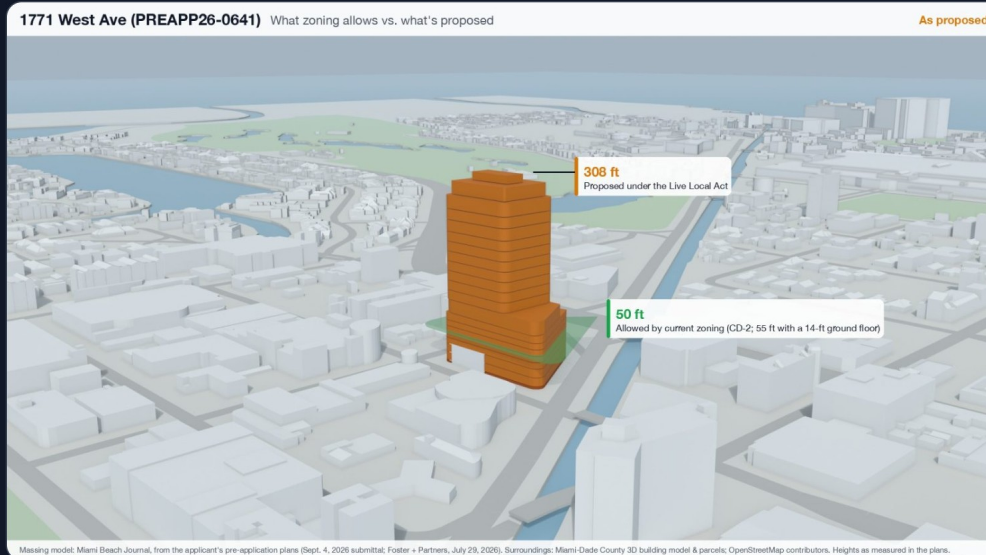
52 on Level 2 alone (30 in the first tower, 22 in the second), most of them 400 sf, a few 475 to 561. Cap at 120% AMI: \$2,862. The condos start on Level 6, four to a floor.

Southgate’s 394-sf studio asks \$2,219 today. The 400-sf studio that replaces it may ask up to \$2,862, with a garage for a neighbor.

Southgate plans and prices: the building’s Zillow listing, Oct. 25, 2026 (units 0437, 0321, 0526; “total monthly price”). Live Local floor: Arquitectonica sheet A-103, Level 02, Oct. 8, 2026, file LLA26-0001.

1771 WEST AVENUE: THE OFFICE DEPOT LOT AT DADE BOULEVARD

"ARCA": 19 levels and 308 feet where zoning allows 50



AS FILED, SEPT. 4, 2026

44 homes

18 workforce, all on one floor, Level 6, directly above four parking levels: 14,804 of 157,522 sf. Seventeen are 410 to 586 sf, one is 1,072 sf; the plans give no bedroom counts.

26 condos on Levels 8 to 15, two to four a floor; a "longevity spa," gym and "Thermae" on 16 to 18; a 130-seat restaurant below.

18 of 44 is **40.9%**: one home above the floor.

308 ft, zoned 50

CD-2, 55 ft with a 14-ft ground floor. The claim: the Convention Center district's 300-ft limit as of July 1, 2023, which the city cut to 150 in April 2024.

\$28.5 million

paid by EOS Wellness Real Estate Miami LLC for the 25,000-sf lot in June 2025; the county values it at \$10.8 million.

Pre-application

File PREAPP26-0641, Foster + Partners of London; not yet reviewed by the city. The traffic memo expects completion in 2028.

Sources: LTC 455-2026; EnerGov file PREAPP26-0641 (letter of intent Sept. 4, 2026; Foster + Partners set July 29, 2026; Kimley-Horn memo Aug. 20, 2026); Miami Herald, June 25, 2025. Left: the applicant's cover rendering. Center: the Journal's model; 50 ft is its reading of the code.

6TH STREET AT LENOX AVENUE: THREE 1938 APARTMENT BUILDINGS TODAY

1030 6th Street

5 stories · 79 homes, all workforce, for seniors · No parking · Pending: city review failed May 28



Photo in the plans
Sheet A-9.8 · April 2026



Applicant's rendering
Sheet A-19 · April 2026

ZONED CPS-2

Under the limit

75 ft	55 ft
Zoning allows	Filed

The Act is used here for density, floor area and parking, not height. CPS-2 allows 75 ft for residential buildings. Source: PB26-0837.

THE FIVE THE CITY HAS APPROVED

Square feet per home, from the city’s table

Project (approved)	Workforce homes	Avg. sf each	Market homes	Avg. sf each	Height
1826 Collins Ave. (Sept. 2)	12	433	17	1,932	200 ft
7401 Harding Ave. (Oct. 1)	40	431	60	963	235 ft
7410 Collins Ave. (Sept. 2)	20	752	30	1,002	122 ft
663 Alton Rd. (June 11)	79	579	none	—	204 ft
1960 Normandy Dr. (Dec. 29)	117	478	none	—	86 ft

Where a tower mixes the two, the market-rate home is 1.3 to 4.5 times the size of the workforce home next to it.

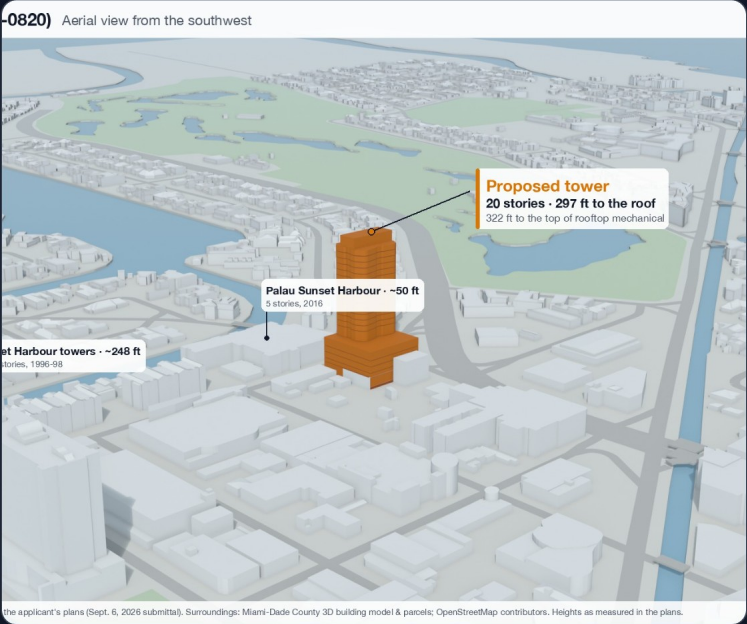
Averages are the table’s workforce and market square footage divided by its home counts; the table does not say whether that is living area or floor area.—
Source: Exhibit A to C7Y, Oct. 1, 2026.

WHICH FLOORS

The workforce homes go on the lowest floors, over the parking

Project	Workforce floors	First market floor
1920 Alton Rd.	Levels 2–3, with the valet parking	Level 7, 107 ft up
1501 Collins Ave.	Mezzanine and Level 2, 12–32 ft up	Level 7, 78 ft up
7410 Collins Ave.	Levels 3–5	Level 6
7401 Harding Ave.	Levels 3–6, with the parking	Level 9
1826 Collins Ave.	Levels 3–5, with the parking	Level 6
1771 West Ave.	Level 6, one floor, above four parking levels	Level 8
910 West Ave.	The lowest residential floors	Above them, to 38 stories

Sources: each applicant’s plan set (stacking diagrams and floor plans); 910 West from its Oct. 8 letter of intent. Picture: 1920 Alton Road, the Journal’s model from the Sept. 6 plans.



WHAT THE LAW LETS A LANDLORD CHARGE

The 2026 rent caps at 120% of area median income, Miami-Dade

STUDIO

\$2,862

a month, utilities included

ONE BEDROOM

\$3,066

a month, utilities included

TWO BEDROOMS

\$3,678

a month, utilities included

THREE BEDROOMS

\$4,249

a month, utilities included

A ceiling, not a price. The law does not require a rent below the cap, and the filings state no rents.

At the cap, a 410-square-foot studio at 1920 Alton costs **\$6.99 per square foot, every month.**

Source: Florida Housing Finance Corp., 2026 Income and Rent Limits, Miami-Dade (Miami–Miami Beach–Kendall), effective May 1, 2026. Gross rent: _____
utilities count toward the cap.

THE CAP AGAINST THE MARKET

The studio cap is above the average asking rent in every Miami Beach ZIP code

Average asking rent, July 2026	Studio	One bedroom	Cap minus market
33139 · South Beach	\$2,250	\$2,800	+\$612 · +\$266
33140 · Mid-Beach	\$2,180	\$3,400	+\$682 · -\$334
33141 · North Beach	\$1,850	\$2,200	+\$1,012 · +\$866
Live Local cap, 120% AMI	\$2,862	\$3,066	utilities included

A landlord charging the cap for a workforce studio in South Beach would be asking about \$600 more than the neighborhood average.

Fair caveats: these are averages of all listings, old and new; a new tower’s market studio rents higher, and the cap includes utilities. The point stands: “affordable” here means a rent ceiling near the top of the market, not below it.

WHO QUALIFIES

A household can earn up to 120% of the area median and still qualify

INCOME LIMITS, 2026, MIAMI-DADE

One person	\$114,480
Two people	\$130,800
Three people	\$147,120
Four people	\$163,440

FOR COMPARISON

Miami Beach median household	\$91,178
Miami Beach renter household	\$74,576
Starting Miami-Dade teacher	\$52,470

A single person earning \$114,000 qualifies; so does a couple earning \$130,000. There is no preference for people who work in Miami Beach.

The limit is a ceiling on who may rent, not a target. Nothing in the law reserves these homes for teachers, nurses, police or hotel workers, and nothing says who checks the paperwork.

Income limits: Florida Housing Finance Corp., 2026, Miami-Dade, 120% AMI. Medians: 2024 ACS one-year estimate via the UF Shimberg Center (±\$9,466). Teacher: M-DCPS/UTD 2023 contract starting salary.

WHAT THE FILINGS COMMIT TO

The minimum, in writing, and little else

1501 Collins Ave. • the Bancroft

Letter of intent: a covenant of at least 30 years for not fewer than 50 homes at or below 120% AMI. 50 of 124 is 40.3%. No rent schedule. The city's September review still asked for 72, April's count.

1920 Alton Rd.

14 of 35 homes, 40%. The Sept. 6 set states no income tier, no term and no rents; the law's defaults apply. The city's table counts 19 workforce homes from an earlier version.

910 West Ave. • Southgate

178 of 442 homes, 40.27%, two above the floor, and all 178 are studios; the 264 condos are two to five bedrooms, every one over 1,200 sf. Two phases; the second tower alone would be 36.8% workforce, and the plans say the phasing "has not been confirmed."

1771 West Ave. • ARCA

18 of 44 homes, 40.9%, one above the floor, all on one floor directly above the parking: 14,804 of 157,522 square feet of floor area.

Not stated in any of the four: whether the workforce homes are rentals or for sale, the rents, or what happens in year 31. After 30 years the cap ends.

WHAT THE PLANS DO NOT SETTLE

Questions we have put to the city, and you can put to candidates

Who checks incomes, and how often?

The statute sets the limit; it does not name the auditor, the frequency or the penalty.

Who enforces the 30 years?

Is the covenant recorded, and what happens if a tower is sold or converts to condominiums?

Does 40% apply to each phase?

910 West's second tower alone would be 36.8%. The city's answer decides whether phasing is a loophole.

Can the city ask for more than the minimum?

Size, floor mix or a lower rent tier are not in the statute. Staff approve what the law requires; nothing in it rewards more.

Things we will not claim from this stage, because no plan shows them: views from any unit, whether the homes are rentals or for sale, bedroom counts at 1501 Collins, or that amenities are closed to workforce residents (the operational plans say they are shared).

What a fix looks like

Exempt barrier islands and historic districts.

The current statute excludes neither. Since 2025 it has one narrow rule for National Register districts.

Let a city opt out with its own housing plan.

Local control: each city picks its own way to meet the housing goal. Not yet a bill.

Measure height within the district, not within a mile.

Suggested in the chat of our Feb. 4 Zoom by attorney Rafael Suarez-Rivas.

ALSO SUGGESTED BY PEOPLE WHO REGISTERED FOR THE OCT. 11 TALK

Count the 40% by floor area, not just by homes.

At 1920 Alton the Live Local homes are 40% of the homes but about 7% of the living area.

Set minimum sizes for workforce homes.

One registrant's example: studio 620 sq ft, one-bedroom 820, two-bedroom 1,200. The 1920 Alton studios are about 410.

Every candidate on the November 3 ballot can answer yes or no to these.

BEFORE WE TAKE QUESTIONS

Two things this week, and three more Sundays

1. Vote. Early voting runs through Sunday, Nov. 1, 7 a.m. to 7 p.m., including Miami Beach City Hall and the North Shore library. Election Day is Tuesday, Nov. 3.

Ask every candidate on your ballot the questions on the last two slides.

2. Share. The recording and these slides go up on savemiamibeach.org this week; forward them to a neighbor.

FALL TALKS · SUNDAYS AT 4 PM, FREE ON ZOOM

Nov. 8 Can the Beach Carry It? Sewers, water and flooding under the towers.

Nov. 15 The Raleigh Hotel, Before the Vote. What a 2.5 FAR means for a landmark; the second reading is Wed., Nov. 18.

Dec. 13 The Fix: Tallahassee in 2027. Changing the law, where Hillsborough's suit stands, and who to ask.

Register for one or all four at savemiamibeach.org/events.

FALL TALKS · WORKFORCE HOUSING, IN NUMBERS

Your questions

Raise a hand or type in the chat. We start with the questions sent in at registration.

- | What is the timeline, and how can residents oppose a demolition?
- | What happens to the tenants who would be displaced?
- | What is the best way to push back on unnecessary development?
- | How can the law be amended?