



# The Housing Nexus

*Solutions that Address Both Housing  
Affordability and Climate Change*



Discussing the intersection of **Housing & Climate**, as it relates to Miami residents.

APRIL 25, 2024

# A LETTER FROM OUR LEADERS

Welcome to the Housing Nexus!

Miami Homes For All is proud to host The Housing Nexus, an event series to address intersecting issues affecting our community's ability to meet our affordable housing needs. Today, we're excited to partner with Miami Waterkeeper to discuss solutions to both the affordable housing and climate change crises.

You and the other leaders gathered here today will hear from experts about the best in class solutions to these issues, followed by breakout groups to workshop and prioritize these solutions, with a report back to the full room at our close. Our hope is that you leave today with new information, hope, and greater clarity about what steps our community can and should take to confront these seemingly intractable problems. We also hope you will join us for future conversations as we continue catalyzing action towards a better Miami.

Thank you for joining us and for the valuable work you do every day.

Sincerely,



**Rachel Silverstein**  
President and Waterkeeper  
*Miami Waterkeeper*



**Annie Lord**  
Executive Director  
*Miami Homes For All*

# PROGRAM

8:00 - 9:00 AM

**Registration Opens & Breakfast Begins**

9:05 - 9:15 AM

**Welcome Remarks**

9:15 - 9:35 AM

**Opening Keynote Address by Jane Gilbert, Chief Heat Officer of the Miami-Dade County Office of Resilience**

9:40 - 10:30 AM

**Housing & Climate Panel Discussion:** A moderated discussion with experts sharing tangible housing and climate solutions.

10:30 - 10:40 AM

**Break**

10:40 - 11:40 AM

**Breakout Groups:** The room will separate into groups to prioritize housing and climate solutions for Miami-Dade.

11:40 - 11:55 AM

**Breakout Groups Report Out:** Groups report back on priorities to the room with final comments from panelists.

11:55 - 12:00 PM

**Closing Remarks**



MIAMI HOMES  
FOR ALL  
SINCE 1985

Founded in 1985, Miami Homes For All's mission is to ensure that everyone in Miami-Dade has a safe, affordable place to call home.

### *Our Vision*

We aim to improve the housing ecosystem so that it produces more affordable housing, preserves that which we have, and increases marginalized residents' access to that housing.



We recently released our **Miami-Dade Affordable Housing Pipeline Analysis** in conjunction with Intersection Ventures, detailing the amount and type of funding needed to greatly accelerate the growth of low-cost housing in Miami-Dade. **[Read the analysis here!](#)**



[miamihomesforall.org](http://miamihomesforall.org)



[@miamihomes4all](https://www.instagram.com/miamihomes4all)

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## **Mission**

Miami Waterkeeper protects South Florida's waters by advocating for resilient solutions grounded in science, rooted in nature, and driven by community.

## **Vision**

Miami Waterkeeper envisions a resilient South Florida that is a global leader in clean water solutions, where thriving communities and nature coexist.

## **Overview**

Miami Waterkeeper focuses on clean water, ecosystem protection, and sea level rise resiliency. First, we tackle issues of clean water throughout the Biscayne Bay watershed, from the Everglades to our coral reefs. Second, we protect the ecosystems that depend on that clean water, including corals, seagrasses, and mangroves. Finally, Miami Waterkeeper focuses on sea level rise resiliency, which guides all areas of work. We employ a multidisciplinary approach, which includes science, policy & advocacy, and education and outreach.

Miami Waterkeeper has secured significant protections for South Florida's waterways. Miami Waterkeeper uses this approach to find local solutions to the global problem of climate change. By standing up for clean water, Miami Waterkeeper is making Miami and South Florida a shining example of resiliency for the world, water win by water win.



[MiamiWaterkeeper.org](https://MiamiWaterkeeper.org)



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**#ProtectingTheWaterYouLove #ProtectTheWaterYouLove**

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# JANE GILBERT



**Jane Gilbert is the Chief Heat Officer of the Miami-Dade County Office of Resilience. Gilbert works across departments and partners to address the increasing risks to human health, lives and livelihoods associated with extreme heat.** She has over 30 years experience in public private partnerships, climate mitigation and adaptation, and urban resilience.

Before joining the County, she served as the City of Miami's first Chief Resilience Officer (CRO) for four years. In this role, Gilbert led the climate and urban resilience strategy development and implementation for the City of Miami. She developed and implemented a city-level response to the impacts of sea level rise and climate change.

Prior to public service, Gilbert led three nonprofits and managed Environmental, Social, and Governance (ESG) work for large corporations. She holds a Bachelor's in Environmental Science from Barnard College and Master's from the Harvard Kennedy School of Government.



## ROBIN BACHIN



**Robin Bachin is the Charlton W. Tebeau Associate Professor of History, Senior Associate Dean for Undergraduate Education, and Founding Director of the Office of Civic and Community Engagement (CCE) at the University of Miami (UM).** She received her B.A. from Brandeis University and her M.A. and Ph.D. degrees from the University of Michigan. Her areas of research and teaching include American urban, environmental, and cultural history. Bachin has published numerous articles and book chapters, and delivered scholarly and public presentations, on topics including universities and civic engagement, community development and urban planning, and the intersections of urban and environmental history.

Bachin is Project Director for the Miami Housing Solutions Lab (MHSL), a suite of free, interactive online tools that uses big data and innovative mapping technology to visualize the landscape of affordable housing and climate change impacts like sea level rise and extreme heat in Miami. The MHSL provides community groups, planners, policymakers, advocacy organizations, and affordable housing and resiliency experts with information on local housing needs as well as housing policies that prevent displacement, promote equitable community development, and address climate impacts.

Bachin also is a member of the Aspen Institute Working Group on Inclusive Innovation in America's Cities and Past President of the Society for American City and Regional Planning History. She has served on the Boards of Directors of Imagining America, the Urban History Association, the Good Government Initiative, the Workforce Housing Committee of the Greater Miami Chamber of Commerce, and the Urban Environment League of Greater Miami.

## ANNIE LORD



**Annie Lord is the Executive Director for Miami Homes For All. Born and raised in Miami, she has 20 years' experience in community development, holding roles in several cities.**

After earning her Masters in Public Policy at Harvard's Kennedy School, Annie served as Development Director at a local community development organization in Washington, DC – the Latino Economic Development Corporation. She then returned to her hometown to serve as the first executive director of South Florida Community Development Coalition. Annie moved with her family to Dallas, where she served as the Chief Program Officer for CitySquare, a direct multi-service provider for vulnerable households, and Vice President of Community Development for Citibank.

Annie returned with her family to join Miami Homes For All as Executive Director in 2018. At MHFA, she leads a team of 11 staff and 3 consultants in policy research, policy advocacy, supporting small-scale affordable development, and stakeholder engagement to ensure all Miamians have a safe, affordable place to call home.

Annie earned her Bachelor's degree from Harvard University. She is a Class VI graduate of Miami Fellows and a Certified Economic Development Finance Professional.

# DR. RACHEL SILVERSTEIN



**Dr. Rachel Silverstein, a lifelong clean water enthusiast, serves as equal parts investigator, scientist, educator, and legal advocate, functioning as the public spokesperson for our watershed and protecting your right to clean water. Your Miami Waterkeeper Executive Director and Waterkeeper since June of 2014, she served as a Knauss Sea Grant Fellow and Professional Staff for the U.S. Senate Commerce Committee Subcommittee on Oceans, Atmosphere, Fisheries, and Coast Guard in Washington, DC.**

While earning her Ph.D. in Marine Biology and Fisheries at the University of Miami's Rosenstiel School for Marine and Atmospheric Science, Silverstein studied the effect of climate change on coral reefs. Her research, partially funded by a National Science Foundation Graduate Research Fellowship, used genetic methods to answer ecological questions. Silverstein graduated cum laude from Columbia University with a Bachelor of Science in ecology, evolution, and environmental biology.

As Waterkeeper, Rachel has been awarded the Miami Herald's Visionary Award, UM Abess Center's Reitmeister Award, the Diatom Award for Environmental and Civic by the mayor of Miami Beach, and has been named top 20 environmentalists by the New Times.

Rachel has been featured in hundreds of media articles and has co-authored 10 peer-reviewed articles. Most recently, in 2022, Dr. Silverstein was named Water Conservationist of the Year by the Florida Wildlife Federation, and a 2023 Elevate Prize Winner, a program that recognizes leaders from across the world for their impact.

## MARVIN WILMOTH



**Marvin Wilmoth is the Managing Partner of Intersection Ventures, a real estate developer and consultant at the intersection of sound public policy and community-centered private development. Over his career, he has led community development efforts responsible for ~\$500 million of economic impact. Marvin began his career at J.P. Morgan Investment Banking in New York where he transacted over \$9.6 billion of total value.**

Marvin is committed to civic service and served as Vice Mayor for North Bay Village, Florida where he led the city's sustainability, wellness, and housing efforts. He led the passage of the first ordinance limiting fertilizer usage for the protection of Biscayne Bay in Miami-Dade County. He also secured over \$3 million for waterfront infrastructure projects to provide access to Miami residents. His signature accomplishment was leading the adoption of one of the first mandatory inclusionary workforce housing ordinances in Miami-Dade County.

Marvin has also been selected for several leadership development programs including The Miami Foundation's Miami Fellows Class VIII, Leadership Florida's Connect Florida Class VI, the 2018 Marshall Memorial Fellowship, the 2020 Presidential Leadership Scholars, and the 2023 Aspen Institute Civil Society Fellowship. He serves on the Board of the Nyah Project, an organization that unlocks opportunities for underrepresented youth through college admissions and fellowships abroad. He also serves on the Board of Directors for Miami Waterkeeper, a nonprofit focused on clean water, ecosystem protection, and sea level rise resiliency. Marvin earned a B.S. and M.B.A. from Florida A&M University and an M.S. in Real Estate Development from Columbia University.

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