

HOPE, Inc. — **FORUM NEWSLETTER**

Fall Edition 2026/ Vol 108



WHAT TO LOOK FORWARD TO IN THIS ISSUE OF SOUTH FLORIDA'S PREMIER FAIR HOUSING PUBLICATION

- p2. South Florida Housing Affordability
- p3. Article: Airbnb issues in Brickell
- p4. Fair Housing Informational PSAs
- p5. Naples, FL Fair Housing Symposium
- p6. Broward County Outreach Summary
- p.7 Dade County Outreach Summary
- p.8 Back Cover, HOPE inc Contact Information

You are federally protected from housing discrimination based on:

1. Race
2. Color
3. National Origin
4. Sex
5. Religion
6. Familial Status
7. Disability



The South Florida Housing Affordability Crisis is a Fair Housing Crisis

Here at HOPE Inc, Fair Housing Center, we focus on fighting illegal housing discrimination as defined by the Federal Fair Housing Act and local, county level additional protected classes. As illegal housing discrimination is still such a pervasive issue we focus all our energy and attention on fighting it. However, illegal housing discrimination is not the only facet of the idea of fair housing. One of the most important aspects of fair housing is housing affordability. There is nothing fair about a place where a large percentage of the population cannot afford a livable dwelling, or even one at all. Unfortunately, this is the situation we find ourselves in here in South Florida, today

All across Miami Dade and Broward Counties the price of renting or buying a property keeps shooting up astronomically. For years now this has been one of the areas of the country with the fastest rising home prices, and now because of this, has become one of the most expensive regions in the country. The average rent in Miami today for a STUDIO apartment is \$2,130 – \$2,265. Not a one or two bedroom, but a studio, one room that's it, \$2265. A recent news article has made its rounds across several news outlets lately including USA Today, Fox Business, The Miami Herald, and more. It shows a cost-of-living analysis that proves that, for the first time ever, Miami has surpassed New York City and Los Angeles in cost of living. That's right folks. It's cheaper to live in the Big Apple or the City of Angels than it is right here in Miami. The two American cities most famous for their high cost of living are now cheaper to live in than Miami, and guess what, Miami wages are nowhere near LA or NYC wages so not only is it more expensive here, but we are also getting paid less. We are in an affordability crisis here in South Florida and if continues in this way only the uber wealthy will be able to afford to live here, and that is not fair housing at all.

**MIAMI'S COST OF LIVING
IS NOW HIGHER THAN
NEW YORK CITY**



Brickell Condominium Found to be 85% Airbnbs

In the article on the previous page we touched on rising housing and cost of living increases in South Florida; especially in Miami. This article goes hand-in-hand with that one by giving an example of the kind of behavior and practices helping drive up housing costs in the area.

Over the past decade one of the forces driving up housing costs all over the world has been the over-saturation of the Airbnb market. Especially in tourist destinations, property owners are converting such a large number of properties to Airbnbs that it's lowering housing availability for residents, which drives up prices. Recently, The Miami Herald and our local NPR station, WLRN, along with other local news outlets, have recently reported on a shocking discovery about a large condominium highrise in Brickell.

Now, everyone knows that Brickell is at the center of the meteoric rise in housing costs that Miami has seen over the past several year. You'd be hard pressed to find a studio apartment for less than \$3000 a month in its soaring high rises. While there are many reasons for these high prices, the fact that many condo and apartments units in the area that should be going to residents are instead being used as Airbnbs is one of them. Its restricting housing availability in Brickell and causing prices to soar as many people compete for the few available properties.

The club at Brickell Bay is a 43-story tall condominium complex. At first glance it seems like your typical residential high-rise, but it has a secret. Recently it was discovered that a whopping 85% of its units had been converted into Airbnbs. This meant only 15% the condo units in this complex were being used by residents who actually lived in their condos. Almost the entire complex had been completely taken over by Airbnbs. It's a guarantee Brickell Bay is not the only residential complex where many or even most of the units are being used as Airbnbs meaning that there are likely thousands of apartments/condos in Brickell unavailable for people looking to actually live and be residents there. The last update on the situation was that even 2 weeks after the city asked the complex to halt Airbnb listings, they were still up. So, local government may not even currently have the mechanisms necessary to stop these kind of rampant Airbnb takeovers of apartment and condo complexes.

Miami is a premier international tourism destination, and tourism plays a very important part in our economy. Most people in Miami would say sure, let's have some Airbnb rentals available, but when we are getting to a point where 80-90 percent of apartments or condos in a building meant as a residential building are only Airbnbs, then that is a serious problem. It's contributing to our lack of available housing and our lack of affordable housing.

FAIR HOUSING FYI COLLECTION!

Fair housing laws that stop illegal discrimination apply to so many more cases, situations, and organizations than most people realize. As well as landlords, they also apply to lending institutions, homeowner's associations, condominium associations, real estate agents and agencies, state and local housing authorities, homeowner's insurance providers, appraisers, and any advertising platform where housing advertisements are placed.

If you even slightly suspect that your fair housing rights are being violated in your dealings with one of these organizations, give us a call. Our contact information is on the backpage of the newsletter.

Did you know that when you are living in a rental unit or a condominium that any employee of your housing provider that is involved with providing you with housing-related services must abide by federal and local fair housing laws? Too many people do not know the scope of people that fair housing laws apply to. Whether they are your apartment maintenance crew, your complex's property manager, or the receptionist at your condominium building, they must abide by all federal and local fair housing laws.

If you even slightly suspect that your fair housing rights are being violated by one of these people, then please give us a call.

Remember, familial status is one of the 7 federally protected classes under national fair housing laws. This means that you cannot be discriminated against in any housing related transaction because you have children and/or a pregnant individual(s) in your household. A lot of people think it's legal if a landlord, apartment complex, condo association, or homeowners association says they do not want kids there, and it absolutely is not!

If you have even the slightest suspicion that your housing provider may be discriminating against you based on familiar status, give us a call.

FAIR HOUSING.
It's Your Right.
It's Your Responsibility.
It's the Law.

Fair Housing Outreach Comes to Collier County

HOPE, Inc., in partnership with the Florida Commission on Human Relations (FCHR), recently presented fair housing information to housing providers in Collier County, helping to ensure those on the front lines of housing understand their obligations under fair housing law. In a companion effort, HOPE, Inc. & FCHR also partnered with the NAACP of Collier County to present to residents about their fair housing rights, empowering community members to recognize and report housing discrimination. These collaborations reflect a shared commitment to promoting equal housing opportunity for all.



Affirmatively Furthering Fair Housing

The concept of, “Affirmatively furthering fair housing,” is based on section 808 (e) (5) of the Federal Fair Housing Act. We dedicate this space to Miami Dade and Broward County jurisdictions that receive Community Development Block Grant (CDBG) funds and partner with HOPE to implement the following outreach.

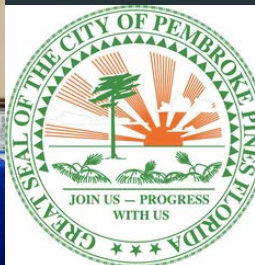
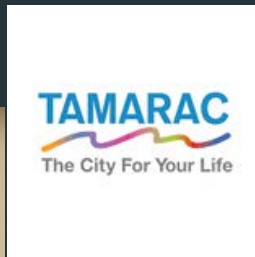
Broward Outreach Area

Fair Housing and Predatory Lending Presentations

- Amazing Community Partners: 7/11/26, 8/8/26
- Broward County Housing Authority, Lauderdale Lakes: 9/12/26
- Consolidated Credit Solutions: 9/25/26
- Cornerstone Housing Counseling: 7/18/26, 8/15/26
- Oasis of Hope, Pompano Beach: 8/15/26
- Urban League of Broward County: 8/8/26, 9/12/26

Resource Fairs

- Emancipation Day: Freedom Across the Caribbean, Ft. Lauderdale: 8/1/26
- Community Resource Fair, Lauderdale Lakes: 8/4/26
- BAHTF Resource Fair, Plantation: 8/22/26



Miami Dade Outreach Area

Fair Housing and Predatory Lending Presentations

- Centro Campesino: Miami Dade County: 7/11, 7/25, 8/15, 8/29, 9/12, 9/26
- Cuban American National Council: City of Miami, 7/10, 9/25
- Oasis of Hope CDC: City of Miami, Miami Dade County, 9/19
- Housing Foundation of America: City of Miami, Miami Dade County, 7/12, 7/25, 8/8, 8/15, 9/12, 9/19, 9/26
- Expert Resources Community Center: 7/11, 7/25, 8/8, 8/22, 9/12
- Hispanic Unity: 8/29

Community Resource Fairs

- Simply Healthcare Resource Fair: 6/13
- City of Miami Beach Resource Fairs: 7/28, 7/31
- City of North Miami Resource Fairs: 7/17
- Gang Alternatives Resource Fairs: 7/23
- Infinite Ways Network Resource Fair: 8/1
- Housing 305 + Simply Healthcare Resource Fair: 9/2
- MDC Resource Fair: 8/13, 9/16
- Beryy University Resource Fair: 9/23



If you have any sort of fair housing inquiry, or wish to ask about our community workshops/housing provider trainings, please do not hesitate to contact us at our Broward or Miami Dade offices.

Call, email, or visit either office in person Monday-Friday 8:30am-5pm

Miami Dade office: 305-651-4673

11501 N.W. 2nd Avenue Miami, FL 33168

Broward office: 954-567-0545

6491 Sunset Strip, Suite 8 Sunrise, FL 33313

Email: hopefhc@comcast.net

TESTERS NEEDED

Compensated for your time: Paid Per Test: Inquire for Details!

Requirements:

1. BE 18 YEARS OF AGE OR OLDER
2. HAVE GOOD OBSERVATIONAL SKILLS
3. POSSESS EXCELLENT WRITING SKILLS
4. BE ABLE TO DONATE APPROX. 3 HOURS FOR EACH TEST
5. HAVE ACCESS TO RELIABLE TRANSPORTATION
6. BE PUNCTUAL

To sign up for the next tester training, please contact:
HOPE inc @ (305)651-4673, or luxmy@hopefhc.com

This document is available in an accessible format for people with disabilities upon request. Please call Daniel Howe at (305)651-4673

