

# Bridging the Gap: Architects Solving Issues

Livability. Resilience. Prosperity.

## Legislative Issues

### 1 AFFORDABLE HOUSING

Florida's population of 22 million reflects a 37% increase from 2020 and is projected to grow to 25 million in the next 10 years.<sup>1</sup> Housing costs have increased 15.4% during the third quarter of 2022.<sup>2</sup> A growing population combined with rising costs has created a shortage of affordable housing. AIA Florida supports legislation enhancing affordable, attainable and resilient housing.

### 2 BUILDING CERTIFICATION

The tragic collapse at Surfside showed the immediate need for a statewide standard for buildings to be initially inspected earlier than 40 years. It is estimated that two million Floridians live in condos 30 years or older.<sup>3</sup> AIA Florida supports a holistic building inspection involving a team of design professionals. Architects should remain as one of the design professionals performing inspections. AIA Florida encourages the adoption of the Joint Surfside Work Group recommendations.

### 3 BUILDING CODES

In all areas of the state, Florida is threatened annually by hurricanes and directly impacted by flooding. As Floridians continue to recover from Hurricanes Ian and Nicole, AIA Florida supports building codes that are comprehensive, coordinated and establish sound threshold values of health, safety and protection of the public welfare. AIA Florida encourages building codes addressing increasing sea level rise and flooding and the potential impact on current and future development in Florida.

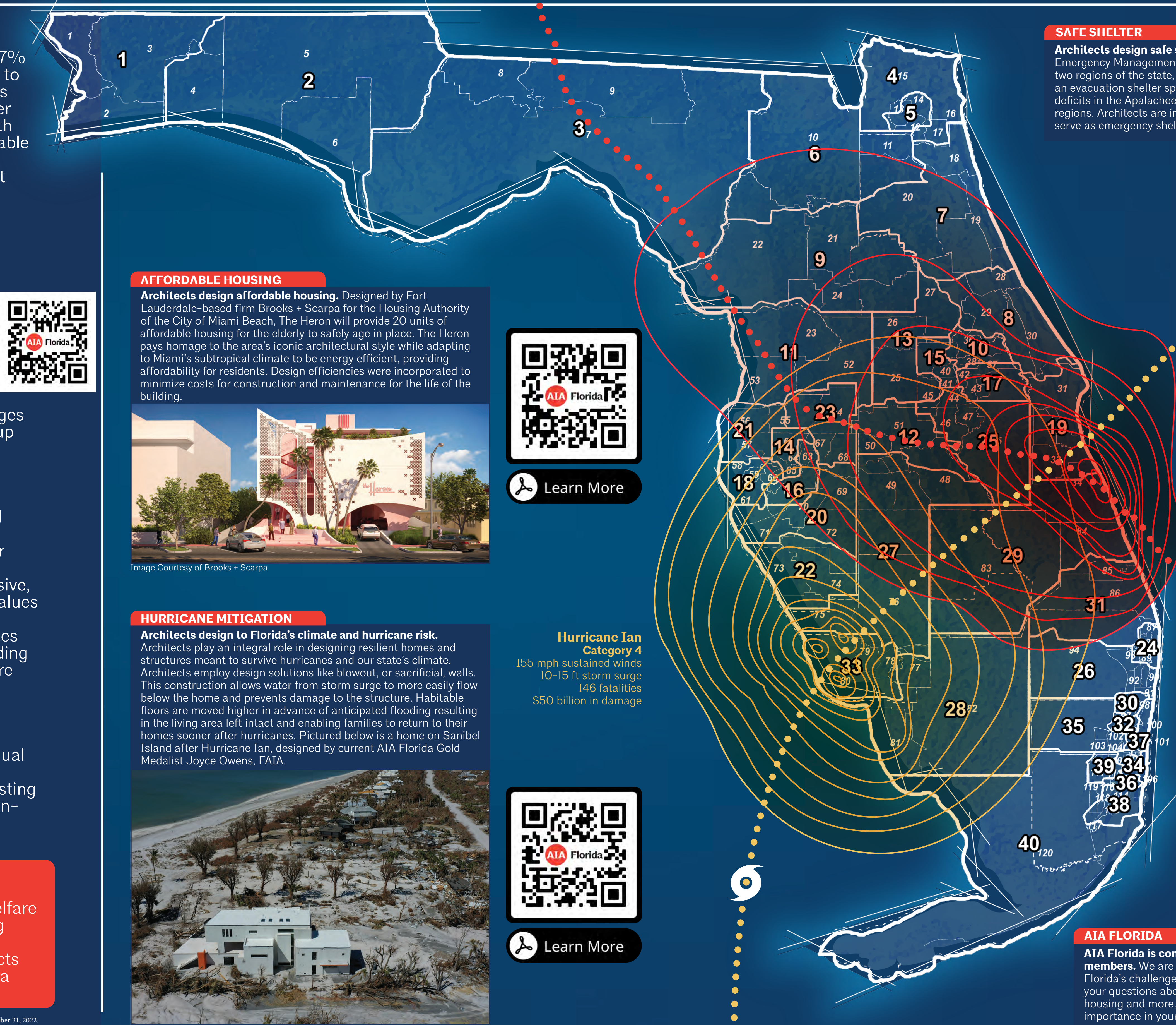
### 4 SAFE SHELTER

AIA Florida supports and encourages an annual review of public buildings that are utilized as shelters. AIA Florida supports analysis of existing shelters and providing funding to improve non-compliant shelters.

## BRIDGING THE GAP

Architects are holistic thinkers and problem-solvers who protect the health, safety and welfare of the public. Whether confronting increasing storm threats or flooding, or designing safe, healthy and affordable communities, architects around the state are solving issues to create a livable, resilient and prosperous Florida.

<sup>1</sup> The complicated history of Florida's population growth - despite a wildly inhospitable climate, Florida Trend, October 31, 2022.  
<sup>2</sup> Florida housing inventory increases alongside prices, Florida Trend, October 31, 2022.  
<sup>3</sup> https://fsenate.gov/Session/Bill/2022/7042/Analyses/2022s07042.pre.r1.PDF



#### AFFORDABLE HOUSING

**Architects design affordable housing.** Designed by Fort Lauderdale-based firm Brooks + Scarpa for the Housing Authority of the City of Miami Beach, The Heron will provide 20 units of affordable housing for the elderly to safely age in place. The Heron pays homage to the area's iconic architectural style while adapting to Miami's subtropical climate to be energy efficient, providing affordability for residents. Design efficiencies were incorporated to minimize costs for construction and maintenance for the life of the building.



Image Courtesy of Brooks + Scarpa

#### HURRICANE MITIGATION

**Architects design to Florida's climate and hurricane risk.** Architects play an integral role in designing resilient homes and structures meant to survive hurricanes and our state's climate. Architects employ design solutions like blowout, or sacrificial, walls. This construction allows water from storm surge to more easily flow below the home and prevents damage to the structure. Habitable floors are moved higher in advance of anticipated flooding resulting in the living area left intact and enabling families to return to their homes sooner after hurricanes. Pictured below is a home on Sanibel Island after Hurricane Ian, designed by current AIA Florida Gold Medalist Joyce Owens, FAIA.



Photo Courtesy of Architecture Joyce Owens LLC (AJO)

#### SAFE SHELTER

**Architects design safe shelter.** According to the Division of Emergency Management's 2022 Statewide Emergency Shelter Plan two regions of the state, Southwest Florida and South Florida, have an evacuation shelter space deficit. There are special needs shelter deficits in the Apalachee, Central Florida and Southwest Florida regions. Architects are integral in designing the public spaces that serve as emergency shelters.



2022 Statewide Emergency Shelter Plan



Learn More



Learn More



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#### AIA FLORIDA

**AIA Florida is comprised of 13 local chapters and 4,000 members.** We are ready to be your local resource in addressing Florida's challenges. Your local architects are available to answer your questions about building codes, safe shelter, affordable housing and more. Contact your local architect to discuss issues of importance in your district.

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AIA Florida members are the stewards of communities and resources through the **POWER OF ARCHITECTURE.**

2023 | Legislative Day

