

Miami-Dade County Housing Data Appendix

June 2020

Prepared by
Shimberg Center for Housing Studies
University of Florida
P.O. Box 115703
Gainesville, Florida 32611-5703

Table of Contents

I. Introduction	1
Data Sources and Geographic Areas	1
A Note on COVID-19.....	4
II. Tenure, Income, and Cost Burden	5
Cost Burden and Household Income (in dollars).....	7
Cost Burden and Household Income as a Percentage of AMI	8
Housing + Transportation Cost.....	11
Tenure, Income, and Cost Burden by Race and Ethnicity	11
III. Housing Supply and Cost Changes	15
Changes in Supply.....	15
Housing Cost Changes.....	18
IV. Workforce Projections	21
V. Housing Gap Analysis	24
Rental Housing: Affordable & Available Units	24
Rental Gap Analysis.....	25
Owner Gap Analysis	27
VI. Municipal Profiles	30

Figures

Figure 1. Miami-Dade County, Cities and UMSA Boundaries Reference Map	3
Figure 2. Tenure, Median Income, and Median Housing Costs, Miami-Dade County and Cities, 2014-2018	6
Figure 3. All Households, Cost Burden by Income (2018 \$), Miami-Dade County, 2014-2018	7
Figure 4. Renter Households, Cost Burden by Income (2018 \$), Miami-Dade County, 2014-2018	7
Figure 5. Owner Households, Cost Burden by Income (2018 \$), Miami-Dade County, 2014-2018.....	8
Figure 6. Income Limits by Household Size and Income (% AMI), Miami-Dade County, 2020	9
Figure 7. Renters by Income (% AMI) and Cost Burden Level, Miami-Dade County, 2020 Projections	10
Figure 8. Owners by Income (% AMI) and Cost Burden Level, Miami-Dade County, 2020 Projections	10
Figure 9. Tenure by Race and Ethnicity, Miami-Dade County, 2012-2016	11
Figure 10. Owner Households by Race/Ethnicity and Income (% AMI), Miami-Dade County, 2012-2016	12
Figure 11. Renter Households by Race/Ethnicity and Income (% AMI), Miami-Dade County, 2012-2016.	12
Figure 12. Owner Households by Race/Ethnicity and Cost Burden, Miami-Dade County, 2012-2016.....	13
Figure 13. Renter Households by Race/Ethnicity and Cost Burden, Miami-Dade County, 2012-2016.....	13
Figure 14. All Households by Race/Ethnicity and Cost Burden, Miami-Dade County, 2012-2016.....	13

Figure 15. Single Family Homes Built 2010-2019 by Value Quartile, Miami-Dade County and Cities	15
Figure 16. Condominiums Built 2010-2019 by Value Quartile, Miami-Dade County and Cities	16
Figure 17. Multifamily (2-9 Unit) Built 2010-2019 by Value Quartile, Miami-Dade County and Cities.....	16
Figure 18. Multifamily (10+ Unit) Built 2010-2019 by Value Quartile, Miami-Dade County and Cities....	17
Figure 19. Assisted Units Gained and Lost, Miami-Dade County, 2004-2019	18
Figure 20. Change in Renter-Occupied Units by Gross Rent, Miami-Dade County, 2006-2010 and 2014-2018	18
Figure 21. Change in Owner-Occupied Units by Selected Monthly Owner Costs, Units with a Mortgage, Miami-Dade County, 2006-2010 and 2014-2018.....	19
Figure 22. Change in Owner-Occupied Units by Owner Costs, Units without a Mortgage, Miami-Dade County, 2006-2010 and 2014-2018.....	19
Figure 23. Real Median Sales Price for Single Family Homes and Condominiums (2019 \$), Miami-Dade County, 2004-2019.....	20
Figure 24. Employment by Industry, Miami-Dade County, 2019 and 2027 Projections.....	21
Figure 25. Occupations Adding 1,000+ Jobs, Miami-Dade County, 2019 and 2027 Projections	22
Figure 26. Selected Occupations by Affordable Monthly Housing Cost, 2018.....	23
Figure 27. Rent Limits by Number of Bedrooms and Affordability Level (% AMI), Miami-Dade County, 2020	24
Figure 28. Rental Units by Affordable/Available Status and Income Level, Miami-Dade County, 2012-2016	25
Figure 29. Projected Growth in Gap, Affordable/Available Rental Units, 0-50% AMI, Miami-Dade County	26
Figure 30. Household Type, 0-50% AMI Renters, Miami-Dade County	27
Figure 31. Projected Growth in Cost Burdened Owners, 50-80% AMI, Miami-Dade County.....	28
Figure 32. Household Type, 50-80% AMI Owners, Miami-Dade County.....	28
Figure 33. Goal Options for Owner and Renter Gap, Miami-Dade County	29

I. Introduction

This report provides data on affordable housing needs and supply in Miami-Dade County, its municipalities, and the Unincorporated Municipal Service Area (UMSA). The Shimberg Center developed the appendix on behalf of Miami-Home for All and the Miami-Dade County Affordable Housing Framework Steering Committee. The report includes data on housing tenure (owner and renter status), household income, housing cost burden, combined housing and transportation cost burdens, differences in tenure and income by race and ethnicity, housing supply and cost changes, and industry and occupation projections. We also suggest ranges of affordable rental and ownership housing production goals for the county.

Key findings are as follows:

- **Housing has become more expensive for both homeowners and renters.** Between 2006-2010 and 2014-2018, the county added over 118,000 occupied units renting for \$1,000 or more but **lost** over 45,000 units renting under \$1,000. Additionally, single family and condominium prices have rebounded to 2004-2005 levels, adjusted for inflation. The single family median price was nearly \$357,000 in the first half of 2019. The median condominium price was \$250,000.
- **Households with modest incomes struggle with housing costs.** Most households in Miami-Dade County earning \$50,000 per year or less are “cost burdened,” meaning they pay more than 30 percent of their income for their housing. This includes 87 percent of households with incomes below \$20,000, 81 percent of households with \$20,000-34,999 incomes, and 66 percent of households with \$35,000-49,999 incomes.
- **The county has a 121,820 unit gap between the number of renters with incomes below 50 percent of area median income (AMI) and affordable/available units.** This gap is projected to grow by 10,000-15,000 units every five years through 2030. A minimal housing goal would be to address the growth by adding 2,000-3,000 affordable rental units annually over ten years. A higher goal would be to create approximately 12,000 units per year to address the baseline gap. A maximal goal would be to address the baseline and growth by adding 16,000 units per year.
- **The county has 42,920 cost burdened homeowners at 50-80 percent of AMI.** The number of cost burdened owners is projected to grow by 3,000-3,500 households every five years. A minimal goal would be to produce or finance 600-800 affordable owner units each year over 10 years to address the growth; a higher goal would be to produce or finance 4,300 units per year to address the baseline of cost burdened households; and a maximal goal would be to produce or finance 5,000 units per year to address the baseline and growth.

Data Sources and Geographic Areas

Data on tenure, income, and cost burden come from several different datasets, all of which are based on the U.S. Census Bureau’s American Community Survey (ACS). Additional indicators come from Florida Department of Revenue’s database of property appraiser sales and tax roll data, the Center for Neighborhood Technology’s Housing + Transportation Index, and the Shimberg Center’s Assisted Housing Inventory. For this reason, common elements between different datasets, such as household counts by tenure, may differ slightly between tables.

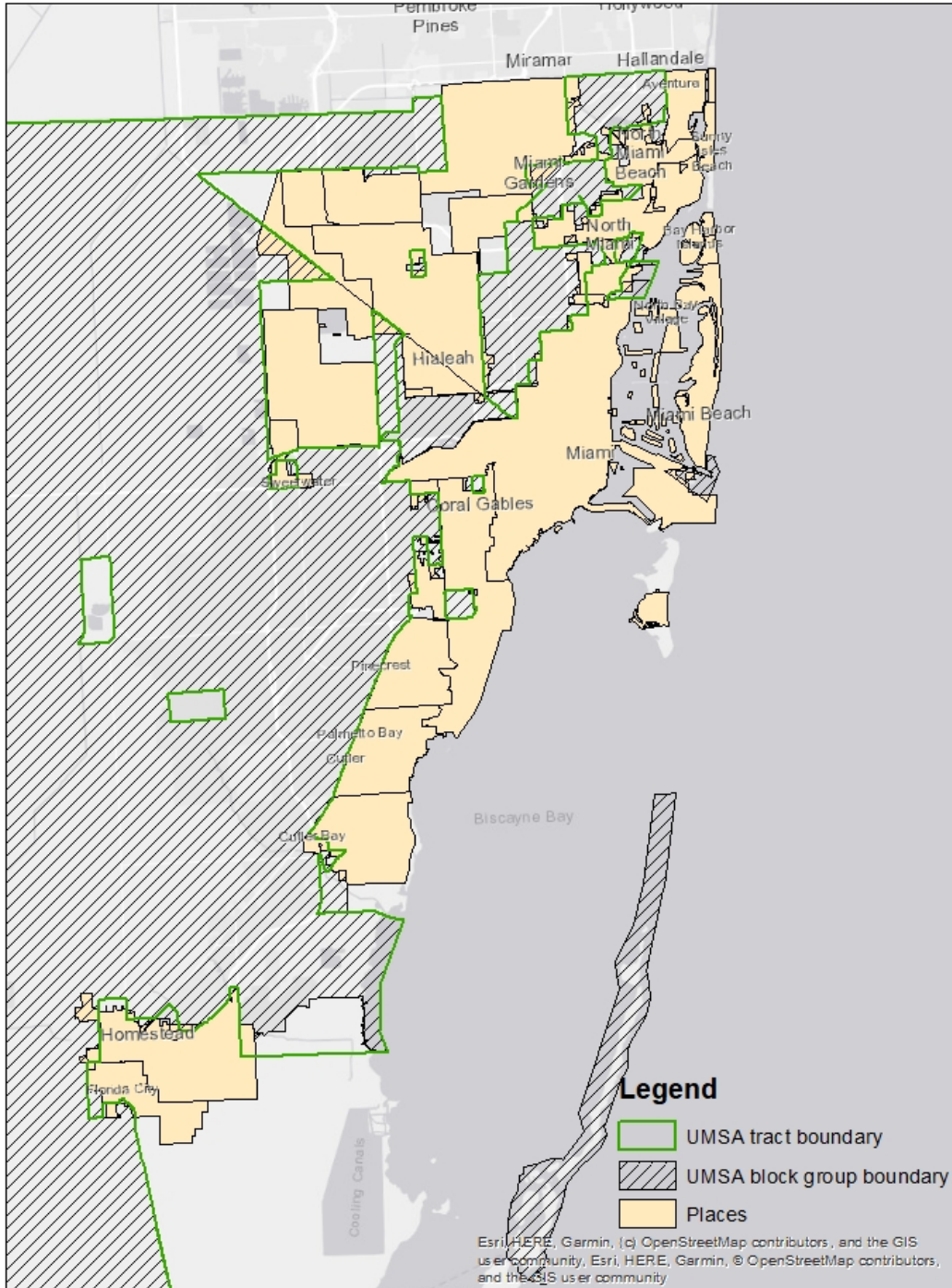
The various ACS-related datasets were selected based on the availability of specific indicators and the inclusion of data for smaller areas, including smaller cities and Census tracts. Where possible, data come from the 2014-2018 ACS, the most recent five-year results ACS results available. Five-year data are used

rather than single year ACS tables because the five-year results are available for smaller geographic areas, including smaller cities and Census tracts.

For indicators where ACS tables were not available, data come from the U.S. Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) dataset. CHAS is a special tabulation of ACS data with indicators that are not available from the regular ACS tables, including tenure by race and ethnicity, and income and rental affordability using area median income (AMI) thresholds. The most recent available CHAS dataset is based on the 2012-2016 ACS. Where possible, we used the Shimberg Center's Affordable Housing Needs Assessment (AHNA) method to project CHAS data results to 2020 and later years. The AHNA method uses population projections from the University of Florida's Bureau of Economic and Business Research (BEBR) to project household counts from the 2012-2016 CHAS by income, tenure, and cost burden to the current year and future five-year periods.

The ACS and CHAS datasets do not provide separate information for unincorporated areas, but they do provide data for Census tracts. We constructed UMSA boundaries from Census tracts based on a list of Census block groups provided by the county Department of Regulatory and Economic Resources. In a small number of cases, only part of a tract was made up of UMSA block groups. In these cases, the tracts were included in the constructed UMSA if at least half of their population was located in UMSA block groups. Figure 1 shows the county's municipalities, the boundary for the UMSA made up of block groups, and the slightly modified UMSA boundary constructed from Census tracts.

Figure 1. Miami-Dade County, Cities and UMSA Boundaries Reference Map



A Note on COVID-19

By necessity, these estimates and projections are based on data collected before the COVID-19 pandemic. It is still early in the crisis, and many unknown factors will determine how COVID-19 affects Miami-Dade's housing needs: the course of the disease in the population; how rapidly treatments and vaccines become available; and future availability of income support, unemployment benefits, and financial assistance to distressed renters and homeowners. Based on what we know now, however, we expect that COVID-19 will **accelerate and deepen** the affordable housing gaps described in this report.

Many impacted households were already struggling with housing costs, even before the job and income losses caused by COVID-19. We reviewed three national studies estimating the impacts of the pandemic on renters. Each used a different method but came to similar conclusions about the scope of COVID-affected renters: between 700,000 and 1 million of Florida's 2.7 million renter households.¹ Strikingly, these estimates are similar in magnitude to the Shimberg Center's [2019 Rental Market Study](#), which used ACS data and AHNA methods to estimate 795,603 cost burdened, low-income renter households in Florida before COVID-19 hit. Not surprisingly, the hardest hit households will be those who were already paying more than they could afford for their housing, and so have little savings to continue to meet their housing costs if they lose jobs or income. They may shift from moderate to more severe housing cost burden, or from severe cost burden to homelessness risk.

These impacts will be spread throughout the county, because workers' home locations are much more dispersed than their work sites. For example, nearly all Miami-Dade County Census tracts are home to at least 100 workers in the hard-hit accommodations, food service, and retail industries (see [statewide map of work and home locations](#) for these industries).

Reduced economic activity may lead to a weakening housing market, with stagnant or falling home prices and increased housing vacancies. However, this does not imply a lessening of affordable housing need, because the income denominator in the housing costs-to-income ratio is just as important when measuring housing affordability. If demand and prices are falling because people cannot afford housing units, the county will still need to increase the supply of affordable units, coupled with deeper household assistance or operating subsidy to bring housing costs in line with incomes.

The Census Bureau will likely release 2020 ACS data in late 2021. We recommend using the 1-year data to revise countywide assumptions following that release, and revisiting all data sets in 3-4 years to incorporate 5-year ACS data that include the COVID-19 time period.

¹ The [Turner Center at UC Berkeley](#) estimated that 994,200 renter households in Florida have at least one worker in an industry impacted by COVID-19, and that 509,100 of these households were already rent burdened; the [National Low Income Housing Coalition \(NLIHC\)](#) used Florida's experience with the 2007-2009 recession to estimate that 892,222 renters with incomes below 80 percent of area median income (AMI) would face housing cost burdens of 30 percent or more; and a [separate NLIHC analysis](#) found that 701,410 0-80 percent AMI renters were in immediate need of rental assistance due to COVID-related income losses.

II. Tenure, Income, and Cost Burden

“Tenure” refers to the household’s owner or renter status. For renters, housing costs are measured by “gross rent,” including rent paid to the landlord and any tenant-paid utilities. For owners, housing costs include mortgage payments, property taxes, insurance, utilities, and condominium or mobile home fees.

Figure 2 on the following page provides summary statistics on tenure, median income, and monthly housing costs for the county, cities, and UMSA.

Figure 2. Tenure, Median Income, and Median Housing Costs, Miami-Dade County and Cities, 2014-2018

Place	Households by Tenure			Ownership Rate	Median Income			Median Monthly Housing Costs		
	Owner Households	Renter Households	Total Households		Median Owner Income	Median Renter Income	Median Income, All Households	Median Owner Cost (With Mortgage)	Median Owner Cost (No Mortgage)	Median Gross Rent
Miami-Dade County	449,056	420,995	870,051	52%	\$68,128	\$34,965	\$48,982	\$1,765	\$608	\$1,257
Aventura	12,368	6,350	18,718	66%	\$74,753	\$50,305	\$63,131	\$2,337	\$1,197	\$1,813
Bal Harbour	1,063	424	1,487	71%	\$83,568	\$51,337	\$71,961	\$2,798	*	\$1,922
Bay Harbor Islands	1,014	1,420	2,434	42%	\$105,242	\$64,355	\$73,639	\$2,819	\$1,089	\$1,642
Biscayne Park	599	412	1,011	59%	\$104,856	\$22,455	\$64,712	\$2,535	\$470	\$1,302
Cutler Bay	8,659	4,164	12,823	68%	\$84,622	\$50,500	\$72,226	\$1,850	\$620	\$1,524
Coral Gables	11,402	6,418	17,820	64%	\$140,666	\$59,793	\$100,000	\$3,568	\$1,365	\$1,583
Doral	8,545	8,594	17,139	50%	\$95,329	\$62,151	\$77,418	\$2,321	\$866	\$1,938
El Portal	598	174	772	77%	\$96,250	\$39,722	\$74,643	\$2,194	\$465	\$895
Florida City	807	2,003	2,810	29%	\$48,967	\$27,032	\$35,794	\$1,313	\$350	\$1,143
Hialeah	33,302	39,401	72,703	46%	\$45,230	\$26,102	\$33,161	\$1,387	\$458	\$1,117
Hialeah Gardens	4,437	2,196	6,633	67%	\$52,384	\$41,523	\$48,026	\$1,328	\$565	\$1,479
Homestead	7,262	11,457	18,719	39%	\$72,966	\$32,708	\$43,568	\$1,555	\$609	\$1,243
Key Biscayne	3,105	1,262	4,367	71%	\$169,156	\$85,598	\$133,958	*	*	\$2,448
Medley	287	93	380	76%	\$29,792	\$45,625	\$32,500	\$1,375	\$283	\$869
Miami	50,887	120,149	171,036	30%	\$62,176	\$30,627	\$36,638	\$1,933	\$587	\$1,120
Miami Beach	16,708	27,575	44,283	38%	\$88,606	\$41,370	\$53,348	\$2,738	\$1,046	\$1,338
Miami Gardens	19,400	10,979	30,379	64%	\$51,440	\$28,691	\$42,398	\$1,465	\$418	\$1,182
Miami Lakes	6,480	3,709	10,189	64%	\$87,898	\$59,217	\$73,527	\$2,108	\$821	\$1,512
Miami Shores	2,897	365	3,262	89%	\$128,281	\$48,083	\$110,536	\$2,990	\$746	\$1,469
Miami Springs	2,818	2,192	5,010	56%	\$88,043	\$40,100	\$59,335	\$2,227	\$693	\$1,075
North Bay Village	1,157	2,287	3,444	34%	\$72,798	\$52,693	\$55,000	\$2,211	\$956	\$1,708
North Miami	7,988	10,052	18,040	44%	\$55,854	\$31,013	\$40,661	\$1,528	\$541	\$1,110
North Miami Beach	6,762	7,583	14,345	47%	\$51,850	\$32,340	\$40,952	\$1,365	\$518	\$1,155
Opa-locka	1,674	3,739	5,413	31%	\$50,885	\$11,902	\$17,908	\$1,097	\$270	\$775
Pinecrest	4,602	1,431	6,033	76%	\$181,487	\$48,972	\$153,417	*	\$1,233	\$1,446
Palmetto Bay	6,216	1,198	7,414	84%	\$127,746	\$45,367	\$115,709	\$3,016	\$957	\$1,365
Palmetto Estates CDP	2,884	1,011	3,895	74%	\$61,227	\$54,063	\$58,844	\$1,573	\$459	\$1,440
South Miami	2,540	1,855	4,395	58%	\$104,762	\$31,437	\$60,591	\$2,434	\$743	\$1,204
Sunny Isles Beach	5,325	5,207	10,532	51%	\$60,948	\$49,720	\$55,209	\$2,267	\$939	\$1,584
Surfside	1,342	995	2,337	57%	\$104,306	\$44,922	\$86,088	\$3,096	\$1,362	\$2,215
Sweetwater	2,460	3,603	6,063	41%	\$46,169	\$31,310	\$36,133	\$1,318	\$404	\$1,280
Virginia Gardens	392	443	835	47%	\$69,500	\$40,439	\$47,465	\$1,849	\$449	\$1,091
West Miami	1,406	1,046	2,452	57%	\$52,426	\$45,962	\$48,418	\$1,854	\$446	\$1,384
UMSA	211,489	131,190	342,679	62%	-	-	-	-	-	-

Notes: Items marked with * are suppressed because values are not statistically significant. Golden Beach and Indian Creek Village not listed due to multiple statistically insignificant cells. Median values unavailable for the UMSA.

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088

Cost Burden and Household Income (in dollars)

Households spending more than 30 percent of their income for housing are typically considered to be “cost burdened.” In Miami-Dade County, half of all households are cost burdened, including large majorities of households with incomes below \$50,000 per year.

Figure 3. All Households, Cost Burden by Income (2018 \$), Miami-Dade County, 2014-2018

Income	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
Less than \$20,000	136,331	20,126	156,457	87%	33%
\$20,000 to \$34,999	113,488	26,300	139,788	81%	27%
\$35,000 to \$49,999	75,565	39,589	115,154	66%	18%
\$50,000 to \$74,999	60,217	83,517	143,734	42%	14%
\$75,000 or more	31,489	248,676	280,165	11%	8%
Total	417,090	418,208	835,298	50%	100%

Notes: Cost Burdened households pay 30 percent of more of income for housing. Incomes in 2018 dollars.

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Two-thirds of renter households are cost burdened, compared to one-third of owners. Renters are more concentrated in the lower income groups. Almost half of renters have incomes below \$35,000, compared to just over one-third of owners. Moreover, renters with incomes between \$20,000 and \$50,000 are more likely to be cost burdened than owners with similar incomes. Many long-term homeowners have lower housing costs than renters in comparable housing, either because the owners locked in monthly mortgage costs when housing prices were lower or because they have paid off their mortgages entirely.

Figure 4. Renter Households, Cost Burden by Income (2018 \$), Miami-Dade County, 2014-2018

Income	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
Less than \$20,000	91,841	11,341	103,182	89%	36%
\$20,000 to \$34,999	78,981	6,097	85,078	93%	31%
\$35,000 to \$49,999	47,877	15,107	62,984	76%	19%
\$50,000 to \$74,999	29,951	36,883	66,834	45%	12%
\$75,000 or more	8,235	67,358	75,593	11%	3%
Total	256,885	136,786	393,671	65%	100%

Notes: Cost Burdened households pay 30 percent of more of income for housing. Incomes in 2018 dollars.

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Figure 5. Owner Households, Cost Burden by Income (2018 \$), Miami-Dade County, 2014-2018

Income	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
Less than \$20,000	44,490	8,785	53,275	84%	28%
\$20,000 to \$34,999	34,507	20,203	54,710	63%	22%
\$35,000 to \$49,999	27,688	24,482	52,170	53%	17%
\$50,000 to \$74,999	30,266	46,634	76,900	39%	19%
\$75,000 or more	23,254	181,318	204,572	11%	15%
Total	160,205	281,422	441,627	36%	100%

Notes: Cost Burdened households pay 30 percent or more of income for housing. Incomes in 2018 dollars.

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Data for cities and the UMSA are included in the municipal profiles.

Cost Burden and Household Income as a Percentage of AMI

Household income can also be measured as a percentage of area median income (AMI). Dollar amounts corresponding to the percentages of AMI are adjusted for county or metropolitan area and for household size. The AMI percentages are particularly useful because they form the basis of income and rent limits for federally funded housing programs, including the Low-Income Housing Tax Credit and programs financed by Florida Housing Finance Corporation.

The following estimates are based on HUD’s CHAS data, which use the HUD Area Median Family Income (HAMFI) as the basis for calculating AMI levels. This is the same multi-step method that HUD uses to set annual income/percent AMI limits. In high-cost areas such as Miami-Dade County, the AMI income limits diverge substantially from a straight calculation of a fraction of the area income. HUD begins its AMI calculation with the median family income from the ACS, but if that amount is particularly low in relation to HUD’s Fair Market Rents (FMR), AMI limits are calculated based on the FMRs instead of the median family income.²

For context, the 2020 income limits are listed in Figure 6.

² Specifically, HUD calculates Median Family Income from the ACS and uses half of that amount as a preliminary 4-person, 50 percent AMI income limit. HUD then compares two numbers: 1) $.35 * \text{preliminary 4-person/50 percent AMI limit}$, and 2) $.85 * \text{annual 2 BR Fair Market Rent}$. If the latter is higher, then the 4-person, 50 percent AMI limit is reset at $(.85 * 2 \text{ BR annual FMR}) / .35$, and all other AMI percentage limits are reset in relation to that amount. For the full calculation, select “Click Here for FY 2020 IL Documentation” at https://www.huduser.gov/portal/datasets/il.html#2020_query, select the Miami-Miami Beach-Kendall, FL area, and select “Explanation” under the Very Low Income Limits heading.

Figure 6. Income Limits by Household Size and Income (% AMI), Miami-Dade County, 2020

AMI Category	1 Person Limit	2 Person Limit	3 Person Limit	4 Person Limit
30%	\$19,200	\$21,960	\$24,690	\$27,420
50%	\$32,000	\$36,600	\$41,150	\$45,700
60%	\$38,400	\$43,920	\$49,380	\$54,840
80%	\$51,200	\$58,560	\$65,840	\$73,120
120%	\$76,800	\$87,840	\$98,760	\$109,680

Source: Florida Housing Finance Corporation, 2020 Florida Housing Rental Programs - MTSP Income and Rent Limits. Available at <https://floridahousing.org/owners-and-managers/compliance/income-limits>.

We use HUD AMI limits rather than calculating medians from American Community Survey data for three reasons. First, the AMI measures are consistent with HUD standards used to set income and rent limits for key housing programs. Second, HUD limits are adjusted for family size and better reflect the varying needs of different types of households. Third, HUD's CHAS dataset, which uses this method, is the only available source of household income and unit rent counts by AMI at the city level.

Estimates are provided for the year 2020 based on the Shimberg Center's Affordable Housing Needs Assessment, using a method that combines the 2012-2016 CHAS data with population projections from University of Florida's Bureau of Economic and Business Research. Cost burdened households are further broken out into those spending 30-50 percent of income for housing and those spending more than 50 percent. The latter group is often referred to as "severely cost burdened."

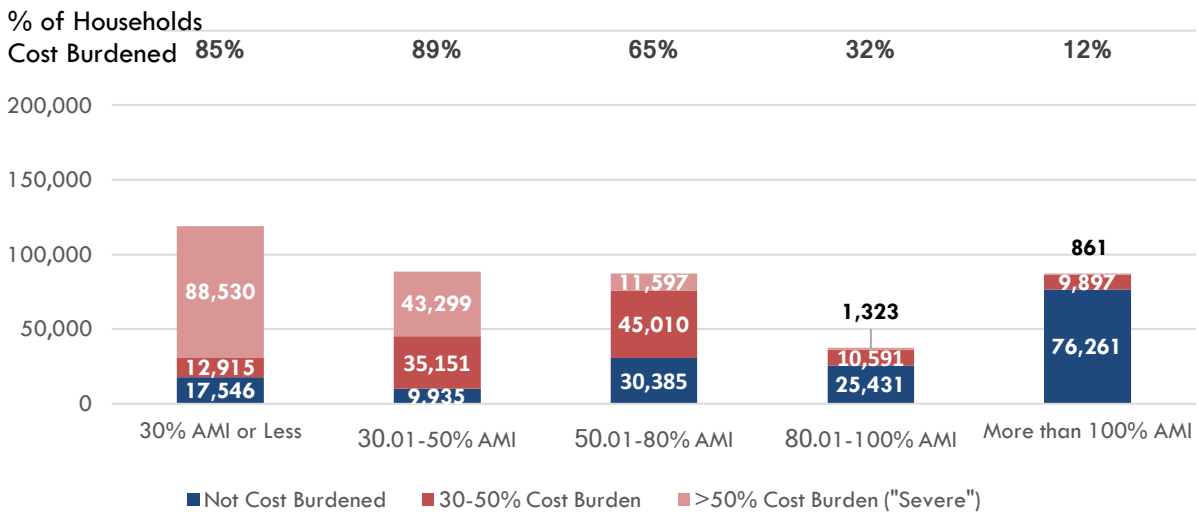
As Figure 7 shows, most renter households below 30 percent of AMI are severely cost burdened. Half of renters with incomes between 30 and 50 percent of AMI are also severely cost burdened, and most of the rest are spending 30-50 percent of income for housing. For renters between 50 and 80 percent of AMI, over half pay between 30 and 50 percent of income; severe cost burden is less common among this group. Finally, among renters above 80 percent of AMI, a minority are cost burdened, and severe cost burden makes up a very small portion.

Ultimately, the two largest groups of renters are found at the two extremes: severely cost burdened renters below 30% AMI and non-cost burdened renters with incomes above 100 percent AMI.

Similarly, for owner households, Figure 8 shows that severe cost burden is the most prevalent condition among households at 0-30 and 30-50 percent of AMI. The clearest difference between owners and renters is the predominance of higher income owners. Nearly half of owner households have incomes above 100 percent of AMI, compared to just over one in five renters.³ Most of the higher income owners are not cost burdened.

³ It is possible to have fewer than half of total households above 100 percent of AMI because the AMI percentages do not represent the actual medians for all households. As described above, due to Miami-Dade County's high housing costs, under HUD policy the AMI income limits are instead tied to HUD Fair Market Rents.

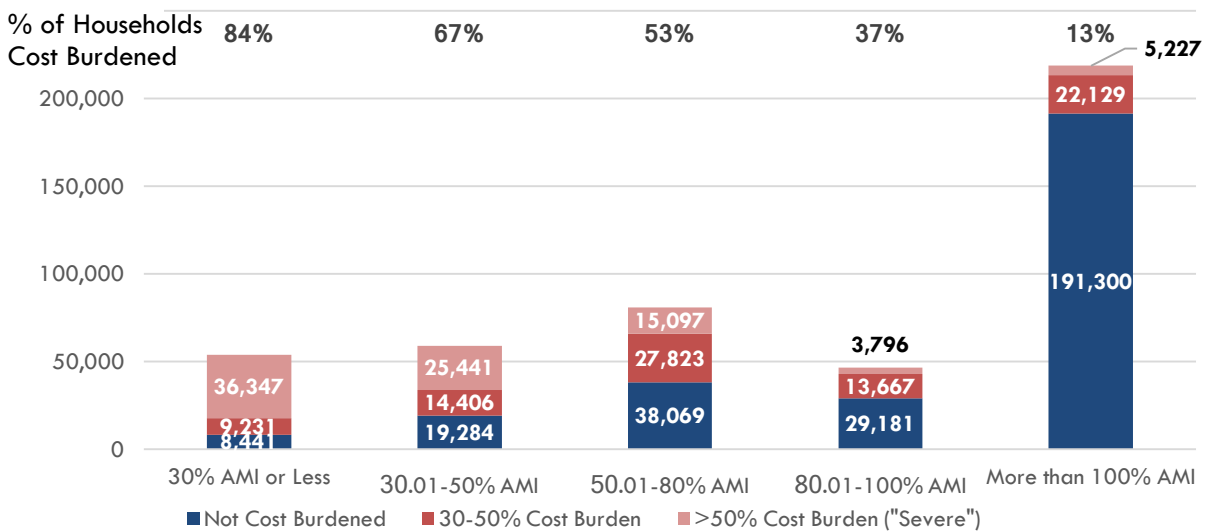
Figure 7. Renters by Income (% AMI) and Cost Burden Level, Miami-Dade County, 2020 Projections



Notes: Household counts differ slightly from tables showing cost burden by income in dollars due to projection methods, different base years, and different treatment of households with no cash rent in the CHAS and ACS data sets.

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Figure 8. Owners by Income (% AMI) and Cost Burden Level, Miami-Dade County, 2020 Projections



Notes: Household counts differ slightly from tables showing cost burden by income in dollars due to projection methods and different base years in the CHAS and ACS data sets.

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Data for cities and the UMSA are included in the municipal profiles.

Housing + Transportation Cost

The full costs of a household's location include transportation costs in addition to rent or mortgage costs. The Center for Neighborhood Technology produces the Housing + Transportation (H+T) Index, which estimates the combined cost burden from housing and transportation costs for counties, cities, and neighborhoods. In Miami-Dade County, for a household at 80 percent of AMI, the H+T Index estimates an average combined cost burden of 70 percent of income, made up 46 percent of income spent for housing costs and 24 percent for transportation. The estimated burden for an 80 percent AMI household ranges from half of income in cities with lower housing costs such as Opa-locka, Florida City, and Hialeah, to entire incomes in exclusive oceanfront communities. The variation in the H+T index throughout Miami-Dade County is driven largely by differences in housing costs rather than transportation burden. Estimated transportation burden ranges from 20 percent of income for the City of Miami to close to 30 percent of income in South Dade communities. Data for the cities are included in the municipal profiles.

Tenure, Income, and Cost Burden by Race and Ethnicity

As in communities throughout the U.S, homeownership rates vary by race in Miami-Dade County. Forty-four percent of Black households own their homes, compared to 65 percent of White households, and 58 percent of other race households.⁴

Miami-Dade's Hispanic households are divided roughly evenly between homeowners (51 percent of households) and renters (49 percent).

Figure 9. Tenure by Race and Ethnicity, Miami-Dade County, 2012-2016

Race/Ethnicity	Owner Households, #	Owner Households, %	Renter Households, #	Renter Households, %	Total Households
Black, Non-Hispanic	56,055	44%	71,170	56%	127,225
White, Non-Hispanic	97,305	65%	51,775	35%	149,080
Other, Non-Hispanic	12,515	58%	9,180	42%	21,695
Hispanic	283,295	51%	272,320	49%	555,615
Total	449,170	53%	404,445	47%	853,615

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016

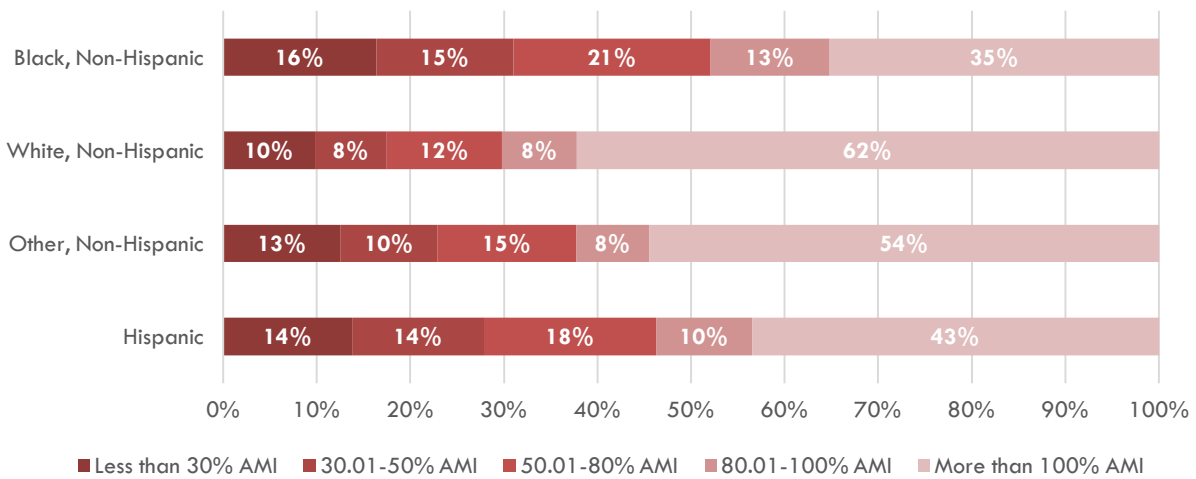
The CHAS dataset provides information about income and cost burden by tenure, race, and ethnicity, although it does not allow analysis of both income and cost burden together. It shows that within tenure categories, there are wide income disparities by race and ethnicity.

As Figure 10 shows, most White homeowners (62 percent) and a slight majority of other race homeowners (54 percent) have incomes above 100 percent AMI, compared to just 35 percent of Black homeowners. Conversely, 31 percent of Black homeowners have incomes below 50 percent of AMI, compared to just 18 percent of White homeowners.

Among Hispanic households, 43 percent have incomes above 100 percent of AMI, and 28 percent have incomes below 50 percent of AMI.

⁴ Data in this section comes from the CHAS dataset rather than the ACS because the ACS does not include tables on income and housing cost burden by tenure/race/ethnicity. Unlike the ACS, the CHAS dataset does not allow separate analysis of race and Hispanic/Latino ethnicity. Counts of Black, White, and Other Race households do not include Hispanic households..

Figure 10. Owner Households by Race/Ethnicity and Income (% AMI), Miami-Dade County, 2012-2016

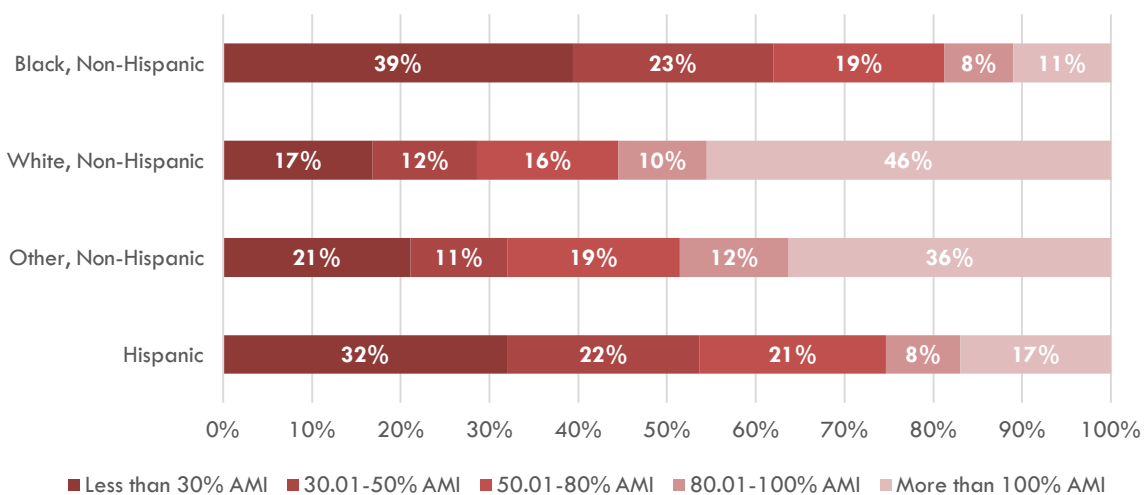


Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016

Differences are more striking for renters. Nearly two-thirds of Black renters (62 percent) have incomes below 50 percent of AMI, compared to 29 percent of White renters and 32 percent of renters of other races. At the other end of the spectrum, just 11 percent of Black renters have incomes above 100 percent of AMI compared to 46 percent of White renters and 36 percent of renters of other races.

Among Hispanic renters, over half (54 percent) have incomes below 50 percent of AMI, and just 17 percent have incomes above 100 percent of AMI.

Figure 11. Renter Households by Race/Ethnicity and Income (% AMI), Miami-Dade County, 2012-2016



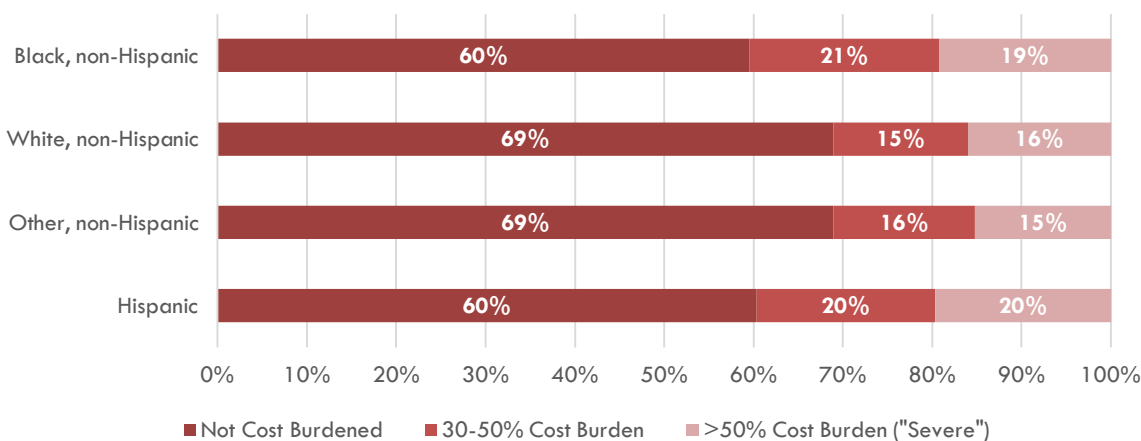
Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016

The income disparities lead to cost burden disparities by race and ethnicity. Figures 12 and 13 show the proportions of owners, renters, and total households paying up to 30 percent, 30.01-50 percent, and greater than 50 percent of income for housing.

Most homeowners of any race are not cost burdened, although White and other race households have particularly low rates of cost burden (31 percent). Again, among renters, the disparities by race are deeper. Nearly two-thirds of Black renter households are cost burdened, compared to half of White households and under half of other race households. Severe cost burden is also more common among Black renters at 37 percent, compared to 24-26 percent of White and other race households.

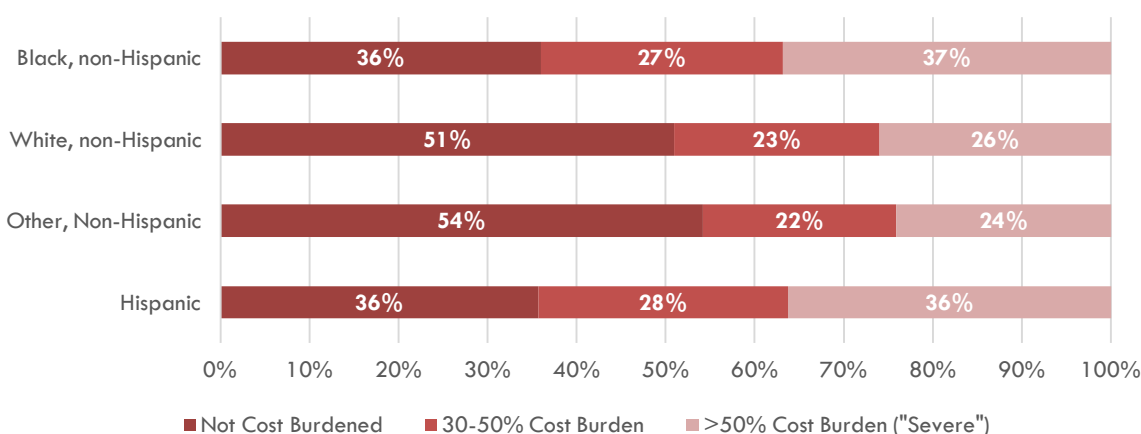
For Hispanic households, 40 percent of owners and 64 percent of renters are cost burdened.

Figure 12. Owner Households by Race/Ethnicity and Cost Burden, Miami-Dade County, 2012-2016



Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016

Figure 13. Renter Households by Race/Ethnicity and Cost Burden, Miami-Dade County, 2012-2016

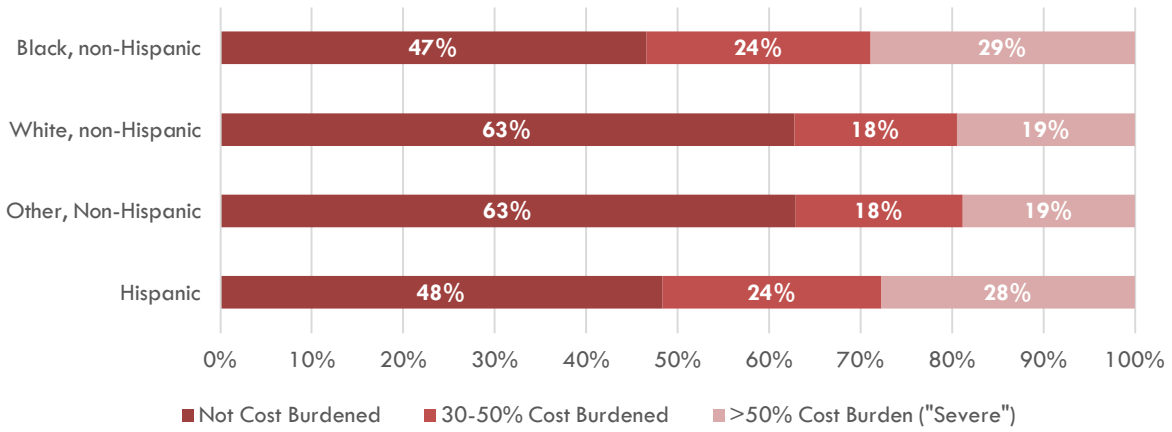


Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016

The deeper disparities across renters combined with unequal homeownership rates lead to an overall cost burden gap when owners and renters are combined. As Figure 14 shows, over half of Black households are

cost burdened, including 29 percent who are severely cost burdened. Among White and other race households, 37 percent are cost burdened, with 19 percent severely cost burdened. Hispanic households are also disproportionately cost burdened (52 percent, including 28 percent with severe cost burden).

Figure 14. All Households by Race/Ethnicity and Cost Burden, Miami-Dade County, 2012-2016



Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016

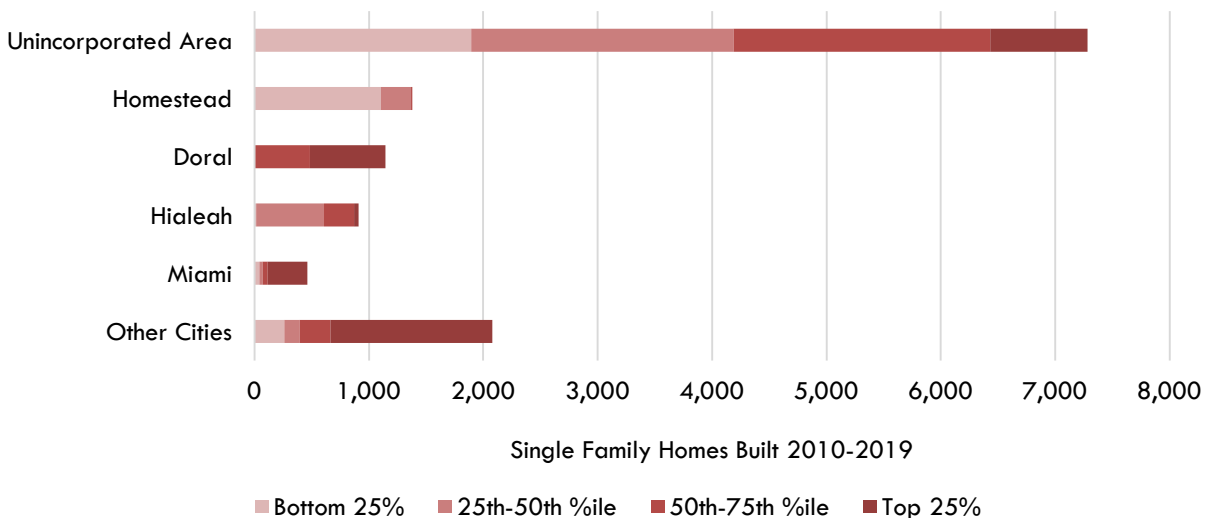
III. Housing Supply and Cost Changes

Changes in Supply

In the recovery following the 2008-2012 housing downturn, the pace of development picked up for both owner and rental units. The county property appraiser lists thousands of parcels with structures built between 2010 and 2019, including 13,253 single family homes, 26,916 condominiums, 246 larger (10+ unit) multifamily developments with 32,268 units, and 241 smaller (2-9 unit) multifamily buildings with 623 units.

Over half of new single family construction took place in the UMSA. Much of the rest was concentrated in Homestead, Doral, Hialeah, and, to a lesser extent, Miami. Figure 15 below shows the number of single family units built during 2010-2019 by value quartile. Values are measured by the property appraiser’s 2019 just value per square foot of living space in the homes. As Figure 15 shows, property values for new homes are varied throughout the UMSA; Homestead has a concentration of lower value homes; Hialeah has a concentration of mid-range homes; and Doral, Miami, and the remaining areas tend toward higher value properties.

Figure 15. Single Family Homes Built 2010-2019 by Value Quartile, Miami-Dade County and Cities

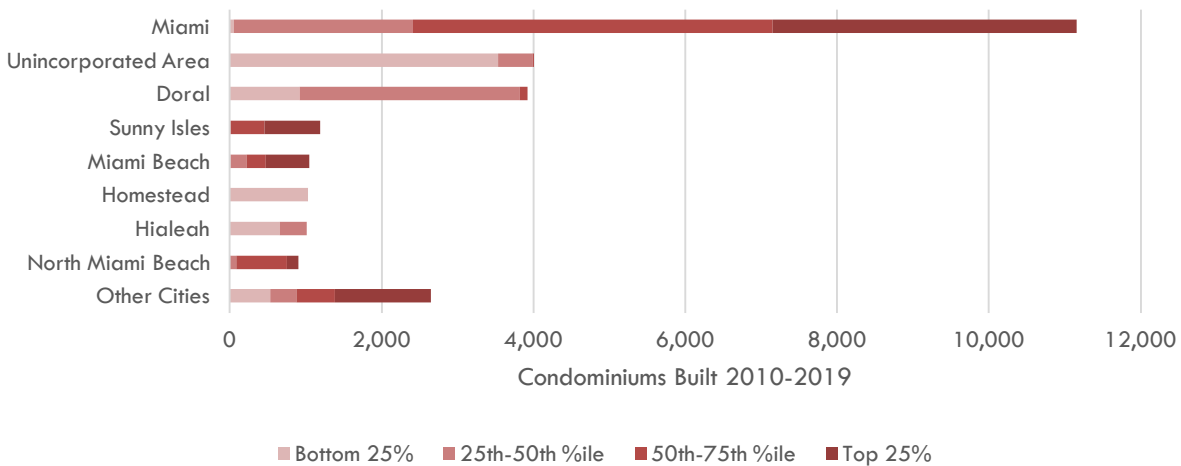


Notes: Single family parcels with actual year built of 2010 or later. Values measured using 2019 just value and square footage of living area. Quartile values come from classifying value per square foot for all 2010-2019 built single family homes in the county in four equal-size categories (below \$117/square foot, \$117-134, \$134-163, and above \$163).

Source: Shimberg Center analysis of Florida Department of Revenue, 2019 Name-Address-Legal File. Based on Miami-Dade County Property Appraiser data submitted to the state. Available at https://floridarevenue.com/property/Pages/DataPortal_RequestAssessmentRollGISData.aspx.

Patterns of recent condominium construction are quite different. By far the largest concentration of new units was added in the City of Miami (11,153 units), with most of these in upper half of the value/square foot categories. Sunny Isles, Miami Beach, and North Miami Beach also had concentrations of higher value condos, while the UMSA, Doral, Homestead, and Hialeah had concentrations of condos assessed in the lower two value quartiles. Because condominiums tend to be much smaller than single family homes and many condominium developments offer luxury units, values per square foot are considerably higher than for single family homes (see notes for Figures 15 and 16).

Figure 16. Condominiums Built 2010-2019 by Value Quartile, Miami-Dade County and Cities

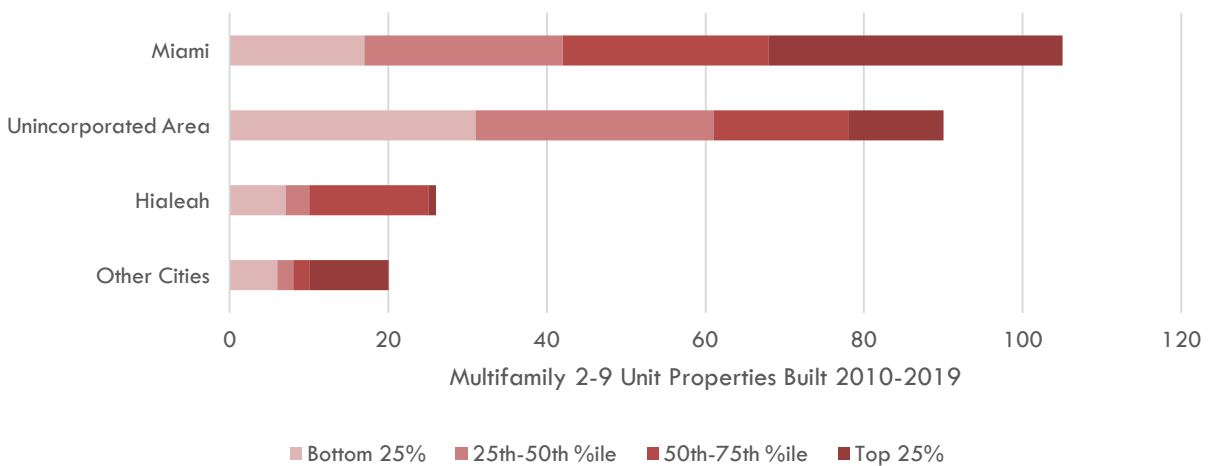


Notes: Condominium parcels with actual year built of 2010 or later. Values measured using 2019 just value and square footage of living area. Quartile values come from classifying value per square foot for all 2010-2019 built condominiums in the county in four equal-size categories (below \$157/square foot, \$157-333, \$333-471, and above \$471).

Source: Shimberg Center analysis of Florida Department of Revenue, 2019 Name-Address-Legal File. Based on Miami-Dade County Property Appraiser data submitted to the state. Available at https://floridarevenue.com/property/Pages/DataPortal_RequestAssessmentRollGISData.aspx.

As Figures 17-18 show, most of the new multifamily rental properties were built in Miami, the UMSA, and Hialeah. All three areas had a mix of lower and higher valued properties. Smaller concentrations of higher value properties were built in Doral and Coral Gables.

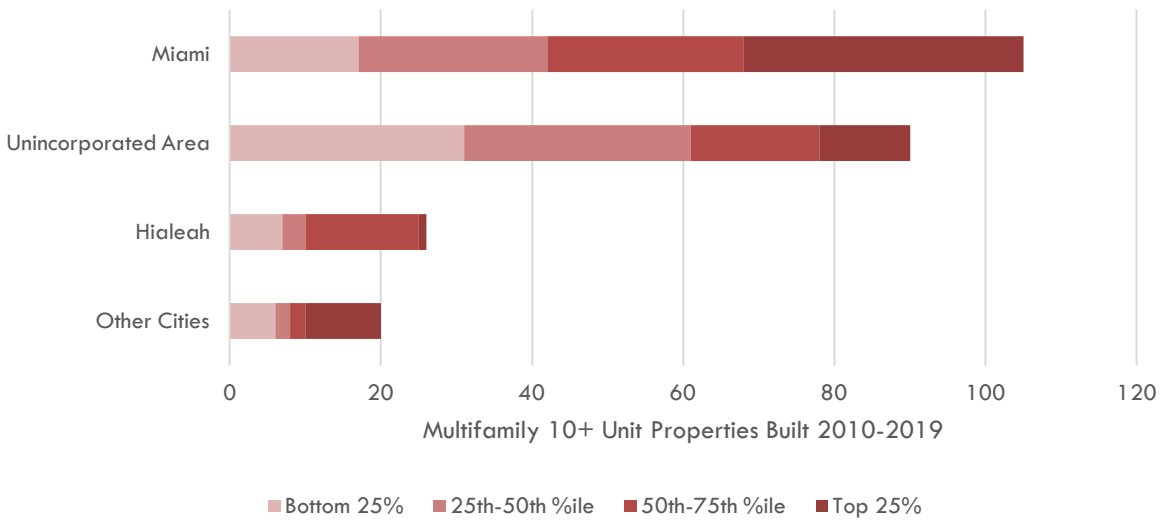
Figure 17. Multifamily (2-9 Unit) Built 2010-2019 by Value Quartile, Miami-Dade County and Cities



Notes: Multifamily (2-9 unit) parcels with actual year built of 2010 or later. Values measured using 2019 just value and square footage of living area. Quartile values come from classifying value per square foot for all 2010-2019 built 2-9 unit multifamily parcels in the county in four equal-size categories (below \$123/square foot, \$123-141, \$141-171, and above \$171).

Source: Shimberg Center analysis of Florida Department of Revenue, 2019 Name-Address-Legal File. Based on Miami-Dade County Property Appraiser data submitted to the state. Available at https://floridarevenue.com/property/Pages/DataPortal_RequestAssessmentRollGISData.aspx.

Figure 18. Multifamily (10+ Unit) Built 2010-2019 by Value Quartile, Miami-Dade County and Cities

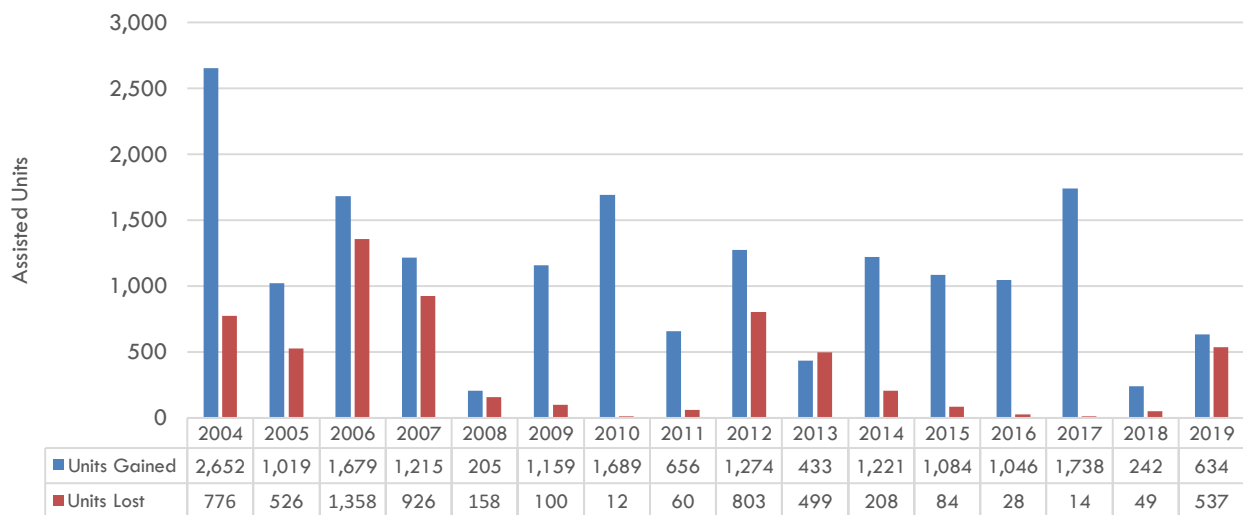


Notes: Multifamily (10+ unit) parcels with actual year built of 2010 or later. Values measured using 2019 just value and square footage of living area. Quartile values come from classifying value per square foot for all 2010-2019 built 10+ unit multifamily parcels in the county in four equal-size categories (below \$40/square foot, \$40-97, \$97-127, and above \$127).

Source: Shimberg Center analysis of Florida Department of Revenue, 2019 Name-Address-Legal File. Based on Miami-Dade County Property Appraiser data submitted to the state. Available at https://floridarevenue.com/property/Pages/DataPortal_RequestAssessmentRollGISData.aspx.

Miami-Dade County’s subsidized rental housing supply provides rental units subject to income and rent restrictions. This supply includes public housing and developments assisted by Florida Housing Finance Corporation, HUD, USDA Rural Development, and the Housing Finance Authority of Miami-Dade County. As Figure 19 shows, this supply grew modestly between 2004 and 2019, from 43,892 to 55,700 units. Growth was slowed by loss of subsidized units over the same time to subsidy expirations, conversion to market-rate housing or other uses, deterioration, and demolition. On average, the county produced 1,122 units and lost 384 subsidized units per year during this time, for an average net annual gain of 738 units.

Figure 19. Assisted Units Gained and Lost, Miami-Dade County, 2004-2019



Notes: Includes rent- and income-restricted units in public housing developments and assisted properties. Does not include tenant-based assistance such as HUD Housing Choice Vouchers.

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory

Housing Cost Changes

Changes in housing affordability stem from changes in the tenure and cost of existing housing as well as the addition of new housing supply. Miami-Dade County’s total occupied rental supply grew by 73,000 units between the 2006-2010 and 2014-2018 five year periods. The increase includes new construction of rental units and the conversion of ownership units to rental.

The growth in supply is entirely due to large increases in the number of units renting for more than \$1,000 per month; the number of lower-cost units actually declined. Units priced above \$1,000 per month increased by 118,008, including a 154 percent increase in the number of units renting for more than \$1,500 per month. In contrast, the county lost 45,299 units renting for less than \$1,000 a month, due to rent increases, conversion of affordable units to market-rate, and demolition. The greatest losses were in units renting from \$500-999 a month. Losses were smaller in the under \$500 group in part because so few units had rents below \$500 at the outset, and in part because most units with rents that low are in subsidized developments where rents cannot increase significantly.

Figure 20. Change in Renter-Occupied Units by Gross Rent, Miami-Dade County, 2006-2010 and 2014-2018

Gross Rent	2006-2010	2014-2018	Change	% Change
Less than \$500	36,975	31,431	-5,544	-15%
\$500-999	129,197	89,442	-39,755	-31%
\$1,000-1,499	114,406	149,119	34,713	30%
\$1,500 or more	53,919	137,214	83,295	154%
Total	334,497	407,206	72,709	22%

Notes: Excludes units with no cash rent. Dollar amounts in 2010 dollars for the 2006-2010 counts and 2018 dollars for 2014-2018 counts.

Source: U.S. Census Bureau, 2006-2010 and 2014-2018 American Community Survey, Table B25063

The picture was more complicated for homeowner costs. The county experienced a loss of units occupied by owners with mortgages, at all monthly cost levels except a very small below-\$500 category. The greatest drop was among units where the owners' housing costs exceed \$1,500, by far the largest group of units. However, the number of owners *without* mortgages increased during the same time.

Figure 21. Change in Owner-Occupied Units by Selected Monthly Owner Costs, Units with a Mortgage, Miami-Dade County, 2006-2010 and 2014-2018

Year	2006-2010	2014-2018	Change	% Change
Less than \$500	2,584	2,027	Change not statistically significant	
\$500-999	32,038	28,763	-3,275	-10%
\$1,000-1,499	74,774	69,116	-5,658	-8%
\$1,500 or more	236,396	178,173	-58,223	-25%
Total	345,792	278,079	-67,713	-20%

Notes: Dollar amounts in 2010 dollars for the 2006-2010 counts and 2018 dollars for 2014-2018 counts.

Source: U.S. Census Bureau, 2006-2010 and 2014-2018 American Community Survey, Table B25087

Figure 22. Change in Owner-Occupied Units by Owner Costs, Units without a Mortgage, Miami-Dade County, 2006-2010 and 2014-2018

Year	2006-2010	2014-2018	Change	% Change
Less than \$500	50,589	64,727	14,138	28%
\$500 or more	84,151	106,250	22,099	26%
Total	134,740	170,977	36,237	27%

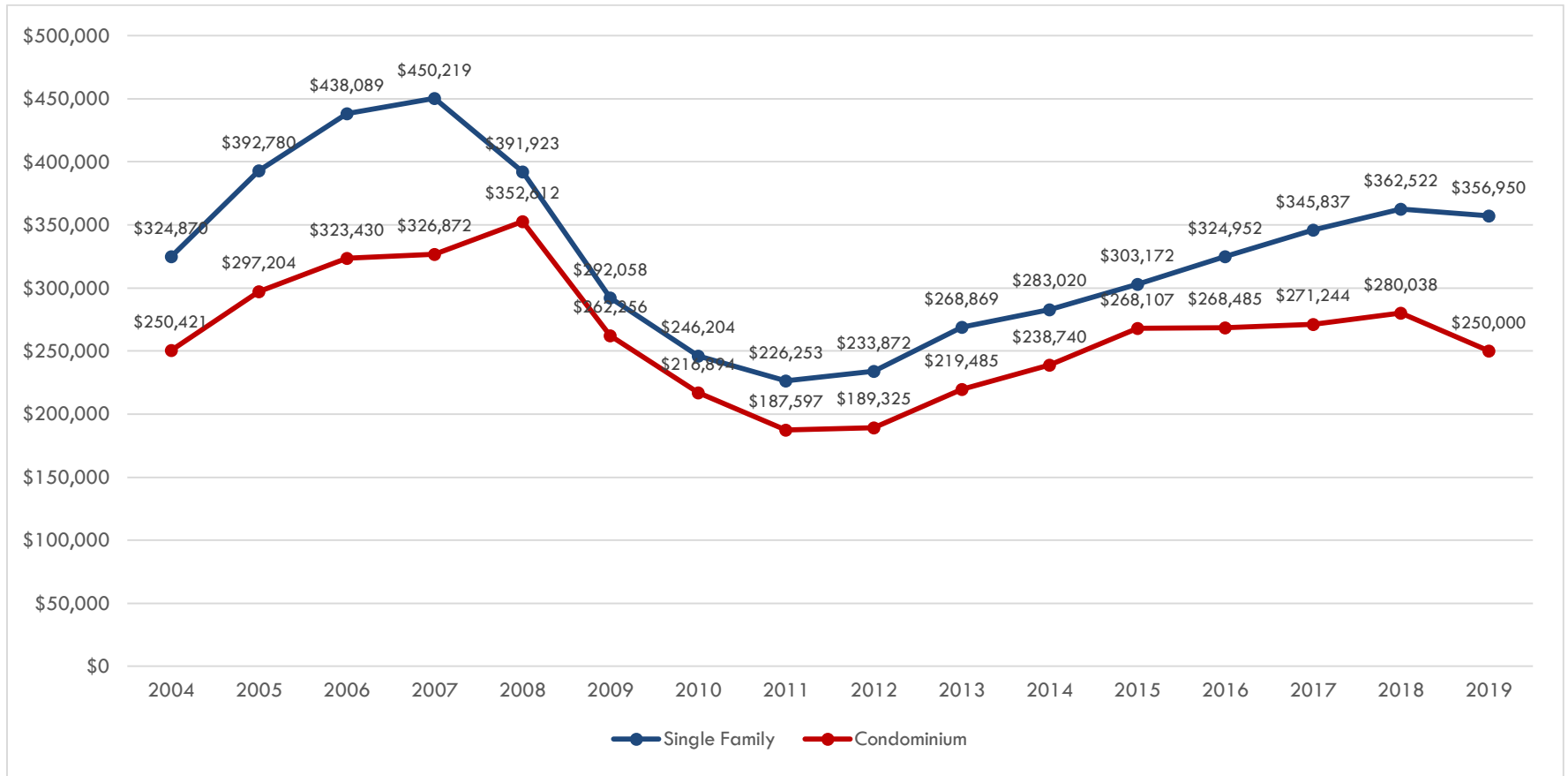
Notes: Dollar amounts in 2010 dollars for the 2006-2010 counts and 2018 dollars for 2014-2018 counts.

Source: U.S. Census Bureau, 2006-2010 and 2014-2018 American Community Survey, Table B25087

Owner cost estimates do not reflect the costs that a new home purchaser would pay, since they include all households no matter how long ago they bought their homes. Median home sale prices provide a better measure of the market for current homebuyers. As Figure 23 shows, countywide single family and condo median sale prices have rebounded to 2004-2005 levels, well above 2008-2012 recession lows but still below their peaks in 2006-2008. The median price of a single family home was nearly \$357,000 in the first half of 2019, while the median condo price fell slightly from recent years to \$250,000.

Current median single family prices for cities vary widely, from \$184,000 in Florida City to well over \$1 million in oceanfront communities. Median single family and condo prices are included in the city data profiles.

Figure 23. Real Median Sales Price for Single Family Homes and Condominiums (2019 \$), Miami-Dade County, 2004-2019



Notes: Arms length sales only. Dollar amounts in 2019 dollars. 2019 prices reflect sales in the first and second quarter.

Source: Florida Department of Revenue, Sales Data File

IV. Workforce Projections

The industries in Miami-Dade County with the most workers are Trade, Transportation, and Utilities (specifically Retail Trade); Education and Health Services (specifically Health Care and Social Assistance); Professional and Business Services; and Leisure and Hospitality. The largest job growth between 2019 and 2027 is projected to take place in the Health Care and Social Assistance, Professional and Business Services, and Trade, Transportation, and Utilities industries, each of which are projected to add more than 15,000 jobs.

Figure 24. Employment by Industry, Miami-Dade County, 2019 and 2027 Projections

Industry	2019 Employment	Projected 2027 Employment	2019-2027 Change	% Change
Total All Industries	1,292,693	1,389,390	96,697	7%
Agriculture, Forestry, Fishing and Hunting	8,410	8,413	3	-
Mining	517	531	14	3%
Construction	53,079	57,314	4,235	8%
Manufacturing	41,604	41,221	-383	-1%
<i>Durable Goods Manufacturing</i>	23,088	22,920	-168	-1%
<i>Non-Durable Goods Manufacturing</i>	18,516	18,301	-215	-1%
Trade, Transportation, and Utilities	303,049	318,895	15,846	5%
<i>Wholesale Trade</i>	73,949	75,591	1,642	2%
<i>Retail Trade</i>	149,877	157,041	7,164	5%
<i>Transportation and Warehousing</i>	76,800	84,089	7,289	9%
Information	20,355	19,829	-526	-3%
Financial Activities	80,505	85,054	4,549	6%
<i>Finance and Insurance</i>	51,512	53,793	2,281	4%
<i>Real Estate and Rental and Leasing</i>	28,993	31,261	2,268	8%
Professional and Business Services	187,077	208,538	21,461	11%
<i>Professional, Scientific, and Technical Services</i>	85,317	97,214	11,897	14%
<i>Management of Companies and Enterprises</i>	10,471	11,624	1,153	11%
<i>Administrative and Support and Waste Management and Remediation Services</i>	91,289	99,700	8,411	9%
Education and Health Services	189,256	215,365	26,109	14%
<i>Educational Services</i>	36,120	40,047	3,927	11%
<i>Health Care and Social Assistance</i>	153,136	175,318	22,182	14%
Leisure and Hospitality	144,632	156,354	11,722	8%
<i>Arts, Entertainment, and Recreation</i>	16,587	17,417	830	5%
<i>Accommodation and Food Services</i>	128,045	138,937	10,892	9%
Other Services (except Government)	43,155	45,402	2,247	5%
Government	143,175	147,895	4,720	3%
Self Employed and Unpaid Family Workers, All Jobs	77,879	84,579	6,700	9%

Source: Florida Department of Economic Opportunity, Employment Projections

The Department of Economic Opportunity projects that 24 occupations will add 1,000 or more jobs in Miami-Dade County between 2019 and 2027. In total, these occupations are projected to add nearly 40,000 new jobs by 2027. Figure 25 lists these occupations, their projected employment growth, and their median hourly wage from 2018, the most recent year available. It also shows the maximum amount that a full-time worker at the 2018 wage level would be able to pay for housing per month, assuming housing costs at 30 percent of income.⁵

More than two-thirds of the growth will take place in occupations with median wages below \$16.50 per hour. These workers can afford housing units with monthly costs ranging from \$500 to \$850.

Figure 25. Occupations Adding 1,000+ Jobs, Miami-Dade County, 2019 and 2027 Projections

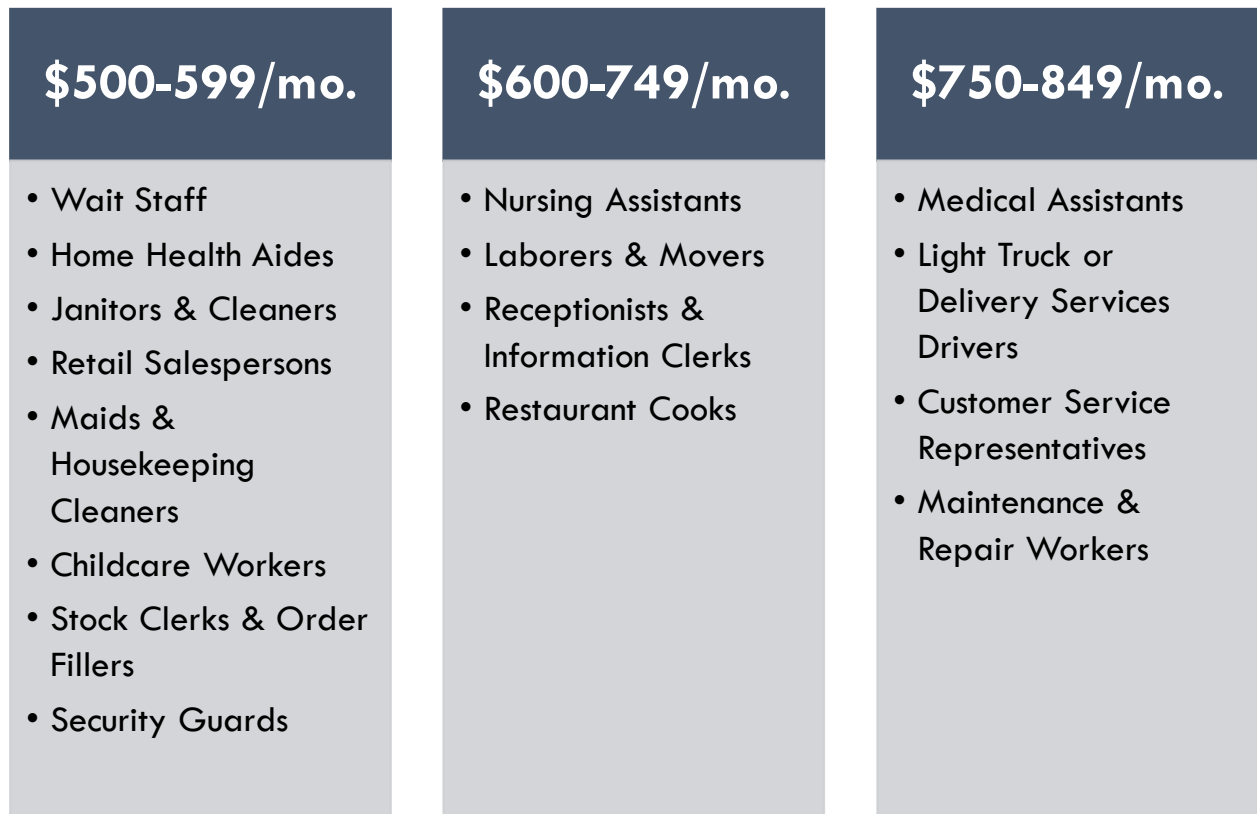
Occupation	2019	2027	Growth	Percent Growth	2018 Median Hourly Wage	Affordable Monthly Housing Cost
Registered Nurses	28,253	32,032	3,779	13%	\$32.24	\$1,676
Combined Food Preparation and Serving Workers, Including Fast Food	26,255	29,662	3,407	13%	\$9.46	\$492
Laborers and Freight, Stock, and Material Movers, Hand	27,648	30,553	2,905	11%	\$13.00	\$676
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	22,476	24,848	2,372	11%	\$10.42	\$542
Medical Assistants	8,509	10,591	2,082	24%	\$15.03	\$782
Retail Salespersons	49,788	51,568	1,780	4%	\$10.81	\$562
Waiters and Waitresses	25,598	27,279	1,681	7%	\$9.66	\$502
Maids and Housekeeping Cleaners	13,770	15,375	1,605	12%	\$10.81	\$562
Accountants and Auditors	13,889	15,412	1,523	11%	\$31.84	\$1,656
Light Truck or Delivery Services Drivers	12,381	13,855	1,474	12%	\$15.25	\$793
Lawyers	12,411	13,814	1,403	11%	\$60.97	\$3,170
Customer Service Representatives	29,990	31,388	1,398	5%	\$15.28	\$795
General and Operations Managers	12,444	13,759	1,315	11%	\$44.44	\$2,311
Cooks, Restaurant	13,339	14,641	1,302	10%	\$13.85	\$720
Maintenance and Repair Workers, General	12,608	13,904	1,296	10%	\$16.21	\$843
Stock Clerks and Order Fillers	22,092	23,313	1,221	6%	\$11.23	\$584
Nursing Assistants	11,762	12,965	1,203	10%	\$12.14	\$631
Receptionists and Information Clerks	12,261	13,457	1,196	10%	\$13.49	\$701
Management Analysts	6,702	7,869	1,167	17%	\$28.53	\$1,484
Childcare Workers	9,229	10,384	1,155	13%	\$11.01	\$573
Paralegals and Legal Assistants	5,815	6,969	1,154	20%	\$25.24	\$1,312
Home Health Aides	3,694	4,842	1,148	31%	\$10.32	\$537
Security Guards	20,883	22,030	1,147	5%	\$11.46	\$596
Market Research Analysts and Marketing Specialists	5,017	6,071	1,054	21%	\$28.96	\$1,506

Notes: Affordable monthly housing cost based on 30 percent of income for single, full-time worker at 2018 median wage level.

Source: Florida Department of Economic Opportunity, Employment Projections and 2018 Occupational Employment Statistics and Wages.

Figure 26 uses the data from the previous table to show fast-growing, sub-\$16.50 per hour jobs by corresponding affordable housing cost.

Figure 26. Selected Occupations by Affordable Monthly Housing Cost, 2018



Notes: Affordable monthly housing cost based on 30 percent of income for single, full-time worker at 2018 median wage level.

Source: Shimberg Center analysis of Florida Department of Economic Opportunity, 2018 Occupational Employment Statistics and Wages.

Rent levels of \$500-849 per month correspond roughly to rent limits for units at 30-50 percent of AMI, depending on the number of bedrooms. The Housing Gap Analysis in Section V below recommends ranges of targets to expand the affordable supply for these workers and other low-income households.

⁵ The housing cost calculation assumes that one worker in the household earns the median wage and works 2,080 hours per year (40 hours per week for 52 weeks). Households combining income from two or more workers in these jobs would have higher incomes and therefore be able to afford a higher housing cost; single workers with part-time or contingent work hours throughout the year would be able to afford less.

Single-worker households are common among Florida’s lower-income households. The Shimberg Center’s [2019 Rental Market Study](#) found a median of one worker per household among employed renter households with incomes below 80 percent of AMI.

V. Housing Gap Analysis

Rental Housing: Affordable & Available Units

The “affordable/available” analysis compares the number of renters below a particular income threshold to the number of units that are affordable and available to them. We use the affordable/available analysis to set a baseline gap in rental housing units.

An “affordable” unit is defined as any market rate, subsidized, or public housing unit for which a household at a given income limit, expressed as a percentage of AMI, would pay no more than 30 percent of income for gross rent. However, some affordable units are unavailable to households in that AMI range because they are occupied by households with higher incomes. Therefore, an “available” unit is one that is either vacant or is occupied by a household below the top income limit.

The affordable/available analysis is based on HUD’s 2012-2016 CHAS dataset, the most recent data available that allows Miami-Dade County to be isolated from other counties. As noted earlier, the CHAS data set uses HUD’s AMI levels to classify households by income as a percentage of AMI. As HUD income limits are derived from Fair Market Rents in high-cost areas, these income limits as a percentage of AMI are higher than would be calculated from a straight percentage of Census-derived median incomes. The adjustments also apply to the rent limits for units considered “affordable” at different income levels. HUD uses the rent limits from the years corresponding to the CHAS datasets to classify units as affordable at 30, 50, and 80 percent of AMI, adjusted for unit size. For context, the 2020 rent limits are as follows.

Figure 27. Rent Limits by Number of Bedrooms and Affordability Level (% AMI), Miami-Dade County, 2020

AMI Category	0 Bedroom Limit	1 Bedroom Limit	2 Bedroom Limit	3 Bedroom Limit	4 Bedroom Limit
30% AMI	\$480	\$514	\$617	\$713	\$795
50% AMI	\$800	\$857	\$1,028	\$1,188	\$1,326
80% AMI	\$1,280	\$1,372	\$1,646	\$1,902	\$2,122

Source: Florida Housing Finance Corporation, 2020 Florida Housing Rental Programs - MTSP Income and Rent Limits. Available at <https://floridahousing.org/owners-and-managers/compliance/income-limits>.

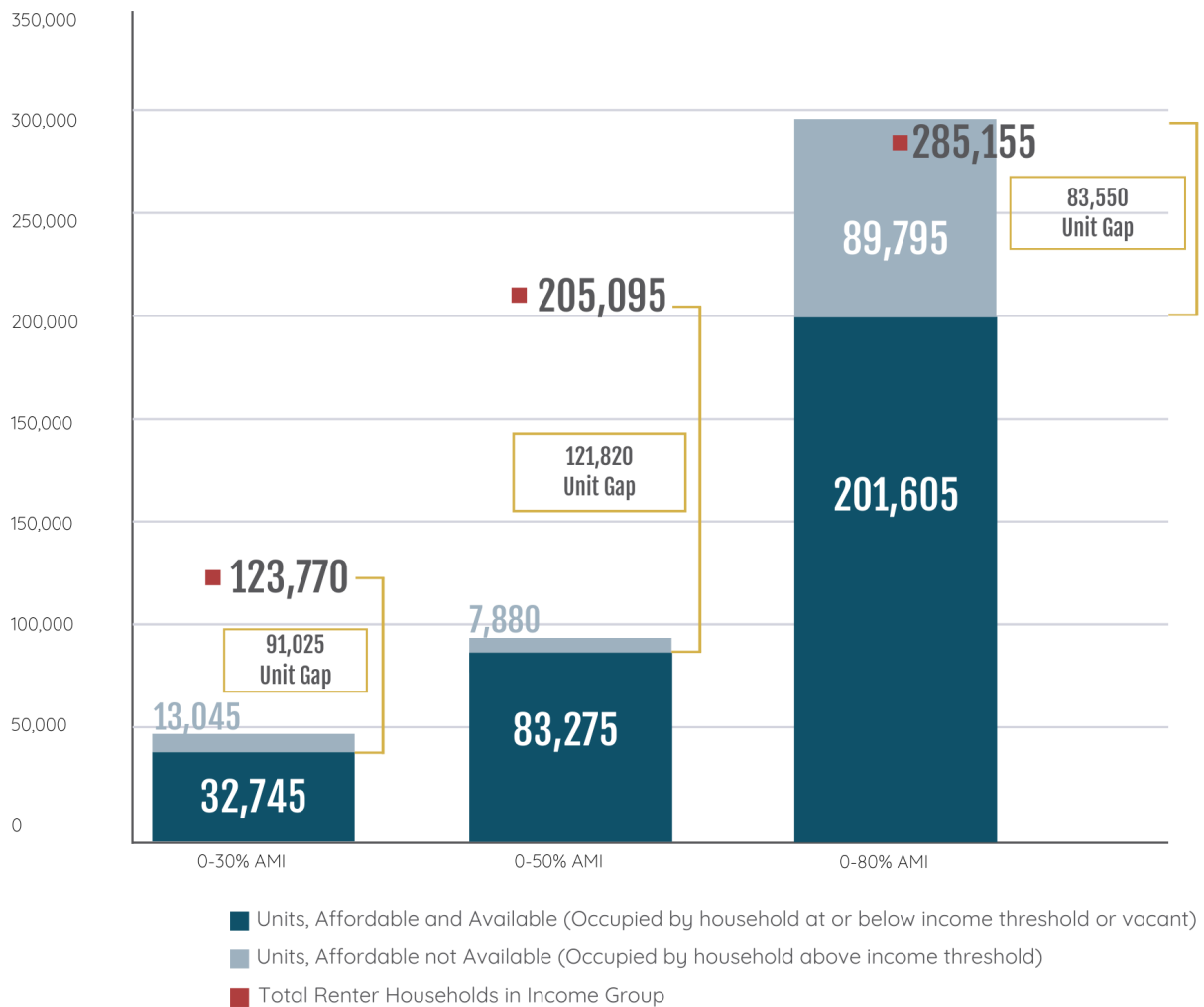
Figure 28 shows the gap between renters and affordable/available units in the county at 0-30, 0-50, and 0-80 percent of AMI. The red squares show the number of renters with incomes up to the AMI limit. The full bars show the number of affordable units at or below the income limit. The dark blue portions of the bar shows the number of affordable units that are available to renters below the income limit. The light blue portions represent affordable units that occupied by households with incomes above the given AMI limit. Data come from the HUD’s 2012-2016 CHAS dataset, the most recent year available at the county level.

As Figure 28 shows, the number of renters far exceeds the number of affordable units at the 0-30 percent and 0-50 percent of AMI level. At the 0-80 percent of AMI level, the number of affordable units (height of the full bar) roughly equals the number of 0-80 percent of AMI renters, but 89,795 of these units are occupied by households with incomes above 80 percent of AMI. The number of affordable/available units (dark blue portion of the bar) is far lower than the need.

There is a 91,025 unit gap between renters below 30 percent of AMI and units affordable at 30 percent AMI or less. The gap grows to 121,820 units for renters and units up to 50 percent of AMI because the number of added units with rents affordable between 30 and 50 percent of AMI is much smaller than the number of additional renter households between 30 and 50 percent of AMI. When the upper income and

rent limit is increased to 80 percent AMI, the gap falls to 83,550 units, because there are more added units affordable at 50-80 percent AMI than there are additional renters at 50-80 percent AMI.

Figure 28. Rental Units by Affordable/Available Status and Income Level, Miami-Dade County, 2012-2016



Source: Shimberg Center analysis of U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016.

Rental Gap Analysis

The affordable/available analysis generates a baseline gap of 121,820 rental units that are affordable and available to households up to 50 percent of AMI. Under 2020 income limits, these would serve households with incomes up to \$32,000 to \$47,500, depending on household size.⁶ We use the Shimberg

⁶ HUD/Florida Housing 2020 income limits for a 50 percent AMI household are \$32,000 for one person, \$36,600 for two people, \$41,150 for three people, and \$45,700 for four people. See Figure 6 above or <https://floridahousing.org/owners-and-managers/compliance/income-limits>.

Center’s Affordable Housing Needs Assessment (AHNA) to project how this gap is expected to grow in future years, and to suggest a range of goals for adding affordable units.

The analysis focuses on the gap in units affordable to renters at 50 percent AMI for several reasons. First, these households are most deeply affected by the county’s shortage of affordable housing units. Three-quarters of renters below 30 percent of AMI and half of renters at 30-50 percent AMI are severely cost burdened, compared to 19 percent of 50-80 percent AMI renters and 3 percent of renters with incomes above 80 percent of AMI. Second, the supply gap is much greater below 50 percent of AMI. The relative heights of the bars in Figure 28 show that the existing supply of units affordable at 50-80 percent of AMI is more than double the supply of units affordable at 0-50 percent of AMI. Third, because HUD adjusts AMI rent limits upward based on Fair Market Rents in Miami-Dade County, the allowable rents even for a 50 percent AMI-restricted unit are fairly high; in 2020, 50 percent AMI rent limits range from \$857 per month for a one-bedroom unit to \$1,188 for a three-bedroom unit. By contrast, using an 80 percent AMI income ceiling would increase the corresponding rent limits to \$1,372-1,902 per month, well above what many working families in the county can afford.

As Figure 29 shows, the number of 0-50 percent AMI renter households in Miami-Dade County is expected to increase by approximately 10,000-14,000 households every five years between 2020 and 2030. The housing gap will grow at the same pace unless housing production and preservation programs lead to a net gain of units affordable to renters below 50 percent AMI during this time.

Figure 29. Projected Growth in Gap, Affordable/Available Rental Units, 0-50% AMI, Miami-Dade County

Year	Projected Households	Growth Over Previous Period	Cumulative Growth over 2012-2016 Baseline
Baseline 2012-2016 affordable/available gap: 121,820			
2020	136,426	14,606	14,606
2025	150,103	13,677	28,283
2030	160,460	10,357	38,640

Notes: Assumes baseline gap from 2012-2016 affordable/available analysis and percentage growth in households from Affordable Housing Needs Assessment projections.

Source: Shimberg Center analysis of U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016 and the Affordable Housing Needs Analysis (AHNA) model. AHNA household projections based CHAS data and population projections by the Bureau of Economic and Business Research, University of Florida.

This analysis can be used to set housing goals for the county. A minimal housing goal might be to produce enough affordable units to keep the gap from growing; that is, to add affordable housing units equal to the number of additional 0-50 percent AMI households. In this case, 10,000-15,000 rental units affordable at or below 50 percent of AMI would need to be added every five years, or 2,000-3,000 units per year. As Figure 27 shows, to be affordable at 50 percent AMI at 2020 rent limits, a one-bedroom unit would be limited to gross rent of \$857 or less; a two-bedroom to \$1,028 or less; and a three-bedroom unit to \$1,188 or less.

The minimal housing goal would leave the baseline gap of 121,820 affordable units at 0-50 percent AMI. A higher goal would be to address the baseline rather than the growth. In this case, the goal would be to add 121,820 units affordable at or below 50 percent AMI over 10 years, or approximately 12,000 units per year.

A maximum housing goal could be to address both the baseline gap and the growth over time. This would require 160,460 additional rental units affordable at or below 50 percent AMI, or approximately 16,000 units per year.

Many of the added units can be smaller (studios through two bedrooms). The ACS and CHAS do not contain household size tables for low-income renters, but the CHAS data does show that small families (2-4 related individuals) make up half of the 0-50 percent AMI renter households in the county, and that most of the rest are households with one person or non-related persons sharing housing. Only eight percent of 0-50 percent AMI renter households are families with five or more people.

Figure 30. Household Type, 0-50% AMI Renters, Miami-Dade County

Household Type	Households	% of Households
Small family (2-4 persons)	103,575	50%
Non-family (1 person or 2+ unrelated persons)	88,485	43%
Large family (5 or more persons)	15,910	8%

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016

Owner Gap Analysis

The affordable/available analysis does not work as well for owner-occupied units, because the current affordability of a unit is not as transferable to a new household. Owner occupied units change hands much less frequently than rental units. A home that is paid off or with a low mortgage based on a long-ago sale might be resold for a much higher price in the current market.

Instead, we use the number of cost burdened owner households to illustrate the need for affordable homes for purchase. In the baseline data reported in Figure 8 earlier in the report, 85,425 owners with incomes of 0-50 percent AMI and 42,920 owners with incomes of 50.01-80 percent AMI are cost burdened. Figure 31 shows the projected change in the number of cost burdened households at 0-50 and 50.01-80 percent of AMI through 2030.

The gap analysis below assumes that households between 50 and 80 percent of AMI are best able to support homeownership. This corresponds to a range of household income from approximately \$36,600 (2-person 50 percent AMI household) to \$73,120 (4-person 80 percent AMI household). At the 2020 income limits, an affordable home price for a buyer at 50 percent AMI would be \$169,000-211,000; an affordable price for a buyer at 80 percent AMI would be \$271,000-338,000.⁷

We use the Affordable Housing Needs Assessment’s projections of added cost burdened households through 2030 to suggest affordable owner unit goals.

⁷ Assumes 5 percent down payment, interest rate of 3.94 percent, and payment of 25 percent of income towards a mortgage (below 30 percent of income to allow for additional expenses from property taxes and insurance).

Figure 31. Projected Growth in Cost Burdened Owners, 50-80% AMI, Miami-Dade County

Year	Projected Households	Growth over Previous Period	Growth over Baseline
Baseline 2020 cost burdened owners: 42,920			
2025	46,342	3,422	5,077
2030	49,449	3,107	8,184

Notes: Assumes baseline gap and percentage growth in cost burdened households from Affordable Housing Needs Assessment projections.

Source: Shimberg Center analysis of U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016 and the Affordable Housing Needs Analysis (AHNA) model. AHNA household projections based CHAS data and population projections by the Bureau of Economic and Business Research, University of Florida.

As with the rental analysis, a set of minimal, higher, and maximum housing goals for owner units can be derived from these projections. The minimal housing goal would be to produce or finance a net increase of 3,000-3,500 owner units affordable to households at 50-80 percent AMI every five years, or 600-700 units per year. This would address the five-year growth, but would not address the initial baseline need.

A higher goal would be to address the baseline by producing or financing a net increase of 42,920 affordable units over ten years, or approximately 4,300 units per year. The maximum goal to address both the baseline and growth would be a net increase of 49,449 units, or approximately 5,000 per year.

Most of these units also can be directed toward small families, which make up two-thirds of 50-80 percent AMI homeowners in the county. The rest are made up of non-family households and a smaller number of families with five or more people, with the latter requiring larger units.

Figure 32. Household Type, 50-80% AMI Owners, Miami-Dade County

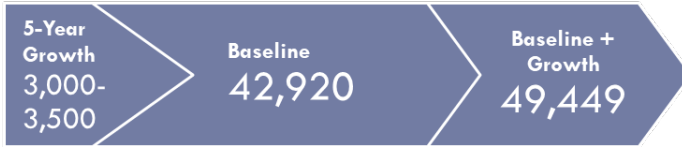
Household Type	Households	% of Households
Small family (2-4 persons)	51,205	66%
Non-family (1 person or 2+ unrelated persons)	17,180	22%
Large family (5 or more persons)	9,480	12%

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, 2012-2016

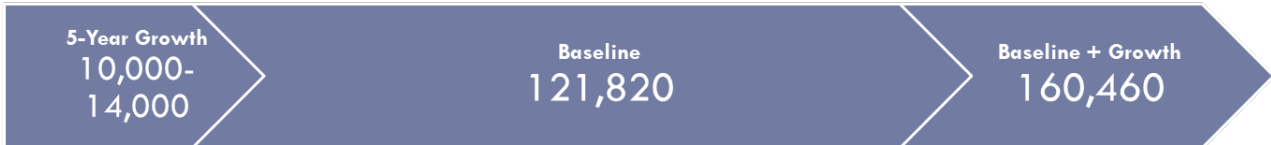
Figure 33 summarizes the goal options for both tenure types.

Figure 33. Goal Options for Owner and Renter Gap, Miami-Dade County

Owner Units & Assistance (50-80% AMI)



Renter Units & Assistance (0-50% AMI)



VI. Municipal Profiles

These tables provide data for incorporated places and the UMSA on tenure, owner and renter income and housing costs, the H+T housing and transportation cost index, cost burden by income, median home prices, and recent housing construction. A cell containing * in an ACS-based table indicates that the value is suppressed due to problems with statistical significance. Depending on the city, the table showing tenure, cost burden, and household income in dollars is categorized differently to improve statistical significance of the results. In some smaller cities, it is omitted entirely.

Tenure, Income, and Housing Costs	
Owner Households	12,368
Renter Households	6,350
Total Households	18,718
Homeownership Rate	66%
Median Owner Income	\$74,753
Median Renter Income	\$50,305
Median Income, All Households	\$63,131
Median Owner Monthly Cost (With Mortgage)	\$2,337
Median Owner Monthly Cost (No Mortgage)	\$1,197
Median Gross Rent	\$1,813
Average H+T Cost Burden (80% AMI Household)	83%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	1,573	583
30% or Less Cost Burden	108	30
30.01 to 50% Cost Burden	102	20
Greater than 50% Cost Burden	1,363	533
30.01-50% AMI	1,379	968
30% or Less Cost Burden	175	45
30.01 to 50% Cost Burden	355	70
Greater than 50% Cost Burden	849	853
50.01-80% AMI	1,769	1,210
30% or Less Cost Burden	401	109
30.01 to 50% Cost Burden	622	473
Greater than 50% Cost Burden	746	628
80.01-100% AMI	746	793
30% or Less Cost Burden	278	234
30.01 to 50% Cost Burden	319	474
Greater than 50% Cost Burden	149	85
Greater than 100% AMI	6,605	2,842
30% or Less Cost Burden	5,216	2,234
30.01 to 50% Cost Burden	972	573
Greater than 50% Cost Burden	417	35

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	2,749	400	3,149	87%	52%
\$35,000-\$49,999	885	303	1,188	74%	17%
\$50,000-\$74,999	716	640	1,356	53%	14%
\$75,000 or more	934	5,233	6,167	15%	18%
Total	5,284	6,576	11,860	45%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	1,789	23	1,812	99%	48%
\$35,000-\$49,999	897	107	1,004	89%	24%
\$50,000-\$74,999	869	189	1,058	82%	23%
\$75,000 or more	210	1,623	1,833	11%	6%
Total	3,765	1,942	5,707	66%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	4,538	423	4,961	91%	50%
\$35,000-\$49,999	1,782	410	2,192	81%	20%
\$50,000-\$74,999	1,585	829	2,414	66%	18%
\$75,000 or more	1,144	6,856	8,000	14%	13%
Total	9,049	8,518	17,567	52%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$960,000
Median Condo Sales Price, 2019 Q1-2	\$287,000
Single Family Homes Built, 2010-2019	0
Condominiums Built, 2010-2019	610
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Bal Harbour

Tenure, Income, and Housing Costs	
Owner Households	1,063
Renter Households	424
Total Households	1,487
Homeownership Rate	71%
Median Owner Income	\$83,568
Median Renter Income	\$51,337
Median Income, All Households	\$71,961
Median Owner Monthly Cost (With Mortgage)	\$2,798
Median Owner Monthly Cost (No Mortgage)	*
Median Gross Rent	\$1,922
Average H+T Cost Burden (80% AMI Household)	97%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	201	39
30% or Less Cost Burden	0	7
30.01 to 50% Cost Burden	11	0
Greater than 50% Cost Burden	190	32
30.01-50% AMI	84	36
30% or Less Cost Burden	0	0
30.01 to 50% Cost Burden	11	0
Greater than 50% Cost Burden	73	36
50.01-80% AMI	145	57
30% or Less Cost Burden	11	3
30.01 to 50% Cost Burden	56	47
Greater than 50% Cost Burden	78	7
80.01-100% AMI	39	94
30% or Less Cost Burden	0	29
30.01 to 50% Cost Burden	28	40
Greater than 50% Cost Burden	11	25
Greater than 100% AMI	553	188
30% or Less Cost Burden	408	148
30.01 to 50% Cost Burden	145	40
Greater than 50% Cost Burden	0	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Bal Harbour

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$5,350,000
Median Condo Sales Price, 2019 Q1-2	\$1,100,000
Single Family Homes Built, 2010-2019	23
Condominiums Built, 2010-2019	479
Multifamily 2-9 Units Built, 2010-2019	1
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Bay Harbor Islands

Tenure, Income, and Housing Costs	
Owner Households	1,014
Renter Households	1,420
Total Households	2,434
Homeownership Rate	42%
Median Owner Income	\$105,242
Median Renter Income	\$64,355
Median Income, All Households	\$73,639
Median Owner Monthly Cost (With Mortgage)	\$2,819
Median Owner Monthly Cost (No Mortgage)	\$1,089
Median Gross Rent	\$1,642
Average H+T Cost Burden (80% AMI Household)	70%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	154	162
30% or Less Cost Burden	37	108
30.01 to 50% Cost Burden	42	0
Greater than 50% Cost Burden	75	54
30.01-50% AMI	14	335
30% or Less Cost Burden	0	0
30.01 to 50% Cost Burden	0	103
Greater than 50% Cost Burden	14	232
50.01-80% AMI	70	232
30% or Less Cost Burden	61	38
30.01 to 50% Cost Burden	9	135
Greater than 50% Cost Burden	0	59
80.01-100% AMI	75	222
30% or Less Cost Burden	75	157
30.01 to 50% Cost Burden	0	65
Greater than 50% Cost Burden	0	0
Greater than 100% AMI	722	470
30% or Less Cost Burden	618	400
30.01 to 50% Cost Burden	52	70
Greater than 50% Cost Burden	52	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Bay Harbor Islands

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	170	*	212	80%	52%
\$35,000-74,999	64	99	163	39%	20%
\$75,000 or more	91	548	639	14%	28%
Total	325	689	1,014	32%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	240	*	240	100%	36%
\$35,000-74,999	366	232	598	61%	54%
\$75,000 or more	69	448	517	13%	10%
Total	675	680	1,355	50%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	410	*	452	91%	41%
\$35,000-74,999	430	331	761	57%	43%
\$75,000 or more	160	996	1,156	14%	16%
Total	1,000	1,369	2,369	42%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$1,735,000
Median Condo Sales Price, 2019 Q1-2	\$262,500
Single Family Homes Built, 2010-2019	18
Condominiums Built, 2010-2019	332
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	1

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Biscayne Park

Tenure, Income, and Housing Costs	
Owner Households	599
Renter Households	412
Total Households	1,011
Homeownership Rate	59%
Median Owner Income	\$104,856
Median Renter Income	\$22,455
Median Income, All Households	\$64,712
Median Owner Monthly Cost (With Mortgage)	\$2,535
Median Owner Monthly Cost (No Mortgage)	\$470
Median Gross Rent	\$1,302
Average H+T Cost Burden (80% AMI Household)	79%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	12	184
30% or Less Cost Burden	0	0
30.01 to 50% Cost Burden	8	0
Greater than 50% Cost Burden	4	184
30.01-50% AMI	72	37
30% or Less Cost Burden	26	0
30.01 to 50% Cost Burden	46	0
Greater than 50% Cost Burden	0	37
50.01-80% AMI	60	89
30% or Less Cost Burden	26	4
30.01 to 50% Cost Burden	14	74
Greater than 50% Cost Burden	20	11
80.01-100% AMI	66	16
30% or Less Cost Burden	31	16
30.01 to 50% Cost Burden	35	0
Greater than 50% Cost Burden	0	0
Greater than 100% AMI	399	87
30% or Less Cost Burden	345	71
30.01 to 50% Cost Burden	40	16
Greater than 50% Cost Burden	14	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Biscayne Park

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$540,000
Median Condo Sales Price, 2019 Q1-2	-
Single Family Homes Built, 2010-2019	6
Condominiums Built, 2010-2019	0
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Coral Gables

Tenure, Income, and Housing Costs	
Owner Households	11,402
Renter Households	6,418
Total Households	17,820
Homeownership Rate	64%
Median Owner Income	\$140,666
Median Renter Income	\$59,793
Median Income, All Households	\$100,000
Median Owner Monthly Cost (With Mortgage)	\$3,568
Median Owner Monthly Cost (No Mortgage)	\$1,365
Median Gross Rent	\$1,583
Average H+T Cost Burden (80% AMI Household)	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	492	1,014
30% or Less Cost Burden	0	78
30.01 to 50% Cost Burden	51	0
Greater than 50% Cost Burden	441	936
30.01-50% AMI	636	765
30% or Less Cost Burden	108	68
30.01 to 50% Cost Burden	165	107
Greater than 50% Cost Burden	363	590
50.01-80% AMI	886	937
30% or Less Cost Burden	394	195
30.01 to 50% Cost Burden	181	576
Greater than 50% Cost Burden	311	166
80.01-100% AMI	669	532
30% or Less Cost Burden	317	400
30.01 to 50% Cost Burden	187	73
Greater than 50% Cost Burden	165	59
Greater than 100% AMI	8,884	3,020
30% or Less Cost Burden	7,245	2,478
30.01 to 50% Cost Burden	1,028	532
Greater than 50% Cost Burden	611	10

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Coral Gables

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	1,082	127	1,209	89%	38%
\$35,000-\$49,999	330	254	584	57%	12%
\$50,000-\$74,999	505	687	1,192	42%	18%
\$75,000 or more	934	5,233	6,167	15%	33%
Total	2,851	6,301	9,152	31%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	1,779	*	1,826	97%	61%
\$35,000-\$49,999	418	128	546	77%	14%
\$50,000-\$74,999	389	647	1,036	38%	13%
\$75,000 or more	318	2,061	2,379	13%	11%
Total	2,904	2,836	5,787	50%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	2,861	174	3,035	94%	45%
\$35,000-\$49,999	748	382	1,130	66%	12%
\$50,000-\$74,999	894	1,334	2,228	40%	14%
\$75,000 or more	1,877	8,776	10,653	18%	29%
Total	6,380	10,666	17,046	37%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$932,500
Median Condo Sales Price, 2019 Q1-2	\$340,000
Single Family Homes Built, 2010-2019	239
Condominiums Built, 2010-2019	168
Multifamily 2-9 Units Built, 2010-2019	1
Multifamily 10+ Units Built, 2010-2019	15

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Cutler Bay

Tenure, Income, and Housing Costs	
Owner Households	8,659
Renter Households	4,164
Total Households	12,823
Homeownership Rate	68%
Median Owner Income	\$84,622
Median Renter Income	\$50,500
Median Income, All Households	\$72,226
Median Owner Monthly Cost (With Mortgage)	\$1,850
Median Owner Monthly Cost (No Mortgage)	\$620
Median Gross Rent	\$1,524
Average H+T Cost Burden (80% AMI Household)	78%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	594	936
30% or Less Cost Burden	64	412
30.01 to 50% Cost Burden	69	94
Greater than 50% Cost Burden	461	430
30.01-50% AMI	626	652
30% or Less Cost Burden	185	153
30.01 to 50% Cost Burden	78	187
Greater than 50% Cost Burden	363	312
50.01-80% AMI	1,407	970
30% or Less Cost Burden	471	394
30.01 to 50% Cost Burden	588	359
Greater than 50% Cost Burden	348	217
80.01-100% AMI	1,106	293
30% or Less Cost Burden	578	193
30.01 to 50% Cost Burden	431	100
Greater than 50% Cost Burden	97	0
Greater than 100% AMI	5,268	1,489
30% or Less Cost Burden	4,784	1,365
30.01 to 50% Cost Burden	435	124
Greater than 50% Cost Burden	49	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Cutler Bay

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	836	128	964	87%	30%
\$35,000-\$49,999	666	271	937	71%	24%
\$50,000-\$74,999	908	863	1,771	51%	32%
\$75,000 or more	419	4,497	4,916	9%	15%
Total	2,829	5,759	8,588	33%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	1,035	351	1,386	75%	51%
\$35,000-\$49,999	487	125	612	80%	24%
\$50,000-\$74,999	374	436	810	46%	18%
\$75,000 or more	146	1,075	1,221	12%	7%
Total	2,042	1,987	4,029	51%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	Category Cost Burdened	Cost Burdened Households
\$0-34,999	1,871	479	2,350	80%	38%
\$35,000-\$49,999	1,153	396	1,549	74%	24%
\$50,000-\$74,999	1,282	1,299	2,581	50%	26%
\$75,000 or more	565	5,572	6,137	9%	12%
Total	4,871	7,746	12,617	39%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$960,000
Median Condo Sales Price, 2019 Q1-2	\$287,000
Single Family Homes Built, 2010-2019	0
Condominiums Built, 2010-2019	610
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Tenure, Income, and Housing Costs	
Owner Households	8,545
Renter Households	8,594
Total Households	17,139
Homeownership Rate	50%
Median Owner Income	\$95,329
Median Renter Income	\$62,151
Median Income, All Households	\$77,418
Median Owner Monthly Cost (With Mortgage)	\$2,321
Median Owner Monthly Cost (No Mortgage)	\$866
Median Gross Rent	\$1,938
Average H+T Cost Burden (80% AMI Household)	86%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	615	773
30% or Less Cost Burden	36	116
30.01 to 50% Cost Burden	24	0
Greater than 50% Cost Burden	555	657
30.01-50% AMI	547	1,474
30% or Less Cost Burden	87	101
30.01 to 50% Cost Burden	72	124
Greater than 50% Cost Burden	388	1,249
50.01-80% AMI	995	1,793
30% or Less Cost Burden	244	65
30.01 to 50% Cost Burden	274	1,059
Greater than 50% Cost Burden	477	669
80.01-100% AMI	791	982
30% or Less Cost Burden	254	301
30.01 to 50% Cost Burden	322	586
Greater than 50% Cost Burden	215	95
Greater than 100% AMI	6,140	4,000
30% or Less Cost Burden	5,152	3,124
30.01 to 50% Cost Burden	924	793
Greater than 50% Cost Burden	64	83

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	884	108	*	87%	29%
\$35,000-\$49,999	404	294	*	71%	13%
\$50,000-\$74,999	772	528	1,300	51%	26%
\$75,000 or more	946	4,394	5,340	9%	31%
Total	3,006	5,324	8,330	36%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	1,951	40	1,991	98%	41%
\$35,000-\$49,999	999	0	999	100%	21%
\$50,000-\$74,999	1,014	345	1,359	75%	21%
\$75,000 or more	841	2,695	3,536	24%	18%
Total	4,805	3,080	7,885	61%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	Category Cost Burdened	Cost Burdened Households
\$0-34,999	2,835	148	2,983	80%	36%
\$35,000-\$49,999	1,403	294	1,697	74%	18%
\$50,000-\$74,999	1,786	873	2,659	50%	23%
\$75,000 or more	1,787	7,089	8,876	9%	23%
Total	7,811	8,404	16,215	48%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$505,000
Median Condo Sales Price, 2019 Q1-2	\$309,650
Single Family Homes Built, 2010-2019	1,145
Condominiums Built, 2010-2019	3,921
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	12

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

El Portal

Tenure, Income, and Housing Costs	
Owner Households	598
Renter Households	174
Total Households	772
Homeownership Rate	77%
Median Owner Income	\$96,250
Median Renter Income	\$39,722
Median Income, All Households	\$74,643
Median Owner Monthly Cost (With Mortgage)	\$2,194
Median Owner Monthly Cost (No Mortgage)	\$465
Median Gross Rent	\$895
Average H+T Cost Burden (80% AMI Household)	74%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	201	39
30% or Less Cost Burden	0	7
30.01 to 50% Cost Burden	11	0
Greater than 50% Cost Burden	190	32
30.01-50% AMI	84	36
30% or Less Cost Burden	0	0
30.01 to 50% Cost Burden	11	0
Greater than 50% Cost Burden	73	36
50.01-80% AMI	145	57
30% or Less Cost Burden	11	3
30.01 to 50% Cost Burden	56	47
Greater than 50% Cost Burden	78	7
80.01-100% AMI	39	94
30% or Less Cost Burden	0	29
30.01 to 50% Cost Burden	28	40
Greater than 50% Cost Burden	11	25
Greater than 100% AMI	553	188
30% or Less Cost Burden	408	148
30.01 to 50% Cost Burden	145	40
Greater than 50% Cost Burden	0	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$430,000
Median Condo Sales Price, 2019 Q1-2	-
Single Family Homes Built, 2010-2019	4
Condominiums Built, 2010-2019	0
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Florida City

Tenure, Income, and Housing Costs	
Owner Households	807
Renter Households	2,003
Total Households	2,810
Homeownership Rate	29%
Median Owner Income	\$48,967
Median Renter Income	\$27,032
Median Income, All Households	\$35,794
Median Owner Monthly Cost (With Mortgage)	\$1,313
Median Owner Monthly Cost (No Mortgage)	\$350
Median Gross Rent	\$1,143
Average H+T Cost Burden (80% AMI Household)	60%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	170	883
30% or Less Cost Burden	69	140
30.01 to 50% Cost Burden	58	104
Greater than 50% Cost Burden	43	639
30.01-50% AMI	202	653
30% or Less Cost Burden	0	109
30.01 to 50% Cost Burden	106	374
Greater than 50% Cost Burden	96	170
50.01-80% AMI	224	333
30% or Less Cost Burden	133	286
30.01 to 50% Cost Burden	48	47
Greater than 50% Cost Burden	43	0
80.01-100% AMI	80	156
30% or Less Cost Burden	80	156
30.01 to 50% Cost Burden	0	0
Greater than 50% Cost Burden	0	0
Greater than 100% AMI	170	88
30% or Less Cost Burden	170	88
30.01 to 50% Cost Burden	0	0
Greater than 50% Cost Burden	0	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Florida City

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$184,000
Median Condo Sales Price, 2019 Q1-2	\$150,000
Single Family Homes Built, 2010-2019	57
Condominiums Built, 2010-2019	8
Multifamily 2-9 Units Built, 2010-2019	4
Multifamily 10+ Units Built, 2010-2019	3

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Hialeah

Tenure, Income, and Housing Costs	
Owner Households	33,302
Renter Households	39,401
Total Households	72,703
Homeownership Rate	46%
Median Owner Income	\$45,230
Median Renter Income	\$26,102
Median Income, All Households	\$33,161
Median Owner Monthly Cost (With Mortgage)	\$1,387
Median Owner Monthly Cost (No Mortgage)	\$458
Median Gross Rent	\$1,117
Average H+T Cost Burden (80% AMI Household)	60%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	6,667	15,434
30% or Less Cost Burden	1,272	2,054
30.01 to 50% Cost Burden	1,484	2,201
Greater than 50% Cost Burden	3,911	11,179
30.01-50% AMI	6,539	9,309
30% or Less Cost Burden	2,618	1,030
30.01 to 50% Cost Burden	1,612	4,150
Greater than 50% Cost Burden	2,309	4,129
50.01-80% AMI	7,747	8,174
30% or Less Cost Burden	4,730	3,462
30.01 to 50% Cost Burden	2,469	4,260
Greater than 50% Cost Burden	548	452
80.01-100% AMI	3,799	2,385
30% or Less Cost Burden	2,948	2,138
30.01 to 50% Cost Burden	809	247
Greater than 50% Cost Burden	42	0
Greater than 100% AMI	8,928	3,194
30% or Less Cost Burden	8,439	3,089
30.01 to 50% Cost Burden	420	94
Greater than 50% Cost Burden	69	11

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Hialeah

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-19,999	5,169	1,547	6,716	77%	40%
\$20,000-34,999	3,046	2,638	5,684	54%	24%
\$35,000-\$49,999	2,113	2,782	4,895	43%	17%
\$50,000-\$74,999	1,698	4,570	6,268	27%	13%
\$75,000 or more	764	8,398	9,162	8%	6%
Total	12,790	19,935	32,725	39%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-19,999	12,352	1,388	13,740	90%	46%
\$20,000-34,999	8,393	405	8,798	95%	31%
\$35,000-\$49,999	4,487	1,293	5,780	78%	17%
\$50,000-\$74,999	1,345	3,824	5,169	26%	5%
\$75,000 or more	303	3,094	3,397	9%	1%
Total	26,880	10,004	36,884	73%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-19,999	17,521	2,935	20,456	86%	44%
\$20,000-34,999	11,439	3,043	14,482	79%	29%
\$35,000-\$49,999	6,600	4,075	10,675	62%	17%
\$50,000-\$74,999	3,043	8,394	11,437	27%	8%
\$75,000 or more	1,067	11,492	12,559	8%	3%
Total	39,670	29,939	69,609	57%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$330,000
Median Condo Sales Price, 2019 Q1-2	\$165,000
Single Family Homes Built, 2010-2019	911
Condominiums Built, 2010-2019	1,017
Multifamily 2-9 Units Built, 2010-2019	26
Multifamily 10+ Units Built, 2010-2019	12

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Hialeah Gardens

Tenure, Income, and Housing Costs	
Owner Households	4,437
Renter Households	2,196
Total Households	6,633
Homeownership Rate	67%
Median Owner Income	\$52,384
Median Renter Income	\$41,523
Median Income, All Households	\$48,026
Median Owner Monthly Cost (With Mortgage)	\$1,328
Median Owner Monthly Cost (No Mortgage)	\$565
Median Gross Rent	\$1,479
Average H+T Cost Burden (80% AMI Household)	65%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	801	549
30% or Less Cost Burden	190	85
30.01 to 50% Cost Burden	87	75
Greater than 50% Cost Burden	524	389
30.01-50% AMI	658	444
30% or Less Cost Burden	178	60
30.01 to 50% Cost Burden	173	135
Greater than 50% Cost Burden	307	249
50.01-80% AMI	908	559
30% or Less Cost Burden	474	190
30.01 to 50% Cost Burden	334	309
Greater than 50% Cost Burden	100	60
80.01-100% AMI	658	374
30% or Less Cost Burden	552	234
30.01 to 50% Cost Burden	106	140
Greater than 50% Cost Burden	0	0
Greater than 100% AMI	1,556	250
30% or Less Cost Burden	1,500	195
30.01 to 50% Cost Burden	56	55
Greater than 50% Cost Burden	0	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Hialeah Gardens

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	1,187	279	1,466	81%	70%
\$35,000-74,999	500	1,154	1,654	30%	29%
\$75,000 or more	11	1,268	1,279	1%	1%
Total	1,698	2,701	4,399	39%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	721	122	843	86%	53%
\$35,000-74,999	625	303	928	67%	46%
\$75,000 or more	7	322	329	2%	1%
Total	1,353	747	2,100	64%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	1,908	401	2,309	83%	63%
\$35,000-74,999	1,125	1,457	2,582	44%	37%
\$75,000 or more	18	1,590	1,608	1%	1%
Total	3,051	3,448	6,499	47%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$325,000
Median Condo Sales Price, 2019 Q1-2	\$155,750
Single Family Homes Built, 2010-2019	22
Condominiums Built, 2010-2019	30
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	3

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Homestead

Tenure, Income, and Housing Costs	
Owner Households	7,262
Renter Households	11,457
Total Households	18,719
Homeownership Rate	39%
Median Owner Income	\$72,966
Median Renter Income	\$32,708
Median Income, All Households	\$43,568
Median Owner Monthly Cost (With Mortgage)	\$1,555
Median Owner Monthly Cost (No Mortgage)	\$609
Median Gross Rent	\$1,243
Average H+T Cost Burden (80% AMI Household)	64%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	781	3,510
30% or Less Cost Burden	123	255
30.01 to 50% Cost Burden	80	494
Greater than 50% Cost Burden	578	2,761
30.01-50% AMI	733	2,833
30% or Less Cost Burden	284	421
30.01 to 50% Cost Burden	224	1,440
Greater than 50% Cost Burden	225	972
50.01-80% AMI	1,274	2,719
30% or Less Cost Burden	530	827
30.01 to 50% Cost Burden	621	1,653
Greater than 50% Cost Burden	123	239
80.01-100% AMI	936	1,191
30% or Less Cost Burden	653	967
30.01 to 50% Cost Burden	268	224
Greater than 50% Cost Burden	15	0
Greater than 100% AMI	4,099	1,622
30% or Less Cost Burden	3,811	1,580
30.01 to 50% Cost Burden	181	42
Greater than 50% Cost Burden	107	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Homestead

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	1,050	350	1,400	75%	43%
\$35,000-\$49,999	491	466	957	51%	20%
\$50,000-\$74,999	638	774	1,412	45%	26%
\$75,000 or more	290	3,184	3,474	8%	12%
Total	2,469	4,774	7,243	34%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	5,184	460	5,644	92%	70%
\$35,000-\$49,999	1,567	498	2,065	76%	21%
\$50,000-\$74,999	651	814	1,465	44%	9%
\$75,000 or more	46	1,623	1,669	3%	1%
Total	7,448	3,395	10,843	69%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	6,234	810	7,044	89%	63%
\$35,000-\$49,999	2,058	964	3,022	68%	21%
\$50,000-\$74,999	1,289	1,588	2,877	45%	13%
\$75,000 or more	336	4,807	5,143	7%	3%
Total	9,917	8,169	18,086	55%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$270,000
Median Condo Sales Price, 2019 Q1-2	\$155,000
Single Family Homes Built, 2010-2019	1,378
Condominiums Built, 2010-2019	1,028
Multifamily 2-9 Units Built, 2010-2019	1
Multifamily 10+ Units Built, 2010-2019	1

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Key Biscayne

Tenure, Income, and Housing Costs	
Owner Households	3,105
Renter Households	1,262
Total Households	4,367
Homeownership Rate	71%
Median Owner Income	\$169,156
Median Renter Income	\$85,598
Median Income, All Households	\$133,958
Median Owner Monthly Cost (With Mortgage)	*
Median Owner Monthly Cost (No Mortgage)	*
Median Gross Rent	\$2,448
Average H+T Cost Burden (80% AMI Household)	126%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	162	90
30% or Less Cost Burden	14	35
30.01 to 50% Cost Burden	0	0
Greater than 50% Cost Burden	148	55
30.01-50% AMI	229	73
30% or Less Cost Burden	0	30
30.01 to 50% Cost Burden	38	4
Greater than 50% Cost Burden	191	39
50.01-80% AMI	177	124
30% or Less Cost Burden	19	80
30.01 to 50% Cost Burden	48	19
Greater than 50% Cost Burden	110	25
80.01-100% AMI	143	144
30% or Less Cost Burden	29	34
30.01 to 50% Cost Burden	47	85
Greater than 50% Cost Burden	67	25
Greater than 100% AMI	2,406	765
30% or Less Cost Burden	1,992	520
30.01 to 50% Cost Burden	348	190
Greater than 50% Cost Burden	66	55

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Key Biscayne

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	351	6	357	98%	31%
\$35,000-74,999	317	74	391	81%	28%
\$75,000 or more	478	1,847	2,325	21%	42%
Total	1,146	1,927	3,073	37%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	112	10	122	92%	23%
\$35,000-74,999	170	42	212	80%	35%
\$75,000 or more	210	561	771	27%	43%
Total	492	613	1,105	45%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	463	16	479	97%	28%
\$35,000-74,999	487	116	603	81%	30%
\$75,000 or more	688	2,408	3,096	22%	42%
Total	1,638	2,540	4,178	39%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$2,600,000
Median Condo Sales Price, 2019 Q1-2	\$825,000
Single Family Homes Built, 2010-2019	170
Condominiums Built, 2010-2019	169
Multifamily 2-9 Units Built, 2010-2019	2
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Miami

Tenure, Income, and Housing Costs	
Owner Households	50,887
Renter Households	120,149
Total Households	171,036
Homeownership Rate	30%
Median Owner Income	\$62,176
Median Renter Income	\$30,627
Median Income, All Households	\$36,638
Median Owner Monthly Cost (With Mortgage)	\$1,933
Median Owner Monthly Cost (No Mortgage)	\$587
Median Gross Rent	\$1,120
Average H+T Cost Burden (80% AMI Household)	60%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	8,425	41,409
30% or Less Cost Burden	1,790	6,762
30.01 to 50% Cost Burden	1,418	5,106
Greater than 50% Cost Burden	5,217	29,541
30.01-50% AMI	8,197	24,853
30% or Less Cost Burden	3,404	3,028
30.01 to 50% Cost Burden	1,545	12,263
Greater than 50% Cost Burden	3,248	9,562
50.01-80% AMI	8,774	22,167
30% or Less Cost Burden	4,732	9,178
30.01 to 50% Cost Burden	2,048	10,354
Greater than 50% Cost Burden	1,994	2,635
80.01-100% AMI	4,446	9,178
30% or Less Cost Burden	3,036	6,241
30.01 to 50% Cost Burden	1,005	2,310
Greater than 50% Cost Burden	405	627
Greater than 100% AMI	22,445	23,048
30% or Less Cost Burden	18,861	19,266
30.01 to 50% Cost Burden	2,692	3,491
Greater than 50% Cost Burden	892	291

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Miami

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-19,999	6,115	1,854	7,969	77%	33%
\$20,000-34,999	4,468	3,072	7,540	59%	24%
\$35,000-\$49,999	2,234	2,721	4,955	45%	12%
\$50,000-\$74,999	3,046	4,756	7,802	39%	16%
\$75,000 or more	2,734	18,766	21,500	13%	15%
Total	18,597	31,169	49,766	37%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-19,999	31,171	4,750	35,921	87%	42%
\$20,000-34,999	21,623	2,560	24,183	89%	29%
\$35,000-\$49,999	11,176	5,650	16,826	66%	15%
\$50,000-\$74,999	7,433	8,687	16,120	46%	10%
\$75,000 or more	2,462	17,922	20,384	12%	3%
Total	73,865	39,569	113,434	65%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-19,999	37,286	6,604	43,890	85%	40%
\$20,000-34,999	26,091	5,632	31,723	82%	28%
\$35,000-\$49,999	13,410	8,371	21,781	62%	15%
\$50,000-\$74,999	10,479	13,443	23,922	44%	11%
\$75,000 or more	5,196	36,688	41,884	12%	6%
Total	92,462	70,738	163,200	57%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$375,000
Median Condo Sales Price, 2019 Q1-2	\$345,000
Single Family Homes Built, 2010-2019	462
Condominiums Built, 2010-2019	11,153
Multifamily 2-9 Units Built, 2010-2019	105
Multifamily 10+ Units Built, 2010-2019	104

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Miami Beach

Tenure, Income, and Housing Costs	
Owner Households	16,708
Renter Households	27,575
Total Households	44,283
Homeownership Rate	38%
Median Owner Income	\$88,606
Median Renter Income	\$41,370
Median Income, All Households	\$53,348
Median Owner Monthly Cost (With Mortgage)	\$2,738
Median Owner Monthly Cost (No Mortgage)	\$1,046
Median Gross Rent	\$1,338
Average H+T Cost Burden (80% AMI Household)	73%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	1,960	6,292
30% or Less Cost Burden	83	1,157
30.01 to 50% Cost Burden	407	649
Greater than 50% Cost Burden	1,470	4,486
30.01-50% AMI	1,438	4,803
30% or Less Cost Burden	365	674
30.01 to 50% Cost Burden	375	1,272
Greater than 50% Cost Burden	698	2,857
50.01-80% AMI	1,642	5,176
30% or Less Cost Burden	740	1,479
30.01 to 50% Cost Burden	438	2,641
Greater than 50% Cost Burden	464	1,056
80.01-100% AMI	1,345	2,721
30% or Less Cost Burden	808	1,670
30.01 to 50% Cost Burden	318	925
Greater than 50% Cost Burden	219	126
Greater than 100% AMI	10,358	8,404
30% or Less Cost Burden	8,669	7,248
30.01 to 50% Cost Burden	1,204	995
Greater than 50% Cost Burden	485	161

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Miami Beach

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	2,967	525	3,492	85%	50%
\$35,000-\$49,999	696	570	1,266	55%	12%
\$50,000-\$74,999	932	1,168	2,100	44%	16%
\$75,000 or more	1,303	8,275	9,578	14%	22%
Total	5,898	10,538	16,436	36%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	9,660	1,437	11,097	87%	63%
\$35,000-\$49,999	2,955	870	3,825	77%	19%
\$50,000-\$74,999	2,066	2,395	4,461	46%	13%
\$75,000 or more	669	6,511	7,180	9%	4%
Total	15,350	11,213	26,563	58%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	12,627	1,962	14,589	87%	59%
\$35,000-\$49,999	3,651	1,440	5,091	72%	17%
\$50,000-\$74,999	2,998	3,563	6,561	46%	14%
\$75,000 or more	1,972	14,786	16,758	12%	9%
Total	21,248	21,751	42,999	49%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$1,550,000
Median Condo Sales Price, 2019 Q1-2	\$320,000
Single Family Homes Built, 2010-2019	250
Condominiums Built, 2010-2019	1,049
Multifamily 2-9 Units Built, 2010-2019	2
Multifamily 10+ Units Built, 2010-2019	2

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Miami Gardens

Tenure, Income, and Housing Costs	
Owner Households	19,400
Renter Households	10,979
Total Households	30,379
Homeownership Rate	64%
Median Owner Income	\$51,440
Median Renter Income	\$28,691
Median Income, All Households	\$42,398
Median Owner Monthly Cost (With Mortgage)	\$1,465
Median Owner Monthly Cost (No Mortgage)	\$418
Median Gross Rent	\$1,182
Average H+T Cost Burden (80% AMI Household)	65%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	6,667	15,434
30% or Less Cost Burden	1,272	2,054
30.01 to 50% Cost Burden	1,484	2,201
Greater than 50% Cost Burden	3,911	11,179
30.01-50% AMI	6,539	9,309
30% or Less Cost Burden	2,618	1,030
30.01 to 50% Cost Burden	1,612	4,150
Greater than 50% Cost Burden	2,309	4,129
50.01-80% AMI	7,747	8,174
30% or Less Cost Burden	4,730	3,462
30.01 to 50% Cost Burden	2,469	4,260
Greater than 50% Cost Burden	548	452
80.01-100% AMI	3,799	2,385
30% or Less Cost Burden	2,948	2,138
30.01 to 50% Cost Burden	809	247
Greater than 50% Cost Burden	42	0
Greater than 100% AMI	8,928	3,194
30% or Less Cost Burden	8,439	3,089
30.01 to 50% Cost Burden	420	94
Greater than 50% Cost Burden	69	11

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Miami Gardens

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-19,999	2,150	500	2,650	81%	28%
\$20,000-34,999	1,805	1,072	2,877	63%	24%
\$35,000-\$49,999	1,851	1,566	3,417	54%	24%
\$50,000-\$74,999	1,398	2,374	3,772	37%	18%
\$75,000 or more	375	5,773	6,148	6%	5%
Total	7,579	11,285	18,864	40%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-19,999	2,530	348	2,878	88%	36%
\$20,000-34,999	2,607	232	2,839	92%	37%
\$35,000-\$49,999	1,385	240	1,625	85%	19%
\$50,000-\$74,999	417	1,207	1,624	26%	6%
\$75,000 or more	184	862	1,046	18%	3%
Total	7,123	2,889	10,012	71%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-19,999	4,680	848	5,528	85%	32%
\$20,000-34,999	4,412	1,304	5,716	77%	30%
\$35,000-\$49,999	3,236	1,806	5,042	64%	22%
\$50,000-\$74,999	1,815	3,581	5,396	34%	12%
\$75,000 or more	559	6,635	7,194	8%	4%
Total	14,702	14,174	28,876	51%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$260,000
Median Condo Sales Price, 2019 Q1-2	\$150,000
Single Family Homes Built, 2010-2019	188
Condominiums Built, 2010-2019	89
Multifamily 2-9 Units Built, 2010-2019	1
Multifamily 10+ Units Built, 2010-2019	6

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Miami Lakes

Tenure, Income, and Housing Costs	
Owner Households	6,480
Renter Households	3,709
Total Households	10,189
Homeownership Rate	64%
Median Owner Income	\$87,898
Median Renter Income	\$59,217
Median Income, All Households	\$73,527
Median Owner Monthly Cost (With Mortgage)	\$2,108
Median Owner Monthly Cost (No Mortgage)	\$821
Median Gross Rent	\$1,512
Average H+T Cost Burden (80% AMI Household)	81%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	2,463	6,725
30% or Less Cost Burden	135	1,241
30.01 to 50% Cost Burden	486	654
Greater than 50% Cost Burden	1,842	4,830
30.01-50% AMI	2,029	5,164
30% or Less Cost Burden	512	674
30.01 to 50% Cost Burden	468	1,393
Greater than 50% Cost Burden	1,049	3,097
50.01-80% AMI	2,506	5,935
30% or Less Cost Burden	1,044	1,569
30.01 to 50% Cost Burden	742	3,220
Greater than 50% Cost Burden	720	1,146
80.01-100% AMI	2,011	3,282
30% or Less Cost Burden	1,165	2,062
30.01 to 50% Cost Burden	554	1,094
Greater than 50% Cost Burden	292	126
Greater than 100% AMI	14,403	9,959
30% or Less Cost Burden	12,079	8,604
30.01 to 50% Cost Burden	1,708	1,194
Greater than 50% Cost Burden	616	161

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Miami Lakes

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	793	214	1,007	79%	35%
\$35,000-\$49,999	353	305	658	54%	16%
\$50,000-\$74,999	554	493	1,047	53%	25%
\$75,000 or more	538	3,145	3,683	15%	24%
Total	2,238	4,157	6,395	35%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	754	29	783	96%	41%
\$35,000-\$49,999	529	29	558	95%	29%
\$50,000-\$74,999	499	470	969	51%	27%
\$75,000 or more	62	1,079	1,141	5%	3%
Total	1,844	1,607	3,451	53%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	1,547	243	1,790	86%	41%
\$35,000-\$49,999	882	334	1,216	73%	23%
\$50,000-\$74,999	1,053	963	2,016	52%	28%
\$75,000 or more	336	4,807	5,143	7%	9%
Total	3,818	6,347	10,165	38%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$499,500
Median Condo Sales Price, 2019 Q1-2	\$259,000
Single Family Homes Built, 2010-2019	169
Condominiums Built, 2010-2019	136
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	1

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Miami Shores

Tenure, Income, and Housing Costs	
Owner Households	2,897
Renter Households	365
Total Households	3,262
Homeownership Rate	89%
Median Owner Income	\$128,281
Median Renter Income	\$48,083
Median Income, All Households	\$110,536
Median Owner Monthly Cost (With Mortgage)	\$2,990
Median Owner Monthly Cost (No Mortgage)	\$746
Median Gross Rent	\$1,469
Average H+T Cost Burden (80% AMI Household)	80%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	143	63
30% or Less Cost Burden	10	0
30.01 to 50% Cost Burden	23	4
Greater than 50% Cost Burden	110	59
30.01-50% AMI	56	129
30% or Less Cost Burden	24	0
30.01 to 50% Cost Burden	4	0
Greater than 50% Cost Burden	28	129
50.01-80% AMI	281	25
30% or Less Cost Burden	87	25
30.01 to 50% Cost Burden	44	0
Greater than 50% Cost Burden	150	0
80.01-100% AMI	173	4
30% or Less Cost Burden	87	4
30.01 to 50% Cost Burden	28	0
Greater than 50% Cost Burden	58	0
Greater than 100% AMI	2,270	151
30% or Less Cost Burden	1,839	147
30.01 to 50% Cost Burden	339	4
Greater than 50% Cost Burden	92	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Miami Shores

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	188	59	247	76%	23%
\$35,000-74,999	256	228	484	53%	32%
\$75,000 or more	365	1,801	2,166	17%	45%
Total	809	2,088	2,897	28%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	141	*	141	100%	57%
\$35,000-74,999	70	60	130	54%	28%
\$75,000 or more	*	51	89	43%	15%
Total	249	111	360	69%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	329	59	388	85%	31%
\$35,000-74,999	326	288	614	53%	31%
\$75,000 or more	403	1,852	2,255	18%	38%
Total	1,058	2,199	3,257	32%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$565,000
Median Condo Sales Price, 2019 Q1-2	\$182,500
Single Family Homes Built, 2010-2019	8
Condominiums Built, 2010-2019	0
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Miami Springs

Tenure, Income, and Housing Costs	
Owner Households	2,818
Renter Households	2,192
Total Households	5,010
Homeownership Rate	56%
Median Owner Income	\$88,043
Median Renter Income	\$40,100
Median Income, All Households	\$59,335
Median Owner Monthly Cost (With Mortgage)	\$2,227
Median Owner Monthly Cost (No Mortgage)	\$693
Median Gross Rent	\$1,075
Average H+T Cost Burden (80% AMI Household)	71%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	132	539
30% or Less Cost Burden	0	63
30.01 to 50% Cost Burden	0	84
Greater than 50% Cost Burden	132	392
30.01-50% AMI	253	501
30% or Less Cost Burden	137	57
30.01 to 50% Cost Burden	30	303
Greater than 50% Cost Burden	86	141
50.01-80% AMI	399	543
30% or Less Cost Burden	252	204
30.01 to 50% Cost Burden	61	293
Greater than 50% Cost Burden	86	46
80.01-100% AMI	303	171
30% or Less Cost Burden	111	167
30.01 to 50% Cost Burden	157	4
Greater than 50% Cost Burden	35	0
Greater than 100% AMI	1,780	443
30% or Less Cost Burden	1,372	433
30.01 to 50% Cost Burden	390	10
Greater than 50% Cost Burden	18	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Miami Springs

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	263	130	393	67%	28%
\$35,000-\$49,999	128	188	316	41%	14%
\$50,000-\$74,999	291	176	467	62%	31%
\$75,000 or more	265	1,344	1,609	16%	28%
Total	947	1,838	2,785	34%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	844	*	889	95%	71%
\$35,000-\$49,999	265	44	309	86%	22%
\$50,000-\$74,999	78	462	540	14%	7%
\$75,000 or more	*	316	316	0%	0%
Total	1,187	867	2,054	58%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	1,107	175	1,282	86%	52%
\$35,000-\$49,999	393	232	625	63%	18%
\$50,000-\$74,999	369	638	1,007	37%	17%
\$75,000 or more	265	1,660	1,925	14%	12%
Total	2,134	2,705	4,839	44%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$425,000
Median Condo Sales Price, 2019 Q1-2	\$145,000
Single Family Homes Built, 2010-2019	32
Condominiums Built, 2010-2019	0
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

North Bay Village

Tenure, Income, and Housing Costs	
Owner Households	1,157
Renter Households	2,287
Total Households	3,444
Homeownership Rate	34%
Median Owner Income	\$72,798
Median Renter Income	\$52,693
Median Income, All Households	\$55,000
Median Owner Monthly Cost (With Mortgage)	\$2,211
Median Owner Monthly Cost (No Mortgage)	\$956
Median Gross Rent	\$1,708
Average H+T Cost Burden (80% AMI Household)	77%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	53	349
30% or Less Cost Burden	0	0
30.01 to 50% Cost Burden	0	45
Greater than 50% Cost Burden	53	304
30.01-50% AMI	127	292
30% or Less Cost Burden	48	17
30.01 to 50% Cost Burden	4	44
Greater than 50% Cost Burden	75	231
50.01-80% AMI	268	355
30% or Less Cost Burden	151	23
30.01 to 50% Cost Burden	80	276
Greater than 50% Cost Burden	37	56
80.01-100% AMI	90	237
30% or Less Cost Burden	42	124
30.01 to 50% Cost Burden	48	96
Greater than 50% Cost Burden	0	17
Greater than 100% AMI	678	1,018
30% or Less Cost Burden	543	789
30.01 to 50% Cost Burden	113	229
Greater than 50% Cost Burden	22	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

North Bay Village

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	177	82	259	68%	44%
\$35,000-\$49,999	57	66	123	46%	14%
\$50,000-\$74,999	88	122	210	42%	22%
\$75,000 or more	77	483	560	14%	19%
Total	399	753	1,152	35%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	584	*	584	100%	43%
\$35,000-\$49,999	398	*	430	93%	29%
\$50,000-\$74,999	185	163	348	53%	14%
\$75,000 or more	189	615	804	24%	14%
Total	1,356	810	2,166	63%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	761	82	843	90%	43%
\$35,000-\$49,999	455	98	553	82%	26%
\$50,000-\$74,999	273	285	558	49%	16%
\$75,000 or more	266	1,098	1,364	20%	15%
Total	1,755	1,563	3,318	53%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$550,000
Median Condo Sales Price, 2019 Q1-2	\$235,000
Single Family Homes Built, 2010-2019	10
Condominiums Built, 2010-2019	0
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	1

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

North Miami

Tenure, Income, and Housing Costs	
Owner Households	7,988
Renter Households	10,052
Total Households	18,040
Homeownership Rate	44%
Median Owner Income	\$55,854
Median Renter Income	\$31,013
Median Income, All Households	\$40,661
Median Owner Monthly Cost (With Mortgage)	\$1,528
Median Owner Monthly Cost (No Mortgage)	\$541
Median Gross Rent	\$1,110
Average H+T Cost Burden (80% AMI Household)	62%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	1,029	2,906
30% or Less Cost Burden	94	101
30.01 to 50% Cost Burden	175	101
Greater than 50% Cost Burden	760	2,704
30.01-50% AMI	1,190	2,578
30% or Less Cost Burden	355	177
30.01 to 50% Cost Burden	285	1,256
Greater than 50% Cost Burden	550	1,145
50.01-80% AMI	1,971	2,003
30% or Less Cost Burden	871	979
30.01 to 50% Cost Burden	785	868
Greater than 50% Cost Burden	315	156
80.01-100% AMI	734	984
30% or Less Cost Burden	530	802
30.01 to 50% Cost Burden	185	172
Greater than 50% Cost Burden	19	10
Greater than 100% AMI	3,192	1,380
30% or Less Cost Burden	2,802	1,327
30.01 to 50% Cost Burden	345	53
Greater than 50% Cost Burden	45	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

North Miami

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	1,653	556	2,209	75%	50%
\$35,000-\$49,999	842	502	1,344	63%	25%
\$50,000-\$74,999	496	876	1,372	36%	15%
\$75,000 or more	320	2,637	2,957	11%	10%
Total	3,311	4,571	7,882	42%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	4,985	107	5,092	98%	76%
\$35,000-\$49,999	1,032	605	1,637	63%	16%
\$50,000-\$74,999	532	1,090	1,622	33%	8%
\$75,000 or more	44	1,030	1,074	4%	1%
Total	6,593	2,832	9,425	70%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	6,638	663	7,301	91%	67%
\$35,000-\$49,999	1,874	1,107	2,981	63%	19%
\$50,000-\$74,999	1,028	1,966	2,994	34%	10%
\$75,000 or more	364	3,667	4,031	9%	4%
Total	9,904	7,403	17,307	57%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$275,000
Median Condo Sales Price, 2019 Q1-2	\$135,000
Single Family Homes Built, 2010-2019	52
Condominiums Built, 2010-2019	38
Multifamily 2-9 Units Built, 2010-2019	1
Multifamily 10+ Units Built, 2010-2019	1

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

North Miami Beach

Tenure, Income, and Housing Costs	
Owner Households	6,762
Renter Households	7,583
Total Households	14,345
Homeownership Rate	47%
Median Owner Income	\$51,850
Median Renter Income	\$32,340
Median Income, All Households	\$40,952
Median Owner Monthly Cost (With Mortgage)	\$1,365
Median Owner Monthly Cost (No Mortgage)	\$518
Median Gross Rent	\$1,155
Average H+T Cost Burden (80% AMI Household)	62%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	6,667	15,434
30% or Less Cost Burden	1,272	2,054
30.01 to 50% Cost Burden	1,484	2,201
Greater than 50% Cost Burden	3,911	11,179
30.01-50% AMI	6,539	9,309
30% or Less Cost Burden	2,618	1,030
30.01 to 50% Cost Burden	1,612	4,150
Greater than 50% Cost Burden	2,309	4,129
50.01-80% AMI	7,747	8,174
30% or Less Cost Burden	4,730	3,462
30.01 to 50% Cost Burden	2,469	4,260
Greater than 50% Cost Burden	548	452
80.01-100% AMI	3,799	2,385
30% or Less Cost Burden	2,948	2,138
30.01 to 50% Cost Burden	809	247
Greater than 50% Cost Burden	42	0
Greater than 100% AMI	8,928	3,194
30% or Less Cost Burden	8,439	3,089
30.01 to 50% Cost Burden	420	94
Greater than 50% Cost Burden	69	11

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

North Miami Beach

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-19,999	729	152	881	83%	28%
\$20,000-34,999	616	477	1,093	56%	23%
\$35,000-\$49,999	666	454	1,120	59%	25%
\$50,000-\$74,999	535	1,111	1,646	33%	20%
\$75,000 or more	103	1,820	1,923	5%	4%
Total	2,649	4,014	6,663	40%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-19,999	1,603	*	1,629	98%	36%
\$20,000-34,999	1,635	*	1,739	94%	37%
\$35,000-\$49,999	897	478	1,375	65%	20%
\$50,000-\$74,999	221	1,059	1,280	17%	5%
\$75,000 or more	51	805	856	6%	1%
Total	4,407	2,342	6,879	64%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-19,999	2,332	178	2,510	93%	33%
\$20,000-34,999	2,251	581	2,832	79%	32%
\$35,000-\$49,999	1,563	932	2,495	63%	22%
\$50,000-\$74,999	756	2,170	2,926	26%	11%
\$75,000 or more	154	2,625	2,779	6%	2%
Total	7,056	6,486	13,542	52%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$280,000
Median Condo Sales Price, 2019 Q1-2	\$586,000
Single Family Homes Built, 2010-2019	32
Condominiums Built, 2010-2019	903
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	1

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Tenure, Income, and Housing Costs	
Owner Households	1,674
Renter Households	3,739
Total Households	5,413
Homeownership Rate	31%
Median Owner Income	\$50,885
Median Renter Income	\$11,902
Median Income, All Households	\$17,908
Median Owner Monthly Cost (With Mortgage)	\$1,097
Median Owner Monthly Cost (No Mortgage)	\$270
Median Gross Rent	\$775
Average H+T Cost Burden (80% AMI Household)	50%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	363	1,849
30% or Less Cost Burden	21	380
30.01 to 50% Cost Burden	125	363
Greater than 50% Cost Burden	217	1,106
30.01-50% AMI	292	693
30% or Less Cost Burden	97	95
30.01 to 50% Cost Burden	119	330
Greater than 50% Cost Burden	76	268
50.01-80% AMI	482	373
30% or Less Cost Burden	401	179
30.01 to 50% Cost Burden	70	155
Greater than 50% Cost Burden	11	39
80.01-100% AMI	222	106
30% or Less Cost Burden	141	106
30.01 to 50% Cost Burden	81	0
Greater than 50% Cost Burden	0	0
Greater than 100% AMI	361	140
30% or Less Cost Burden	357	140
30.01 to 50% Cost Burden	4	0
Greater than 50% Cost Burden	0	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$210,000
Median Condo Sales Price, 2019 Q1-2	\$145,000
Single Family Homes Built, 2010-2019	4
Condominiums Built, 2010-2019	20
Multifamily 2-9 Units Built, 2010-2019	1
Multifamily 10+ Units Built, 2010-2019	3

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Palmetto Bay

Tenure, Income, and Housing Costs	
Owner Households	6,216
Renter Households	1,198
Total Households	7,414
Homeownership Rate	84%
Median Owner Income	\$127,746
Median Renter Income	\$45,367
Median Income, All Households	\$115,709
Median Owner Monthly Cost (With Mortgage)	\$3,016
Median Owner Monthly Cost (No Mortgage)	\$957
Median Gross Rent	\$1,365
Average H+T Cost Burden (80% AMI Household)	113%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	296	254
30% or Less Cost Burden	10	35
30.01 to 50% Cost Burden	102	0
Greater than 50% Cost Burden	184	219
30.01-50% AMI	158	333
30% or Less Cost Burden	25	80
30.01 to 50% Cost Burden	31	129
Greater than 50% Cost Burden	102	124
50.01-80% AMI	596	224
30% or Less Cost Burden	209	40
30.01 to 50% Cost Burden	168	184
Greater than 50% Cost Burden	219	0
80.01-100% AMI	408	80
30% or Less Cost Burden	199	60
30.01 to 50% Cost Burden	138	10
Greater than 50% Cost Burden	71	10
Greater than 100% AMI	4,802	309
30% or Less Cost Burden	4,044	249
30.01 to 50% Cost Burden	581	40
Greater than 50% Cost Burden	177	20

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Palmetto Bay

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	426	70	496	86%	25%
\$35,000-\$49,999	241	146	387	62%	14%
\$50,000-\$74,999	281	298	579	49%	16%
\$75,000 or more	772	3,936	4,708	16%	45%
Total	1,720	4,450	6,170	28%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	386	*	454	85%	56%
\$35,000-\$49,999	178	69	247	72%	26%
\$50,000-\$74,999	44	91	135	33%	6%
\$75,000 or more	86	249	335	26%	12%
Total	694	477	1,171	59%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	812	138	950	85%	34%
\$35,000-\$49,999	419	215	634	66%	17%
\$50,000-\$74,999	325	389	714	46%	13%
\$75,000 or more	858	4,185	5,043	17%	36%
Total	2,414	4,927	7,341	33%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$587,500
Median Condo Sales Price, 2019 Q1-2	\$188,100
Single Family Homes Built, 2010-2019	60
Condominiums Built, 2010-2019	0
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Pinecrest

Tenure, Income, and Housing Costs	
Owner Households	4,602
Renter Households	1,431
Total Households	6,033
Homeownership Rate	76%
Median Owner Income	\$181,487
Median Renter Income	\$48,972
Median Income, All Households	\$153,417
Median Owner Monthly Cost (With Mortgage)	*
Median Owner Monthly Cost (No Mortgage)	\$1,233
Median Gross Rent	\$1,446
Average H+T Cost Burden (80% AMI Household)	124%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	104	180
30% or Less Cost Burden	0	10
30.01 to 50% Cost Burden	25	0
Greater than 50% Cost Burden	79	170
30.01-50% AMI	220	215
30% or Less Cost Burden	60	4
30.01 to 50% Cost Burden	45	67
Greater than 50% Cost Burden	115	144
50.01-80% AMI	254	361
30% or Less Cost Burden	64	165
30.01 to 50% Cost Burden	80	103
Greater than 50% Cost Burden	110	93
80.01-100% AMI	168	134
30% or Less Cost Burden	69	46
30.01 to 50% Cost Burden	29	67
Greater than 50% Cost Burden	70	21
Greater than 100% AMI	3,910	518
30% or Less Cost Burden	3,227	483
30.01 to 50% Cost Burden	432	25
Greater than 50% Cost Burden	251	10

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Pinecrest

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	224	85	309	72%	19%
\$35,000-\$49,999	92	55	147	63%	8%
\$50,000-\$74,999	132	177	309	43%	11%
\$75,000 or more	762	3,052	3,814	20%	63%
Total	1,210	3,369	4,579	26%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	523	*	523	100%	66%
\$35,000-\$49,999	138	*	176	78%	17%
\$50,000-\$74,999	95	65	160	59%	12%
\$75,000 or more	41	496	537	8%	5%
Total	797	561	1,396	57%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	747	85	832	90%	37%
\$35,000-\$49,999	230	93	323	71%	11%
\$50,000-\$74,999	227	242	469	48%	11%
\$75,000 or more	803	3,548	4,351	18%	40%
Total	2,007	3,968	5,975	34%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$1,311,000
Median Condo Sales Price, 2019 Q1-2	\$195,000
Single Family Homes Built, 2010-2019	217
Condominiums Built, 2010-2019	7
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

South Miami

Tenure, Income, and Housing Costs	
Owner Households	2,540
Renter Households	1,855
Total Households	4,395
Homeownership Rate	58%
Median Owner Income	\$104,762
Median Renter Income	\$31,437
Median Income, All Households	\$60,591
Median Owner Monthly Cost (With Mortgage)	\$2,434
Median Owner Monthly Cost (No Mortgage)	\$743
Median Gross Rent	\$1,204
Average H+T Cost Burden (80% AMI Household)	84%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	165	401
30% or Less Cost Burden	4	118
30.01 to 50% Cost Burden	21	22
Greater than 50% Cost Burden	140	261
30.01-50% AMI	306	312
30% or Less Cost Burden	62	16
30.01 to 50% Cost Burden	83	165
Greater than 50% Cost Burden	161	131
50.01-80% AMI	274	375
30% or Less Cost Burden	161	114
30.01 to 50% Cost Burden	66	204
Greater than 50% Cost Burden	47	57
80.01-100% AMI	159	193
30% or Less Cost Burden	87	148
30.01 to 50% Cost Burden	57	45
Greater than 50% Cost Burden	15	0
Greater than 100% AMI	1,686	414
30% or Less Cost Burden	1,417	369
30.01 to 50% Cost Burden	244	45
Greater than 50% Cost Burden	25	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

South Miami

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	367	135	502	73%	45%
\$35,000-\$49,999	101	59	160	63%	12%
\$50,000-\$74,999	140	153	293	48%	17%
\$75,000 or more	216	1,364	1,580	14%	26%
Total	824	1,711	2,535	33%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	690	154	844	82%	67%
\$35,000-\$49,999	235	49	284	83%	23%
\$50,000-\$74,999	101	173	274	37%	10%
\$75,000 or more	9	238	247	4%	1%
Total	1,035	614	1,649	63%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	1,057	289	1,346	79%	57%
\$35,000-\$49,999	336	108	444	76%	18%
\$50,000-\$74,999	241	326	567	43%	13%
\$75,000 or more	225	1,602	1,827	12%	12%
Total	1,859	2,325	4,184	44%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$613,500
Median Condo Sales Price, 2019 Q1-2	\$247,500
Single Family Homes Built, 2010-2019	91
Condominiums Built, 2010-2019	0
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	1

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Sunny Isles Beach

Tenure, Income, and Housing Costs	
Owner Households	5,325
Renter Households	5,207
Total Households	10,532
Homeownership Rate	51%
Median Owner Income	\$60,948
Median Renter Income	\$49,720
Median Income, All Households	\$55,209
Median Owner Monthly Cost (With Mortgage)	\$2,267
Median Owner Monthly Cost (No Mortgage)	\$939
Median Gross Rent	\$1,584
Average H+T Cost Burden (80% AMI Household)	82%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	592	887
30% or Less Cost Burden	15	197
30.01 to 50% Cost Burden	123	44
Greater than 50% Cost Burden	454	646
30.01-50% AMI	784	842
30% or Less Cost Burden	128	81
30.01 to 50% Cost Burden	237	126
Greater than 50% Cost Burden	419	635
50.01-80% AMI	824	974
30% or Less Cost Burden	291	153
30.01 to 50% Cost Burden	306	591
Greater than 50% Cost Burden	227	230
80.01-100% AMI	345	425
30% or Less Cost Burden	227	120
30.01 to 50% Cost Burden	54	268
Greater than 50% Cost Burden	64	37
Greater than 100% AMI	2,645	2,140
30% or Less Cost Burden	2,023	1,768
30.01 to 50% Cost Burden	439	290
Greater than 50% Cost Burden	183	82

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Sunny Isles Beach

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	1,391	166	1,557	89%	58%
\$35,000-\$49,999	276	214	490	56%	12%
\$50,000-\$74,999	287	463	750	38%	12%
\$75,000 or more	425	1,897	2,322	18%	18%
Total	2,379	2,740	5,119	46%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	1,464	127	1,591	92%	48%
\$35,000-\$49,999	754	44	798	94%	25%
\$50,000-\$74,999	700	381	1,081	65%	23%
\$75,000 or more	111	1,319	1,430	8%	4%
Total	3,029	1,871	4,900	62%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	2,855	293	3,148	91%	53%
\$35,000-\$49,999	1,030	258	1,288	80%	19%
\$50,000-\$74,999	987	844	1,831	54%	18%
\$75,000 or more	536	3,216	3,752	14%	10%
Total	5,408	4,611	10,019	54%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$1,137,500
Median Condo Sales Price, 2019 Q1-2	\$380,000
Single Family Homes Built, 2010-2019	34
Condominiums Built, 2010-2019	1,190
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Surfside

Tenure, Income, and Housing Costs	
Owner Households	1,342
Renter Households	995
Total Households	2,337
Homeownership Rate	57%
Median Owner Income	\$104,306
Median Renter Income	\$44,922
Median Income, All Households	\$86,088
Median Owner Monthly Cost (With Mortgage)	\$3,096
Median Owner Monthly Cost (No Mortgage)	\$1,362
Median Gross Rent	\$2,215
Average H+T Cost Burden (80% AMI Household)	103%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	193	79
30% or Less Cost Burden	17	0
30.01 to 50% Cost Burden	0	0
Greater than 50% Cost Burden	176	79
30.01-50% AMI	116	118
30% or Less Cost Burden	0	20
30.01 to 50% Cost Burden	17	0
Greater than 50% Cost Burden	99	98
50.01-80% AMI	188	177
30% or Less Cost Burden	83	69
30.01 to 50% Cost Burden	17	0
Greater than 50% Cost Burden	88	108
80.01-100% AMI	55	98
30% or Less Cost Burden	33	0
30.01 to 50% Cost Burden	0	98
Greater than 50% Cost Burden	22	0
Greater than 100% AMI	822	497
30% or Less Cost Burden	706	354
30.01 to 50% Cost Burden	88	113
Greater than 50% Cost Burden	28	30

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Surfside

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$700,000
Median Condo Sales Price, 2019 Q1-2	\$800,000
Single Family Homes Built, 2010-2019	7
Condominiums Built, 2010-2019	184
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Sweetwater

Tenure, Income, and Housing Costs	
Owner Households	2,460
Renter Households	3,603
Total Households	6,063
Homeownership Rate	41%
Median Owner Income	\$46,169
Median Renter Income	\$31,310
Median Income, All Households	\$36,133
Median Owner Monthly Cost (With Mortgage)	\$1,318
Median Owner Monthly Cost (No Mortgage)	\$404
Median Gross Rent	\$1,280
Average H+T Cost Burden (80% AMI Household)	61%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	487	1,119
30% or Less Cost Burden	142	173
30.01 to 50% Cost Burden	142	84
Greater than 50% Cost Burden	203	862
30.01-50% AMI	449	1,105
30% or Less Cost Burden	221	87
30.01 to 50% Cost Burden	142	464
Greater than 50% Cost Burden	86	554
50.01-80% AMI	712	664
30% or Less Cost Burden	530	228
30.01 to 50% Cost Burden	133	369
Greater than 50% Cost Burden	49	67
80.01-100% AMI	293	364
30% or Less Cost Burden	185	274
30.01 to 50% Cost Burden	108	90
Greater than 50% Cost Burden	0	0
Greater than 100% AMI	719	543
30% or Less Cost Burden	696	543
30.01 to 50% Cost Burden	23	0
Greater than 50% Cost Burden	0	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Sweetwater

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	579	324	903	64%	66%
\$35,000-\$49,999	109	272	381	29%	12%
\$50,000-\$74,999	144	314	458	31%	16%
\$75,000 or more	45	648	693	6%	5%
Total	877	1,558	2,435	36%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	1,786	128	1,914	93%	78%
\$35,000-\$49,999	340	62	402	85%	15%
\$50,000-\$74,999	170	467	637	27%	7%
\$75,000 or more	6	551	557	1%	0%
Total	2,302	1,208	3,510	66%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	2,365	452	2,817	84%	74%
\$35,000-\$49,999	449	334	783	57%	14%
\$50,000-\$74,999	314	781	1,095	29%	10%
\$75,000 or more	51	1,199	1,250	4%	2%
Total	3,179	2,766	5,945	53%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$325,000
Median Condo Sales Price, 2019 Q1-2	\$220,000
Single Family Homes Built, 2010-2019	10
Condominiums Built, 2010-2019	0
Multifamily 2-9 Units Built, 2010-2019	5
Multifamily 10+ Units Built, 2010-2019	2

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Virginia Gardens

Tenure, Income, and Housing Costs	
Owner Households	392
Renter Households	443
Total Households	835
Homeownership Rate	47%
Median Owner Income	\$69,500
Median Renter Income	\$40,439
Median Income, All Households	\$47,465
Median Owner Monthly Cost (With Mortgage)	\$1,849
Median Owner Monthly Cost (No Mortgage)	\$449
Median Gross Rent	\$1,091
Average H+T Cost Burden (80% AMI Household)	64%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	43	100
30% or Less Cost Burden	11	0
30.01 to 50% Cost Burden	8	55
Greater than 50% Cost Burden	24	45
30.01-50% AMI	30	80
30% or Less Cost Burden	15	0
30.01 to 50% Cost Burden	4	55
Greater than 50% Cost Burden	11	25
50.01-80% AMI	71	112
30% or Less Cost Burden	34	77
30.01 to 50% Cost Burden	21	35
Greater than 50% Cost Burden	16	0
80.01-100% AMI	40	45
30% or Less Cost Burden	8	45
30.01 to 50% Cost Burden	32	0
Greater than 50% Cost Burden	0	0
Greater than 100% AMI	216	100
30% or Less Cost Burden	204	96
30.01 to 50% Cost Burden	8	4
Greater than 50% Cost Burden	4	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Virginia Gardens

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$355,000
Median Condo Sales Price, 2019 Q1-2	-
Single Family Homes Built, 2010-2019	1
Condominiums Built, 2010-2019	0
Multifamily 2-9 Units Built, 2010-2019	0
Multifamily 10+ Units Built, 2010-2019	0

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

West Miami

Tenure, Income, and Housing Costs	
Owner Households	1,406
Renter Households	1,046
Total Households	2,452
Homeownership Rate	57%
Median Owner Income	\$52,426
Median Renter Income	\$45,962
Median Income, All Households	\$48,418
Median Owner Monthly Cost (With Mortgage)	\$1,854
Median Owner Monthly Cost (No Mortgage)	\$446
Median Gross Rent	\$1,384
Average H+T Cost Burden (80% AMI Household)	73%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	222	353
30% or Less Cost Burden	27	0
30.01 to 50% Cost Burden	72	67
Greater than 50% Cost Burden	123	286
30.01-50% AMI	259	218
30% or Less Cost Burden	112	24
30.01 to 50% Cost Burden	26	121
Greater than 50% Cost Burden	121	73
50.01-80% AMI	370	486
30% or Less Cost Burden	213	234
30.01 to 50% Cost Burden	124	204
Greater than 50% Cost Burden	33	48
80.01-100% AMI	171	111
30% or Less Cost Burden	76	93
30.01 to 50% Cost Burden	95	18
Greater than 50% Cost Burden	0	0
Greater than 100% AMI	854	359
30% or Less Cost Burden	732	355
30.01 to 50% Cost Burden	118	4
Greater than 50% Cost Burden	4	0

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

West Miami

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-34,999	287	160	447	64%	57%
\$35,000-\$49,999	94	129	223	42%	19%
\$50,000-\$74,999	72	91	163	44%	14%
\$75,000 or more	54	519	573	9%	11%
Total	507	899	1,406	36%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-34,999	260	*	279	93%	51%
\$35,000-\$49,999	167	121	288	58%	32%
\$50,000-\$74,999	76	61	137	55%	15%
\$75,000 or more	*	311	322	3%	2%
Total	514	512	1,026	50%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-34,999	547	179	726	75%	54%
\$35,000-\$49,999	261	250	511	51%	26%
\$50,000-\$74,999	148	152	300	49%	14%
\$75,000 or more	65	830	895	7%	6%
Total	1,021	1,411	2,432	42%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$395,000
Median Condo Sales Price, 2019 Q1-2	\$255,000
Single Family Homes Built, 2010-2019	11
Condominiums Built, 2010-2019	0
Multifamily 2-9 Units Built, 2010-2019	1
Multifamily 10+ Units Built, 2010-2019	3

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File

Uninc. Municipal Service Area

Tenure, Income, and Housing Costs	
Owner Households	211,489
Renter Households	131,190
Total Households	342,679
Homeownership Rate	62%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Tables B25003, B25119, B25064, and B25088; Center for Neighborhood Technology, H+T Affordability Index, 2017

Tenure, Income (% AMI), and Cost Burden		
	Owner occupied	Renter occupied
0-30% AMI	23,384	32,846
30% or Less Cost Burden	3,693	4,585
30.01 to 50% Cost Burden	3,976	3,033
Greater than 50% Cost Burden	15,715	25,228
30.01-50% AMI	28,424	28,757
30% or Less Cost Burden	8,845	3,013
30.01 to 50% Cost Burden	7,330	10,043
Greater than 50% Cost Burden	12,249	15,701
50.01-80% AMI	41,064	31,041
30% or Less Cost Burden	18,665	9,849
30.01 to 50% Cost Burden	15,104	17,204
Greater than 50% Cost Burden	7,295	3,988
80.01-100% AMI	24,859	13,003
30% or Less Cost Burden	15,489	8,985
30.01 to 50% Cost Burden	7,566	3,834
Greater than 50% Cost Burden	1,804	184
Greater than 100% AMI	101,981	25,636
30% or Less Cost Burden	91,335	23,710
30.01 to 50% Cost Burden	9,281	1,856
Greater than 50% Cost Burden	1,365	70

Source: Shimberg Center for Housing Studies, Affordable Housing Needs Assessment. Based on projections from HUD, 2012-2016 CHAS and population projections from the University of Florida Bureau of Economic and Business Research.

Uninc. Municipal Service Area

Tenure, Income (\$), and Cost Burden					
Income	Owner Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Owners
\$0-19,999	19,156	3,575	22,731	84%	26%
\$20,000-34,999	16,241	9,516	25,757	63%	22%
\$35,000-\$49,999	13,713	12,032	25,745	53%	19%
\$50,000-\$74,999	15,327	23,893	39,220	39%	21%
\$75,000 or more	8,920	85,950	94,870	9%	12%
Total	73,357	134,966	208,323	35%	100%
	Renter Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Renters
\$0-19,999	24,811	2,233	27,044	92%	31%
\$20,000-34,999	24,919	1,512	26,431	94%	31%
\$35,000-\$49,999	16,956	4,175	21,131	80%	21%
\$50,000-\$74,999	11,679	12,894	24,573	48%	15%
\$75,000 or more	1,916	20,588	22,504	9%	2%
Total	80,281	41,402	121,683	66%	100%
	All Households				
	Cost Burdened	Not Cost Burdened	Total	% of Income Category Cost Burdened	Share of All Cost Burdened Households
\$0-19,999	43,967	5,808	49,775	88%	29%
\$20,000-34,999	41,160	11,028	52,188	79%	27%
\$35,000-\$49,999	30,669	16,207	46,876	65%	20%
\$50,000-\$74,999	27,006	36,787	63,793	42%	18%
\$75,000 or more	10,836	106,538	117,374	9%	7%
Total	153,638	176,368	330,006	47%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Table B25106

Construction and Sales Indicators	
Median Single Family Sales Price, 2019 Q1-2	\$356,950
Median Condo Sales Price, 2019 Q1-2	\$205,000
Single Family Homes Built, 2010-2019	7,281
Condominiums Built, 2010-2019	4,004
Multifamily 2-9 Units Built, 2010-2019	90
Multifamily 10+ Units Built, 2010-2019	72

Source: Florida Department of Revenue, Sales Data File and Name-Address-Legal File