# Housing Attainability Index: Southeast Florida District Council Dashboard

The Southeast Florida-Caribbean District Council serves the Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area (MSA), as well as several other locations outside of the US. This dashboard only covers US-based jurisdictions, given data comparability challenges.

Data in this dashboard includes the following jurisdictions

Miami-Fort Lauderdale-West Palm Beach
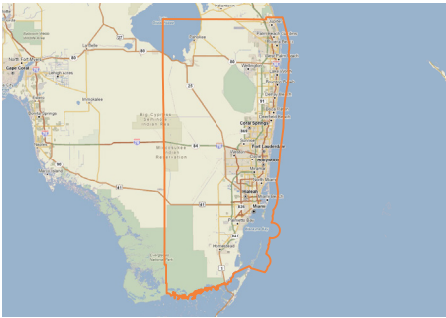
Components of the District Council Dashboard

Housing Attainability Metrics: The following metrics provide a snapshot of the extent to which the regional housing market provides a range of housing choices attainable to the region's workforce. Cells highlighted in green indicate a value that is generally considered to be "better" (rather than higher/lower) than the ULI service area average. Correspondingly, cells highlighted in red indicate a value that is considered "worse."

Data Sources:

Harvard Joint Center for Housing Studies (JCHS). State of the Nation's Housing 2019::

- JCHS tabulations of US Census Bureau, 2017 American Community Survey 1-Year Estimates and Missouri Census Data Center data.

- JCHS tabulations of US Census Bureau, 2017 American Community Survey 1-Year Estimates; and Freddie Mac Prime Mortgage Market Survey 30-Year FRM Interest Rates.

- JCHS tabulations of US Census Bureau, Building Permits Survey and American Community Survey 1-Year Estimates; Missouri Census Data Center data.

National Low Income Housing Coalition. The Gap 2019

Center for Neighborhood Technology (CNT). Housing + Transportation Index

CNT. All Transit Database

Diversity and Disparities project at Brown University

For additional details on data sources and methodology, visit knowledge.uli.org/TCindex.

Occupational Analysis using NHC's Paycheck-to-Paycheck Data

NHC's Paycheck to Paycheck database and report provides "insights into the ability of working households to afford typical housing in metropolitan areas across the country." The full Paycheck to Paycheck data tool includes: Graphs that compare wages and housing costs in 259 metro areas and the nation, median incomes for 81 occupations, median home prices and the income needed to afford them, and fair market rents and the income needed to afford them. To further explore Paycheck-to-Paycheck data and learn more about NHC's methodology, visit: https://www.nhc.org/paycheck-to-paycheck/

Urban Land Institute

NATIONAL HOUSING CONFERENCE

Housing Attainability Metrics for the Miami-Fort Lauderdale-West Palm Beach MSA

In Miami-Fort Lauderdale-West Palm Beach, a substantially higher percentage of middle-income ($30-$75,000/year) households spend more than half of their income on housing compared to the ULI service area average.

A household at the 40th income percentile (in this region, a long haul truck driver earning around $42,750/year would be at this level) can afford to purchase only 32.5% of homes on the market in the last year.

For every 100 households earning 50% of area median income (in this region, a school bus driver earning approximately $32,400/year would be at this level), there are only 25 rental units they can afford that are not occupied by a higher-income household.

The region has a substantially higher average level of income segregation compared to the ULI service area, with more than 40% of the region's population living in areas that could be considered "poor" or "affluent."

Category	Metric	Value	% above/below ULI average	ULI Service Area percentile
Overall affordability	Percentage of severely cost burdened households earning $30-44,999/year	23.48%	173.82%	14
	Percentage of severely cost burdened households earning $45-75,000/year	6.77%	169.60%	16
	Median cost-to-income ratio	27.40%	128.76%	1
Homeownership attainability	Share of recently sold homes affordable to a household with a 40th percentile income	32.50%	62.95%	19
	Share of recently sold homes affordable to a household with a median income	46.10%	70.59%	14
	Share of recently sold homes affordable to a household with a 60th percentile income	62.50%	81.79%	14
	Homeownership rate	59.50%	91.65%	
	Share of cost-burdened owner households	33.35%	149.40%	3
Rental attainability	Affordable and available rental units per 100 households at 50% of AMI	25	45.72%	4
	Affordable and available rental units per 100 households at 80% of AMI	52	55.28%	1
	Affordable and available rental units per 100 households at the median income	81	79.30%	2
	Percentage of renter-occupant households	40.50%	115.46%	
	Share of cost-burdened renter hosueholds	61.13%	129.05%	
Neighborhood Opportunity & Access	All Transit Performance Score	5.2	162.63%	85
	Proportion of families living in poor or affluent neighborhoods	40.20%	134.70%	10
	Percentage of households spending 45% of income or greater on the combined cost of housing and transportation	89.80%	122.39%	11
Housing production	Permits per 100 Household Added (2007-2017)	146.2	99.98%	72

What are the housing options for the region's workforce?

Occupational analysis using NHC's Paycheck-to-Paycheck Data

In the Miami-Fort Lauderdale-West Palm Beach region, a housekeeper would have to earn an additional $29,675 per year to be able to afford a modest two-bedroom rental without being cost burdened.

A sample two-income household including a home health aid and a delivery truck driver would need to earn $13,636 more per year to afford to purchase a home with a 10% downpayment.

Housing type	Total cost	Income needed
Median home purchase price	$276,000	
10% downpayment		$80,675
3% downpayment		$85,294
1 bedroom rental	$1,066	$42,640
2 bedroom rental	$1,351	$54,040
3 bedroom rental	$1,796	$71,840
*Rental costs: monthly expenses at fair market rent		

Occupation	Median annual income	Annual income gap/surplus				
		Median home - 10% down	Median home - 3% down	1 bedroom rental	2 bedroom rental	3 bedroom rental
Single-income households						
Housekeeper	$24,365	($56,310)	($60,929)	($18,275)	($29,675)	($47,475)
Child care worker	$30,833	($49,842)	($54,461)	($11,807)	($23,207)	($41,007)
Cardiac technician	$43,398	($37,277)	($41,896)	$758	($10,642)	($28,442)
Auto mechanic	$47,229	($33,446)	($38,065)	$4,589	($6,811)	($24,611)
Geriatric nurse (RN)	$66,390	($14,285)	($18,904)	$23,750	$12,350	($5,450)
Dual-income household						
Example 1						
Retail salesperson & Janitor	$56,383	($24,292)	($28,911)	$13,743	$2,343	($15,457)
Example 2						
Home health aid & Delivery truck driver	$67,039	($13,636)	($18,255)	$24,399	$12,999	($4,801)
Example 3						
Child care worker & Public school teacher	$85,441	$4,766	$147	$42,801	$31,401	$13,601