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Analysis of the
**MIAMI, FLORIDA
HOUSING MARKET**

as of July 1, 1966

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A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

June 1967

ANALYSIS OF THE
MIAMI, FLORIDA, HOUSING MARKET
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Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE
MIAMI, FLORIDA, HOUSING MARKET
AS OF JULY 1, 1966

Summary and Conclusions

1. The economy of the Miami Housing Market Area (HMA) is highly dependent on the tourist industry, and the trend of the economy generally parallels that of the nation. The 1965-1966 tourist season is reported to have been the best in a period of eight years for which comparable data are available. Nonagricultural employment averaged 434,100 during 1965, reflecting a gain of 22,300, or 5.4 percent, over the average for 1964. The trend in employment in the HMA has been consistently upward since 1961, with year-to-year increases fluctuating from 2.6 percent to the recent high of 5.4 percent. Since 1959, approximately 40,000 Cuban refugees have been assimilated into the HMA work force. Early fears that the refugees would displace American workers have been generally dispelled; the refugees have contributed greatly to the growth of the area. Unemployment averaged 3.9 percent during 1965, marking a steady decline from a high of 8.9 percent in 1962 when the impact of the Cuban refugees was at a peak. Assuming that the long-term uptrend in the national economy will continue, nonagricultural employment in the Miami HMA is expected to increase by an average of 12,750 jobs a year during the July 1, 1966 to July 1, 1969 forecast period of this analysis. The rate of growth projected is below that of 1965, which was unusually high, but is a little above the average for the preceding three-year period.
2. The population of the Miami HMA as of July 1, 1966 is estimated to be 1,195,000, reflecting an increase of 259,950, or 27.8 percent, since April 1960. The Mainland submarket includes all of the Dade County mainland and has a current population of about 1,090,000 (91.2 percent of the HMA total); the Beach submarket includes the cities of Miami Beach, Surfside, and a number of smaller communities, and has a current population of 105,000.
3. There are now about 384,800 households (occupied housing units) in the Miami HMA, representing an increase of 76,500, or 24.8 percent, over the April 1960 level. There are 337,500 households in the Mainland submarket and about 47,300 in the Beach submarket. During the next three years, households are expected to increase by an average of about 10,250 a year in the Mainland submarket and 2,250 a year in the Beach submarket.
4. At present, there are approximately 412,800 housing units in the Miami HMA, 358,625 in the Mainland submarket, and 54,175 in the Beach submarket. The current inventory reflects an increase of

about 63,850 housing units since April 1960, resulting from the construction of about 70,850 new units and the loss of about 7,000 units through demolition and other causes.

5. There are now about 17,700 vacant housing units available for sale or rent in the Miami HMA, reflecting a total available vacancy rate of 4.4 percent. There are about 2,400 vacant units available for sale, representing a homeowner vacancy rate of 1.1 percent, and 15,300 units for rent, reflecting a rental vacancy rate of 8.1 percent. The homeowner vacancy rate is about 1.0 percent in the Mainland submarket area, and 2.9 percent in the Beach submarket area. Rental vacancy rates are 8.0 percent and 8.6 percent, respectively, in the two submarkets. There are now about 6,500 new multifamily units under construction in the HMA, 4,800 in the Mainland submarket and 1,700 in the Beach submarket. Approximately 1,000 single-family houses are under construction, virtually all of them in the mainland portion of the area.
6. Based on anticipated growth patterns and the current inventory and vacancy characteristics in each of the two submarket areas, it is estimated that the demand for new privately-owned housing units in the Miami HMA will average about 14,000 to 15,000 units a year during the 1966-1969 forecast period. The demand for new single-family sales housing will average about 4,000 units a year, all in the mainland submarket area; the demand for multifamily units (both rental and sales types) is expected to average between 10,000 and 11,000 units a year, 7,700 to 8,300 in the Mainland submarket and 2,300 to 2,700 in the Beach submarket. The demand for multifamily units includes about 1,000 to 1,500 a year for sales type units (cooperatives and condominiums), of which 700 to 1,000 will be in demand in the Mainland submarket and 300 to 500 in the Beach submarket. Total demand for multifamily units includes 2,500 units at rents which probably can be achieved only by use of below-market-interest-rate financing or assistance in land acquisition and cost, excluding public low-rent housing and rent-supplement accommodations.
7. Demand for single-family houses is expected to approximate the sales price distribution shown on page 36. Demand for multifamily units for sale by submarket areas is expected to approximate the sales patterns on pages 39 and 48. Demand for multifamily units (both for sale and for rent) in each submarket is expected to be distributed by unit size and gross monthly rent (or equivalent monthly housing expense for sales units) approximately according to the patterns on pages 38 and 47 .

ANALYSIS OF THE
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AS OF JULY 1, 1966

Housing Market Area

The Miami, Florida, Housing Market Area (HMA) is defined as being coterminous with the Miami Standard Metropolitan Statistical Area (SMSA) which, as currently delineated by the Bureau of the Budget, consists of Dade County, Florida. The HMA had a 1960 population of 935,000.^{1/} Six municipalities in the HMA had 1960 populations in excess of 20,000: Miami, 291,688; Hialeah, 66,972; Miami Beach, 63,145; Coral Gables, 34,793; North Miami, 28,708; and North Miami Beach, 21,405.

The housing market area is located in the southeast corner of the Florida peninsula and borders on the Atlantic Ocean. The HMA lies immediately south of the Fort Lauderdale-Hollywood SMSA, and approximately 65 miles south of the West Palm Beach SMSA. Miami is about 240 miles south of the Orlando SMSA, 350 miles south of the Jacksonville SMSA, and 260 miles southeast of the Tampa-St. Petersburg SMSA. The HMA is about 650 miles southeast of Atlanta, Georgia.

The Miami HMA has excellent transportation facilities. The Miami International Airport is one of the busiest in the country with 35 scheduled airlines, 21 non-scheduled carriers, and 13 air-taxi services. The Port of Miami in downtown Miami and Port Everglades 23 miles to the north in Broward County provide ocean cargo and passenger service; the Intercoastal Waterway and Miami River are widely used for commercial barge transportation. The Florida East Coast Railway, the Seaboard Air Line Railroad, and the Atlantic Coast Line Railroad provide daily passenger service from New York and east coast points and from Chicago and midwest points, and also provide fast freight service. The HMA is served by one Interstate and four U.S. highways. Fifteen major motor freight carriers and two transcontinental bus lines provide frequent service linking the area with other major cities throughout the country.

According to the 1960 Census of Population, 15,831 persons who lived outside of the housing market area commuted to work in the HMA and 9,112 residents of the HMA traveled to places of employment outside Dade County. The place of work was not indicated for 25,918 residents of the HMA. Of those residents reporting jobs outside the HMA, 4,381 (48 percent) were employed in Broward County, including 1,171 in the city of Fort Lauderdale and 981 in the city of Hollywood.

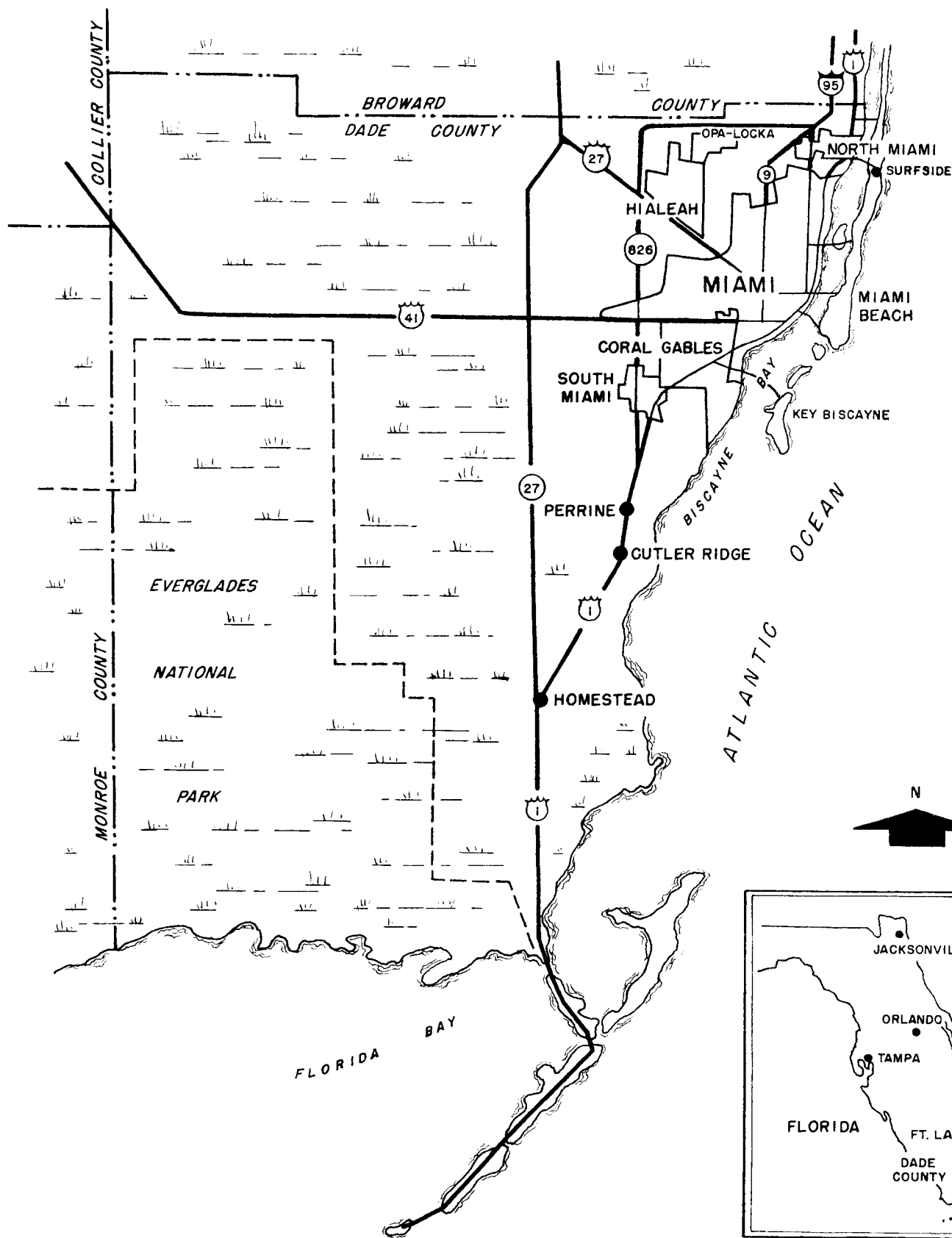
^{1/} Inasmuch as the rural farm population of the Miami HMA constituted less than one percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

A total of 418 residents worked in Monroe County and 378 in Palm Beach County. The largest number of persons coming into the HMA for work were from Broward County; these totaled 10,615, or 67 percent of the in-commuters. A total of 282 persons commuted to work in the HMA from Palm Beach County.

Examination of the Miami HMA discloses two distinct submarket areas, differentiated by important geographic and qualitative characteristics. For ease of identification these submarkets will be referred to as the Mainland submarket and the Beach submarket. The Beach submarket encompasses the city of Miami Beach, Surfside, Bay Harbor Islands, North Bay Village, Bal Harbour Village, Sunny Isles, Golden Shores, Golden Beach, and Indian Creek Village. The Mainland submarket includes all of the Miami HMA not otherwise delineated as part of the Beach submarket.

The Beach submarket area is separated from the Mainland submarket area by Biscayne Bay; however, the two areas are now joined by a total of six causeways. The demographic and housing characteristics of each submarket are discussed separately in the following analysis and an estimate of demand for new housing is presented for each submarket based on the particular market factors applicable to the specific area.

MIAMI, FLORIDA, HOUSING MARKET AREA



Economy of the Area

Character and History

Although Florida was the first part of the North American mainland to be discovered, appearing on maps as early as 1497, the area contained few permanent settlements when the United States acquired it from Spain in 1819. The southern peninsula was virtually uninhabited when Dade County was established by the Legislative Council of the territory of Florida in 1835. As the United States expanded westward, southern Florida grew rather slowly; as late as 1895 there were only two residences in the Miami area. In 1896 a railroad was extended to Miami from the winter resort area then centered around Jacksonville, St. Augustine, and Daytona Beach, 225 to 350 miles to the north; by the end of that year the city had expanded to a population of 500. Subsequent growth, however, was only moderate until the mid 1920's, at which time nationwide prosperity created a boom in the tourist business. Given this impetus, the Miami HMA has expanded very rapidly, developing into the famous resort area for which the HMA is so well known today.

Work Force

As reported by the Florida State Employment Service, the total civilian work force in the Miami HMA^{1/} averaged 470,400 persons during the first three months of 1966, of which 455,000 were employed and 15,200 (3.2 percent) were unemployed. Since 1959 the civilian work force has included a large number of Cuban refugees. The U.S. Department of Health, Education, and Welfare Cuban Refugee Center estimates that at present, there are close to 40,000 refugees in the HMA work force, most of whom are employed. Early fears that the Cuban refugees would take jobs from American workers and work for lower wages have been generally dispelled by the speed and ease with which they have been assimilated into the work force. It is estimated that Cuban exiles are now operating approximately 2,700 business enterprises in Miami, creating employment and contributing significantly to the over-all growth of the economy. Year-to-year changes in the major components of the civilian work force since 1960 are shown in table I.

Employment

Current Estimate. Total nonagricultural employment in the Miami HMA averaged 434,100 during 1965, a gain of 22,300 (5.4 percent) over the 1964 average of 411,800 workers. During the first quarter of 1966,

^{1/} The Housing Market Area is coextensive with the Miami Labor Market Area.

employment averaged 447,100, an increase of 5,800, or 1.3 percent, over the average of 441,300 workers for the first three months of 1965.

Past Trend. The 1964-1965 gain of 22,300 workers reflects the surge of the economy nationwide during the past year, stemming from the increased demands of the Viet Nam conflict and the continuing rise in business in general, now stretching over a period of five and one-half years. The 1965 tourist season is reported to have been the best in the Miami area in the past eight years as measured by hotel and motel records.

Services, with an increase of 5,700 workers, accounted for one-fourth of the total growth in employment in the HMA during 1965. Substantial increases also were registered in retail trade, 3,200; transportation, communications, and utilities, 2,400; and government, 2,200. Gains in manufacturing totaled 4,200, led by an increase of 1,200 in the apparel industry. Employment in several apparel firms increased as a result of military orders during the year. An airframe overhaul firm had a year-long, \$2.7 million contract to install a weapons system on 26 military C-47 aircraft. An aircraft parts and overhaul firm was tooling up during 1965 for a \$3 million contract to overhaul turboprop engines for military cargo planes. Another firm, which normally manufactures screen enclosures, constructed 26 portable aircraft hangers during the year for use in Viet Nam. Two Miami based cargo airlines were busy hauling parts and supplies to Viet Nam under contract to the Military Airlift command. Increases in all industry groups contributed to the overall employment growth during 1965.

Although the trend in total nonagricultural employment has been consistently upward in the Miami HMA since 1961, year-to-year changes have fluctuated substantially. The 5.4 percent increase in employment during 1965 represents an unusually large increase for a single year. By contrast, during 1964, a gain of 14,100 workers reflected an increase of 3.5 percent and in 1963, a gain of 9,600 workers represented an increase of 2.5 percent. Reflecting recovery from the 1960-1961 recession, total nonagricultural employment increased by 12,800 during 1962, more than off-setting a decline of 1,000 in 1961 and 7,400 in 1960.

Nonagricultural Employment Trend
Miami, Florida, HMA, 1960 - 1966

<u>Year</u>	<u>Annual average employment</u>	<u>Year-to-year changes</u>	
		<u>Number</u>	<u>Percent</u>
1960	376,300	-	-
1961	375,300	-1,000	-.3
1962	388,100	12,800	3.4
1963	397,700	9,600	2.5
1964	411,800	14,100	3.5
1965 ^{a/}	434,100	22,300	5.4
<u>Jan. - Mar.</u>			
1965 ^{a/}	441,300	-	-
1966 ^{a/}	447,100	5,800	1.3

^{a/} Subject to revision on the basis of first quarter 1966 benchmark data when available.

Source: Florida State Employment Service.

Distribution by Industry. Reflecting the domination of the economy by the tourist trade, employment in the Miami HMA continues to be concentrated in nonmanufacturing industries. Based on averages for the first three months of 1966, over 85 percent of all nonagricultural wage and salary employment falls into this category. Services account for 22.2 percent of all wage and salary employment, and provide more jobs (83,600) than any other industry group. Included in the service industry are approximately 23,400 hotel and motel employees. Retail trade, much of which is tourist-oriented, represents 20.4 percent of wage and salary employment, with a total of 77,000 workers, including 21,200 employed in eating and drinking places, and 11,900 in food stores. Government ranks high in importance in the number of jobs provided in the HMA, accounting for 12.8 percent of all wage and salary workers, with a total of 48,100, including 7,900 employed by the Federal government. The transportation, communications, and utilities industries account for 10.3 percent of wage and salary employment, providing 38,800 jobs, many of which are closely related to the tourist business. Wholesale trade; finance, insurance, and real estate; and contract construction account for 6.9, 6.7, and 6.1 percent, respectively, of all wage and salary employment in the HMA.

Employment in manufacturing industries now represents 14.7 percent of all nonagricultural wage and salary employment in the HMA, compared with 13.6 percent in 1960. An average of 55,500 persons were employed in manufacturing industries in the HMA during the first three months of 1966, compared with an average of 41,700 during 1960. The apparel industry, with an average of 8,500 employees, the fabricated metal products industry, with 6,700, and the transportation equipment industry (primarily aircraft parts) with 6,500 workers, constitute the principal sources of manufacturing employment in the HMA.

Changes in the distribution of employment by industry have been relatively minor in the HMA in recent years. Services and government now represent slightly larger shares of total nonagricultural wage and salary employment than five years ago; services represent 22.2 percent now compared with 20.6 percent in 1960, and government 12.8 percent now compared with 11.6 percent in 1960. In the manufacturing segment the apparel industry now employs 2.3 percent of all wage and salary workers compared with 1.6 percent in 1960, and the transportation equipment industry now employs 1.7 percent of the total versus 1.3 percent earlier. Retail trade, with a current employment level of 77,000 compared with 66,000 in 1960, now represents only 20.4 percent of wage and salary employment compared with 21.5 percent in 1960. Year-to-year changes in the distribution of employment by major industry groups are shown in table II.

Principal Employers

A recent publication of the Miami-Dade County Chamber of Commerce indicates that there are 31 firms in the HMA with 500 or more employees. The firms in this category include eight department stores, six transportation or utility companies, five manufacturing firms, four hotels, and eight miscellaneous businesses, including a university, a bank, a construction company, and a bakery. Firms in the Miami HMA with 1,000 or more workers are shown in the following table.

Principal Employers
Miami, Florida, Housing Market Area
July 1, 1966

<u>Employer</u>	<u>Number of employees</u>
Eastern Airlines	5,700
Pan American World Airways	5,200
Southern Bell Tel. & Tel. Co.	5,000 ^{a/}
Burdines (department store)	2,600
University of Miami	2,500
National Airlines, Inc.	2,200
Florida Power & Light Co.	2,000
Food Fair Stores of Florida, Inc.	2,000 ^{a/}
Sears, Roebuck and Co.	1,800
Aerodex, Inc. (aircraft parts)	1,700
Miami Herald Publishing Co.	1,400
Fontainebleau Hotel	1,200
Winn-Dixie Stores	1,000

^{a/} Includes some employees working outside the HMA.

Source: Miami-Dade County Chamber of Commerce.

Unemployment

The unemployment rate in the Miami HMA averaged 3.2 percent during the first three months of 1966 with 15,200 persons actively seeking work. Discounting Cuban refugees, the Florida State Employment Service estimates that unemployment would have averaged 2.7 percent during the same period, with about 12,500 persons looking for work. The unemployment rate has been declining each year since 1961, when a peak annual average rate of 9.3 percent of the total civilian work force was reached, with 39,300 persons unemployed. The large number of refugees entering the work force during 1961, 1962, and 1963 contributed to the high levels of unemployment during those years. Discounting Cuban refugees, the unemployment rate in the Miami HMA has been slightly below the national average in the past six years.

Unemployment Trend
Miami, Florida, HMA, 1960-1966

<u>Year</u>	<u>Total civilian work force</u>	<u>Number of unemployed</u>	<u>Percent of work force</u>
1960	408,300	27,300	6.7
1961	420,100	39,300	9.3
1962	433,800	38,600	8.9
1963	441,100	36,400	8.2
1964	441,900	22,900	5.2
1965	459,100	18,100	3.9

Jan. - Mar.

1965	469,400	17,800	3.8
1966	470,400	15,200	3.2

Source: Florida State Employment Service.

Future Employment

Considering the favorable prospects that the long-term uptrend in the national economy will continue, total nonagricultural employment in the Miami HMA is projected to increase by an average of about 12,750 jobs a year during the July 1966 to July 1969 forecast period. The rate of growth projected is below that of 1965, which was unusually high, but is a little above the average for the preceding three-year period, during which employment grew by an average of 12,150 a year. As in the past, growth is expected to occur primarily in services, government, and trade.

Continued prosperity, bringing increased income and expanded vacation periods for an ever larger U.S. work force, can be counted on to sustain the growth of the tourist industry for the foreseeable future. Employment in manufacturing industries also may be expected to expand at about the same rate as in the 1962 to 1964 period. Prospects are particularly favorable for continued expansion in the transportation equipment industry, considering the large volume of new aircraft now on order by the major airlines and many of the smaller feeder lines. Finally, population growth (to some extent) has been the cause, not the effect, of economic expansion. Migrants, attracted to the area by the favorable climate, create a demand for services and generate increased employment in retail and wholesale trade; the increased labor pool also attracts new manufacturing industry.

Income

Manufacturing Wages. Weekly earnings of manufacturing production workers in the Miami HMA averaged about \$85.50 in 1965 for an average work week of 40.9 hours at an average hourly wage of \$2.09. The 1965 average weekly earnings were 19 percent above average weekly earnings in 1959. The rise in average weekly earnings since 1959 results from a 16 percent gain in average hourly earnings and a two percent increase in hours worked. The trend in average hours and earnings from 1959 to 1965 is shown in the following table.

Average Hours and Earnings of Production Workers
on Manufacturing Payrolls
Miami, Florida, HMA, 1959-1965

<u>Year</u>	<u>Average hourly earnings</u>	<u>Average weekly hours worked</u>	<u>Average weekly earnings</u>
1959	\$1.80	40.0	\$72.00
1960	1.86	40.2	74.77
1961	1.92	40.3	77.38
1962	2.00	39.5	79.00
1963	2.01	39.6	79.60
1964	2.05	40.6	83.23
1965	2.09	40.9	85.48

Source: Bureau of Labor Statistics, U. S. Department of Labor.

Family Income. The current median family income, after deduction of federal income taxes, is approximately \$6,250 for all families in the HMA, and about \$4,600 for renter households of two or more persons. Current income is about 21 percent above the 1959 level and is expected to increase by an additional nine percent by 1969, at which time rental housing projects now being planned will be coming on the market. The median after-tax income of all families is expected to increase to \$6,650 in 1969 and that of renter households to \$4,900. More detailed distributions are presented in table III.

Demographic Factors

Population

Current Estimate and Past Trend. As of July 1, 1966, the population of the Miami HMA is approximately 1,195,000. The present population of the HMA includes approximately 90,600 Cuban refugees, equal to 7.6 percent of the total population.

The current population of the HMA reflects an increase of 260,000, or 27.8 percent, since April 1960, when the census reported a total of 935,000 persons living in the area. The average annual increase in population since 1960 has been a little below the average annual increase during the 1950-1960 decade, 41,600 annually during the past six and a quarter years compared with about 44,000 a year during the preceding 10-year period. Net in-migration accounts for about 77.6 percent of the total population growth since April 1960, compared with 78.8 percent during the 1950-1960 period. The influx of Cuban refugees since April 1960 accounts for about 41 percent of the net in-migration and 32 percent of the total population growth during the past six and a quarter years.

Estimates by the Dade County Planning Department indicate that net in-migration, excluding refugees, declined between 1959 and 1961, with a net out-migration (excluding refugees) of about 7,300 persons during 1961. Although the causes of this decline cannot be clearly identified, two probable factors are the severe winter of 1957-1958, which was one of the worst in Florida history, and the national recessions occurring during 1957-1958, and 1960-1961. Overall, net in-migration, excluding refugees, has averaged only 19,000 a year since April 1960 compared with an average of about 34,000 a year between 1950 and 1960. The large influx of Cuban refugees during the 1960 to 1963 period undoubtedly created uncertainties concerning job opportunities, availability of housing, and other factors that tended to dissuade other prospective in-migrants.

In contrast to the general trend in population growth since 1960, the populations of Miami and Miami Beach have increased at faster rates since 1960 than during the 1950-1960 period. The increase in the rate of growth in the city of Miami is attributable to the influx of Cuban

refugees, most of whom settled in the areas immediately adjacent to the central business district that already had a large proportion of Spanish-American population. Miami Beach profited largely from the trend toward apartment living as reflected by the increasing volume of multifamily construction. Population trends for selected communities are shown in table IV.

Estimated Future Population. It is estimated that the population of the HMA will increase by an average of 39,000 a year during the next three years, reaching approximately 1,312,000 by July 1, 1969. The projected growth is based on anticipated employment gains approximating 12,750 a year during the three-year forecast period, and on the assumption that the employment participation rate will continue to decline, although at a slower rate than between 1959 and mid-1966. The projection is calculated on the premise that the number of Cuban refugees in the HMA will not change significantly during the forecast period. The expected annual growth is somewhat below the 1960-1966 average of 41,600 persons a year, and the yearly increments of nearly 44,000 added during the 1950-1960 decade.

Population Trends
Miami, Florida, HMA, 1950-1969

<u>Date</u>	<u>Population</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent^{a/}</u>
April 1, 1950	495,084	-	-
April 1, 1960	935,047	43,996	6.4
July 1, 1966	1,195,000	41,600	4.0
July 1, 1969	1,312,000	39,000	3.2

a/ Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Population.
1966 and 1969 estimated by Housing Market Analyst.

Natural Increase and Migration. From April 1960 to the present time there have been averages of 18,850 births and 9,550 deaths in the Miami HMA each year, resulting in a net natural increase of about 9,300 persons annually. The annual average net natural increase since April 1960 equals the annual average increase between 1950 and 1960. Comparison of net natural increase with the estimate of total population growth during the 1960-1966 period indicates that net migration into the HMA has averaged 32,300 persons each year since April 1960. During the 1950-1960 decade there were an average of 15,550 births and 6,250 deaths each year, resulting in a net natural increase of 9,300 a year. Net

migration into the HMA averaged 34,700 persons annually during the decade.

The Dade County Planning Department has prepared estimates of net migration of Cuban refugees to Dade County on a fiscal year basis beginning with FY 1961. The Planning Department estimates indicate a net in-migration of about 80,800 Cuban refugees between June 30, 1960 and June 30, 1965. The net in-migration of refugees represents the difference between those arriving in the Miami area and those resettled to other parts of the United States. As the following table shows, the greatest accrual of refugees during the period was in the fiscal years 1961 and 1962 when an estimated 89,000 accrued to the area. Resettlement and the reduction in the number of new entrants from Cuba resulted in no net increase in FY 1963 and a net out-migration in FY 1964. Increased departures of refugees from Cuba through agreement with the Cuban Government was, in part, the reason for the net in-migration of 5,300 in FY 1965.

Net Migration Trends
Miami, Florida, HMA, 1950-1965

	<u>Non-refugee</u>	<u>Cuban refugee</u>	<u>Total</u>
April 1950-1960	34,000	700	34,700
Year ending June 30:			
1961	-7,300	42,500	35,200
1962	8,600	46,500	55,100
1963	15,100	None ^{a/}	15,100
1964	16,800	-13,500	3,300
1965	15,100	5,300	20,400

^{a/} During the year ending June 30, 1963, a total of 34,000 refugees are reported as entering Dade County from outside the United States, and an equal number are reported as being resettled outside Dade County.

Sources: April 1, 1950 to April 1, 1960 data are from the U.S. Census of Population. All other data are from the Dade County Planning Department. All figures are rounded to the nearest 100.

Households

Current Estimate and Past Trend. As of July 1, 1966 there are about 384,800 households (occupied housing units) in the Miami HMA. The current number of households in the HMA reflects an increase of about 76,500, or 24.8 percent, over the 1960 level of 308,300 reported by the census. The increase in households since April 1960 has averaged 12,250 annually compared with an average increase of about 15,400 a year during the 1950-1960 decade. The increase in the number of households between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census, which resulted in a substantial number of one-room accommodations being classed as housing units in 1960 which would not have been so classified in 1950. Household trends for selected communities are shown in table VI.

Estimated Future Households. On the basis of anticipated employment and population growth and the assumption that there will be little change in average household size during the next three years, it is estimated that there will be 422,300 households in the HMA as of July 1, 1969. The geographic pattern of growth during the forecast period is expected to parallel the pattern since 1960, with the exception that the rate of growth in the city of Miami is expected to be somewhat below the rate for the 1960-1966 period. No significant increase is anticipated during the forecast period in the number of Cuban refugee households, the factor which was responsible for much of the household growth in the city during the 1960-1966 period.

Household Trends Miami, Florida, HMA, 1950-1969

<u>Date</u>	<u>Households</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent^{a/}</u>
April 1, 1950	154,462	-	-
April 1, 1960	308,325	15,386	6.9
July 1, 1966	384,800	12,250	3.6
July 1, 1969	422,300	12,500	3.1

^{a/} Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Population.
1966 and 1969 estimated by Housing Market Analyst.

Household Size. It is calculated that the average household size in the HMA as of July 1, 1966 is about 3.06 persons, reflecting a slight increase over the average of 2.98 persons reported by the 1960 Census. The average household size in the HMA in 1950 was 3.05 persons.

A special housing survey prepared for the Planning Department of the city of Miami, as part of the city's overall Community Renewal Program, indicates that the average household size in the city of Miami was about 2.86 persons as of the end of 1965, compared with an average of 2.64 at the time of the 1960 Census. The increase in the average household size in the city of Miami is largely attributable to the relatively large size of Cuban households, which constitute a large portion of the household growth since 1960. It is estimated that the average household size in the remainder of the HMA has changed very little since 1960.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. As of July 1, 1966, there are 412,800 housing units in the Miami HMA. The current inventory represents an increase of approximately 63,850 over the April 1960 count of 348,950 units reported by the census. The net increase in the housing inventory results from the construction of 70,850 new units and the loss of about 7,000 units through demolition and other causes. The increase in the housing inventory since April 1960 has averaged about 10,200 units a year, compared with an average annual net addition of 17,200 during the 1950-1960 decade. Part of the increase indicated between 1950 and 1960 resulted from a change in concept from "dwelling unit" used for the 1950 Census to "housing unit" used for the 1960 Census.

Units in Structure. The present composition of the housing inventory by number of units in structure reflects the increase in construction in recent years of units in structures with five or more units. At present, 26.6 percent of all housing units in the Miami HMA are in multifamily structures of five or more units, compared with only 22.5 percent in this type of structure in April 1960. The proportion of units in single-family structures has declined from 64.6 percent in April 1960 to a current level of 61.6 percent, while the proportion of units in two- to four-unit structures has declined from 10.9 percent to 10.3 percent. The housing inventory by units in structure as of April 1960 and July 1966 is shown in table VII.

Age of the Inventory. Based on the 1960 Census of Housing and estimates derived from building permit and demolition data, it is judged that about 17 percent of the current HMA housing inventory is six years old or less. Primarily as a result of the rapid growth experienced by the Miami HMA during the 1950-1960 period, the housing inventory is relatively new. A little over 61 percent of all housing units in the HMA are 16 years old or less. Only 11 percent of the current inventory was built prior to 1929. The housing inventory by year built is shown in table VIII.

Condition. Assuming that all of the new units added to the inventory since 1960 were of good quality, it is estimated that currently there are about 19,500 housing units in the HMA that are dilapidated or lack some plumbing facilities, equal to about 4.7 percent of the total housing stock. As of April 1960, the Census of Housing indicated that approximately 25,650 housing units (7.4 percent of the inventory) were dilapidated or lacked some plumbing facility. Over 94 percent of the units thus classified were occupied; 7,850 by owners, and 16,300 by renters.

Residential Building Activity

Trend. As measured by building permits issued, which cover 100 percent of all new private residential building in the HMA, building activity for the first three months of 1966 is 6.6 percent above the level for the first three months of 1965; approximately 3,650 units have been authorized so far this year, compared with 3,425 for the equivalent period during 1965. During 1965 the volume of new construction increased 30 percent over the 1964 volume. Approximately 17,100 private housing units were authorized during 1965, compared with 13,150 units authorized during 1964. The 1964 volume, in turn, represented an increase of 32 percent over the 1963 volume of building activity. Private residential units authorized during the past two years were well above the average of 10,450 authorizations a year issued during the preceding four-year period from 1960 to 1964. The 17,100 units authorized during 1965 represent the highest level of residential building activity since 1958 when 17,300 housing units were authorized. During the ten-year period from 1950 to 1959 an average of 16,650 housing units were authorized each year, with a peak of approximately 19,250 units authorized in 1950 and a low of 13,400 in 1951. Prior to the current surge in building activity beginning with 1964, the trend in the HMA was generally downward, extending over a period of six years (1958 to 1964), with only a minor exception during 1962 when building authorizations totaled about 150 more than in the preceding year.

Based on comparable data beginning with 1960, the volume of privately-financed units authorized in multifamily structures (two- or more-unit structures) exhibits a consistently upward trend over the past six years. After a small increase from 1960 to 1961, units authorized in multifamily structures rose by 38 percent in 1962 and 3.4 percent in 1963. With the surge in building activity beginning in 1964, multifamily construction volume went up 62 percent with a total of 9,475 units authorized in 1964, compared with 5,850 in 1963. A gain of 40 percent was recorded during 1965 with a total of 13,250 multifamily units authorized. Although a complete count of condominium and cooperative apartment units is not available, data collected by the Coral Gables Insuring Office indicate that at least 1,075 units of this type were completed between March 1, 1965 and March 1, 1966, and approximately 1,175 units were completed during the preceding 12 month period.

New single-family construction declined each year from 1960 through 1964, but the downward trend was broken during 1965 when authorizations for 3,825 units exceeded the 1964 volume by a little more than four percent. Single-family construction volume during 1965 was down almost 50 percent from the level in 1960, when 7,550 units were authorized.

Approximately 18 percent of all private housing units authorized in the HMA since 1960 have been in the city of Miami. Miami Beach has accounted for about 12 percent of all new units; Hialeah, 8.2 percent; North Miami, 3.6 percent; and Coral Gables, 3.1 percent. Approximately 43 percent of all the new private units authorized have been located in the unincorporated portion of Dade County. Year-to-year construction activity as measured by building permits is shown in tables IX and X.

Units Currently Under Construction. Based on building permit data, a postal vacancy survey conducted during April 1966, supplemental data obtained in the Miami area, and on average construction time for single-family homes, garden-type apartments, and high rise rental projects, it is estimated that there are about 7,500 housing units under construction in the Miami HMA as of July 1, 1966. About 1,000 of these units are single-family homes and approximately 6,500 are in multifamily projects. It is estimated that about 20 percent of the multifamily units now under construction are sales-type units. More than two-thirds of the single-family units now under construction and 30 percent of the multifamily units now under construction are located in the unincorporated portion of Dade County. About 25 percent of the multifamily units under construction are in the city of Miami, and about 20 percent in Miami Beach.

Demolitions. Data compiled by the Dade County Planning Department indicate that approximately 7,000 housing units have been removed from the housing stock of the Miami HMA as a result of demolitions since April 1960. Based on anticipated urban renewal activity, expressway construction, code enforcement, and other removals, it is estimated that demolitions and other losses will result in an inventory loss of about 4,800 housing units during the next three years, or an average of 1,600 units annually. Present plans include the expected removal of approximately 1,450 housing units as a result of urban renewal and about 1,150 units as a result of new expressway construction during the three-year forecast period.

Tenure. It is estimated that about 54.8 percent of all occupied housing units in the HMA are owner-occupied as of July 1, 1966, compared with 59.4 percent in April 1960. The decline in owner-occupancy since 1960 reflects a reversal of the trend shown between 1950 and 1960. The owner-occupancy rate was 53.9 percent in April 1950. Tenure trends for the 1950-1966 period are shown in table XI.

Vacancy

1960 Census. As of April 1, 1960, the Census of Housing reported that there were approximately 25,650 vacant nonseasonal, nondilapidated housing units in the Miami HMA which were available for sale or rent.

The available vacancies equaled 7.7 percent of the available housing inventory. Vacant units available for sale totaled about 5,675, indicating a homeowner vacancy rate of 3.0 percent. There were approximately 20,000 vacant units available for rent, reflecting a rental vacancy rate of 13.8 percent. Practically all (99.2 percent) of the vacant units available for sale in the HMA had all plumbing facilities. However, almost 12 percent (2,300 units) of the vacant units available for rent lacked one or more plumbing facilities.

April 1966 Postal Vacancy Survey. A postal vacancy survey was conducted in the Miami HMA during the period from April 20 to April 26, 1966. In the Miami postal service area, the vacancy survey was conducted on a sample of letter-carrier routes. These routes were selected from the post office listings of the total possible deliveries to residences and apartments on each numbered route in each station and branch. It is estimated that the sample survey findings in the Miami postal service area cover 56 percent of the possible deliveries to residences and 88 percent of the possible deliveries to apartments. For the area outside the jurisdiction of the Miami Post Office, three cities and towns were selected and in each of these areas the survey covered the total possible deliveries to dwelling units on each carrier route.

On the basis of full coverage of 366,000 total possible deliveries in the entire HMA, it is estimated that 4.4 percent of all residences and apartments were vacant. This proportion represented about 13,900 vacant units previously occupied and 2,100 vacant units never occupied. In addition, 6,400 new units were under construction. Of an estimated total of 261,000 possible deliveries to residences, about 6,000 were vacant. The vacancy rate of 2.3 percent represented 5,400 units previously occupied and 600 newly-completed units. An additional 950 dwellings were under construction. Among the estimated 105,000 possible deliveries to apartments, 9.5 percent were vacant, including 8,500 vacant apartments that previously were occupied and 1,500 new apartments. An additional 5,450 apartment units were under construction. The following table compares the vacancies as estimated on the basis of full coverage with the vacancies as reported in the sample survey and table XII shows the detailed results of the sample survey as reported by the participating post offices.

Comparison of Estimated Vacancy^{a/}
With The Postal Vacancy Survey Sample
Miami, Florida, HMA
April 1966

	<u>Total</u>		<u>Residences</u>		<u>Apartments</u>	
	<u>Possible</u> <u>deliveries</u>	<u>Percent</u> <u>vacant</u>	<u>Possible</u> <u>deliveries</u>	<u>Percent</u> <u>vacant</u>	<u>Possible</u> <u>deliveries</u>	<u>Percent</u> <u>vacant</u>
Estimated totals ^{a/}	366,000	4.4	261,000	2.3	105,000	9.5
Survey sample	260,687	4.8	167,510	2.4	93,177	9.0

^{a/} Represents estimated vacancy for 100 percent coverage of all possible deliveries by the surveyed post offices.

Source: FHA postal vacancy survey conducted by collaborating postmasters.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.

Post offices in the Miami area also conducted vacancy surveys in April 1962 and May 1961. On the basis of full coverage, the April 1966 survey shows a decline in the residence vacancy rate since the 1962 survey and an increase in the apartment vacancy rate. The latest report reveals a slight decrease in the overall vacancy rate since 1962, currently 4.4 percent compared with 4.6 percent four years ago. A drop in the overall vacancy rate between May 1961 and April 1962, from 7.6 percent to 4.6 percent, gives further evidence of the impact of the Cuban refugees during this period.

Vacancy Trends
As Indicated by Postal Vacancy Surveys
Miami, Florida, HMA, 1961-1966

<u>Date</u>	<u>Total</u>	<u>Vacancy rates</u>	
		<u>Residences</u>	<u>Apartments</u>
May 1961	7.6%	NA	NA
April 1962	4.6	3.1%	8.7%
April 1966	4.4	2.3	9.5

NA - Not available.

Source: FHA postal vacancy surveys conducted by collaborating postmasters.

Vacancies in FHA-Insured Rental Projects. As shown in the following table, vacancies in FHA-insured rental projects have declined significantly during the past year.

Vacancy Rates in FHA-Insured Rental Projects
Miami, Florida, HMA
1964-1966

<u>Year</u>	<u>Number of projects</u>	<u>Total units</u>	<u>Vacant units</u>	<u>Percent vacant</u>
1964	116	4,929	339	6.9
1965	115	5,195	346	6.7
1966	120	4,923	215	4.4

Source: Federal Housing Administration.

These data represent only the experience of the FHA-insured rental projects; they are not indicative of the occupancy characteristics of all multifamily rental units. The data include vacancies in 35 projects totaling 1,708 units which had Commissioner-held mortgages as of March 15, 1966. Only 77 vacant units were reported in these projects as of this date, a vacancy ratio of 4.5 percent.

Current Estimate. Based on the postal vacancy survey, the recent housing study conducted for the city of Miami, vacancy trends indicated by various local surveys (including FHA) and on personal observation, it is estimated that as of July 1, 1966 there are about 17,700 vacant housing units available for sale or rent in the Miami HMA, reflecting a total available vacancy rate of 4.4 percent. Currently there are about 2,400 vacant units available for sale, representing a homeowner vacancy rate of 1.1 percent, and 15,300 vacant units available for rent, equal to a rental vacancy rate of 8.1 percent. Only a negligible number of the vacant units available for sale are estimated to be without complete plumbing facilities; however, approximately 1,800 of the vacant units available for rent lack one or more plumbing facilities. Since household growth in the Miami HMA is expected to be moderate during the next three years, the current rental and homeowner vacancy rates indicate a relatively good balance between supply and demand. The current vacancy levels are compared with the vacancy levels reported by the 1950 and 1960 Censuses of Housing in table XII.

Sales Market

Single-Family Sales Market Conditions. The market for new single-family sales housing in the Miami HMA as of mid-1966 can be described as generally good. The reasonably sound condition of the market at the present time reflects the fact that for the past several years the volume of new single-family construction has been more realistically geared to demand than it had been several years earlier. Production of single-family homes was sharply reduced during the four-year period from 1960 to 1964 and only half as many single-family houses were authorized by building permits during 1965 as in 1960. As a result of these adjustments, the homeowner vacancy rate has been reduced from the undesirably high level of 3.0 percent reported by the 1960 Census to a current level of 1.1 percent, a ratio considered appropriate for an area that is expected to maintain a moderate rate of growth. Approximately 3,825 single-family homes were authorized by building permits during 1965, representing an increase of a little more than four percent over the 3,675 units authorized during 1964.

Approximately 74 percent of the single-family units completed during 1965 in subdivisions covered by the annual FHA inventory of unsold new houses were sold before construction started, compared with less than 57 percent presold in 1964.

Unsold Inventory of New Homes. The FHA unsold inventory survey in January 1966 revealed a total of about 2,300 houses completed in 75 subdivisions with five or more completions during 1965, of which about 1,700 had been sold before construction had been started. Of the 600 houses built on a speculative basis, 150 (25 percent) remained unsold at the time of the survey. Somewhat more than half (53 percent) of the houses completed in these 75 subdivisions were priced to sell below \$17,500, with about 21 percent each in the \$12,500-\$15,000 and \$15,000-\$17,500 price ranges and about 11 percent in the range under \$12,500.

Approximately 28 percent of the speculatively-built units priced to sell below \$17,500 remained unsold at the time of the survey, compared with an unsold inventory of 17 percent of the speculatively-built homes priced to sell at \$17,500 or above.

A comparable survey of unsold new houses for the year 1964 indicated approximately 2,200 completions in subdivisions, of which 1,250 had been sold before construction had started. A smaller percentage of the speculatively-built units remained unsold at the end of 1964 (18 percent) than at the end of 1965. Percentagewise, the units remaining unsold at the end of 1964 were fairly evenly divided between the lower priced units (those below \$17,500) and the higher priced ones, with an unsold inventory of 17 percent in the lower priced speculative units compared with about 20 percent in the higher priced units. The results of the unsold inventory surveys are shown in detail in table XIV.

Foreclosures. Foreclosures of loans on single-family houses in the Miami HMA have averaged about 3,050 a year since 1961 with a peak of about 3,150 foreclosures recorded during 1964. Based on data for the first eight months of the year, it is estimated that foreclosures totaled about 2,975 during 1965.

Foreclosure of Single-Family Houses
Miami, Florida, HMA, 1960-1965

<u>Year</u>	<u>Total foreclosures</u>
1960	1,741
1961	3,006
1962	3,123
1963	2,997
1964	3,144
1965 ^{a/}	2,975

^{a/} Annual rate based on data for first eight months.

Source: Dade County public records.

As of March 1, 1966, the FHA Coral Gables Insuring Office had a total of 615 acquired single-family homes on hand in the Miami HMA. The March 1966 level of acquired single-family properties reflects a reduction of 36 percent since December 1, 1962 when there were 960 acquired single-family properties on hand in the Miami HMA.

Marketability of Multifamily Units Constructed for Sale. A March 1966 market absorption survey of recently completed multifamily housing projects covered 9,950 units which had been on the market for one to 24 months. Of the total units surveyed, 600 were cooperative units and 1,650 were condominium units. The March 1966 vacancy ratio for these sales-type multifamily units surveyed was 13.4 percent. The vacancy rate for units that were seven to 12 months old was 11.2 percent, the vacancy rate for units that had been completed within the past six months was 38.2 percent, and vacancies in units completed from 13 to 24 months were 3.3 percent.

Approximately 69 percent of the cooperative and condominium units produced in the two-year period from March 1964 to March 1966 were one-bedroom units. About 22 percent were two-bedroom units, eight percent were efficiencies, and less than one percent were three-bedroom size. A vacancy rate of 1.7 percent was indicated in efficiency units, 14.9 percent in one-bedroom units, and 9.3 percent in two-bedroom units. Only five three-bedroom units were reported; one of these was vacant at the time of the survey.

Almost all of the efficiency units surveyed were priced to sell below \$10,000. About 45 percent of the one-bedroom units were priced to sell below \$10,000 and about 25 percent were priced to sell between \$10,000 and \$12,499. Most of the remaining one-bedroom units were priced to sell between \$12,500 and \$19,999, although somewhat over one percent were priced to sell at \$20,000 or more. Some two-bedroom units were priced to sell below \$10,000 (about 12 percent), but the largest proportion (42 percent) of the units this size were priced to sell between \$10,000 and \$12,499. About 15 percent of the two-bedroom units were priced to sell for \$20,000 or more. Recently completed multifamily sales units are distributed by unit size and sales price in the following table.

Distribution of Multifamily Sales Units Completed in the Last Two Years
By Unit Size and Sales Price
Miami, Florida, HMA

<u>Price</u>	<u>Efficiency</u>		<u>One-bedroom</u>		<u>Two-bedroom</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under \$10,000	171	97.7	630	44.4	52	11.7
10,000 - 12,499	4	2.3	354	25.0	187	42.2
12,500 - 14,999	-	-	239	16.8	111	25.1
15,000 - 17,499	-	-	114	8.0	22	5.0
17,500 - 19,999	-	-	64	4.5	5	1.1
20,000 and over	-	-	18	1.3	66	14.9
Total	175	100.0	1,419	100.0	443	100.0

Source: Market Absorption Survey conducted by Coral Gables Insuring Office, Federal Housing Administration.

A few generalizations can be made concerning the sales market for multifamily units. Many of the smaller sales-type projects (15-50 units) have been very successful, as have some larger high-rise projects which have a proper balance of location, amenities, and selling price. The time required to obtain a satisfactory occupancy level is somewhat longer for sales-type multifamily units than for rental-type units, but it is not excessive. However, the experience of a number of large projects indicates that there is an excess supply of high-priced, luxury-type units at present.

Rental Market

General Market Conditions. Rental vacancies in the Miami HMA have been reduced from a level of 13.8 percent in April 1960 to approximately 8.1 percent at present, notwithstanding the fact that a large volume of new multifamily rental units has been added to the inventory since 1960. Multifamily construction (about 80 percent of which is rental) averaged about 5,500 units a year during the five year period from 1960 to 1964, compared with an average of 4,300 units a year during the boom of the 1950 to 1960 period. Indicating the present strength of the rental market, approximately 9,000 multifamily units authorized by permits during 1964 have been readily absorbed. By comparison, only 6,250 multifamily units were authorized during the peak year (1957) of the 1950 to 1960 boom. Multifamily construction accounted for 72 percent of all new housing units authorized by building permits during 1964, compared with only 35 percent in 1960.

General Marketing Experience. The rental market appears firm for both new and existing units. Vacancies in the older projects in the Miami rental market have declined during the past two years. The market absorption data collected by the Coral Gables Insuring Office pertaining to multifamily rental units indicates that new rental units are obtaining about 77 percent occupancy within six months and about 94 percent occupancy within one year. Slower absorption rates are apparent for medium priced units in less desirable locations, while higher priced units in good locations are doing quite well.

FHA Market Absorption Survey. The Coral Gables Insuring Office absorption survey of over 7,700 new multifamily rental units opened for occupancy within the last two years revealed 77 percent occupancy in approximately 1,700 rental units that had been on the market for a period of six months or less. Since some of the units in this group had been opened for occupancy for a relatively short time, the rate of absorption appears to be satisfactory. Vacancy rates in units that had been on the market for seven to 24 months ranged from low to moderate. A vacancy rate of 3.1 percent was reported in 1,325 rental units that had been open for occupancy for seven to twelve months, and a vacancy rate of 6.5 percent was indicated for a group of 4,675 rental units that had been on the market for 13 to 24 months.

Of the 6,725 rental units in the survey for which the size of unit was indicated, approximately 61 percent were one-bedroom units, 27 percent were two-bedroom units, and about 12 percent were efficiencies. The survey indicates that very few three-bedroom rental units were added to the HMA inventory between March 1, 1964 and March 1, 1966; only 58 three-bedroom units were included in the 6,725 units for which unit size was reported. It is estimated that the absorption survey covered about 70 percent of all multifamily housing units (including units in two- to four-unit structures) completed for occupancy during the two-year period.

Urban Renewal

The Dade County Urban Renewal Agency was established in 1963. A Community Renewal Program and a General Neighborhood Renewal Plan have been initiated. The Community Renewal Program is being conducted in five phases. The first phase, which describes existing conditions and trends and identifies principal problem areas, has recently been completed. Subsequent phases will deal with community renewal goals, comparison of needs and resources, proposals for improvements, and adoption and implementation of proposals.

The General Neighborhood Renewal Plan covers the central section of the City of Miami, generally that area bounded by N.W. 36th Street, N.W. 10th Avenue, S.W. 11th Street, S.W. 15th Road, and Biscayne Bay. The Central Miami Renewal Project (R-10) is in the GNR area and covers approximately 147 acres containing 3,397 substandard housing units and 153 standard units. There are 1,386 families living in the area. Approximately 2,600 of the substandard housing units are scheduled to be removed, 1,450 through the urban renewal program and 1,150 to provide room for new expressways, including a large mid-town interchange. The other substandard units will be rehabilitated. About half of the project area will be used for the expressway right-of-way, and the remainder will be devoted to new residential construction.

Public Housing

The Housing Authority of the City of Miami currently has 3,590 units under management in 14 projects and the Housing Authority of the City of Miami Beach has 50 units under management in one project, a total of 3,640 units in the HMA. An additional 385 units are under construction and 587 units are in the pre-construction stage in the City of Miami. Program reservations have been approved for 2,400 additional units in the City of Miami. A total of 1,600 of these units are to be for the use of senior citizens. The low-rent units in the City of Miami currently include 813 units designated for the use of senior citizens; 179 more are in the pre-construction stage.

The Housing Authority of the City of Miami reports a waiting list of about 4,000 applicants for low-rent units, of which about half are senior citizens. Many of these are families that have been displaced by recent expressway construction. About 85 percent of the elderly applicants are single individuals.

Demand for Housing

Quantitative Demand

Based on an anticipated annual increase of about 12,500 households, on the need to replace housing units expected to be lost from the inventory, and giving consideration to tenure trends, demand-supply relationships in the market, and to the shift of single-family houses from the sales inventory to the rental inventory, the demand for new privately-owned housing in the Miami HMA is expected to total 14,000-15,000 units a year during the July 1966 to July 1969 forecast period. Of the total annual demand, 4,000 will be for single-family (sales) units and the remaining 10,000-11,000 will be for multifamily units (both rental and sales type). The demand for rental units excludes low-rent public housing and rent-supplement accommodations. Of the total annual demand for 10,000-11,000 multifamily units, it is calculated that there will be a demand for 9,000 to 9,500 rental units and 1,000 to 1,500 cooperative and condominium sales units, including 2,500 rental units a year which may be marketed at the lower rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost.

The annual demand for new single-family sales housing is about equal to the annual average of 4,050 single-family units authorized by building permits during the four-year period from 1962 to 1965 and reflects the current balance in the sales market which has been achieved by a rate of construction closely geared to demonstrated demand over the past four years.

Although the projected demand for 10,000-11,000 new multifamily units (both rental and sales type) during each year of the 1966-1969 forecast period is below the 13,250 units authorized during 1965, it exceeds the 9,475 units authorized during 1964, and the average of 7,050 units authorized in multiple unit structures each year since 1960. As a result of the large number of authorizations in 1965, vacant new multifamily housing units are accumulating in both the rental and sales categories; it is desirable to reduce the volume of production of these types of units from the 1965 level to facilitate absorption. The addition of multifamily units at the projected rate should bring the multifamily rental and sales market into better balance by the end of the forecast period. However, because of the continuing high level of multifamily construction, and the possibility that unforeseen changes in the national economy could significantly alter the anticipated rate of growth in the HMA, it is suggested that prospective builders and investors carefully observe the trend in local indicators of growth, particularly employment trends, and to note carefully any adverse change in the rate of absorption of new multifamily units.

The following table summarizes the projected annual demand increments for single-family sales houses and for multifamily rental and sales-type units in the Miami HMA during the next three years.

Projected Annual Demand for New Private Housing
Miami, Florida, Housing Market Area
July 1, 1966 to July 1, 1969

<u>Area</u>	<u>Total units</u>	<u>Single- family units</u>	<u>Multifamily units</u>		
			<u>Market interest rates rental</u>	<u>sales</u>	<u>Other rental^{a/}</u>
HMA total	14,000-15,000	4,000	6,500-7,000	1,000-1,500	2,500
Mainland submarket	11,700-12,300	4,000	4,500-4,800	700-1,000	2,500
Beach submarket	2,300- 2,700	-	2,000-2,200	300- 500	-

^{a/} Additional rental units that may be marketed only at the lower rents achievable by below-market-interest-rate financing or assistance in land acquisition and cost. The demand shown above excludes low-rent public housing and rent-supplement accommodations.

Housing Market Summary
Mainland Submarket
Miami, Florida, HMA

Demographic Factors

Population

Current Estimate and Past Trend. As of July 1, 1966, the population of the Mainland submarket of the Miami HMA is approximately 1,090,000 (91.2 percent of the HMA total). The current population reflects an increase of 227,650, or 26 percent, since April 1960. The population of the Mainland portion of the HMA has been growing at a slower rate since 1960, than it did during the 1950-1960 decade, 3.8 percent annually during the past six and a quarter years, compared with 6.6 percent during the preceding 10-year period. Most of the 90,600 Cuban refugees that have settled in the Miami HMA since 1960, have settled in the Mainland submarket of the HMA, and refugees account for about 40 percent of the total population growth of the Mainland submarket since 1960. Population trends for the Mainland submarket are shown by major communities in table IV.

Estimated Future Population. It is estimated that the population of the Mainland portion of the HMA will increase by about 102,000 during the next three years, reaching a level of approximately 1,192,000 by July 1, 1969. It is assumed that the number of Cuban refugees in the HMA will not change significantly during the forecast period.

Population Trends
Mainland Submarket, 1950-1969

<u>Date</u>	<u>Population</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent^{a/}</u>
April 1, 1950	446,084	-	-
April 1, 1960	862,347	41,626	6.6
July 1, 1966	1,090,000	36,400	3.8
July 1, 1969	1,192,000	34,000	3.0

a/ Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Population.
1966 and 1969 estimated by Housing Market Analyst.

Households

Current Estimate and Past Trends. As of July 1, 1966 there are about 337,500 households (occupied housing units) in the Mainland submarket of the Miami HMA. The current number of households reflects an increase of approximately 62,650, or 23 percent, over the April 1960 level of 274,845. The increase in the number of households has averaged about 10,000 a year since April 1960, compared with an average increase of about 13,700 a year during the 1950-1960 period. Household trends for the Mainland submarket are shown by major communities in table VI.

Estimated Future Households. On the basis of anticipated population growth and the assumption that there will be little change in the average household size during the next three years, it is estimated that there will be 368,250 households in the Mainland submarket by July 1, 1969; that level of households will represent an increase of 10,250 a year.

Household Trends Mainland Submarket, 1950-1969

<u>Date</u>	<u>Households</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent^{a/}</u>
April 1, 1950	137,577	-	-
April 1, 1960	274,845	13,727	6.9
July 1, 1966	337,500	10,000	4.1
July 1, 1969	368,250	10,250	2.9

a/ Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing.
1966 and 1969 estimated by Housing Market Analyst.

Household Size. The average household size in the Mainland portion of the HMA is estimated to be 3.17 persons as of July 1, 1966, up somewhat from an average of 3.08 in April 1960. The average household size was 3.10 persons in April 1950. The increase in average household size since 1960 is largely attributable to the relatively large size of Cuban households, which constitute a large portion of the household growth in the Miami portion of the HMA since 1960. Part of the decline in average household size between 1950 and 1960 results from the increase in the number of small households because of the change in household definition referred to previously.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. As of July 1, 1966 there are about 358,625 housing units in the Mainland submarket. The current inventory represents an increase of about 53,875 over the April 1960 inventory of 304,746 units. The net increase in the inventory since April 1960 results from the construction of about 60,375 new units and the loss of about 6,500 units through demolition and other causes.

Units in Structure. The present composition of the housing inventory in the Mainland portion of the HMA reflects the increase in apartment construction in recent years, particularly in structures with five or more units. At present, about 18.9 percent of all housing units in this submarket area are in multifamily structures of five or more units, compared with only 15.3 percent in 1960. Nevertheless, single-family homes continue to account for a large majority of the housing units, with 68.7 percent of all housing units falling in this category. The housing inventory of the Mainland submarket is shown by type of structure in table VII.

Age of the Inventory. Based on the 1960 Census of Housing and estimates derived from building permit and demolition data, it is estimated that about 17 percent of the current housing inventory in the Mainland submarket is six years old or less. About 63 percent of all housing units in the submarket area have been built since 1950. The housing inventory of the Mainland portion of the HMA is shown by age of structure in table VIII.

Residential Building Activity

Trend. As measured by building permits issued, over 99 percent of all single-family construction and about 74 percent of all units in multi-family construction in the Miami HMA since January 1, 1960 has been in the Mainland submarket. Single-family units authorized in the Mainland portion of the HMA from January 1, 1960 through March 31, 1966 totaled about 30,425 and multifamily units totaled about 33,550. About 73.5 percent of the units in new construction in the Mainland submarket during 1965 were in multifamily structures, compared with only 27.8 percent in 1960. The total number of units authorized in the Mainland portion of the HMA during 1965 reflected an increase of 37.3 percent over 1964. From 1963 to 1964, the number increased by 19.7 percent. Building activity during 1963 was up 8.4 percent over 1962, following the decline experienced during the 1960-1962 period.

Number of Private Housing Units Authorized by Building Permits Mainland Submarket, 1960-1966

<u>Year</u>	<u>Single family</u>	<u>Multifamily</u>	<u>Total</u>	<u>Percent multifamily</u>
1960	7,498	2,891	10,389	27.8
1961	5,953	3,017	8,970	33.6
1962	4,544	3,526	8,070	43.7
1963	4,081	4,669	8,750	53.4
1964	3,652	6,820	10,472	65.1
1965	3,812	10,569	14,381	73.5
1966 (Jan.-March)	887	2,038	2,925	69.7

Sources: U.S. Bureau of the Census, C-40 and C-42 Construction Reports.

Units Under Construction. There are about 5,800 housing units under construction in the Mainland segment of the HMA at present, 1,000 single-family units and about 4,800 multifamily units.

Demolitions. Demolitions in the submarket area have totaled about 6,500 since 1960. During the next three years, demolitions in the Mainland portion of the HMA are expected to average about 1,500 units a year.

Tenure. It is estimated that about 60.1 percent of all occupied housing units in the Mainland submarket are owner-occupied at present, compared with 63.7 percent in April 1960. The decline in owner-occupancy in the Mainland portion of the HMA reflects a reversal of the trend shown between 1950 and 1960, when owner-occupancy increased from 57.1 percent to 63.7 percent. Tenure trends for the submarket area are shown in table XI.

Vacancy

1960 Census. As of April 1960 there were about 20,200 vacant nonseasonal, nondilapidated housing units in the Mainland submarket which were available for sale or rent. The available vacancies equaled about 6.8 percent of the available housing inventory. Vacant units available for sale totaled 5,400, indicating a homeowner vacancy rate of 3.0 percent. There were approximately 14,800 vacant units available for rent in the Mainland submarket, reflecting a rental vacancy rate of 12.9 percent. The rental vacancy rate was slightly below that of the HMA as a whole, which was 13.8 percent. The homeowner vacancy rate varied very little throughout the HMA.

Current Estimate. Based on the postal vacancy survey, a recent housing study conducted for the city of Miami, vacancy trends indicated by various local surveys (including FHA) and on personal observation, it is estimated that as of July 1, 1966 there are about 13,800 vacant housing units available for sale or rent in the Miami portion of the HMA, reflecting a total available vacancy rate of 3.9 percent. Currently, there are about 2,150 vacant units available for sale, representing a homeowner vacancy rate of 1.0 percent in the submarket area, and approximately 11,650 vacant units available for rent, equal to a rental vacancy rate of 8.0 percent.

Sales Market

Single-family Sales Market Condition. Approximately 99 percent of all new single-family construction in the housing market area is in the Mainland submarket. The current condition of the market in the entire HMA, as discussed on page -22, is applicable to the Mainland submarket.

Marketability of Multifamily Units Constructed for Sale. The March 1966 market absorption survey of recently completed multifamily housing projects conducted by the Coral Gables Insuring Office reveals a total of 600 cooperative units and 720 condominium units completed in the Mainland submarket during the two-year period from March 1964 to March 1966. An overall vacancy rate of 6.8 percent is indicated in the sales-type multifamily units as of the date of the survey, 9.1 percent in cooperatives and 6.3 percent in condominiums. The overall vacancy rate for sales-type units that had been on the market for seven to 12 months was 8.1 percent and the rate for units completed within the past six months was 40.2 percent. A total of 435 sales-type units had been on the market for less than six months, of which 405 were cooperative units.

The recent additions to the multifamily sales inventory of the Mainland submarket were distributed by unit size and sales price approximately as shown in the following table. (Unit size or sales price was not indicated for about 11 percent of the units surveyed in the Mainland portion of the HMA.)

Distribution of Multifamily Sales Units Completed in the Past Two Years
By Unit Size and Sales Price
Mainland Submarket, March 1964-1966

<u>Price</u>	<u>Efficiency</u>		<u>One-bedroom</u>		<u>Two-bedroom</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under \$10,000	23	100.0	537	67.6	52	14.5
\$10,000 - 12,499	-	-	255	32.1	187	52.2
12,500 - 14,999	-	-	-	-	87	24.3
15,100 - 17,499	-	-	-	-	12	3.4
17,500 - 19,999	-	-	2	.3	-	-
20,000 and over	-	-	-	-	20	5.6
Total	23	100.0	794	100.0	358	100.0

Source: Market Absorption Survey conducted by Coral Gables Insuring Office, Federal Housing Administration.

Rental Market

General Market Conditions. The present rental vacancy rate of 8.0 percent in the Mainland submarket reflects a reduction from a level of 12.9 percent in April 1960. The volume of new multifamily housing units completed averaged about 4,200 a year during the five-year period from 1960 to 1964, and 10,569 multifamily units were authorized in the Mainland submarket during 1965. Both new and existing rental units have been renting well over the past several years.

Absorption of Recent Inventory Additions. The FHA market absorption survey conducted by the Coral Gables Insuring Office indicates a good absorption rate for recently completed rental projects in the Mainland submarket. As of March 1, 1966, an occupancy level of 75 percent was reported in approximately 930 units which had been on the market for six months or less. A 73 percent occupancy was reported in approximately 680 one-bedroom units included in the survey and 76 percent in 170 two-bedroom units. Only 51 efficiency units and 30 three-bedroom units were reported completed during the six-month period, and all of these were reported occupied except four efficiencies and two three-bedroom units. Most of the new one-bedroom units in the Mainland submarket are being offered at monthly rentals ranging from \$110 to \$135; however, a few one-bedroom units are available at rents beginning at \$85 and \$90 a month. Most of the new two-bedroom units in the Mainland submarket are offered for rent at \$125 to \$175 a month.

Demand for Housing

Quantitative Demand

Based on an expected increase of about 10,250 households a year in the Mainland submarket, on anticipated inventory losses, and giving consideration to tenure trends, demand-supply relationships, and to the shift of single-family units from the sales inventory to the rental inventory, the demand for new housing in the Mainland submarket is expected to total 11,700 to 12,300 units a year during the July 1, 1966 to July 1, 1969 forecast period. The annual demand during the forecast period includes 4,000 units of single-family sales housing and 7,700 to 8,300 multifamily units, including 4,500 to 4,800 rental units, 700 to 1,000 multifamily sales-type units, and 2,500 rental units which may be marketed only at rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost. The foregoing demand estimates do not include demand for low-rent public housing and rent-supplement accommodations.

Qualitative Demand

Single-family Houses. Based on ability to pay, as measured by ratios of family incomes to purchase prices, typical in the area, and on recent market experience, the annual demand for new single-family sales houses is expected to approximate the distribution by sales price shown in the following table.

Annual Demand for New Single-family Sales Houses by Price Class

Mainland Submarket

July 1, 1966 to July 1, 1969

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
\$12,500 - \$14,999	360	9
15,000 - 17,499	880	22
17,500 - 19,999	960	24
20,000 - 24,999	1,120	28
25,000 - 29,999	280	7
30,000 - 34,999	160	4
35,000 and over	240	6
Total	4,000	100

Multifamily Housing. The gross monthly rentals (or gross monthly charges for condominium or cooperative units) at which privately-owned net additions to the aggregate multifamily housing inventory might best be absorbed are indicated for various size units in the following table. The table is based on a demand for 8,000 units instead of on the range of from 7,700 to 8,300. These net additions, excluding low-rent public housing and rent-supplement accommodations, may be accomplished by either new construction or rehabilitation at the specified rentals, with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental ranges than indicated in the table may be justified only if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result. In the Mainland submarket the minimum gross rents (or monthly charges for multifamily units for sale) achievable without public benefits or assistance in financing or land purchase are \$80 for efficiencies, \$100 for one-bedroom units, \$120 for two-bedroom units, and \$140 for three-bedroom units.^{1/} The table distributes the demand for 4,500 to 4,800 rental units and 700 to 1,000 multifamily sales type units at market rates of interest, as well as 2,500 rental units at the lower rents which probably can be achieved only by use of below-market-interest-rate financing or assistance in land acquisition and cost.

^{1/} Calculated on the basis of a long-term mortgage (40 years) at 5½ percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

Estimated Annual Demand for New Multifamily Housing Units
Mainland Submarket
July 1, 1966 to July 1, 1969

<u>Monthly gross rents^{a/}</u>	<u>Number of units by size</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$ 65 and over	570	-	-	-
70 " "	535	-	-	-
75 " "	505	-	-	-
80 " "	475	4,180	-	-
85 " "	435	3,900	-	-
90 " "	385	3,575	-	-
95 " "	325	3,275	2,675	-
100 " "	310	2,955	2,455	-
110 " "	245	2,500	2,110	575
120 " "	185	1,880	1,745	420
130 " "	140	1,400	1,475	360
140 " "	110	1,100	1,200	325
150 " "	90	775	875	240
160 " "	75	625	750	190
170 " "	60	400	500	140
180 " "	45	340	425	120
200 " "	30	115	150	50

^{a/} Gross rent is shelter rent plus the cost of utilities, or an equivalent monthly housing expense for units purchased.

Note: The foregoing figures are cumulative, i.e., the columns cannot be added vertically. For example, the demand for two-bedroom units at \$120 to \$140 is 545 (1,745 units minus 1,200).

The demand for 700 to 1,000 multifamily units for sale included in the previous table is distributed by equivalent sales prices in the following table. Because of the difficulty in differentiating between the multifamily rental and sales housing markets, this distribution is only a guide and may require modification whenever a deviation from this pattern is warranted by current market absorption data. Only a few three-bedroom units are marketable in the multifamily sales market. Available data indicate that cooperative and condominium units would be most readily absorbed if built approximately at the selling prices shown in the following table.

Estimated Percentage Distribution of Annual Demand for New
Multifamily Sales Units by Unit Size and Price Class
Mainland Submarket
July 1, 1966 to July 1, 1969

<u>Price</u>	<u>Efficiency</u>	<u>One-bedroom</u>	<u>Two-bedroom</u>
Under \$10,000	90%	20%	15%
\$10,000 - 12,499	10	35	25
12,500 - 14,999	-	30	25
15,000 - 17,499	-	15	17
17,500 - 19,999	-	-	10
20,000 and over	-	-	8
Total	100	100	100
Number of units	25-50	400-600	275-350

The preceding distributions of average annual demand for new apartments are based on projected family income, the size distribution of households, and rent-paying propensities found to be typical in the area; consideration also is given to the recent absorption experience of new multifamily housing. Thus, they represent patterns for guidance in the production of multifamily housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from this demand distribution. Even though a deviation from these distributions may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless a thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or submarkets.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Housing Market Summary
Beach Submarket
Miami, Florida, HMA

Demographic Factors

Population

Current Estimate and Past Trend. As of July 1, 1966, the population of the Beach submarket is approximately 105,000 (8.8 percent of the HMA total). The current population reflects an increase of 32,300, or 44 percent since April 1960. The population of the Beach submarket has been growing at a faster rate since 1960 than it did during the 1950-1960 decade--5.9 percent annually during the past six and a quarter years, compared with 3.9 percent during the preceding 10-year period. The growing preference for the amenities of apartment living has contributed greatly to the increase in the population of the Beach submarket which offers attractive sites near the ocean or bay for luxury-type multifamily rental projects. Population trends for the Beach portion of the HMA are shown in table IV.

Estimated Future Population. It is estimated that the population of the Beach submarket will increase by 15,000 during the next three years, reaching a level of 120,000 by July 1, 1969. It is anticipated that the preference demonstrated for the amenities of apartment living during the past six years will continue to be strong in the Miami HMA during the forecast period, providing a firm base for expansion of the Beach submarket area.

Population Trends
Beach Submarket, 1950-1969

<u>Date</u>	<u>Population</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent^{a/}</u>
April 1, 1950	49,000	-	-
April 1, 1960	72,700	2,370	3.9
July 1, 1966	105,000	5,175	5.9
July 1, 1969	120,000	5,000	4.5

a/ Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Population.
1966 and 1969 estimated by Housing Market Analyst.

Households

Current Estimate and Past Trend. As of July 1, 1966, there are about 47,300 households (occupied housing units) in the Beach submarket of the HMA. The current number of households reflects an increase of approximately 13,800, or 41 percent over the April 1960 level of 33,500. The increase in the number of households has averaged about 2,200 a year since April 1960, compared with an average increase of about 1,650 a year during the 1950-1960 period. Household trends for the Beach submarket are shown for the city of Miami Beach and the remainder of the submarket area in table VI.

Estimated Future Households. On the basis of anticipated population growth and the assumption that there will be little change in household size during the next three years, it is estimated that there will be 54,050 households in the Beach submarket of the HMA by July 1, 1969.

Household Trends Beach Submarket, 1950-1969

<u>Date</u>	<u>Households</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percenta/</u>
April 1, 1950	16,885	-	-
April 1, 1960	33,480	1,660	6.8
July 1, 1966	47,300	2,200	5.6
July 1, 1969	54,050	2,250	4.5

a/ Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing.
1966 and 1969 estimated by Housing Market Analyst.

Household Size. The average household size in the Beach submarket of the HMA is estimated to be 2.21 persons as of July 1, 1966, up slightly from an average of about 2.16 persons in April 1960. The average household size was 2.68 persons in April 1950. The present average household size in the city of Miami Beach is 2.12 persons compared with 2.11 in April 1960 and 2.68 in April 1950. Part of the decline in average household size between 1950 and 1960 results from the change in household definition referred to earlier. However, much of the decline in average household size in this portion of the HMA reflects the increase in apartments, many of which are efficiencies and one-bedroom units accommodating relatively small households.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. As of July 1, 1966, there are about 54,175 housing units in the Beach submarket. The current inventory represents an increase of about 9,975 over the April 1960 inventory of 44,200. The net increase in the inventory since April 1960 resulted from the construction of about 10,475 new units and the loss of about 500 units through demolition and other causes.

Type of Structure. The Beach portion of the HMA has a housing inventory that is heavily concentrated in multifamily structures. Almost 78 percent of all housing units now in the submarket area are in structures of five or more units, compared with about 73 percent in April 1960. Reflecting the high level of multifamily construction since 1960, the number of housing units in structures of five or more units now totals about 42,000, compared with 32,100 in April 1960. At present, the proportion of single-family structures in the Beach submarket equals about 15 percent of the total inventory, compared with a little more than 18 percent in April 1960. The housing inventory of the Beach submarket area is shown by type of structure in table VII.

Age of the Inventory. Based on the 1960 Census of Housing and estimates derived from building permit and demolition data, it is estimated that a little more than 19 percent of the current housing inventory in the Beach submarket is six years old or less. About 51 percent of all housing units have been built since 1950. Reflecting the building boom in Miami Beach during the 1930's, about 15 percent of the current inventory of the Beach submarket was built between 1930 and 1939, compared with just nine percent in this category in the Miami portion of the HMA. The housing inventory of the Beach submarket area is shown by year built in table VIII.

Residential Building Activity.

Trend. As measured by building permits issued, the Beach submarket has accounted for approximately 15 percent of all new construction completed in the Miami HMA since April 1960. Because of the scarcity of land for volume building of single-family units on the narrow strip of land which makes up the submarket area, single-family construction is limited to a few relatively high priced units built on a contract basis. Good sites still are available for multifamily units; however, the high cost of land in the area favors the construction of large, luxury-type projects. A total of 2,675 multifamily housing units were authorized by building permits during 1965, and 2,650 were authorized in 1964; however, an average of about 1,375 units a year were authorized during the four-year period from 1960 to 1963.

Number of Private Housing Units Authorized by Building Permits
Beach Submarket, 1960-1966

<u>Year</u>	<u>Single-</u> <u>family</u>	<u>Multifamily</u>	<u>Total</u>
1960	40	1,140	1,180
1961	40	1,075	1,115
1962	40	2,125	2,165
1963	25	1,175	1,200
1964	25	2,650	2,675
1965	20	2,675	2,695
1966 (Jan.-Mar.)	10	725	735

Sources: U.S. Bureau of the Census, C-40 and C-42 Construction Reports.

Units Under Construction. There are about 1,700 multifamily housing units under construction in the Beach submarket of the HMA at present.

Demolitions. Demolitions in the Beach submarket have totaled about 500 units since 1960. Based on past experience, demolitions may be expected to average about 100 units a year during the July 1966 to July 1969 forecast period.

Tenure. At present, approximately 82.3 percent of all occupied housing units in the Beach submarket are renter-occupied, compared with 75.7 percent in April 1960. The increase in renter-occupancy in the Beach submarket area since 1960 reflects a continuation of the trend shown between 1950 and 1960, although at a considerably faster rate. Renter-occupancy was 72.7 percent in April 1950. Tenure trends are shown in table XI.

Vacancy

1960 Census. As of April 1960, there were about 5,450 vacant housing units available for sale or rent in the Beach portion of the HMA. The available vacancies equalled 14.0 percent of the available housing inventory. Vacant units available for sale totaled about 250, indicating a homeowner vacancy rate of 3.1 percent. There were approximately 5,200 vacant units available for rent, constituting a rental vacancy rate of 17.0 percent. The rental vacancy rate in this submarket area was considerably above the 13.8 percent rate reported for the HMA as a whole.

Current Estimate. Based on the vacancy data previously described in the HMA analysis, it is estimated that as of July 1, 1966 there are about 3,900 vacant housing units in the Beach submarket area available for sale or rent, reflecting an overall available vacancy rate of 7.6 percent. Currently there are about 250 vacant units available for sale, indicating a homeowner vacancy rate of 2.9 percent, and approximately 3,650 vacant units available for rent, representing a rental vacancy rate of 8.6 percent.

Sales Market

Single-family Sales Market Condition. The volume of new and existing home sales in the Beach portion of the HMA is quite small, constituting less than one percent of the HMA total. Approximately 40 new homes were authorized by permits annually in the Beach submarket during 1960-1962, but the number of authorizations dropped to about 25 in 1963 and 1964, and only 20 units were authorized during 1965. With a total inventory of less than 8,200 single-family structures, there is a very small sales market in the Beach portion of the HMA. Based on 1960 census data, the median value of owner-occupied housing units in the Beach submarket was approximately \$36,200 in April 1960, compared with a median value of only \$14,200 for the entire HMA.

Marketability of Multifamily Units Constructed for Sale. The March 1966 market absorption survey of recently completed multifamily housing projects included 910 condominium units completed in the Beach submarket during the two-year period from March 1964 to March 1966. A vacancy rate of 21.9 percent is indicated for the units completed during this period. However, multifamily sales units that were on the market from 13 to 24 months reported a vacancy level of only 1.5 percent. Units that were 7 to 12 months old had a vacancy rate of 18.1 percent and sales type units that had been completed within the past six months had a vacancy rate of 40.7 percent.

The recent additions to the multifamily sales inventory in the Beach submarket were distributed by unit size and sales price approximately as shown in the following table. (Unit size or sales price was not indicated for about nine percent of the units surveyed in the Beach portion of the HMA.)

Distribution of Multifamily Sales Units Completed in the Past Two Years
By Unit Size and Sales Price
Beach Submarket, March 1964-1966

<u>Price</u>	<u>Efficiency</u>		<u>One-bedroom</u>		<u>Two-bedroom</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under \$10,000	148	97.4	93	14.9	-	-
\$10,000 - 12,499	4	2.6	99	15.8	-	-
12,500 - 14,999	-	-	239	38.2	24	28.2
15,000 - 17,499	-	-	114	18.2	10	11.8
17,500 - 19,999	-	-	62	10.0	5	5.9
20,000 and over	-	-	18	2.9	46	54.1
Total	152	100.0	625	100.0	85	100.0

Source: Market Absorption Survey conducted by Coral Gables Insuring Office, Federal Housing Administration.

Rental Market

General Market Conditions. The present rental vacancy rate of 8.6 percent reflects a reduction from a level of 17.0 percent in April 1960. The volume of new multifamily rental units authorized in the Beach portion of the HMA averaged about 1,625 a year during the five-year period from 1960 to 1964, and 2,675 units were authorized in the submarket area during 1965. The rental market is generally strong at present.

Absorption of Recent Inventory Additions. The FHA market absorption survey conducted by the Coral Gables Insuring Office indicates a good absorption rate for recently completed rental projects in the Beach submarket area. As of March 1, 1966, an occupancy level of 80 percent was reported in approximately 770 units which had been on the market for six months or less. An occupancy rate of 77 percent was reported for approximately 80 one-bedroom units included in the survey, and 69 percent for the 260 two-bedroom units. Only nine efficiencies (all vacant) and three three-bedroom units (one vacant) were reported; however, the size of unit was not indicated for about 420 units. Almost all of the one-bedroom units were offered at monthly rentals ranging from \$150 to \$175. Monthly rentals for two-bedroom units varied much more; about half of the two-bedroom units were offered at \$170 to \$230 a month and about a fourth had monthly rents in excess of \$300.

Demand for Housing

Quantitative Demand

Based on an expected increase of about 2,250 households a year in the Beach portion of the HMA, on anticipated inventory losses, and giving consideration to expected tenure trends and demand-supply relationships, the demand for new housing in the Beach submarket is expected to total 2,300-2,700 units a year during the July 1, 1966 to July 1, 1969 forecast period. As previously noted, the Beach submarket area is almost solely a multifamily-type housing market. The annual demand during the forecast period includes 2,000 to 2,200 multifamily rental units and 300 to 500 multifamily sales-type units, but excludes demand for low-rent public housing and rent-supplement accommodations.

Qualitative Demand

Multifamily Housing. The gross monthly rentals (or gross monthly housing expense for condominium or cooperative units) at which 2,300-2,700 privately-owned net additions to the aggregate multifamily housing inventory might best be absorbed are indicated for various size units in the following table. These net additions, excluding low-rent public housing and rent-supplement accommodations, may be accomplished by either new construction or rehabilitation at the specified rentals, with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental ranges than indicated in the table may be justified only if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result. On the basis of current construction and land costs in the Miami Beach portion of the HMA, it is estimated that the minimum achievable gross monthly rents without assistance in financing or land purchase are \$100 for efficiencies, \$120 for one-bedroom units, \$140 for two-bedroom units, and \$160 for three-bedroom units.^{1/}

^{1/} Calculated on the basis of a long-term mortgage (40 years) at 5½ percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

Estimated Annual Demand for New Rental Housing
Beach Submarket
July 1, 1966 to July 1, 1969

<u>Monthly gross rents^{a/}</u>	<u>Number of units by size</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$100 and over	275	-	-	-
110 " "	225	-	-	-
120 " "	175	1,475	-	-
130 " "	130	1,050	-	-
140 " "	100	800	700	-
150 " "	80	600	515	-
160 " "	70	500	415	50
170 " "	60	400	370	40
180 " "	50	325	300	30
200 " "	40	175	225	20

a/ Gross rent is shelter rent plus the cost of utilities.

Note: The foregoing figures are cumulative, i.e., the columns cannot be added vertically. For example, the demand for two-bedroom units at \$140 to \$160 is 285 (700 units minus 415).

The demand for 300 to 500 multifamily units for sale included in the previous table is distributed by equivalent sales prices in the following table. Because of the difficulty in differentiating between the multifamily rental and sales housing markets, this distribution is only a guide and may require modification whenever a deviation from this pattern is warranted by current market absorption data. Very few three-bedroom units are marketable in the multifamily sales market. Available data indicate that efficiency, one-bedroom, and two-bedroom units would be most readily absorbed if distributed proportionately as shown in the following table.

Estimated Percentage Distribution of Annual Demand for New
Multifamily Sales Units by Unit Size and Price Class
Beach Submarket
July 1, 1966 to July 1, 1969

<u>Price</u>	<u>Efficiency</u>	<u>One-bedroom</u>	<u>Two-bedroom</u>
Under \$10,000	90%	15%	-
\$10,000 - 12,499	10	25	-
12,500 - 14,999	-	25	35%
15,000 - 17,499	-	17	25
17,500 - 19,999	-	10	20
20,000 and over	-	8	20
Total	100	100	100
Number of units	25-50	175-275	100-175

The preceding distributions of average annual demand for new apartments are based on projected family income, the size distribution of households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new multifamily housing. Thus, it represents a pattern for guidance in the production of multifamily housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from these demand distributions. Even though a deviation from these distributions may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless a thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or submarkets.

Table I

Trend of Civilian Work Force Components
Miami, Florida, HMA, 1960-1966
 (Annual average in thousands)

<u>Components</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965^{a/}</u>	<u>First three months</u>	
							<u>1965^{a/}</u>	<u>1966^{a/}</u>
Total civilian work force	<u>408.3</u>	<u>420.1</u>	<u>433.8</u>	<u>441.1</u>	<u>441.9</u>	<u>459.1</u>	<u>469.4</u>	<u>470.4</u>
Total employment	<u>381.0</u>	<u>380.7</u>	<u>394.9</u>	<u>403.9</u>	<u>418.8</u>	<u>440.6</u>	<u>451.0</u>	<u>455.0</u>
Nonagricultural	<u>376.3</u>	<u>375.3</u>	<u>388.1</u>	<u>397.7</u>	<u>411.8</u>	<u>434.1</u>	<u>441.3</u>	<u>447.1</u>
Wage and salary	<u>307.6</u>	<u>308.5</u>	<u>318.0</u>	<u>327.6</u>	<u>339.9</u>	<u>361.4</u>	<u>366.5</u>	<u>377.0</u>
Other	<u>68.7</u>	<u>66.8</u>	<u>70.1</u>	<u>70.1</u>	<u>71.9</u>	<u>72.7</u>	<u>74.8</u>	<u>70.1</u>
Agriculture	<u>4.7</u>	<u>5.4</u>	<u>6.8</u>	<u>6.2</u>	<u>7.0</u>	<u>6.5</u>	<u>9.7</u>	<u>7.9</u>
Labor-management disputes	<u>.0</u>	<u>.1</u>	<u>.3</u>	<u>.8</u>	<u>.2</u>	<u>.4</u>	<u>.6</u>	<u>.2</u>
Unemployment	<u>27.3</u>	<u>39.3</u>	<u>38.6</u>	<u>36.4</u>	<u>22.9</u>	<u>18.1</u>	<u>17.8</u>	<u>15.2</u>
Percent of work force	<u>6.7%</u>	<u>9.3%</u>	<u>8.9%</u>	<u>8.2%</u>	<u>5.2%</u>	<u>3.9%</u>	<u>3.8%</u>	<u>3.2%</u>

a/ Subject to revision on the basis of first quarter 1966 benchmark data when available.

Source: Florida State Employment Service.

Table 11

Nonagricultural Wage and Salary Employment by Type of Industry
Miami, Florida, HMA, 1960-1966
 (Annual averages in thousands)

Industry	1960	1961	1962	1963	1964	1965 ^{a/}	First three months	
							1965 ^{a/}	1966 ^{a/}
Total wage and salary employment	<u>307.6</u>	<u>308.5</u>	<u>318.0</u>	<u>327.6</u>	<u>339.9</u>	<u>361.4</u>	<u>366.5</u>	<u>377.0</u>
Manufacturing	<u>41.7</u>	<u>42.4</u>	<u>45.9</u>	<u>47.6</u>	<u>50.1</u>	<u>54.3</u>	<u>54.1</u>	<u>55.5</u>
Furniture & fixtures	3.7	3.1	3.4	3.2	3.3	3.6	3.7	3.7
Stone, clay & glass prod.	2.4	2.2	2.4	2.4	2.4	2.5	2.5	2.7
Fabricated metal prod.	5.9	5.7	6.0	6.2	6.3	6.5	6.3	6.7
Machinery	2.5	2.3	2.5	2.8	3.1	3.4	3.3	3.5
Transportation equip.	4.0	5.1	5.9	5.6	5.9	6.4	6.0	6.5
Food & kindred prod.	7.0	6.9	7.0	7.3	7.5	7.7	7.9	7.7
Apparel & other finish prod.	5.0	5.2	6.1	6.5	7.0	8.2	8.7	8.5
Printing & publishing	4.1	4.3	4.5	4.6	4.8	5.1	5.0	5.2
Other manufacturing	7.1	7.6	8.1	9.0	9.8	10.9	10.7	11.0
Nonmanufacturing	<u>265.9</u>	<u>266.1</u>	<u>272.1</u>	<u>280.0</u>	<u>289.8</u>	<u>307.1</u>	<u>312.3</u>	<u>321.4</u>
Contract construction	23.3	21.9	20.6	20.5	21.4	22.6	22.1	22.9
Trans., comm., & util.	35.3	34.5	32.8	33.1	35.2	37.6	36.8	38.8
Wholesale trade	21.6	21.9	23.1	23.6	24.3	25.7	25.5	25.9
Retail trade	66.0	64.6	66.7	68.1	69.7	72.9	75.3	77.0
Food	(10.3)	(10.1)	(10.6)	(10.9)	(11.1)	(11.4)	(11.2)	(11.9)
Eating & drink. places	(17.0)	(16.9)	(17.6)	(17.6)	(18.0)	(19.5)	(21.3)	(21.2)
Finance, ins., & real estate	20.8	21.7	22.5	23.2	23.6	24.8	24.5	25.2
Services & misc.	63.3	64.4	66.6	69.4	72.1	77.8	82.3	83.6
Hotels	(18.0)	(17.2)	(16.8)	(17.2)	(17.7)	(19.0)	(22.2)	(23.4)
Government	35.6	37.1	39.8	42.1	43.5	45.7	45.8	48.1
Federal	(7.0)	(7.2)	(7.4)	(7.6)	(7.8)	(7.9)	(7.9)	(7.9)

^{a/} Subject to revision on the basis of first quarter 1966 benchmark data when available.

Note: Components may not add to totals because of rounding.

Source: Florida Industrial Commission, Florida State Employment Service.

Table III

Estimated Percentage Distribution of All Families and of Renter Households^{a/} by Annual Income
After Deduction of Federal Income Tax
Miami, Florida, HMA, 1966 and 1969

Annual income after deduction of federal income tax	HMA total				Mainland submarket				Beach submarket			
	All families		Renter households		All families		Renter households		All families		Renter households	
	1966	1969	1966	1969	1966	1969	1966	1969	1966	1969	1966	1969
Under \$ 2,000	10	9	17	16	10	9	15	14	17	16	26	24
\$ 2,000 - 2,999	8	8	11	10	7	7	12	10	13	11	16	16
3,000 - 3,999	10	8	15	14	9	8	15	16	11	11	8	8
4,000 - 4,999	10	10	12	11	11	9	15	12	8	8	9	9
5,000 - 5,999	10	9	12	11	11	12	12	12	7	7	8	7
6,000 - 6,999	11	10	9	11	10	9	9	10	8	7	7	7
7,000 - 7,999	9	9	8	7	9	8	6	8	6	7	5	5
8,000 - 8,999	8	7	4	6	8	8	5	6	5	5	4	4
9,000 - 9,999	5	7	2	3	6	6	5	4	3	4	3	3
10,000 - 12,499	9	10	4	4	9	11	3	4	5	5	4	6
12,500 - 14,999	3	5	3	3	4	6	2	2	4	4	2	2
15,000 - 19,999	4	4	2	2	3	4) ₁) ₂	5	6	3	3
20,000 and over	<u>3</u>	<u>4</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>3</u>	<u>)</u>	<u>)</u>	<u>8</u>	<u>9</u>	<u>5</u>	<u>6</u>
Total	100	100	100	100	100	100	100	100	100	100	100	100
Median	\$6,250	\$6,650	\$4,600	\$4,900	\$6,200	\$6,600	\$4,600	\$4,900	\$5,200	\$5,600	\$4,000	\$4,250

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table IV

Population Trends
Miami, Florida, Housing Market Area
April 1, 1950 - July 1, 1966

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>July 1966</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1966</u>	
				<u>Number</u>	<u>Pct.^{a/}</u>	<u>Number</u>	<u>Pct.^{a/}</u>
Miami HMA total	<u>495,084</u>	<u>935,047</u>	<u>1,195,000</u>	<u>43,996</u>	<u>6.4</u>	<u>41,600</u>	<u>4.0</u>
Mainland submarket	<u>446,084</u>	<u>862,347</u>	<u>1,090,000</u>	<u>41,626</u>	<u>6.6</u>	<u>36,400</u>	<u>3.8</u>
Miami	249,276	291,688	353,300	4,241	1.7	9,850	3.1
Hialeah	19,676	66,972	87,200	4,730	12.2	3,225	4.3
Coral Gables	19,837	34,793	41,000	1,496	5.6	1,000	2.7
North Miami	10,734	28,708	35,600	1,797	9.8	1,100	3.5
Miami Springs	5,108	11,229	13,700	612	7.9	400	3.2
North Miami Beach	2,129	21,405	26,500	1,928	23.1	820	3.5
Opa Locka	5,271	9,810	11,500	454	6.2	270	2.6
Miami Shores	5,086	8,865	9,100	378	5.6	40	.5
South Miami	4,809	9,846	12,000	504	7.2	350	3.2
Homestead	4,573	9,152	11,100	458	6.9	310	3.1
Remainder	119,585	369,879	489,000	25,029	11.3	19,050	4.5
Beach submarket	<u>49,000</u>	<u>72,700</u>	<u>105,000</u>	<u>2,370</u>	<u>3.9</u>	<u>5,175</u>	<u>5.9</u>
Miami Beach	46,282	63,145	87,000	1,686	3.1	3,800	5.2
Remainder	2,718	9,555	18,000	684	13.4	1,350	10.2

^{a/} Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Note: Detail may not add to totals because of rounding.

Sources: 1950 and 1960 Censuses of Population
1966 estimated by Housing Market Analyst.

Table V

Components of Population Change
Miami, Florida, Housing Market Area
April 1, 1950 - July 1, 1966

<u>Component</u>	<u>1950-1960</u>		<u>1960-1966</u>	
	<u>Total change</u>	<u>Average annual change</u>	<u>Total change</u>	<u>Average annual change</u>
Total population change	<u>439,963</u>	<u>43,996</u>	<u>260,000</u>	<u>41,600</u>
Net natural increase	<u>93,170</u>	<u>9,317</u>	<u>58,200</u>	<u>9,300</u>
Net migration	<u>346,793</u>	<u>34,679</u>	<u>201,800</u>	<u>32,300</u>

Sources: Bureau of the Census, Current Population Reports, Series P-23, No. 7.
Public Health Service, Vital Statistics.
Estimates by Housing Market Analyst.

Table VI

Household Trends
Miami, Florida, Housing Market Area
April 1, 1950 - July 1, 1966

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>July 1966</u>	<u>Average annual change</u>			
				<u>Number</u>	<u>Pct. ^{a/}</u>	<u>Number</u>	<u>Pct. ^{a/}</u>
Miami HMA total	<u>154,462</u>	<u>308,325</u>	<u>384,800</u>	<u>15,386</u>	<u>6.9</u>	<u>12,250</u>	<u>3.6</u>
Miami submarket	<u>137,577</u>	<u>274,845</u>	<u>337,500</u>	<u>13,727</u>	<u>6.9</u>	<u>10,000</u>	<u>3.3</u>
Miami	78,385	107,825	120,200	2,944	3.2	1,975	1.8
Hialeah	5,738	19,161	24,950	1,342	12.1	930	4.3
Coral Gables	6,295	11,411	13,500	512	5.9	330	2.7
North Miami	3,354	9,362	11,600	601	11.3	360	3.5
Miami Springs	1,501	3,592	4,400	209	8.7	130	3.3
North Miami Beach	700 ^{b/}	7,037	8,700	634	23.1	270	3.4
Opa Locka	1,414	2,659	3,100	125	6.3	70	2.5
Miami Shores	1,630	2,970	3,050	134	6.0	15	.5
South Miami	1,382	2,879	3,500	150	7.3	95	3.2
Homestead	1,424	2,725	3,300	130	6.5	95	3.1
Remainder	35,754	105,224	141,200	6,947	10.8	5,750	4.8
Beach submarket	<u>16,885</u>	<u>33,480</u>	<u>47,300</u>	<u>1,660</u>	<u>6.8</u>	<u>2,200</u>	<u>5.6</u>
Miami Beach	15,906	29,684	40,800	1,378	6.3	1,775	5.1
Remainder	979	3,796	6,500	282	13.3	430	8.7

^{a/} Derived through the use of a formula designed to calculate the rate of change on a compound basis.

^{b/} Estimated.

Note: Detail may not add to totals because of rounding.

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Table VII

Housing Inventory by Units in Structure
Miami, Florida, Housing Market Area
April 1, 1960 and July 1, 1966

<u>Units in structure</u>	<u>April 1, 1960</u>		<u>July 1, 1966</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<u>HMA total</u>				
Total	<u>348,904^{a/}</u>	<u>100.0</u>	<u>412,800</u>	<u>100.0</u>
One unit	225,441	64.6	254,350	61.6
Two to four units	38,063	10.9	42,400	10.3
Five or more units	78,614	22.5	109,850	26.6
Trailer	6,786	2.0	6,200	1.5
<u>Mainland submarket</u>				
Total	<u>304,704^{a/}</u>	<u>100.0</u>	<u>358,625</u>	<u>100.0</u>
One unit	217,341	71.3	246,200	68.7
Two to four units	34,083	11.2	38,400	10.7
Five or more units	46,494	15.3	67,825	18.9
Trailer	6,786	2.2	6,200	1.7
<u>Beach submarket</u>				
Total	<u>44,200^{a/}</u>	<u>100.0</u>	<u>54,175</u>	<u>100.0</u>
One unit	8,100	18.3	8,150	15.0
Two to four units	3,980	9.0	4,000	7.4
Five or more units	32,120	72.7	42,025	77.6
Trailer	-	-	-	-

^{a/} Differs slightly from count of all units because units in **structure** were enumerated on a sample basis.

Sources: 1960 Census of Housing.
1966 estimated by Housing Market Analyst.

Table VIII

Housing Inventory by Age
Miami, Florida, Housing Market Area
As of July 1, 1966^{a/}

<u>Age</u>	<u>Mainland submarket</u>		<u>Beach submarket</u>		<u>HMA total</u>	
	<u>Number of units</u>	<u>Percent</u>	<u>Number of units</u>	<u>Percent</u>	<u>Number of units</u>	<u>Percent</u>
6 years or less	60,375	16.8	10,475	19.3	70,850	17.2
7 - 11 years	88,650	24.7	8,100	15.0	96,750	23.4
12 - 16 years	77,150	21.5	9,250	17.1	86,400	20.9
17 - 26 years	65,000	18.1	11,300	20.8	76,300	18.5
27 - 36 years	29,100	8.1	8,200	15.1	37,300	9.1
37 or more years	<u>38,350</u>	<u>10.8</u>	<u>6,850</u>	<u>12.7</u>	<u>45,200</u>	<u>10.9</u>
Total	358,625	100.0	54,175	100.0	412,800	100.0

^{a/} The basic data in the 1960 Census of Housing from which the above estimates were developed reflect an unknown degree of error in "age of structure" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Source: Estimated by Housing Market Analyst based on 1960 Census of Housing and local building permit and demolition data.

Table IX

Housing Units Authorized by Building Permits
By Type of Structure
Miami, Florida, HMA, 1950-1959

<u>Year</u>	<u>One-and two- family structures</u>	<u>Three-family or more structures</u>	<u>Total</u>	<u>Percent three- family or more</u>
1950	15,605	3,657	19,262	19.0
1951	8,743	4,659	13,402	34.8
1952	12,262	3,369	15,631	21.6
1953	12,266	5,228	17,494	29.9
1954	12,593	3,476	16,069	21.6
1955	13,509	2,863	16,372	17.5
1956	13,284	3,720	17,004	21.9
1957	12,406	6,253	18,659	33.5
1958	11,198	6,101	17,299	35.3
1959	11,764	3,692	15,456	23.9

Source: Compiled by Bureau of Business and Economic Research,
University of Miami.

Table X

Number of Private Housing Units Authorized by Building Permits by Type of Structure
Miami, Florida, HMA, 1960-1966

<u>Area</u>	<u>Year</u>	<u>One- family</u>	<u>2- to 4- family</u>	<u>5-family or more</u>	<u>Total</u>	<u>Percent two- family or more</u>
HMA total	1960	7,538	1,041	2,990	11,569	34.8
	1961	5,993	810	3,282	10,085	40.6
	1962	4,584	779	4,872	10,235	55.2
	1963	4,106	1,042	4,802	9,950	58.7
	1964	3,677	935	8,535	13,147	72.0
	1965	3,832	1,198	12,046	17,076	77.6
<u>First three months</u>						
	1965	901	284	2,247	3,432	73.7
	1966	897	296	2,467	3,660	75.5
Miami	1960	305	386	1,257	1,948	84.3
	1961	213	253	1,230	1,696	87.4
	1962	223	259	1,214	1,696	86.9
	1963	192	300	1,372	1,864	89.7
	1964	187	323	1,549	2,059	90.9
	1965	151	416	3,035	3,602	95.8
Miami Beach	1960	20	-	724	744	97.3
	1961	20	-	887	907	97.8
	1962	20	-	2,090	2,110	99.1
	1963	11	-	786	797	98.6
	1964	12	-	1,659	1,671	99.3
	1965	5	-	2,334	2,339	99.8
Hialeah	1960	670	129	28	827	19.0
	1961	692	56	105	853	18.9
	1962	598	119	156	873	31.5
	1963	376	277	279	932	59.7
	1964	375	141	494	1,010	62.9
	1965	622	245	555	1,422	56.3
Coral Gables	1960	149	39	208	396	62.4
	1961	111	14	91	216	48.6
	1962	125	16	193	334	62.6
	1963	94	22	179	295	68.1
	1964	91	20	468	579	84.3
	1965	92	20	281	393	76.6
North Miami	1960	147	20	113	280	47.5
	1961	52	8	259	319	83.7
	1962	35	10	268	313	88.8
	1963	61	14	372	447	86.4
	1964	50	8	691	749	93.3
	1965	78	20	399	497	84.3

Table X (continued)

<u>Area</u>	<u>Year</u>	<u>One- family</u>	<u>2- to 4- family</u>	<u>5-family or more</u>	<u>Total</u>	<u>Percent two- family or more</u>
Miami Springs	1960	62	2	12	76	18.4
	1961	55	-	48	103	46.6
	1962	52	52	62	166	68.7
	1963	59	-	84	143	58.7
	1964	36	-	178	214	83.2
	1965	46	4	60	110	58.2
North Miami Beach	1960	105	24	113	242	56.6
	1961	64	25	198	287	77.7
	1962	86	23	321	430	80.0
	1963	64	19	104	187	65.8
	1964	41	20	204	265	84.5
	1965	34	98	389	521	93.5
South Miami	1960	47	-	-	47	-
	1961	39	-	42	81	51.9
	1962	24	10	99	133	82.0
	1963	28	12	94	134	79.1
	1964	21	-	209	230	90.9
	1965	23	2	155	180	87.2
Bal Harbour Village	1960	2	-	353	355	99.4
	1961	3	-	-	3	-
	1962	5	-	-	5	-
	1963	3	-	-	3	-
	1964	2	-	762	764	99.7
	1965	-	-	36	36	100.0
Dade County (Unincorporated areas)	1960	5,827	402	77	6,306	7.6
	1961	4,648	422	224	5,294	12.2
	1962	3,337	230	354	3,921	14.9
	1963	3,036	316	769	4,121	26.3
	1964	2,805	353	1,913	5,071	44.7
	1965	2,588	331	3,169	6,088	57.5
Remainder of HMA	1960	204	39	105	348	41.4
	1961	96	32	198	326	70.6
	1962	79	60	115	254	68.9
	1963	182	82	763	1,027	82.3
	1964	57	70	408	535	89.3
	1965	193	62	1,633	1,888	89.8

Source: U.S. Bureau of the Census, C-40 and C-42 Construction Reports.

Table XI

Household Tenure Trends
Miami, Florida, Housing Market Area
April 1, 1950 - July 1, 1966

<u>Tenure</u>	<u>Mainland submarket</u>	<u>Beach submarket</u>	<u>HMA total</u>
<u>April 1, 1950</u>			
Total housing inventory	<u>155,117</u>	<u>21,800</u>	<u>176,917</u>
Total occupied units	<u>137,577</u>	<u>16,885</u>	<u>154,462</u>
Owner-occupied units	<u>78,587</u>	<u>4,695</u>	<u>83,282</u>
Percent of total occupied units	57.1%	27.8%	53.9%
Renter-occupied units	<u>58,990</u>	<u>12,190</u>	<u>71,180</u>
Percent of total occupied units	42.9%	72.2%	46.1%
Total vacant units	<u>17,540</u>	<u>4,915</u>	<u>22,455</u>
<u>April 1, 1960</u>			
Total housing inventory	<u>304,746</u>	<u>44,200</u>	<u>348,946</u>
Total occupied units	<u>274,845</u>	<u>33,480</u>	<u>308,325</u>
Owner-occupied units	<u>174,953</u>	<u>8,150</u>	<u>183,103</u>
Percent of total occupied units	63.7%	24.3%	59.4%
Renter-occupied units	<u>99,892</u>	<u>25,330</u>	<u>125,222</u>
Percent of total occupied units	36.3%	75.7%	40.6%
Total vacant units	<u>29,901</u>	<u>10,720</u>	<u>40,621</u>
<u>July 1, 1966</u>			
Total housing inventory	<u>358,625</u>	<u>54,175</u>	<u>412,800</u>
Total occupied units	<u>337,500</u>	<u>47,300</u>	<u>384,800</u>
Owner-occupied units	<u>202,675</u>	<u>8,350</u>	<u>211,025</u>
Percent of total occupied units	60.1%	17.7%	54.8%
Renter-occupied units	<u>134,825</u>	<u>38,950</u>	<u>173,775</u>
Percent of total occupied units	39.9%	82.3%	45.2%
Total vacant units	<u>21,125</u>	<u>6,875</u>	<u>28,000</u>

Sources: 1950 and 1960 Censuses of Housing and estimates by Housing
Housing Market Analyst.

Table XII

Vacancy Trends
Miami, Florida, Housing Market Area
April 1, 1950 - July 1, 1966

<u>Vacancy characteristics</u>	<u>Mainland submarket</u>	<u>Beach submarket</u>	<u>HMA total</u>
<u>April 1, 1950</u>			
Total vacant units	<u>17,540</u>	<u>4,915</u>	<u>22,455</u>
Available vacant units	<u>11,706</u>	<u>2,890</u>	<u>14,596</u>
For sale	3,809	235	4,044
For rent	7,897	2,655	10,552
Other vacant units	5,834	2,025	7,859
Homeowner vacancy rate	4.6%	4.8%	4.6%
Rental vacancy rate	11.8%	17.9%	12.9%
<u>April 1, 1960</u>			
Total vacant units	<u>29,901</u>	<u>10,720</u>	<u>40,621</u>
Available vacant units	<u>20,207</u>	<u>5,445</u>	<u>25,652</u>
For sale	5,413	262	5,675
For rent	14,794	5,183	19,977
Other vacant units	9,694	5,275	14,969
Homeowner vacancy rate	3.0%	3.1%	3.0%
Rental vacancy rate	12.9%	17.0%	13.8%
<u>July 1, 1966</u>			
Total vacant units	<u>21,125</u>	<u>6,875</u>	<u>28,000</u>
Available vacant units	<u>13,800</u>	<u>3,900</u>	<u>17,700</u>
For sale	2,150	250	2,400
For rent	11,650	3,650	15,300
Other vacant units	7,325	2,975	10,300
Homeowner vacancy rate	1.0%	2.9%	1.1%
Rental vacancy rate	8.0%	8.6%	8.1%

Sources: 1950 and 1960 Censuses of Housing and estimates by Housing Market Analyst.

Table XIII

Miami, Florida, Area Postal Vacancy Survey

April 20-26, 1966

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	260,687	12,324	4.8	11,059	1,465	5,414	167,510	4,100	2.4	3,740	360	566	93,177	8,424	9.0	7,319	1,105	4,848	4,358	293	6.7
Miami	207,046	9,851	4.6	8,736	1,115	5,117	119,574	2,483	2.1	2,207	276	430	87,472	7,368	8.4	6,529	839	4,687	2,653	199	7.5
Main Office	9,525	571	6.0	486	85	420	2,898	77	2.7	77	-	-	6,627	494	7.5	409	85	420	-	-	-
Branches:																					
Coral Gables	10,710	398	3.7	385	13	43	5,267	52	1.0	49	3	2	5,443	346	6.4	336	10	41	-	-	-
Gratigny	5,515	81	1.5	77	4	126	5,358	71	1.3	67	4	8	157	10	6.4	10	-	118	41	3	7.3
Kendall	3,731	94	2.5	52	42	209	3,550	64	1.8	50	14	87	181	30	16.6	2	28	122	191	-	-
Ludlum	5,817	147	2.5	97	50	33	5,479	79	1.4	73	6	9	338	68	20.1	24	44	24	-	-	-
Miami Beach	21,437	1,249	5.8	1,163	86	1,225	1,267	10	0.8	10	-	-	20,170	1,239	6.1	1,153	86	1,225	-	-	-
Miami Springs	3,194	83	2.6	81	2	84	2,289	19	0.8	17	2	5	905	64	7.1	64	-	79	63	-	-
Normandy	13,089	1,421	10.9	1,362	59	239	2,002	85	4.2	82	3	3	11,087	1,336	12.1	1,280	56	236	-	-	-
Norland	3,328	72	2.2	68	4	4	3,310	71	2.1	67	4	4	18	1	5.6	1	-	-	-	-	-
North Miami	8,141	487	6.0	399	88	104	5,327	84	1.6	74	10	8	2,814	403	14.3	325	78	96	70	4	5.7
North Miami Beach	10,363	582	5.6	279	303	142	7,891	115	1.5	70	45	12	2,472	467	18.9	209	258	130	-	-	-
Northwest	9,142	196	2.1	188	8	165	7,800	149	1.9	145	4	12	1,342	47	3.5	43	4	153	453	10	2.2
Ocean View	5,402	422	7.8	412	10	864	1,654	59	3.6	59	-	-	3,748	363	9.7	353	10	864	-	-	-
Olympia Heights	6,422	283	4.4	212	71	80	6,361	272	4.3	201	71	76	61	11	18.0	11	-	4	12	4	33.3
Perrine	7,184	322	4.5	257	65	88	7,184	322	4.5	257	65	88	-	-	-	-	-	-	-	-	-
South Miami	5,285	239	4.5	222	17	182	4,129	106	2.6	89	17	24	1,156	133	11.5	133	-	158	-	-	-
Surfside	5,164	738	14.3	718	20	412	924	52	5.6	52	-	-	4,240	686	16.2	666	20	412	-	-	-
Stations:																					
Allapattah	10,623	381	3.6	280	101	345	8,138	140	1.7	139	1	15	2,485	241	9.7	141	100	330	389	45	11.6
B	9,286	202	2.2	202	-	-	2,910	48	1.6	48	-	-	6,376	154	2.4	154	-	-	-	-	-
Buena Vista	10,941	646	5.9	641	5	52	6,485	143	2.2	138	5	2	4,456	503	11.3	503	-	50	104	18	17.3
Coconut Grove	7,564	205	2.7	183	22	132	5,179	117	2.3	104	13	13	2,385	88	3.7	79	9	119	370	84	22.7
Little River	9,947	423	4.3	406	17	14	6,731	108	1.6	106	2	4	3,216	315	9.8	300	15	10	217	11	5.1
Riverside	11,709	236	2.0	236	-	74	6,474	83	1.3	83	-	22	5,235	153	2.9	153	-	52	99	1	1.0
Shenandoah	7,199	250	3.5	230	20	11	5,482	80	1.5	80	-	9	1,717	170	9.9	150	20	2	-	-	-
Tamiami	6,328	123	1.9	100	23	69	5,485	77	1.4	70	7	27	843	46	5.5	30	16	42	644	19	3.0
Other Cities and Towns	53,641	2,673	5.0	2,323	350	297	47,936	1,617	3.4	1,533	84	136	5,705	1,056	18.5	790	266	161	1,705	94	5.5
Hialeah	27,590	980	3.6	758	222	218	23,706	340	1.4	279	61	91	3,884	640	16.5	479	161	127	659	67	10.2
Homestead	10,248	718	7.0	607	111	23	8,887	355	4.0	349	6	23	1,361	363	26.7	258	105	-	1,046	27	2.6
Opa Locka	15,803	975	6.2	958	17	56	15,343	922	6.0	905	17	22	460	53	11.5	53	-	34	-	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table XIV

Status of New Houses Completed in Selected Subdivisions^{a/}
Miami, Florida, Housing Market Area
As of January 1, 1966 and January 1, 1965

<u>Sales price</u>		<u>Total completions</u>	<u>Pre-sold</u>	<u>Speculative construction</u>			
				<u>Total</u>	<u>Number sold</u>	<u>Number unsold</u>	<u>Percent unsold</u>
<u>Houses completed in 1964</u>							
Under	\$10,000	107	52	55	50	5	9.0
\$10,000 -	12,499	382	155	227	195	32	14.1
12,500 -	14,999	471	179	292	240	52	17.8
15,000 -	17,499	206	130	76	54	22	28.9
17,500 -	19,999	307	217	90	71	19	21.1
20,000 -	24,999	300	203	97	76	21	21.6
25,000 -	29,999	204	137	67	61	6	9.0
30,000 -	34,999	111	82	29	18	11	37.9
35,000 and over		<u>101</u>	<u>85</u>	<u>16</u>	<u>14</u>	<u>2</u>	<u>12.5</u>
Total		2,189	1,240	949	779	170	17.9
<u>Houses completed in 1965</u>							
Under	\$10,000	15	8	7	7	0	0
\$10,000 -	12,499	246	145	101	75	26	25.7
12,500 -	14,999	472	304	168	110	58	34.5
15,000 -	17,499	488	347	141	107	34	24.1
17,500 -	19,999	324	245	79	67	12	15.2
20,000 -	24,999	481	432	49	39	10	20.4
25,000 -	29,999	115	98	17	13	4	23.5
30,000 -	34,999	62	47	15	11	4	26.7
35,000 and over		<u>81</u>	<u>60</u>	<u>21</u>	<u>20</u>	<u>1</u>	<u>4.8</u>
Total		2,284	1,686	598	449	149	24.9

^{a/} Selected subdivisions are those with five or more completions during the year.

Source: Annual FHA Surveys of Unsold New Houses conducted by Coral Gables Insuring Office on January 1, 1965 and January 1, 1966.