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# Analysis of the MIAMI, FLORIDA HOUSING MARKET

as of July 1, 1971

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

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## **Housing Market Analysis**

**Miami, Florida, as of July 1, 1971**

### **Foreword**

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development  
Federal Housing Administration  
Economic and Market Analysis Division  
Washington, D. C.

**FHA HOUSING MARKET ANALYSIS - MIAMI, FLORIDA**  
**AS OF JULY 1, 1971**

The Miami, Florida, Housing Market Area (HMA) is defined as Dade County and is coterminous with the Miami Standard Metropolitan Statistical Area (SMSA). The July 1, 1971 population of the HMA was an estimated 1,323,300 persons, an increase of about 55,500 persons since the April 1970 Census total of 1,267,792. For the purposes of this analysis the HMA is divided into a Mainland submarket and a Beach submarket. The Beach submarket is comprised of Miami Beach, Bal Harbour, Bay Harbor Islands, Surfside, Golden Beach, Indian Creek, and North Bay. The Mainland submarket is the remainder of Dade County, including the city of Miami.

Until recently, the Miami HMA had been characterized by a rapid growth in employment opportunities as well as by increased levels of in-migration and residential construction. During the past two years, however, economic expansion has slowed, and more recently there has been a decline in both in-migration and residential construction activity. In the next two years employment increases are anticipated to be slightly above those of the past two years. However, since many of the anticipated job opportunities will be for women, this employment increase is expected to generate population and household growth at a level slightly lower than that of the past two years, resulting in a slightly lower demand for privately financed housing.

**Anticipated Housing Demand**

Based upon expected economic and demographic factors enumerated in this report, as well as upon expected losses to the housing inventory because of demolition or other causes, optimum vacancy levels, and the current level of residential construction activity, it is anticipated that the Miami HMA can absorb 19,100 privately-financed housing units annually during the two-year

forecast period from July 1, 1971 to July 1, 1973. The most favorable market balance would be attained if 6,700 units were single-family sales houses, 7,800 were multifamily rental units, 3,900 were condominiums, and 700 were mobile homes. This projected annual demand is about 20 percent below the average annual level of privately-financed units authorized annually from 1968 to 1970, and reflects the lower level of economic and demographic growth expected during the forecast period. However, the expected demand for single-family homes (which includes townhouses for sale) is slightly above the number permitted in 1970, and is significantly above the total for previous years. The increased activity in sales housing in 1970, coupled with continued good absorption patterns (especially in the middle and lower price ranges) indicate that higher levels of single-family sales construction could be maintained successfully.

The decline in the construction of multifamily rental accommodations in 1970, without any attendant decline in renter vacancy rates, is indicative of lower levels of demand for rental accommodations. Demand for luxury rental accommodations has waned since the mid-1960's, as condominium developments have attracted a large number of elderly retirees who formerly comprised a large part of the market for luxury rental units. The demand for moderately-priced rental accommodations (primarily garden-type developments) remains strong, and it is estimated that this will continue to comprise the majority of the demand during the forecast period. The demand for condominiums has remained fairly constant during the past three or four years, but the large volume of construction of units designed for sale as condominiums in 1969 and 1970 has resulted in a large number of unsold units. Absorption of the estimated two-year demand of 7,800 condominium units would be enhanced if approximately 45 percent were to be constructed during the first year and the remaining 55 percent during the second year. Tables IA and IB show the distributions of sales units by price and rental units by gross monthly rent ranges which could best satisfy the expected annual demand for nonsubsidized housing during the forecast period.

#### Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section

236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Miami HMA, the total occupancy potential is estimated to be 6,350 units annually, 4,425 units for families and 1,925 units for the elderly.

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed in the following paragraphs are based upon 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect as of July 1, 1971, and on available market experience.<sup>2/</sup>

Section 235 Sales Housing and Section 236 Rental Housing. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, federally-assisted sales housing may be provided for eligible families under the provisions of Section 235. Alternatively, subsidized rental housing<sup>3/</sup> for the same families may be provided under Section 236. In addition, the Section 236 rental program contains provisions for housing elderly couples and individuals. Based upon regular income limits, it is estimated that there is a potential for 1,875 units annually for families under a combination of both Section 235 and Section 236, and an additional annual potential of 825 units for elderly couples and individuals under Section 236. The use of exception income limits would increase the potential for families by about 15 percent, but would not affect the potential for elderly couples and individuals. About nine percent of the families and two-thirds of the elderly also are eligible for low-rent public housing.

- <sup>1/</sup> The occupancy potentials referred to in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and selling prices over the complete range attainable for housing under the specified programs.
- <sup>2/</sup> Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.
- <sup>3/</sup> Interest reduction payments may also be made with respect to cooperative housing projects. Occupancy requirements under Section 236, however, are the same for both tenants and cooperative owner-occupants.

There were 503 home mortgages insured under Section 235 in the Miami HMA during 1970; only 46 were on existing homes. Builders have indicated that they could increase production levels during the forecast period should funds be made available.

There have been 761 units completed under Section 236 in the Miami HMA, 719 family units and 42 units for the elderly. These units have been absorbed satisfactorily. There are an additional 454 family units and 272 units for the elderly which are under construction or which have been proposed. If completed during the forecast period, these units can be expected to satisfy approximately 12 percent of the two-year potential for families and about 15 percent of the two-year potential for the elderly. There have been 705 units of Section 221(d)(3) BMIR housing completed in the Miami HMA. This program, now inactive, is similar in eligibility requirements to Section 236. These units experienced satisfactory absorption and have maintained full occupancy.

Public Housing and Rent Supplement. Both of these programs serve essentially the same low-income family groups. The primary differences arise from the manner in which net income is computed for each program and from other eligibility requirements. The annual occupancy potential for public housing in the Miami HMA is estimated to be 4,325 units, 2,675 units for families and 1,650 units for the elderly. As shown in table II, about six percent of the families and a third of the elderly who qualify for public housing also are eligible for Section 236 housing.

Under the somewhat more restrictive rent supplement program, there is a potential for 1,130 units annually. All of the families who qualify for rent supplements also are eligible for public housing. There are 587 units of rent supplement housing in Dade County. No units are currently under construction or planned.

There are 5,946 units of public housing under the management of the Dade County Housing and Urban Development Department. Of this total, approximately 3,246 units are for families and 2,700 units are for the elderly. Vacancies in public housing units are negligible and there is an extensive waiting list, especially for accommodations for the elderly. The Dade County Housing and Urban Development Department is planning to construct about 2,000 additional units of public housing (of which approximately 30 percent will be for the elderly) and have selected the sites for 2,000 additional units but have not been given funds. If these units were to be completed they could be expected to satisfy about 40 percent of the annual family potential under public housing and less than 30 percent of the elderly potential. A continued influx of elderly and low-income families (primarily Cuban refugees) into the HMA during the forecast period can be expected to generate additional needs for low-rent public housing.

### Sales Market

The sales market in the Miami HMA tightened from the early 1960's up to 1970, as reflected by the decline in the vacancy rate, which was 3.0 percent in 1960 and 1.1 percent in 1970. This trend has continued through the last year and a half with the homeowner vacancy rate at an estimated 0.9 percent as of July 1971.

The volume of single-family construction has increased yearly since 1966, with a marked increase in the past year and a half (an increase of about 15 percent over 1969). Builders have indicated that this large number of houses is being absorbed satisfactorily, especially houses priced under \$35,000. There have been indications, however, that homes priced in excess of \$50,000 are taking a somewhat longer time to sell than in the past, which reflects, in part, the increased construction of high-priced condominium units, but which is more a result of slowed economic prospects in both the local and national economies. The recent market for single-family sales homes has been marked by a rapid increase in prices resulting from the increased cost of labor, land, and materials. From 1967 to 1970, the average price of a new single-family house increased by more than 33 percent, despite the fact that about 450 homes were financed through Section 235 in 1970 which increased building levels in the low-price ranges.

Low- to moderately-priced sales housing is currently being constructed in Carol City in the northern portion of Dade County, as well as in the western North Kendall Drive area on the west and Perrine to the south. Some developers, particularly to the south and southwest of the city of Miami, are utilizing townhouse developments in order to lessen the cost of land and land development. Higher priced homes continue to be built along the southern coast, south of South Miami and to the northwest in Miami Lakes.

The market for used homes is currently very strong in the Miami HMA. The increasing cost of new homes has made existing homes more attractive to families with moderate incomes. Competition for existing homes is increasing despite rapid appreciation in prices in recent years. Foreclosures on homes have declined from the high levels of the early and mid-1960's to a virtually negligible rate during the past year and a half.

Condominiums. This type of development has been a fairly recent innovation in the Miami HMA, with a large increase in the number constructed during the latter 1960's. As compared with rental units, these offer many benefits to the buyer (i.e., tax relief, constant mortgage payments rather than increasing rents, a Florida homestead exemption).

There are approximately 22,000 completed condominium units in Dade County, and the number has been increasing at the rate of nearly 4,300 annually since 1966. Virtually all of the condominium units are in multifamily structures. Most of the developments are located on Miami Beach and along the north

portion of the mainland coast, in effect joining with condominium developments in southern Broward County. The large number of unsold units at the current time is attributable to the excessive number of units which were started in 1969 and have come onto the market in the past two years. The current market is strong in the price range below \$30,000, but is soft in the range above \$30,000.

Almost without exception, the condominium market is aimed at retired couples and individuals. In this respect, condominiums draw from the same market as luxury rental units. During the past eight years, the combination of condominium units and luxury rental units constructed has constituted about 45 percent of all nonsubsidized multifamily construction, with only a slight annual variation from that average. As condominium construction has increased recently, the construction of luxury rental units has decreased.

Because the demand for condominium units has been generated by out-of-state retirees, it is more dependent upon national than local economic factors. While these external factors are expected to result in an increase in the demand for condominiums, the current vacancy situation (particularly in higher-priced units) suggests that construction levels slightly below the average of recent years would be advisable in order to insure a balanced market situation. It would be prudent if about 45 percent (3,500 units) of the two-year demand were to be completed during the first year of the forecast period, leaving the remaining 55 percent (4,300 units) for the second year.

#### Rental Market

The rental market in the Miami HMA strengthened considerably during the 1960-1970 period, as increased in-migration, especially since 1963, resulted in rapid absorption of newly-built apartment units, as well as occupancy of vacant units. Renter vacancy rates declined from 13.8 percent in 1960 to 5.2 percent in 1970. Although vacancy rates have increased slightly during the past year and a half (to 5.3 percent), the rental market is, nevertheless, judged to be in a sound condition.

A recent decline in rental multifamily building activity has resulted from tight money and rising interest rates as well as an increase in condominium building. The decline in the construction of multifamily rental units has been most noticeable in the luxury rent range. High-rise projects accounted for approximately 28 percent of all multifamily starts from 1963 through 1967, but accounted for only about five percent of all multifamily starts in 1969 and 1970. This would appear to be appropriate, however, when it is observed that condominium construction has increased markedly during the latter 1960's, and both condominiums and luxury high-rise rentals draw their occupants from essentially the same type of elderly retired couples or individuals. In view of the current market situation, it is recommended that the percentage of the nonsubsidized multifamily construction which should represent condominiums and luxury rental units (which approximated 45 percent during the past eight years) should be maintained at about 40 percent.



The remaining segments of the rental market, both low and moderate rent classes, have remained firm with demand strong despite a rapid increase in rents. Absorption of these units is more dependent upon local market factors than is the case for luxury high rent and condominium units. The moderate rent projects (one bedroom for \$170 a month and up, and two bedrooms for \$210 a month and up) are being constructed to the south and southwest of the city of Miami in the Kendall and South Miami sections, as far south as Homestead, and into the suburban areas west of Miami. Lower-priced rental units are being constructed close to and in the city of Miami, principally in smaller projects. Some developers have noted problems with a lack of available zoning in certain areas and water and sewer difficulties, primarily to the south of Miami.

Past trends and current conditions indicate that the majority of the demand during the forecast period will be in the low and moderate rent ranges. Demand for luxury units will be low, as condominium developments continue to garner a large segment of the elderly retired market.

#### Economic, Demographic, and Housing Factors

The anticipated annual demand for new, nonsubsidized housing units is based upon the employment, income, population, and housing factors discussed below.

Employment. Nonagricultural wage and salary employment reached 504,700 in 1970, an increase of 27,450 jobs annually (8.1 percent) since 1964. Both manufacturing and nonmanufacturing employment increased significantly during this period. Nevertheless, increases in nonmanufacturing employment accounted for nearly 85 percent of the increase in wage and salary employment.

General increases throughout the manufacturing sector of the economy, led by a significant increase in employment by apparel and textile producers, enabled manufacturing employment to increase at a more rapid rate than wage and salary employment as a whole from 1964 to 1970 (9.1 percent as opposed to 8.1 percent). During this period, nonmanufacturing employment also showed strong increases throughout the entire sector. Employment increased by an annual average of 5.2 percent or better in all nonmanufacturing industries with increases in construction, services and transportation, communication, and utilities exceeding growth in the other segments. The combination of gains in the permanent population of the HMA, as well as an increase in tourism was the prime cause of increased employment in the nonmanufacturing sector.

Declines in the national economy have resulted in slowed employment growth in the Miami HMA recently. Data for the twelve-month period ending March 31, 1971 showed an increase of only 16,400 wage and salary employees (3.3 percent) over the previous twelve-month period. Employment declines in fabricated metal products and transportation equipment, much of which occurred in defense-connected companies, offset smaller gains in other sectors of manufacturing to produce no net employment gain. Similarly, nonmanufacturing employment

gains were lower for the twelve-month period ending March 31, 1971 than the average annual increases from 1964 to 1970. Much of the recent decline in the rate of increase in nonmanufacturing employment can be attributed to employment losses in contract construction, primarily commercial construction. Additionally, there were declines in the rate of growth of transportation, communication, and utilities and employment by hotels. In addition to the decline in hotel construction, part of the decline in employment by hotels is the result of hotels employing caterers rather than using a full-time kitchen staff.

Wage and salary employment increases are expected to average 21,500 jobs annually during the next two years, or only about 75 percent of the average annual increase recorded from 1964 to 1970. Overall, manufacturing employment is expected to contribute little to this anticipated employment increase. Both the transportation equipment industry and the apparel industry are in a fluid state, with the former heavily dependent upon defense spending and the latter facing stern competition from foreign producers. In view of the fact that these two sectors combined comprise about 30 percent of all manufacturing employment, prospects for significant increases in the manufacturing segment would not appear to be favorable. Nonmanufacturing employment increases are expected to be somewhat below the average annual increments recorded during the 1964-1970 period, but above the most recent annual increments. A leveling off of employment in the construction industry, followed by a slight increase during the latter half of the forecast period, as well as continued employment increases in other segments of nonmanufacturing are expected to result in increases in excess of 20,000 a year in nonmanufacturing employment.

Income. The median annual income of all families in the Miami HMA as of July 1, 1971 was \$8,300, after deducting federal income tax. The median after-tax income of renter households of two or more persons was \$6,050. Both all family and renter incomes increased by about 20 percent between 1968 and 1971. This increase is most noticeable in the decline of the proportion of families with incomes below \$4,000 and the increase in the proportion of families with incomes above \$15,000. Another important factor is the large number of retired people in the HMA who have assets that are not included in annual income data. This fact tends to expand the buying capacity of families in the Miami HMA beyond that which would normally be expected upon examination of table IV. This effect is most noticeable in the Beach submarket where nearly 50 percent of the population is 65 years of age or over.

Demographic Factors. The population of the Miami HMA reached an estimated total of 1,323,300 persons as of July 1, 1971. This reflects an annual average increase of 44,400 persons (3.5 percent) since April 1, 1970. From April 1960 to April 1970 the population of Dade County increased from 935,047 persons to 1,267,792 persons, reflecting an annual average increase of 33,275 persons (3.0 percent). The rate of growth varied widely over the decade. When the Cuban airlift was at its peak between 1960 and 1972, the population increase was about 50,000 a year. In the mid-years of the decade, 1962 to 1967, when Cuban in-migration was minimal and there were concerted efforts to relocate refugees in other sections of the country, the average annual

population growth was about 22,000 a year. There has been an acceleration of in-migration ever since 1967, as the refugee airlift resumed and as the movement of the elderly from the north into the Miami area, attracted by very extensive high-rise condominium developments, increased. Between 1967 and the 1970 Census, growth averaged about 41,000 a year and it has been somewhat greater since.

The population of the Mainland submarket of Dade County increased from 862,347 persons in 1960 to 1,164,681 persons in 1970. This change of about 30,250 persons annually resulted from a net natural increase of about 9,200 persons annually and a net in-migration of about 21,000 persons annually. About 85 percent of the in-migrants were Cuban refugees. Population increases in the Mainland submarket were quite general throughout the suburban areas; a lesser rate of population increase was reported for the city of Miami. Since April 1970, population increases in the Mainland submarket of 42,400 persons annually (3.6 percent) have exceeded the 1960-1970 rate of population growth, but are consistent with population gains recorded during the 1965-1970 period.

The population of the Beach submarket increased by about 3,025 persons annually from 1960 to 1970. Because of the large percentage of elderly couples and individuals in the Beach submarket (the 1970 Census figures show that about 47 percent of the population was 65 years of age or older) there was a net natural decrease (excess of resident deaths over resident births) from 1960 to 1970 of approximately 4,250 persons annually. Since April 1970, a slowed rate of in-migration combined with a continued increase in net natural decrease in the Beach submarket have resulted in a slower rate of population increase. The estimated current population of 105,600 persons represents an annual increase of about 2,000 persons (1.9 percent) since April 1970, compared with the 1960-1970 average annual increase of about 3,025 persons (3.5 percent).

Population increases in the HMA during the forecast period are expected to average about 42,000 persons annually, or slightly above the annual rate of growth from 1960 to 1970 (3.1 percent as compared to 3.0 percent), but below the estimated 1965 to 1971 rate (3.5 percent annually). This estimate is predicated upon an anticipated slower rate of economic expansion during the forecast period than during the 1965-1970 period which is expected to reduce in-migration to the HMA. Population increases in the Mainland submarket are expected to account for about 95 percent of the total population increment during the forecast period.

The number of households in the Miami HMA increased from 308,325 in April 1960 to 428,035 in April 1970, an annual increase of about 11,950 (3.3 percent). Since April 1970, households have increased at the rate of 15,500 annually (3.6 percent). Household gains during the 1960-1970 decade occurred at a more rapid rate than did population increases. This lowered the average household size in the Miami HMA from 2.98 persons in 1960 to 2.91 persons in 1970. This decline in household size occurred in spite of the fact that the large number of Cuban refugee families had family sizes in excess of the 1960 average.

A slowed rate of economic expansion during the forecast period is expected to retard the rate of household gain during the forecast period (3.4 percent annually compared with the 1965-1971 annual average of 3.6 percent); however, the expected annual growth of 15,400 households is only slightly below the 1965-1971 annual average.

Housing Factors. There were an estimated 473,200 housing units in the Miami HMA as of July 1, 1971. Despite increased levels of demolition during the mid- and latter-1960's, a significant increase in the number of housing units constructed during this time enabled the housing inventory to increase at a more rapid rate than during the early 1960's. As shown in table VI, about 85 percent of the 1971 housing inventory is located in the Mainland submarket, although the construction of high-rise apartments and condominiums resulted in a more rapid rate of growth of the housing inventory in the Beach submarket (3.3 percent annually) than in the Mainland submarket (2.6 percent annually) during the April 1960-July 1971 period. The housing inventory in the entire Miami HMA increased by about 124,300 units from April 1960 to July 1971. This was accomplished through the construction of about 167,800 units, the addition of 7,200 mobile homes, and the loss because of demolitions or other causes of 50,700 units.

There were about 10,800 units under construction in the Miami HMA on July 1, 1971. Of this number, about 2,200 were single-family houses and 8,600 were multiple unit dwellings. Included in the 8,600 multifamily units under construction were 450 units of Section 236, about 3,000 condominium units, and 5,150 nonsubsidized rental units.

As measured by building permits,<sup>1/</sup> new private residential construction activity increased markedly during the 1964-1971 period, as compared with the 1960-1963 period, which coincided with a substantial increase in in-migration. All of this increase resulted from increased levels of multifamily construction (both condominium and rental units), since the combination of single-family and duplex permits issued annually declined during the 1964-1971 period to approximately 75 percent of the average 1960-1963 level. The decline in multifamily permits issued in 1970 reflects not only a slowdown in condominium construction compared to the high level of 1969, but also has resulted from a sizeable drop in permits issued for multifamily rental units. High-rise rental construction has declined since condominium developments have become more popular; however, the decline in low-rise construction in 1970 was a consequence of a tight money market, water and sewer difficulties, zoning, and high interest rates rather than of an indication of a softening market.

There were about 25,800 vacant units in the HMA as of July 1, 1971, only slightly below the April 1970 level, but substantially below the April 1960 level of 40,600 vacant units. Less than 20 percent of the decline in vacancies

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<sup>1/</sup> Building permits enumerated in table VII are estimated to cover all residential construction in Dade County.

from 1960 to 1971 resulted from a decrease in other vacant units<sup>1/</sup>. The majority of the decline has resulted from a decrease in available vacant units, reflecting the improvement in the Miami housing market during the 1960-1971 period. The sales vacancy rate declined from 3.0 percent in April 1960 to 0.9 percent in July 1971. Similarly, the rental vacancy rate has dropped from 13.8 percent in April 1960 to 5.3 percent in July 1971. The decline of both homeowner and rental vacancy rates is reflective of the rapid increase in in-migration to the Miami HMA beginning in the early 1960's, as well as the low levels of residential construction from 1960 to 1963. Table VIII presents vacancy characteristics for the Miami HMA during the 1960-1971 period by submarkets.

Mobile Homes. There were about 13,650 mobile homes in the Miami HMA as of July 1, 1971, reflecting an increase of about 610 mobile homes annually since April 1960. In recent years the increase in mobile homes has been in excess of 700 units annually. Mobile homes have increased only slightly as a percentage of the total housing inventory, from two percent in 1960 to three percent in 1971. The majority of the mobile homes are located in parks. While mobile home parks are located throughout the entire HMA, local zoning regulations have concentrated recent mobile home park construction in the southern portion of Dade County in the Homestead and Florida City areas.

Older mobile home parks in the HMA charge entrance fees (usually from \$200 to \$300) and report few vacancies. Newer parks are almost exclusively "captive parks", which require the prospective resident to purchase the mobile home from the park owner. Vacancies in these newer parks have increased recently as greater numbers of spaces are being constructed, however vacancy levels are not approaching excessive numbers at present. Rents for spaces in mobile home parks average from \$60 to \$75 monthly, with some spaces renting as low as \$50 a month and others in excess of \$75 a month. Parks generally include recreation areas, playgrounds and a pool, some also include a golf course. Prices for the average mobile home (twelve feet by sixty-five feet) range from \$7,000 to \$8,000.

It is estimated, from projected economic and demographic conditions, and recent mobile home trends, that the Miami HMA can successfully absorb about 700 mobile homes annually during the forecast period. From this projected demand for mobile homes and in view of the vacancy situation in mobile home parks, it is estimated that the demand for spaces in mobile home parks will approximate 1,300 spaces during the two-year forecast period (650 a year). Most of this demand will be concentrated in the \$60 to \$75 a month rent range. Satisfaction of the expected demand also will require that prospective mobile home parks include the amenities (pools, recreation areas, etc.) and design features which are currently being employed by new mobile home park developers.

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<sup>1/</sup> Includes vacant seasonal units, dilapidated units, units rented or sold awaiting occupancy, and units held off the market.

Table IA

Estimated Annual Demand for Sales Units  
Miami, Florida, Housing Market Area  
July 1, 1971-July 1, 1973

A. Single-family Sales Units

<u>Price class</u>		<u>HMA<sup>a/</sup></u> <u>total</u>	<u>Percent</u> <u>of total</u>
Under	\$22,500	1,500	22
\$22,500 -	24,999	1,300	19
25,000 -	29,999	1,050	16
30,000 -	34,999	1,000	15
35,000 -	39,999	1,000	15
40,000 and over		850	13
Total		6,700	100

B. Condominiums

<u>Number of</u> <u>bedrooms</u>		<u>Total</u>	<u>Under</u> <u>\$25,000</u>	<u>Over</u> <u>\$25,000</u>	<u>Under</u> <u>\$30,000</u>	<u>Over</u> <u>\$30,000</u>
Total		3,900	1,575	850	975	500
1 or less		2,425	1,575	850		
2 or more		1,475			975	500
Mainland		2,900				
1 or less		1,775	1,225	550		
2 or more		1,125			775	350
Beach		1,000				
1 or less		650	350	300		
2 or more		350			200	150

<sup>a/</sup> Estimated demand for single-family sales units will be almost exclusively for Mainland submarket.

Table IB

**Estimated Annual Demand for Nonsubsidized Rental Housing**  
**Miami, Florida, Housing Market Area**  
**July 1, 1971-July 1, 1973**

**HMA total**

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$150	345	-	-	-
\$150 - 169	125	1,260	-	-
170 - 189	70	1,345	800	-
190 - 209	-	575	1,050	-
210 - 229	-	240	590	130
230 - 249	-	175	330	100
250 - 269	-	-	240	80
270 - 289	-	-	190	60
290 and over	-	-	-	95
Total	540	3,595	3,200	465

**Mainland submarket**

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$150	345	-	-	-
\$150 - 169	85	1,060	-	-
170 - 189	35	1,135	675	-
190 - 209	-	485	885	-
210 - 229	-	200	495	130
230 - 249	-	145	280	100
250 - 269	-	-	200	65
270 - 289	-	-	160	45
290 and over	-	-	-	75
Total	465	3,025	2,695	415

**Beach submarket**

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$170	40	200	-	-
\$170 - 189	35	210	125	-
190 - 209	-	90	165	-
210 - 229	-	40	95	-
230 - 249	-	30	50	-
250 - 269	-	-	40	15
270 - 289	-	-	30	15
290 and over	-	-	-	20
Total	75	570	505	50

<sup>a/</sup> Gross rent includes contract rent plus the cost of utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Miami, Florida, Housing Market Area  
July 1, 1971-July 1, 1973

	<u>Section 236<sup>a</sup>/ exclusively</u>	<u>Families eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
<b>A. <u>Families</u></b>				
1 bedroom	235	75	375	685
2 bedrooms	750	100	975	1,825
3 bedrooms	525	0	725	1,250
4+ bedrooms	240	0	425	665
Total	<u>1,750</u>	<u>175<sup>b</sup>/</u>	<u>2,500<sup>d</sup>/</u>	<u>4,425</u>
<b>B. <u>Elderly</u></b>				
Efficiency	125	350	775	1,250
1 bedroom	150	200	325	675
Total	<u>275<sup>c</sup>/</u>	<u>550<sup>d</sup>/</u>	<u>1,100<sup>d</sup>/</u>	<u>1,925</u>

a/ Estimates are based upon regular income limits.

b/ Approximately two-thirds of these families also are eligible under the rent supplement program.

c/ Applications and commitments under Section 202 are being converted to Section 236.

d/ All of the elderly couples and individuals also are eligible for rent supplement payments.



Table III

Nonagricultural Wage and Salary Employment by Industry<sup>a/</sup>  
Miami, Florida, HMA, 1964-1971  
 (Annual averages in thousands)

	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>Twelve months ending</u> <u>March 31</u>	
								<u>1970</u>	<u>1971</u>
Total wage & salary employ.	<u>339.9</u>	<u>363.6</u>	<u>385.6</u>	<u>409.3</u>	<u>449.2</u>	<u>484.0</u>	<u>504.7</u>	<u>490.3</u>	<u>506.7</u>
Manufacturing	<u>50.1</u>	<u>54.6</u>	<u>59.5</u>	<u>63.7</u>	<u>71.4</u>	<u>76.6</u>	<u>77.4</u>	<u>77.2</u>	<u>77.1</u>
Furniture & fixtures	3.3	3.5	3.8	3.7	4.2	4.2	4.1	4.2	4.1
Stone, clay & glass prod.	2.4	2.6	2.5	2.3	2.8	3.2	3.2	3.2	3.2
Fabricated metal prod.	6.3	6.5	6.6	6.8	7.9	8.4	7.6	8.3	7.4
Machinery	3.1	3.4	3.9	3.9	4.4	5.0	5.6	5.2	5.6
Trans. equipment	5.9	6.9	7.9	9.6	9.3	8.3	7.0	8.0	6.8
Food & kindred prod.	7.5	7.4	7.4	7.6	7.4	7.3	7.3	7.2	7.2
Apparel & other textile prod.	7.0	8.2	9.5	10.9	13.5	15.7	16.2	16.0	16.2
Printing & publishing	4.8	5.1	5.4	5.5	5.7	6.2	6.8	6.4	6.8
Other manufacturing	9.8	11.0	12.5	13.4	16.2	18.3	19.6	18.7	19.8
Nonmanufacturing	<u>289.8</u>	<u>309.0</u>	<u>326.1</u>	<u>345.6</u>	<u>377.8</u>	<u>407.4</u>	<u>427.3</u>	<u>413.1</u>	<u>429.6</u>
Contract construction	21.4	23.3	23.9	23.6	27.9	32.6	32.7	33.1	32.5
Trans., comm., & utils.	35.2	37.4	39.6	45.4	49.9	54.8	56.3	55.4	56.8
Wholesale trade	24.3	25.7	27.3	29.6	31.5	33.2	35.3	33.6	35.8
Retail trade	<u>69.7</u>	<u>73.7</u>	<u>76.8</u>	<u>80.3</u>	<u>87.7</u>	<u>93.4</u>	<u>98.5</u>	<u>94.5</u>	<u>99.2</u>
Food	(11.1)	(11.5)	(11.9)	(12.6)	(13.4)	(14.5)	(15.3)	(14.7)	(15.3)
Eating & drinking places	(18.0)	(19.6)	(20.1)	(21.2)	(24.3)	(25.7)	(26.5)	(25.7)	(26.4)
Fin., ins., & real estate	23.6	24.7	26.1	27.1	28.8	31.0	32.9	31.6	33.0
Services and misc.	72.1	77.6	82.0	86.5	97.7	106.7	114.6	108.8	115.0
Hotels	(17.7)	(18.7)	(19.2)	(19.5)	(22.3)	(22.6)	(23.0)	(22.4)	(23.0)
Government	43.5	46.6	50.4	53.1	54.3	55.7	57.0	56.1	57.4
Federal	( 7.8)	( 8.0)	( 8.9)	( 9.9)	(10.3)	(11.0)	(11.3)	(11.0)	(11.4)
State and local	(35.7)	(38.6)	(41.5)	(43.2)	(44.0)	(44.7)	(45.7)	(45.1)	(46.0)

<sup>a/</sup> Components may not add to totals because of rounding.

Source: Florida Department of Commerce.

Table IV

Estimated Percentage Distribution of All Families and Renter Households<sup>a/</sup>  
by Annual Income After Deducting Federal Income Tax  
Miami, Florida, Housing Market Area  
1968 and 1971

After-tax income		HMA Total				Mainland submarket				Beach submarket			
		<u>All families</u>		<u>Renter households<sup>a/</sup></u>		<u>All families</u>		<u>Renter households<sup>a/</sup></u>		<u>All families</u>		<u>Renter households<sup>a/</sup></u>	
		<u>1968</u>	<u>1971</u>	<u>1968</u>	<u>1971</u>	<u>1968</u>	<u>1971</u>	<u>1968</u>	<u>1971</u>	<u>1968</u>	<u>1971</u>	<u>1968</u>	<u>1971</u>
Under	\$ 4,000	23	17	36	28	22	15	35	24	36	29	47	36
\$ 4,000 -	4,999	9	7	13	11	8	7	15	12	9	8	8	8
5,000 -	5,999	9	8	12	10	12	9	12	12	7	7	8	8
6,000 -	6,999	10	8	10	10	9	8	10	10	7	6	7	7
7,000 -	7,999	9	8	8	8	10	8	8	9	6	6	6	6
8,000 -	8,999	9	7	6	6	8	8	5	7	6	6	5	5
9,000 -	9,999	7	7	3	6	7	7	5	6	4	5	3	4
10,000 -	12,499	11	14	6	9	11	14	6	10	7	9	5	7
12,500 -	15,000	5	9	3	5	6	9	2	5	6	6	3	5
15,000 and over		8	15	3	7	7	15	2	5	14	18	8	14
Total		100	100	100	100	100	100	100	100	100	100	100	100
Median		\$6,900	\$8,300	\$5,025	\$6,050	\$6,950	\$8,375	\$5,025	\$6,150	\$5,750	\$6,925	\$4,350	\$5,800

<sup>a/</sup> Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends  
Miami, Florida, Housing Market Area  
April 1960 - July 1971

<u>Component</u>	<u>April 1960</u>	<u>April 1970</u>	<u>July 1971</u>	<u>Average annual change<sup>a/</sup></u>	
				<u>1960-1970</u>	<u>1970-1971</u>
<u>Population</u>					
HMA total	<u>935,047</u>	<u>1,267,792</u>	<u>1,323,300</u>	<u>33,275</u>	<u>44,400</u>
Mainland submarket	<u>862,347</u>	<u>1,164,681</u>	<u>1,217,700</u>	<u>30,250</u>	<u>42,400</u>
Miami	<u>291,688</u>	<u>334,859</u>	<u>341,300</u>	<u>4,300</u>	<u>5,150</u>
Beach submarket	<u>72,700</u>	<u>103,111</u>	<u>105,600</u>	<u>3,025</u>	<u>2,000</u>
<u>Households</u>					
HMA total	<u>308,325</u>	<u>428,035</u>	<u>447,400</u>	<u>11,950</u>	<u>15,500</u>
Mainland submarket	<u>274,845</u>	<u>374,897</u>	<u>392,300</u>	<u>10,000</u>	<u>13,900</u>
Miami	<u>107,825</u>	<u>120,393</u>	<u>122,300</u>	<u>1,250</u>	<u>1,500</u>
Beach submarket	<u>33,480</u>	<u>53,138</u>	<u>55,100</u>	<u>1,950</u>	<u>1,600</u>

<sup>a/</sup> Rounded.

Sources: 1960 and 1970 Censuses of Housing and Population and estimates by Housing Market Analyst.

Table VI

Trends in Household Tenure  
Miami, Florida, Housing Market Area  
April 1960 - July 1971

<u>Tenure</u>	<u>Mainland submarket</u>	<u>Beach submarket</u>	<u>HMA total</u>
<u>April 1, 1960</u>			
Total housing inventory	<u>304,746</u>	<u>44,200</u>	<u>348,946</u>
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	<u>63.7%</u>	<u>24.3%</u>	<u>59.4%</u>
Renter-occupied	<u>99,892</u>	<u>25,330</u>	<u>125,222</u>
Total vacant units	<u>29,901</u>	<u>10,720</u>	<u>40,621</u>
<u>April 1, 1970</u>			
Total housing inventory	<u>392,027</u>	<u>61,888</u>	<u>453,915</u>
Occupied units	<u>374,897</u>	<u>53,138</u>	<u>428,035</u>
Owner-occupied units	<u>219,450</u>	<u>12,110</u>	<u>231,560</u>
Percent of total occupied	<u>58.5%</u>	<u>22.8%</u>	<u>54.1%</u>
Renter-occupied units	<u>155,447</u>	<u>41,028</u>	<u>196,475</u>
Total vacant units	<u>17,130</u>	<u>8,750</u>	<u>25,880</u>
<u>July 1, 1971</u>			
Total housing inventory	<u>409,300</u>	<u>63,900</u>	<u>473,200</u>
Occupied units	<u>392,300</u>	<u>55,100</u>	<u>447,400</u>
Owner-occupied units	<u>229,900</u>	<u>13,500</u>	<u>243,400</u>
Percent of total occupied	<u>58.5%</u>	<u>24.5%</u>	<u>54.3%</u>
Renter-occupied	<u>162,400</u>	<u>41,600</u>	<u>204,000</u>
Total vacant units	<u>17,000</u>	<u>8,800</u>	<u>25,800</u>

Sources: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

Table VII

Privately Financed Housing Units Authorized by Building Permits<sup>a/</sup>  
Miami, Florida, Housing Market Area  
1962-1970

	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965<sup>b/</sup></u>	<u>1966</u>	<u>1967</u>	<u>1968<sup>c/</sup></u>	<u>1969<sup>d/</sup></u>	<u>1970<sup>e/</sup></u>
HMA total	10,235	9,950	13,147	16,316	13,757	15,162	22,302	26,770	19,183
Single-family	4,584	4,106	3,677	3,818	3,007	3,763	4,733	4,980	6,984
Multifamily	5,651	5,844	9,470	13,244	10,750	11,399	17,569	21,790	12,199
Mainland submarket	8,070	8,550	10,472	12,498	10,907	12,781	18,500	22,762	17,843
Single-family	4,544	4,081	3,652	3,798	2,987	3,738	4,707	4,947	6,963
Multifamily	3,526	4,469	6,820	9,243	7,920	9,043	13,793	17,815	10,880
Miami	1,696	1,864	2,059	3,602	3,021	2,013	1,952	2,701	3,214
Single-family	223	192	187	151	136	163	131	152	654
Multifamily	1,473	1,672	1,872	3,451	2,885	1,850	1,821	2,549	2,560
Remainder	6,374	6,686	8,413	9,439	7,886	10,768	16,548	20,061	14,629
Single-family	4,321	3,889	3,465	3,647	2,851	3,575	4,576	4,795	6,309
Multifamily	2,053	2,797	4,948	5,792	5,035	7,193	11,972	15,266	8,320
Beach submarket	2,165	1,400	2,675	3,275	2,850	2,381	3,802	4,008	1,340
Single-family	40	25	25	20	20	25	26	33	21
Multifamily	2,125	1,375	2,650	3,255	2,830	2,356	3,776	3,975	1,319

<sup>a/</sup> Excludes approximately 2,900 public housing units.

<sup>b/</sup> Excludes 244 units of Section 221(d)(3).

<sup>c/</sup> Excludes 459 units of Section 221(d)(3).

<sup>d/</sup> Excludes 150 units of Section 221(d)(3).

<sup>e/</sup> Excludes 618 units of Section 236.

Sources: U.S. Bureau of the Census, University of Florida, Bureau of Economics and Building Research; and Dade County Building Commission.

Table VIII

Trends in Vacancy  
Miami, Florida, Housing Market Area  
April 1960 - July 1971

<u>Vacancy characteristics</u>	<u>Mainland submarket</u>	<u>Beach submarket</u>	<u>HMA total</u>
<u>April 1, 1960</u>			
Total vacant units	<u>29,901</u>	<u>10,720</u>	<u>40,621</u>
Available vacant	<u>20,207</u>	<u>5,445</u>	<u>25,652</u>
For sale	<u>5,413</u>	<u>262</u>	<u>5,675</u>
Homeowner vacancy rate	<u>3.0%</u>	<u>3.1%</u>	<u>3.0%</u>
For rent	<u>14,794</u>	<u>5,183</u>	<u>19,977</u>
Rental vacancy rate	<u>12.9%</u>	<u>17.0%</u>	<u>13.8%</u>
Other vacant <sup>a/</sup>	<u>9,674</u>	<u>5,275</u>	<u>14,969</u>
<u>April 1, 1970</u>			
Total vacant units	<u>17,130</u>	<u>8,750</u>	<u>25,880</u>
Available vacant	<u>9,800</u>	<u>3,580</u>	<u>13,380</u>
For sale	<u>2,292</u>	<u>256</u>	<u>2,548</u>
Homeowner vacancy rate	<u>1.0%</u>	<u>2.1%</u>	<u>1.1%</u>
For rent	<u>7,508</u>	<u>3,324</u>	<u>10,832</u>
Rental vacancy rate	<u>4.6%</u>	<u>7.5%</u>	<u>5.2%</u>
Other vacant <sup>a/</sup>	<u>7,330</u>	<u>5,170</u>	<u>12,500</u>
<u>July 1, 1971</u>			
Total vacant units	<u>17,000</u>	<u>8,800</u>	<u>25,800</u>
Available vacant	<u>9,900</u>	<u>3,700</u>	<u>13,600</u>
For sale	<u>1,850</u>	<u>250</u>	<u>2,100</u>
Homeowner vacancy rate	<u>0.8%</u>	<u>1.8%</u>	<u>0.9%</u>
For rent	<u>8,050</u>	<u>3,450</u>	<u>11,500</u>
Rental vacancy rate	<u>4.7%</u>	<u>7.6%</u>	<u>5.3%</u>
Other vacant <sup>a/</sup>	<u>7,100</u>	<u>5,100</u>	<u>12,200</u>

<sup>a/</sup> Includes vacant seasonal units, dilapidated units, units rented or sold awaiting occupancy, and units held off the market.

Sources: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

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