

**City of Marathon
Workforce/Affordable Housing
Assessment & Action Study**



Population and Economic Characteristics

City of Marathon/Monroe County: 2013

ECONOMIC CHARACTERISTICS					
		City of Marathon		Monroe County	
Median Household Income		\$47,073		\$53,607	
Total Households		3,197		28,503	
With wage or salary income		2,152	67.3%	20,089	70.5%
No wage or salary income		1,045	32.7%	8,414	29.5%
Population 16 and over		6,987		64,428	
In Labor Force		4,363	62.4%	40,862	63.4%
Armed Forces		24		1,103	
Civilian Labor Force		4,339		39,759	
Employed		3,883	89.5%	36,767	92.5%
Unemployed		456	10.5%	2,992	7.5%
Not in Labor Force		2,624	37.6%	23,566	36.6%
Civilian Employed Population 16 and over		3,883		36,767	
Management, business, science, and arts occupations		1,023	26.3%	10,999	29.9%
Service occupations		1,009	26.0%	9,754	26.5%
Sales and office occupations		829	21.3%	9,155	24.9%
Natural resources, construction, and maintenance occupations		772	19.9%	4,229	11.5%
Production, transportation, and material moving occupations		250	6.4%	2,630	7.2%

Key Findings: Population and the Economy

- **According to American Community Survey (ACS) estimates, the City of Marathon's population decreased by 13.3 percent (1,292 persons) from 2009 to 2013;**
- **The City's population decrease is attributed to a 27 percent loss of households (1,183 households), of which, 63.7 percent were families;**
- **Marathon's worker population 16 years of age and over decreased by 21.5 percent (1,058 workers) from 2009 to 2013.**

Key Findings: Population and the Economy

- **According to 2013 ACS estimates, 57 percent of Marathon's workers 16 years of age and over reside in owner-occupied housing units and 43 percent in renter-occupied housing units;**
- **An estimated 84 percent of Marathon's workers commute less than 20 minutes to work with 49.1 percent less than 10 minutes;**
- **The median age of Marathon's worker is 43 years of age.**

Key Findings: Population and the Economy

- **The majority of Marathon's workers 16 years of age and over are employed in the following industries:**
 - 1) Arts, entertainment and recreation, and accommodation and food services (20.4 percent);**
 - 2) Professional, scientific, management and administrative and waste management (15.3 percent);**
 - 3) Retail trade (11.8 percent);**
 - 4) Educational services, and healthcare and social assistance (11.4 percent);**
 - 5) Information and finance and insurance, and real estate and rental and leasing (10.7 percent)**

General Housing Characteristics

City of Marathon/Monroe County: 2013

HOUSING CHARACTERISTICS					
		City of Marathon		Monroe County	
Total Households		3,197		28,503	
Average Household Size		2.6		2.5	
Total Families		1,881	58.8%	16,587	58.2%
Average Family Size		3.32		3.2	
Median Family Income		\$56,761		\$66,352	
Households with one or more people under 18 years		22.1%		20.50%	
Households with one or more people 60 years and over		44.5%		45.00%	
Total Housing Units		5,943		52,748	
	1, Detached	3,036	51.1%	27,593	52.3%
	1, Attached	327	5.5%	4,482	8.5%
	2	295	5.0%	1,954	3.7%
	3 or 4	131	2.2%	2,398	4.5%
	5 to 9	385	6.5%	2,629	5.0%
	10 or more	523	8.8%	5,456	10.3%
	Mobile Home	1,180	19.9%	8,126	15.4%
	Boat, RV, van, etc.	6	0.1%	110	0.2%

Owner-Occupied Housing Values

City of Marathon/Monroe County: 2013

Occupied Housing Units		Marathon		Monroe County	
		3,197	53.8%	28,503	54.0%
Owner Occupied		1,997	62.5%	17,586	61.7%
\$0 to \$49,999		214	10.7%	956	5.4%
\$50,000 to \$99,999		75	3.8%	552	3.1%
\$100,000 to 199,999		270	13.5%	1,967	11.2%
\$200,000 to \$299,999		444	22.2%	3,040	17.3%
\$300,000 to \$399,999		312	15.6%	2,807	16.0%
\$400,000 to \$499,999		225	11.3%	2,217	12.6%
\$500,000 to \$749,999		213	10.7%	2,749	15.6%
\$750,000 to \$999,999		138	6.9%	1,317	7.5%
\$1,000,000 or more		106	5.3%	1,981	11.3%
Median Value		\$298,800		\$381,200	

Renter-Occupied Housing Values City of Marathon/Monroe County

Occupied Housing Units		Marathon		Monroe County	
	Renter Occupied	1,200	37.5%	10,917	38.3%
	Renter Occupied (with Cash Rent)	1,170		10,364	
	\$0 to \$399	31	2.6%	443	4.3%
	\$400 to \$599	64	5.5%	485	4.7%
	\$600 to \$799	231	19.7%	863	8.3%
	\$800 to \$999	142	12.1%	845	8.2%
	\$1,000 to \$1249	314	26.8%	1,747	16.9%
	\$1,250 to \$1,499	165	14.1%	1,705	16.5%
	\$1,500 to \$1,999	131	11.2%	2,539	24.5%
	\$2,000 or more	92	7.9%	1,737	16.8%
	Median Gross Rent	\$1,093		\$1,367	

Housing Vacancy Status

City of Marathon/Monroe County: 2013

Vacant Housing Units		Marathon		Monroe County	
		2,746	46.2%	24,245	46.0%
	For Rent	126	4.6%	1,903	7.8%
	Rented, not occupied	17	0.6%	395	1.6%
	For Sale only	145	5.3%	1,164	4.8%
	Sold, not occupied	-	0.0%	269	1.1%
	For seasonal, recreational, or occasional use	2,204	80.3%	18,956	78.2%
	For migrant workers	-	0.0%	98	0.4%
	Other vacant	254	9.2%	1,460	6.0%

Cost-Burdened Renter/Owner Households

City of Marathon/Monroe County: 2013

		City of Marathon		Monroe County	
Occupied Housing Units		3,197		28,503	
Cost Burdened Households (households paying 30% or more of their household income on housing)		1,363		12,377	
	Cost Burdened Renters	814	59.7%	6,746	54.5%
	Cost Burdened Owners	549	40.3%	5,631	45.5%

Source: US. Census Bureau ACS 2009-2013

City of Marathon

Cost-Burdened Renter Households

	Marathon
Total:	1,200
Less than 10.0 percent	10
10.0 to 14.9 percent	55
15.0 to 19.9 percent	83
20.0 to 24.9 percent	73
25.0 to 29.9 percent	122
30.0 to 34.9 percent	193
35.0 to 39.9 percent	105
40.0 to 49.9 percent	20
50.0 percent or more	496
Not computed	43

Key Findings: Workforce/Affordable Housing Supply and Demand

- **According to 2013 ACS estimates, 59.7 percent of Marathon's renters are cost-burdened;**
- **An estimated 41.3 percent (496 households) of Marathon's renters are "severely" cost-burdened;**
- **According to 2013 ACS estimates , 52.5 percent of Marathon's owners with a mortgage are cost-burdened, of which, 30 percent are "severely" cost-burdened.**

City of Marathon Affordability Analysis

Owner Housing

City of Marathon 2013			
Median Household Income (MHI)		\$47,073	
Median Owner-Occupied Value		\$298,800	
Household Income Categories	Income	Affordable Home Purchase Price	Gap/Surplus
Extremely Low-Income (30% of MHI)	\$14,122	\$35,305	\$263,495
Very Low-Income (50% of MHI)	\$23,537	\$58,841	\$239,959
Low-Income (80% of MHI)	\$37,658	\$94,146	\$204,654
Moderate-Income (100% of MHI)	\$47,073	\$117,683	\$181,118
Middle-Income (120% of MHI)	\$56,488	\$141,219	\$157,581

Source: US. Census Bureau ACS 2009-2013

City of Marathon Affordability Analysis

Renter Housing

City of Marathon 2013			
Median Household Income (MHI)	\$47,073		
Median Gross Rent	\$1,093		
Household Income Categories	Income	Affordable Home Rent Price	Gap/Surplus
Extremely Low-Income (30% of MHI)	\$14,122	\$353	\$740
Very Low-Income (50% of MHI)	\$23,537	\$588	\$505
Low-Income (80% of MHI)	\$37,658	\$941	\$152
Moderate-Income (100% of MHI)	\$47,073	\$1,177	\$84
Middle-Income (120% of MHI)	\$56,488	\$1,412	\$319

Source: US. Census Bureau ACS 2009-2013

Key Findings: Housing Affordability Analysis

- **According to Monroe County Property Appraiser records, the median single-family home sale price in Marathon during the first six months of 2015 was \$505,000;**
- **According to the Florida Keys Board of Realtors, the current asking price for a 3-bedroom, single-family home in Marathon is \$699,000;**

Key Findings: Housing Affordability Analysis

- **According to 2013 ACS estimates, the median owner-occupied housing value in the City of Marathon is \$298,800;**
- **Significant affordability gaps exist at the median owner value for all households earning 120 percent or less than the City's median household income;**

Key Findings: Housing Affordability Analysis

- **According to 2013 ACS estimates, the median gross rent in the City is \$1,093;**
- **Significant affordability gaps exist at the median gross rent for all households earning 80 percent or less than the City's median household income.**