INTRODUCTION

- Overview and Methodology
- Tasks
- Labor Market and Economic Base
- Housing Affordability
- Key Findings
PURPOSE OF THE STUDY

To Provide a Quantitative Housing Needs Assessment that can Serve as a Baseline for Understanding Monroe County’s Housing Supply and Demand Relationship by Sub-Region
APPROACH AND METHODOLOGY

- Prepare a Comprehensive Housing Database and Analysis Designed to Assist Monroe County in Determining Future Housing Policies and Strategies

- Combine Economic and Housing Market Analyses Utilizing the most Current and Reliable Primary and Secondary Data Sources

- Provide a Clear and Workable Database that can be Updated Regularly
TASKS

1: Housing Demand Analysis

2: Housing Supply Analysis

3: Housing Supply and Demand Assessment
HOUSING SUPPLY
Monroe County’s Housing Inventory grew from 46,215 Units in 1990 to 51,617 Units in 2000, or 12% growth.

From 2000-2006 Monroe County’s Housing Inventory Increased to 53,398 Units, or 3% Growth.

The County’s 1990-2006 Growth in Housing Inventory is Attributed to both New Single-Family (6,235 units) and Multi-family (4,408 units) Construction.
HOUSING INVENTORY

- Monroe County’s Renter Housing Inventory decreased from 13,186 units in 2000 to 11,128 units in 2006, a 16% Loss

- The County’s Inventory of Mobile Home Units Decreased by more than 2000 Units from 2000-2006

- Approximately 60% of Monroe County’s Housing Stock is now over 25 Years Old
Monroe County’s Housing Inventory is Concentrated within its four Principal Cities: Key Largo, Islamorada, Marathon and Key West.

Together, the four Cities Comprise 65% of the County’s Housing Stock and 77% of the County’s Rental Housing Supply.
## HOUSING INVENTORY: ALL KEYS

<table>
<thead>
<tr>
<th>Location</th>
<th>1990</th>
<th>2000</th>
<th>2005</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>19,967</td>
<td>24,212</td>
<td>26,090</td>
<td>26,202</td>
</tr>
<tr>
<td>Multifamily</td>
<td>14,527</td>
<td>16,812</td>
<td>18,105</td>
<td>18,935</td>
</tr>
<tr>
<td>Mobile Homes</td>
<td>10,132</td>
<td>9,814</td>
<td>8,265</td>
<td>7,792</td>
</tr>
</tbody>
</table>
## HOUSING INVENTORY: Principal Cities

<table>
<thead>
<tr>
<th>Location</th>
<th>Total Units*</th>
<th>Occupied Units</th>
<th>Owner Units</th>
<th>Renter Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monroe County</td>
<td>51,617</td>
<td>35,086</td>
<td>21,900</td>
<td>13,186</td>
</tr>
<tr>
<td>Key Largo/Islamorada</td>
<td>13,579</td>
<td>8,479</td>
<td>6,033</td>
<td>2,446</td>
</tr>
<tr>
<td>Marathon</td>
<td>6,786</td>
<td>4,597</td>
<td>2,911</td>
<td>1,686</td>
</tr>
<tr>
<td>Key West</td>
<td>13,307</td>
<td>11,017</td>
<td>5,024</td>
<td>5,993</td>
</tr>
</tbody>
</table>

Source: U.S Department of commerce, Bureau of the Census, 2000

*Excludes mobile homes
During the Same Period, the Number of Occupied Housing Units has Remained Relatively Stable, but has Shown a Significant and Steady 6% Decrease Since 2000.
HOUSING INVENTORY

- In 1990 there were 7,928 Vacant Housing Units in Monroe County (17% Vacancy Rate)

- By 2006, there were 20,235 Vacant Housing Units (38% Vacancy Rate)

- By 2006, Seasonal Housing Units numbered 15,262 (75 percent of the Vacant Units)

- Monroe County’s Vacant Units Available for Rent Decreased from 2,037 Units in 1990 to 1,511 Units in 2000 or 26% Loss
HOUSING INVENTORY: TENURE

- Owner Occupied
- Renter Occupied

Bar chart showing the number of owner-occupied and renter-occupied housing units from 1990 to 2006.
## HOUSING INVENTORY: VACANCY RATE BY COUNTY

<table>
<thead>
<tr>
<th>Location</th>
<th>1990</th>
<th>2000</th>
<th>2005</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Broward County</td>
<td>11.5%</td>
<td>11.6%</td>
<td>14.5%</td>
<td>14.4%</td>
</tr>
<tr>
<td>Miami-Dade</td>
<td>5.3%</td>
<td>8.9%</td>
<td>10.1%</td>
<td>13%</td>
</tr>
<tr>
<td>Monroe County</td>
<td>17%</td>
<td>32%</td>
<td>36%</td>
<td>38%</td>
</tr>
</tbody>
</table>
HOUSING DEMAND
POPULATION AND HOUSEHOLD CHARACTERISTICS

- Monroe County’s Overall Population Decreased by 6% from 2000 to 2006

- Since 2000, the County has experienced a 14% loss in the 20-54 Working Age Groups and a concomitant 15% increase in the 55+ Retirement Age Group

- In total, Monroe County lost 2,024 Workers or 5% of its Labor Force since 2000
From 2000-2006 Monroe County’s Median Household Income Increased from $42,283 to $52,069, or 23%

From 2000-2006 Monroe County’s Per Capita Income Increased from $26,102 to $36,564, or 6% Annually

Households Earning Social Security Income in Monroe County Increased by 16% between 2000-2006
POPULATION AND HOUSEHOLD CHARACTERISTICS

- The Economic Base of Monroe County is largely supported by Non-Durable Service-Providing Industries

- These Industries currently Comprise 91.3 % of the Key’s Employment Base

- The Majority of these Jobs are directly Related to Monroe County’s Tourism Industry
Major Industries by Employment
2000-2005

- Acomod/Food Serv.
- Retail Trade
- Health Care/Social Assist.
- Construct.
- Other Serv.
- Prof, Scient/Tech Serv.

2000 Employees
- Acomod/Food Serv.
- Retail Trade
- Health Care/Social Assist.
- Construct.
- Other Serv.
- Prof, Scient/Tech Serv.

2005 Employees
- Acomod/Food Serv.
- Retail Trade
- Health Care/Social Assist.
- Construct.
- Other Serv.
- Prof, Scient/Tech Serv.
### INCOME BY OCCUPATION

#### Monroe County's Median Household Income:

- **AMI**: $52,069

#### 2006 Leading Occupations

<table>
<thead>
<tr>
<th>OCCUPATIONAL CATEGORY</th>
<th>&lt;50%</th>
<th>&lt;80%</th>
<th>&lt;120%</th>
<th>&lt;150%</th>
<th>150+</th>
</tr>
</thead>
<tbody>
<tr>
<td>AMI</td>
<td>$25,514</td>
<td>$41,135</td>
<td>$61,962</td>
<td>$77,583</td>
<td>77,583+</td>
</tr>
</tbody>
</table>

- **Office and Administrative Support**
- **Retail Sales**
- **Food Preparation and Service**
- **Management**
- **Construction**

#### 2007 Median Annual Wage for Essential Occupations

<table>
<thead>
<tr>
<th>OCCUPATIONAL CATEGORY</th>
<th>&lt;50%</th>
<th>&lt;80%</th>
<th>&lt;120%</th>
<th>&lt;150%</th>
<th>150+</th>
</tr>
</thead>
<tbody>
<tr>
<td>AMI</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Elementary School Teachers**
- **Secondary School Teachers**
- **Police and Sheriff's Patrol Officers**
- **Registered Nurses**
# Relationship: Housing Inventory/Resident Worker Concentration

<table>
<thead>
<tr>
<th>Location</th>
<th>Total Units*</th>
<th>Occupied Units</th>
<th>Owner Units</th>
<th>Renter Units</th>
<th>Total Labor Force</th>
<th>Service, Sales &amp; Office Workers</th>
<th>Education and Health Care Practitioners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monroe County</td>
<td>51,617</td>
<td>35,086</td>
<td>21,900</td>
<td>13,186</td>
<td>41,181</td>
<td>20,057</td>
<td>2,939</td>
</tr>
<tr>
<td>Key Largo/Islamorada</td>
<td>13,579</td>
<td>8,479</td>
<td>6,033</td>
<td>2,446</td>
<td>9,542</td>
<td>4,531</td>
<td>748</td>
</tr>
<tr>
<td>Marathon</td>
<td>6,786</td>
<td>4,597</td>
<td>2,911</td>
<td>1,686</td>
<td>5,334</td>
<td>2,529</td>
<td>390</td>
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<tr>
<td>Key West</td>
<td>13,307</td>
<td>11,017</td>
<td>5,024</td>
<td>5,993</td>
<td>13,004</td>
<td>7,285</td>
<td>857</td>
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</table>
HOUSING VALUES AND VALUES
TRENDS 1990-2007
Single-Family Home Sales in the last three years (2004-2006) have Decreased by 51%.

Monroe County’s current Median Single-Family Sale Price ($700,000) and Average Rent ($1,800) far exceed the Affordability Level of Most Households.

Monroe County’s Median Single-Family Home Value-to-Median Household Income Ratio is currently 12:1.
SALES 1990-2007 UPPER KEYS

VACANT  MOBILE HOMES  SF  MULTIFAMILY

YEAR


743 582 850 778 845 799 823 715 505 306
SALES 1990-2007 MIDDLE KEYS

- VACANT
- MOBILE HOMES
- SF
- MULTIFAMILY

YEAR

YEAR


270 316 368 470 467 508 462 295 257 114

0 100 200 300 400 500 600
MEDIAN SALES VALUES, 1990-2007
ALL KEYS

YEAR

SF
MULTIFAMILY
VACANT LAND
MOBILE HOMES

$0 $100,000 $200,000 $300,000 $400,000 $500,000 $600,000 $700,000 $800,000

$235,500 $689,500

$652,250

$652,250

$689,500

$0 $100,000 $200,000 $300,000 $400,000 $500,000 $600,000 $700,000 $800,000
MEDIAN SALES VALUES 1990-2007: UPPER KEYS

![Graph showing median sales values from 1990 to 2007 for Upper Keys, categorized by property type: Vacant, Mobile Homes, SF, and Multifamily. The graph displays the median sales values for each year with specific values for each category marked on the bars.]
MEDIAN SALES VALUES 1990-2007: MIDDLE KEYS

YEAR  VACANT  MOBILE HOMES  SF  MULTIFAMILY

1990  $139,950  $130,000  $245,850  $150,000  $900,000
1995  $130,000  $150,000  $485,000  $485,000  $675,100
2000  $245,850  $325,000  $675,100  $325,000  $900,000
2001  $150,000  $485,000  $325,000  $675,100  $900,000
2002  $150,000  $485,000  $325,000  $675,100  $900,000
2003  $150,000  $485,000  $325,000  $675,100  $900,000
2004  $150,000  $485,000  $325,000  $675,100  $900,000
2005  $150,000  $485,000  $325,000  $675,100  $900,000
2006  $150,000  $485,000  $325,000  $675,100  $900,000
2007  $150,000  $485,000  $325,000  $675,100  $900,000
MEDIAN SALES VALUES 1990-2007:
LOWER KEYS

YEAR
VACANT
MOBILE HOMES
SF
MULTIFAMILY
$0 $100,000 $200,000 $300,000 $400,000 $500,000 $600,000 $700,000
$115,000 $120,000 $180,000 $239,000 $611,250 $689,500 $700,000
$576,000

1990: $120,000
1995: $115,000
2000: $180,000
2005: $611,250
2006: $700,000
2007: $576,000
## Affordability Levels by Sub-Markets

<table>
<thead>
<tr>
<th>GEO-AREA KEYS</th>
<th>Median Household Income</th>
<th>Monthly Household Income</th>
<th>Affordable Home Price</th>
<th>Median Sales Price 2006</th>
<th>Affordability Gap</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>SINGLE FAMILY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>UPPER</td>
<td>$52,069</td>
<td>$4,339</td>
<td>$119,649</td>
<td>$805,000</td>
<td>$685,351</td>
</tr>
<tr>
<td>MIDDLE</td>
<td></td>
<td></td>
<td>$136,111</td>
<td>$900,000</td>
<td>$763,889</td>
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<tr>
<td>LOWER</td>
<td></td>
<td></td>
<td>$134,288</td>
<td>$587,000</td>
<td>$452,712</td>
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<tr>
<td></td>
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<td></td>
<td>MULTIFAMILY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>UPPER</td>
<td></td>
<td></td>
<td>$153,599</td>
<td>$607,500</td>
<td>$453,901</td>
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<tr>
<td>MIDDLE</td>
<td></td>
<td></td>
<td>$163,780</td>
<td>$485,000</td>
<td>$321,220</td>
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<tr>
<td>LOWER</td>
<td></td>
<td></td>
<td>$108,509</td>
<td>$550,000</td>
<td>$441,491</td>
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</tbody>
</table>
## Rent Affordability Levels by Sub-Markets

<table>
<thead>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>UPPER</td>
<td>$52,069</td>
<td>$4,339</td>
<td>$1,302</td>
<td>$2,250</td>
<td>($948)</td>
</tr>
<tr>
<td>MIDDLE</td>
<td>$52,069</td>
<td>$4,339</td>
<td>$1,302</td>
<td>$2,250</td>
<td>($1,198)</td>
</tr>
<tr>
<td>LOWER</td>
<td>$52,069</td>
<td>$4,339</td>
<td>$1,302</td>
<td>$2,250</td>
<td>($298)</td>
</tr>
</tbody>
</table>
KEY FINDINGS
FINDINGS

- Since 2000 Monroe County has experienced a 14% decrease in the Workforce Age (20-54) Population

- In total, Monroe County lost 2,024 Workers or 5% of its Labor Force since 2000

- Nearly all Monroe County’s Leading Occupations have Median Annual Incomes less than 80% of the Median Household Income
FINDINGS

- Essential Occupations in Monroe County, including Teachers and Police/Sheriff Officers, have Annual Salaries less than 80% of the Median Household Income

- Monroe County’s Rental Housing Inventory has decreased by 16% since 2000

- The Median Single-Family Home Value-to-Median Household Income Ratio in Monroe County is 12:1

- Single-Family Home and Condominium Values in Monroe County appreciated over 100% from 2002-2004
FINDINGS

- Rent Burdened (30%+ of Income for Housing Costs) Households in Monroe County increased from 42% in 2000 to 58% in 2006, of which, 2,324 renters (22%) pay 50% or more

- The Current Median Sales Price of a Single-Family Home or Condominium in the Upper/Middle/Lower Keys creates Substantial Affordability Gaps based on Median Household Income

- Substantial Rent Affordability Gaps also exist in the Middle and Upper Keys
FINDINGS

- The Current Median Values of Single-Family Homes and Condominiums are “Unaffordable” to nearly 95% of Monroe County’s existing Households

- Second Home Market significantly impacting Monroe County’s Supply and Demand Conditions by Creating Inflationary Pressures while Reducing Rental Availability
**FINDINGS**

- Monroe County’s Affordable Housing Supply Imbalance has been exacerbated by three (3) important Market Conditions:
  1. A Trend toward Upscale Single and Multi-Family Development that is Incompatible with the Housing Demand of the Majority of Monroe County’s Working Residents
  2. The substantial Loss of Monroe County’s Overall Rental Housing Supply, including Mobile Homes
  3. Severely limited Affordable Housing Inventory and Production
FINDINGS

- Affordable Housing Demand Greatest in the (4) Principal Cities – Key Largo, Islamorada, Marathon, Key West - where 72% of Monroe County’s Service, Sales and Office Workers Reside

- Study Expectations:
  1. Monroe County’s Resident Workforce will Continue to Relocate
  2. Increased Employment Competition for Bused Workers from South Miami-Dade
Key West Employee Earnings by Place of Work

Legend and Graph reference County Median Earnings, $26,700
Key West Median Earnings are $27,320

2006 Reported Earnings

- Under 50% Median
- 75% to Median Earnings
- 150% Above Median
- 50% - 75% Median
- 125% Above Median

Source: ES-202, 4th qtr. of 2006 (earnings = total wages/employees)
Monroe County Property Appraiser
Employee Earnings by Place of Work for Portions of Upper and Lower Key Largo

2006 Reported Earnings
- ▢ Under 50% Median
- ○ 50% - 75% Median
- ▼ 75% to Median Earnings
- ▼ 125% Above Median Earnings
- ▼ 150% Above Median Earnings

Legend:
- 0
- 0.25
- 0.5
- 1
- Miles
Marathon and Key Colony Beach Employee Wages & Salaries

Legend and Graph reference County Median Earnings, $26,700
Marathon and Key Colony Beach Median Earnings are $23,152

Source: ES-202, 4th qtr. of 2006 (earnings = total wages/employees)
Monroe County Property Appraiser
Key West Affordable Housing Supply

63% of Residential Properties are Unaffordable to Employees Earning up to 150% of Median Income

Properties Affordable to Key West Employees

- Under $105 K
- $105 K - $158 K
- $158 K - $210 K
- $210 K - $263 K
- $263 K - $315 K
- Unaffordable

Source: ES-202, 4th qtr. of 2006 (earnings = total wages/employees)
Monroe County Property Appraiser
THANK YOU

FIU – Metropolitan Center
150 Se 2nd Avenue, Suite 500
Miami, FL 33131
Office (305) 349-1251
Fax (305) 349-1271