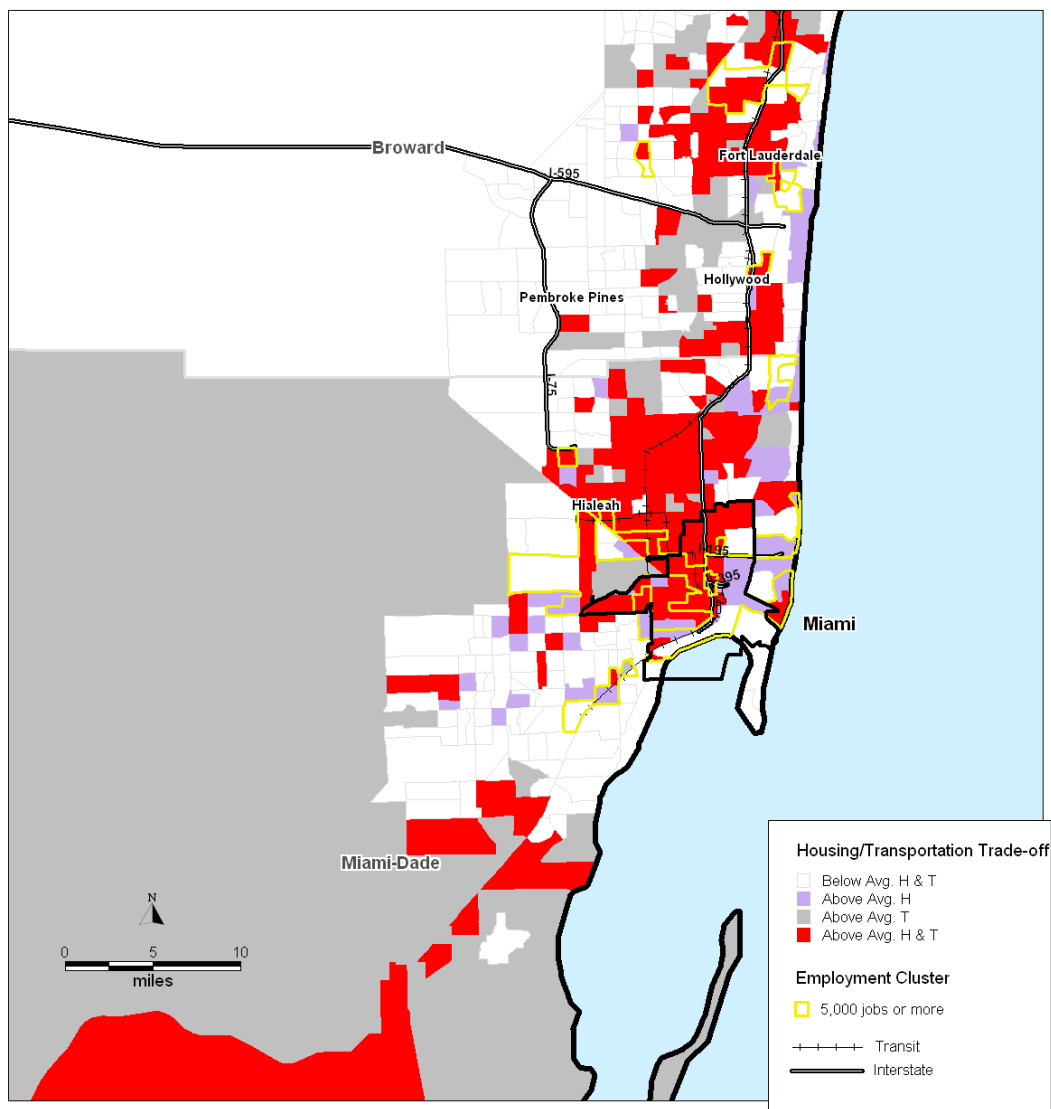


Miami, FL CMSA

Profile: Miami, FL CMSA	
Combined Housing and Transportation Category:	High H, Med T
Housing Market:	Hot Single Family Market
Households earning 30-50% HAMFI with Severe Burden:	42%
Affordable Housing Shortage:	High
Transportation: % Non-Auto Commute, Rail Transit System Size, 2003 Congestion:	6%, Medium Rail System
Jobs-Housing: % of Pop. living near an Employment Center (EC), % of Jobs in ECs:	34%, 36%

Miami: Average Household Expenditures on Housing and Transportation as a Percentage of Average Tract Income, 2000



Source: Income and housing costs from 2000 Census of Population and Housing, Summary File 3 and PUMS 5%, P76 and P97. Retrieved 2006, from <http://www.census.gov>. <http://factfinder.census.gov/servlet/BasicFactsServlet>. PUMS 5% from PDQ Software, from <http://www.pdq.com>. Transportation costs based on 2000 data from a variety of national public sources and modeled by Center for Neighborhood Technology. Cities over 100,000 persons labeled.

Metro Summary

Housing / Transportation Costs by Income

Of the four types of neighborhoods, Below Average Housing & Transportation cost neighborhoods have the greatest share of households in the region, 43% (Fig. 2). Households earning \$50,000 or more are the majority of households in these neighborhoods, at 59%. These households pay 24% to 42% of their income for housing and transportation (Fig. 1).

Above Average Housing & Transportation cost neighborhoods have the second greatest share of households in the region, 34% (Fig. 2). Households earning less than \$50,000 annually are the majority of households in these neighborhoods, at 78%. These households pay 45% to 111% of their income for housing and transportation (Fig. 1).

Fig. 1: H+T Costs by Income by Neighborhood Type

Miami	Below Avg H&T (1)			Above Avg H (2)			Above Avg T (4)			Above Avg H&T (3)			Wt. Avg of Quads		
Income Category	% H	% T	% H&T	% H	% T	% H&T	% H	% T	% H&T	% H	% T	% H&T	% H	% T	% H&T
\$0-<\$20,000	67%	56%	123%	67%	46%	113%	59%	60%	118%	60%	51%	111%	63%	52%	115%
\$20,000 - <\$35,000	39%	34%	73%	36%	27%	63%	34%	36%	70%	32%	31%	63%	35%	32%	67%
\$35,000 - <\$50,000	30%	25%	55%	26%	20%	46%	25%	26%	51%	23%	22%	45%	27%	23%	50%
\$50,000 - <\$75,000	24%	18%	42%	21%	15%	35%	19%	19%	38%	18%	17%	35%	21%	18%	39%
\$75,000 - <\$100,000	19%	14%	33%	17%	11%	28%	15%	14%	30%	14%	12%	27%	18%	13%	31%
\$100,000 - <\$250,000	15%	9%	24%	14%	7%	21%	12%	10%	21%	11%	8%	19%	14%	9%	23%
TOTAL	29%	17%	46%	36%	18%	55%	31%	24%	55%	37%	26%	63%	33%	21%	54%

Fig. 2: Distribution of Households by Income by Neighborhood Type

Miami	Below Avg H&T (1)			Above Avg H (2)			Above Avg T (4)			Above Avg H&T (3)			TOTAL REGION	
Income Category	# of HHS	% of HHS in Quad	% in Region	# of HHS	% of HHS in Quad	% in Region	# of HHS	% of HHS in Quad	% in Region	# of HHS	% of HHS in Quad	% in Region	# of HHS	% in Region
\$0-<\$20,000	53,777	11%	5%	34,227	27%	3%	26,205	20%	2%	140,076	37%	13%	254,285	23%
\$20,000 - <\$35,000	69,616	14%	6%	29,020	23%	3%	27,817	22%	2%	93,712	25%	8%	220,165	20%
\$35,000 - <\$50,000	74,322	15%	7%	21,628	17%	2%	25,207	20%	2%	60,077	16%	5%	181,234	16%
\$50,000 - <\$75,000	108,175	23%	10%	21,436	17%	2%	27,692	22%	2%	52,373	14%	5%	209,676	19%
\$75,000 - <\$100,000	68,543	14%	6%	9,645	8%	1%	12,578	10%	1%	19,652	5%	2%	100,773	9%
\$100,000 - <\$250,000	105,777	22%	9%	12,452	10%	1%	8,711	7%	1%	14,438	4%	1%	128,926	12%
ALL INCOMES	480,210	100%	43%	128,408	100%	11%	128,210	100%	11%	380,328	100%	34%	1,117,156	100%

Relationship of Affordability to Accessibility

Miami is one of two metropolitan areas (Tampa being the other) where increases in the local concentration of affordable housing are associated with increased transportation costs. Miami is also one of several metropolitan areas where job density is not associated with housing costs. Furthermore, distance to employment centers does not influence either housing costs or transportation costs. Miami also has fewer employment centers than the average of the 28-metro areas—Miami has 9 and the average of the regions is 17. This low number of employment centers may be related to the low percentage of Above Average H neighborhoods, and why there is a lack of an association between distance to employment centers and housing costs and transportation costs; there are not enough employment centers to influence these costs. (Adjusted R-Square: Housing Model, .6854, Transportation Model, .8818)

Commuting Characteristics

Households living in Above Average Housing neighborhoods have the shortest transit commute in time (46.2 minutes) and in distance (6.3 miles). Above Average H & T neighborhoods have the shortest driving commute in time (27.4 minutes) and in distance (7.7 miles). Above Average H&T neighborhoods also have the greatest share of transit, 8%. Households in Above Average Transportation cost neighborhoods and those in Below Average H & T neighborhoods both drive more than those in other neighborhoods, 9.5 miles. Households in Above Average Transportation neighborhoods also have the longest transit commute by time, 57.6 minutes.

Miami

Commuter Characteristics	Below Avg	Above Avg	Above Avg	Above Avg	All
	H&T	H	H & T	T	
All Commuters	697,770	166,590	431,835	171,128	1,467,323
% Transit	2%	5%	8%	3%	4%
Time all	29.2	28.7	29.4	29.4	29.2
Distance all	9.5	7.9	7.6	9.6	8.7
Speed All	19.2	16.6	16.3	19.8	18.1
Transit Commuters					
Time Transit	53.7	46.2	52.1	57.6	52.0
Distance Transit	10.6	6.3	6.6	10.3	7.6
Speed Transit	13.5	9.7	9.3	12.5	10.4
Auto Commuters					
Time Car	28.8	27.7	27.4	28.7	28.3
Distance Car	9.5	8.0	7.7	9.5	8.8
Speed Car	19.3	17.0	16.8	19.9	18.4

Household Expenditures by Income and Proximity to Employment Miami, FL CMSA

Expenditures by Income	Central City EC	Other ECs	Outside an EC
\$0-<\$20,000			
% Income on Housing	62%	67%	66%
% Income on Transport.	47%	54%	57%
% Income on H+T	109%	121%	123%
\$20,000 - <\$35,000			
% Income on Housing	32%	37%	37%
% Income on Transport.	28%	32%	34%
% Income on H+T	60%	69%	71%
\$35,000 - <\$50,000			
% Income on Housing	24%	28%	27%
% Income on Transport.	20%	23%	24%
% Income on H+T	44%	51%	51%
\$50,000 - <\$75,000			
% Income on Housing	18%	22%	21%
% Income on Transport.	14%	17%	18%
% Income on H+T	33%	39%	39%
\$75,000 - <\$100,000			
% Income on Housing	15%	18%	16%
% Income on Transport.	10%	13%	13%
% Income on H+T	25%	30%	30%
\$100,000 - <\$250,000			
% Income on Housing	11%	13%	12%
% Income on Transport.	7%	8%	9%
% Income on H+T	18%	21%	21%
Average of All Incomes			
% Income on Housing	37%	32%	32%
% Income on Transport.	22%	19%	21%
% Income on H+T	59%	51%	53%
Owner Median Income	\$42,276	\$56,081	\$49,784
Renter Median Income	\$23,447	\$32,743	\$31,333
Median Income	\$31,414	\$47,615	\$43,870