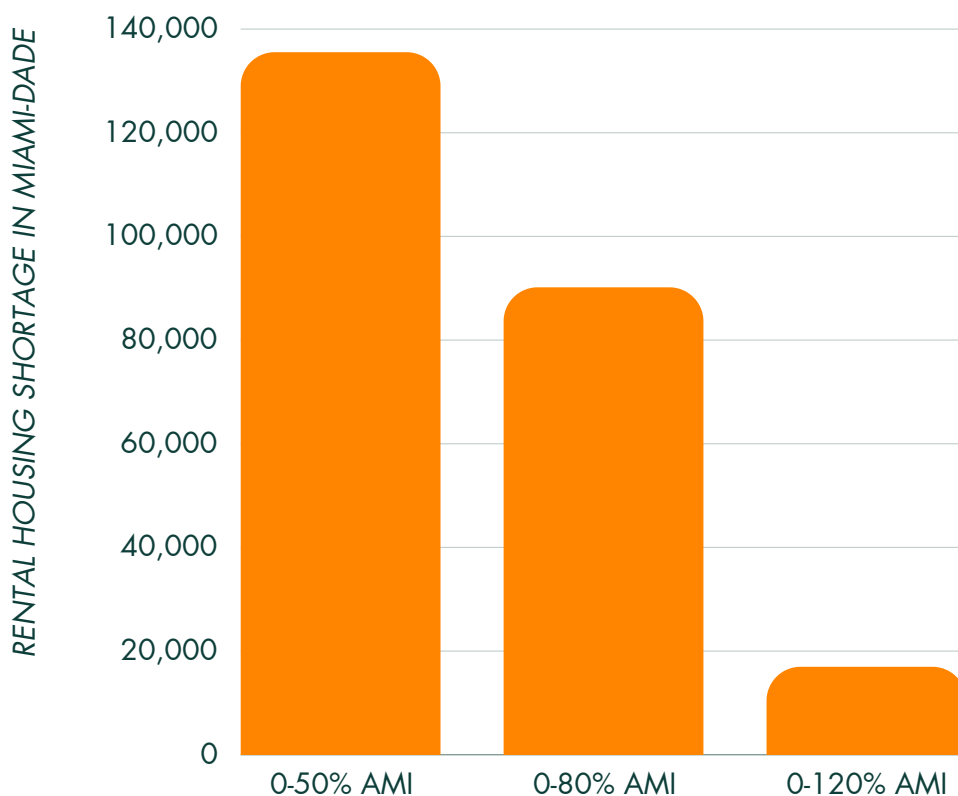## Key Takeaways

Renters and frontline workers are the hardest hit by Miami-Dade County's affordable housing shortage.

It will come as no surprise that most Miami-Dade households with incomes below $75,000 struggle with housing costs. Households are considered to be "cost burdened" if they pay more than 30% of their income for rent or mortgage costs. In Miami-Dade County, three-quarters of households with incomes below $75,000 are cost burdened.

Renters with modest incomes face the most difficulty affording their homes. Ninety percent of Miami-Dade renters with incomes below $50,000 are cost burdened. Meanwhile, the county has a gap of over 90,000 affordable and available units for renter households with incomes up to 80% of the area median income (AMI). The shortage is most acute for renters with incomes below 50% AMI—about $46,000 for a family of three.

SOURCE: SHIMBERG CENTER ANALYSIS OF U.S. CENSUS BUREAU, 2021 AMERICAN COMMUNITY SURVEY PUBLIC USE MICRODATA SAMPLE AND U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, 2021 INCOME & RENT LIMITS

The people bearing the brunt of this housing crunch are working in some of the fastest growing occupations in the county. Of the 21 occupations expected to add 1,000 or more workers by 2030, 14 have a median hourly wage of $19 or less. These jobs include medical assistants and home health aides, cooks and waitstaff, housekeepers, and warehouse and delivery staff. At these wages, the workforce can afford housing units with monthly costs ranging from $650 to $1,000.

While households of all types need affordable housing, Black and Hispanic/Latino households are more likely to face a housing cost burden. Nearly half (48%) of Miami-Dade's Hispanic/Latino and Black households are cost burdened, compared to 38-41% of other households. Much of the disparity stems from lower homeownership rates among Latino and Black households. Homeowners of any race and ethnicity are less likely to be cost burdened than renters from any other group.

opportunity : miami

▣ Infographic

MIAMI HOMES FOR ALL

Top 8 Occupations Ranked by Projected Job Growth from 2022 to 2030

Cooks, Restaurant	Waiters and Waitresses	Registered Nurses	General and Operations Managers	Stockers and Order Fillers	Maids and Housekeeping Cleaners	Medical Assistants	Market Research Analysts & Marketing Specialists.
$14.68	$10.79	$37.16	$38.51	$14.39	$12.23	$17.91	$29.76

▲ MEDIAN HOURLY WAGE

| 5,121 | 3,265 | 2,664 | 2,242 | 1,899 | 1,874 | 1,827 | 1,723 |

▲ JOB GROWTH BY 2030

| $763 | $561 | $1,932 | $2,003 | $748 | $636 | $931 | $1,548 |

▲ AFFORDABLE MONTHLY RENT BY OCCUPATION

Source: Florida Department of Economic Opportunity. Employment Projections