



CITY OF DORAL

HOUSING MASTER PLAN

Public Workshop

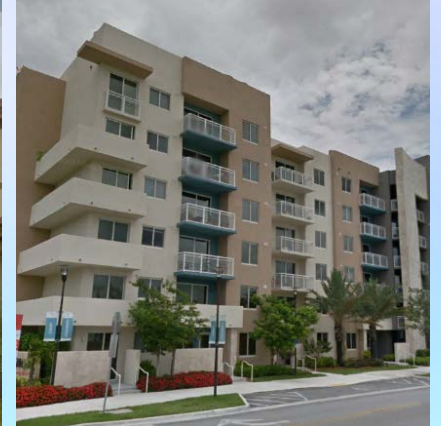
November 13





HOUSING MASTER PLAN PURPOSE

- Address the shortage of workforce housing in the community
- Facilitate public/private sector solutions to provide more housing opportunities for government workers, young professionals and other members of the workforce
- Propose policies to address workforce housing and related local housing issues





BACKGROUND

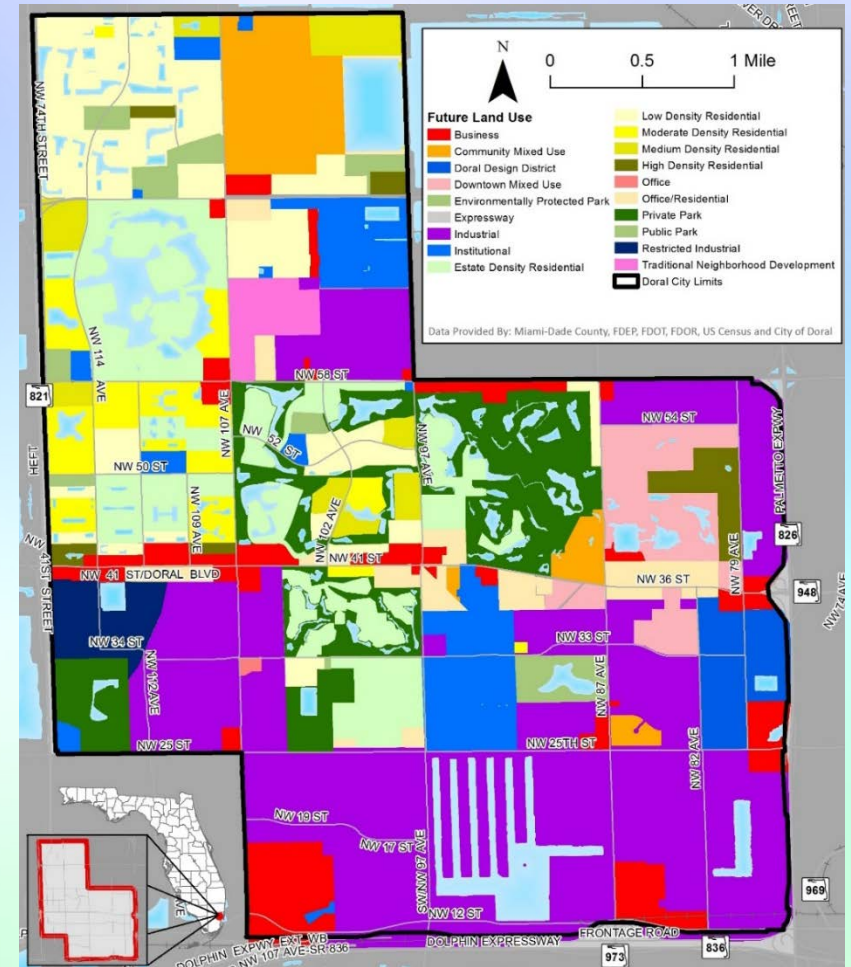
- In 2016, the City adopted a Workforce Housing Density Bonus (WHDB) program
- Workforce = households with an annual income between 65% and 140% of the Area Median Income (AMI)
- In May 2017, a moratorium was placed on the WHDB program to provide an opportunity to complete the Housing Master Plan





POPULATION GROWTH

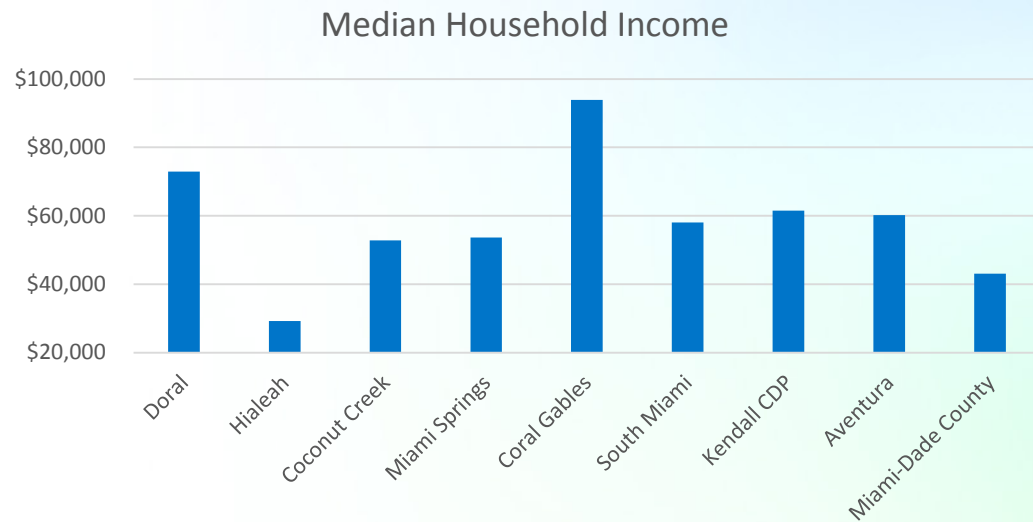
- City's Comprehensive Plan projects Doral's population to increase to 103,421 by 2030 (78.5% increase over 2016 estimate)
- A significant amount of growth is expected in Doral, which will increase demand for housing of all types





MEDIAN INCOME

- Doral’s median income is considerably higher than the surrounding communities and Miami-Dade as a whole



(Source: 2015 ACS)

Regional Median Income Comparison

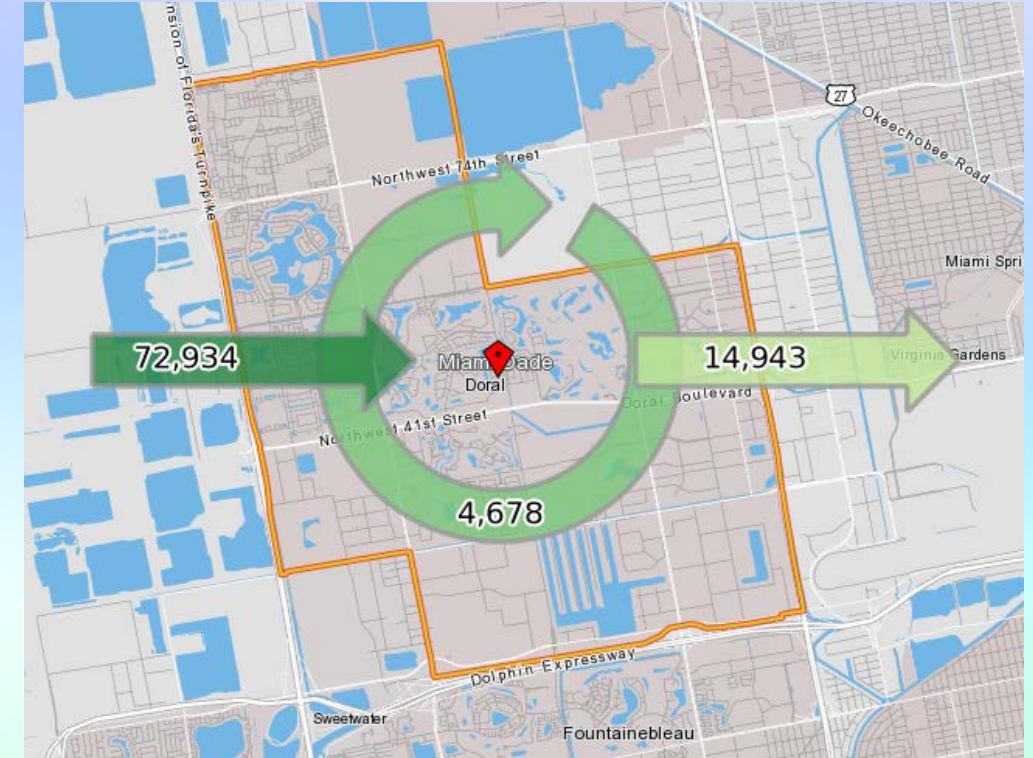
Jurisdiction	Median Household Income
Doral	\$ 72,933
Hialeah	\$ 29,249
Coconut Creek	\$ 52,800
Miami Springs	\$ 53,688
Coral Gables	\$ 93,934
South Miami	\$ 58,047
Kendall CDP	\$ 61,554
Aventura	\$ 60,222
Miami-Dade County	\$ 43,129

(Source: 2015 ACS)



EMPLOYER-HOUSEHOLD DYNAMICS

- City attracts nearly 73,000 workers on a daily basis
- Less than 5,000 people live and work within the City
- About 15,000 leave the City to work elsewhere



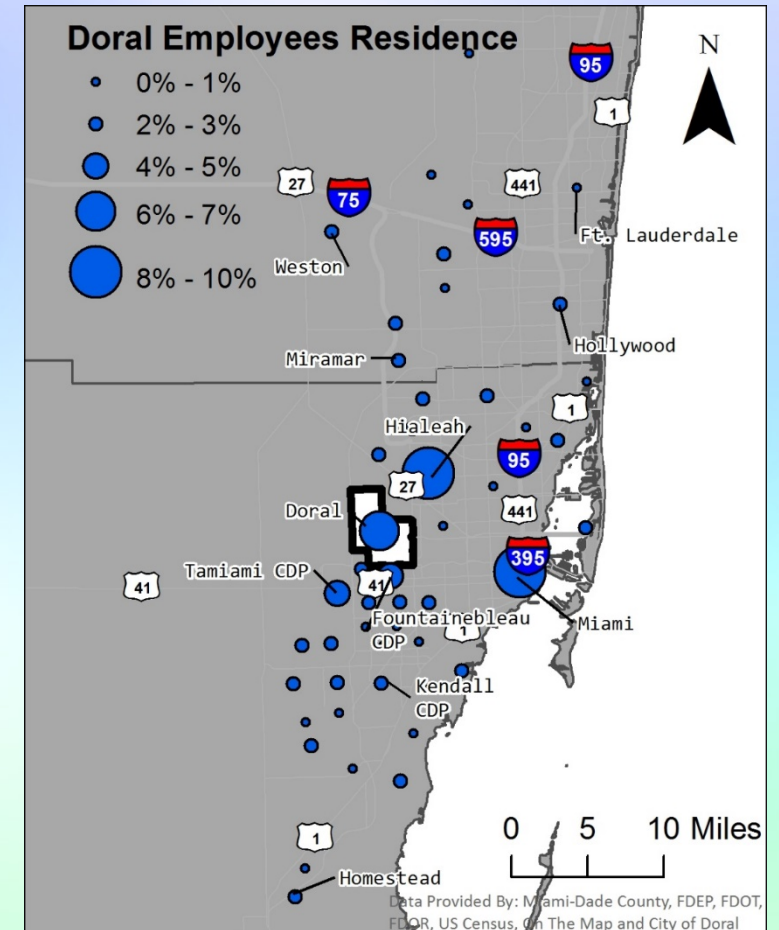
	72,934 - Employed in Selection Area, Live Outside
	14,943 - Live in Selection Area, Employed Outside
	4,678 - Employed and Live in Selection Area

(Source: US Census – OnTheMap)



EMPLOYER-HOUSEHOLD DYNAMICS

- Daily inflow of employees are mostly from Miami and Hialeah
- Inflow and outflow of workers creates strain on the transportation network
- Job market caters to those with lower incomes than the City's median household income



(Source: US Census – OnTheMap)



JOBS AND RELATED EARNINGS

- Wholesale, transportation/warehousing = 34%
- Retail, accommodation and foodservice = 22.3%
- Professional, scientific and tech services = 7.3%
- 62% of those working in Doral are earning less than \$40,000 annually

Local Monthly Income

Income	Percent
\$1,250 per month or less	19%
\$1,251 to \$3,333 per month	43%
More than \$3,333 per month	38%

(Source: US Census – OnTheMap)

Local Industries

Industry Sector	Jobs	Percent of Total
Wholesale Trade	15,359	19.2%
Transportation and Warehousing	11,893	14.8%
Retail Trade	10,790	13.5%
Admin/Support, Waste Management and Remediation	9,385	11.7%
Accommodation and Food Services	7,062	8.8%
Professional, Scientific, and Tech Services	5,842	7.3%
Health Care and Social Assistance	3,354	4.2%
Finance and Insurance	3,115	3.9%
Manufacturing	2,328	2.9%
Construction	2,241	2.8%
Real Estate and Rental and Leasing	2,102	2.6%
Other Services (excluding Public Admin)	2,090	2.6%
Information	2,061	2.6%
Management of Companies and Enterprises	869	1.1%
Educational Services	738	0.9%
Arts, Entertainment, and Rec	443	0.6%
Public Administration	382	0.5%
Agriculture, Forestry, Fishing and Hunting	47	0.1%
Mining, Quarrying, and Oil and Gas Extraction	7	0.0%
Utilities	3	0.0%
Total	80,111	100%

(Source: US Census – OnTheMap)



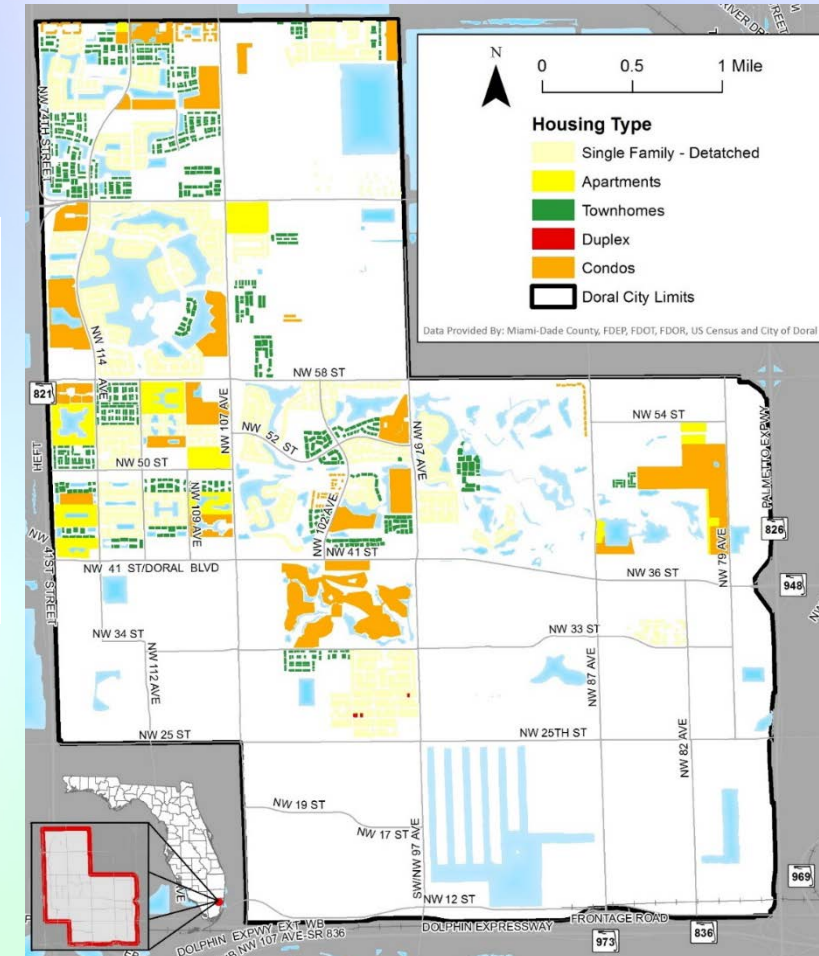
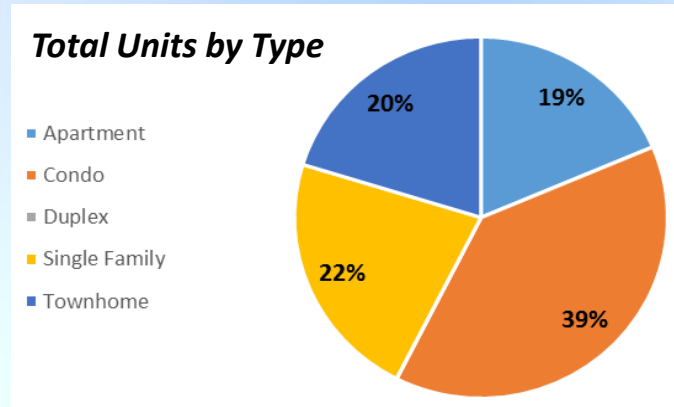
EXISTING HOUSING STOCK

- 12,204 Units Built Since 2000:

- 52.6% of all Apartments
- 48.9% of all Single Family
- 74.3% of all Townhomes
- 44.2% of all Condos

- Increasing Unit Sizes

- Single family homes (36.9% since 1970)
- Condominiums (16.9% since 1970)
- Townhomes (5.9% since 1980)





GROWING HOUSING STOCK

- Doral high rates of growth will need to be accounted for in terms of housing
- Through the year 2021 there are 3,340 new housing units planned/approved
- 31,929 potential new residents

Future Development and Population by Year of Development Completion

Expected Completion Year	Expected Units	Expected Population
2017	332	830
2018	8,252	20,633
2019	496	1,241
2020	350	875
2021	3,340	8,350
Total	12,770	31,929

(Source: City of Doral)



GROWING HOUSING STOCK



Midtown Doral



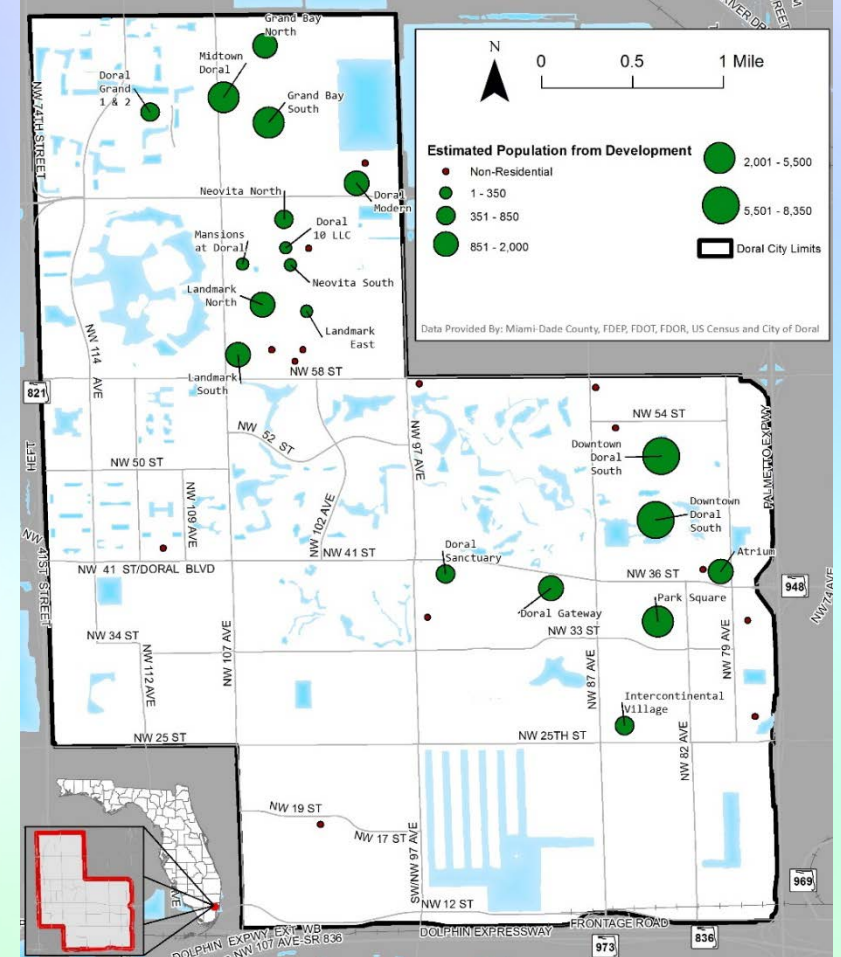
City Place Doral



Landmark North



Downtown Doral





INCOME AND HOUSING AFFORDABILITY

- AMI for Miami-Dade is \$51,800 while the estimated household income for Doral is \$72,933
- 4,219 non-rental units (single-family homes, condos, and townhomes) in Doral (occupied and unoccupied) are currently affordable for a household making 140% of the AMI
- 9,381 non-rental units (single-family homes, condos, and townhomes) in Doral (occupied and unoccupied) that are currently affordable for a household making 140% of the median household income
- 34% of mortgage paying households are cost burdened
- 57% of rental households are cost burdened

AMI and Housing Cost

AMI	JV Threshold ¹	Income Range	Units Available			
			Single Family	Townhome	Condo	Total
\$33,670	\$84,175	65%	4	19	16	39
\$41,440	\$103,600	80%	5	19	79	103
\$51,800	\$129,500	100%	5	19	1,614	1,638
\$62,160	\$155,400	120%	5	19	2,603	2,627
\$72,520	\$181,300	140%	7	19	4,193	4,219

(Source: 2016 Florida Department of Revenue, 2015 American Community Survey)



INCOME AND HOUSING AFFORDABILITY

- Starting salaries for 33 of the City's 184 (18%) occupation categories fall below 65% of AMI
- Salaries may limit opportunities to rental only

Mid-Point Salaries and AMI		
Profession	Salary	% AMI
City Planner	\$70,954	137%
Police Officer	\$63,622	123%
Firefighter	\$56,325	109%
Teacher (No US Exp.)	\$43,860	85%
Teacher (US Exp.)	\$42,840	83%

(Source: U.S. Department of Housing and Urban Development, and City of Doral)



NEXT STEPS

- Develop a Housing Action Plan
 - Vision, guiding principles/goals and strategies
 - Implementation tools
 - Plan recommendations
 - Draft and finalize Action Plan
- Present to City Council



LEARN MORE ABOUT THE HOUSING MASTER PLAN

Please review the display boards for additional information and engage with the project team to share your thoughts on workforce housing in the City of Doral

Thank you for your participation!



PROJECT CONTACTS

City Project Manager

Julian Perez, AICP, CFM

Director, Planning and Zoning

City of Doral

Ph: 305-593-6630

Email: Julian.Perez@cityofdoral.com

Consultant Project Manager

Evan Johnson

Project Manager

Tindale Oliver Design

Ph: 813-224-8862

Email: ejohnson@tindaleoliver.com