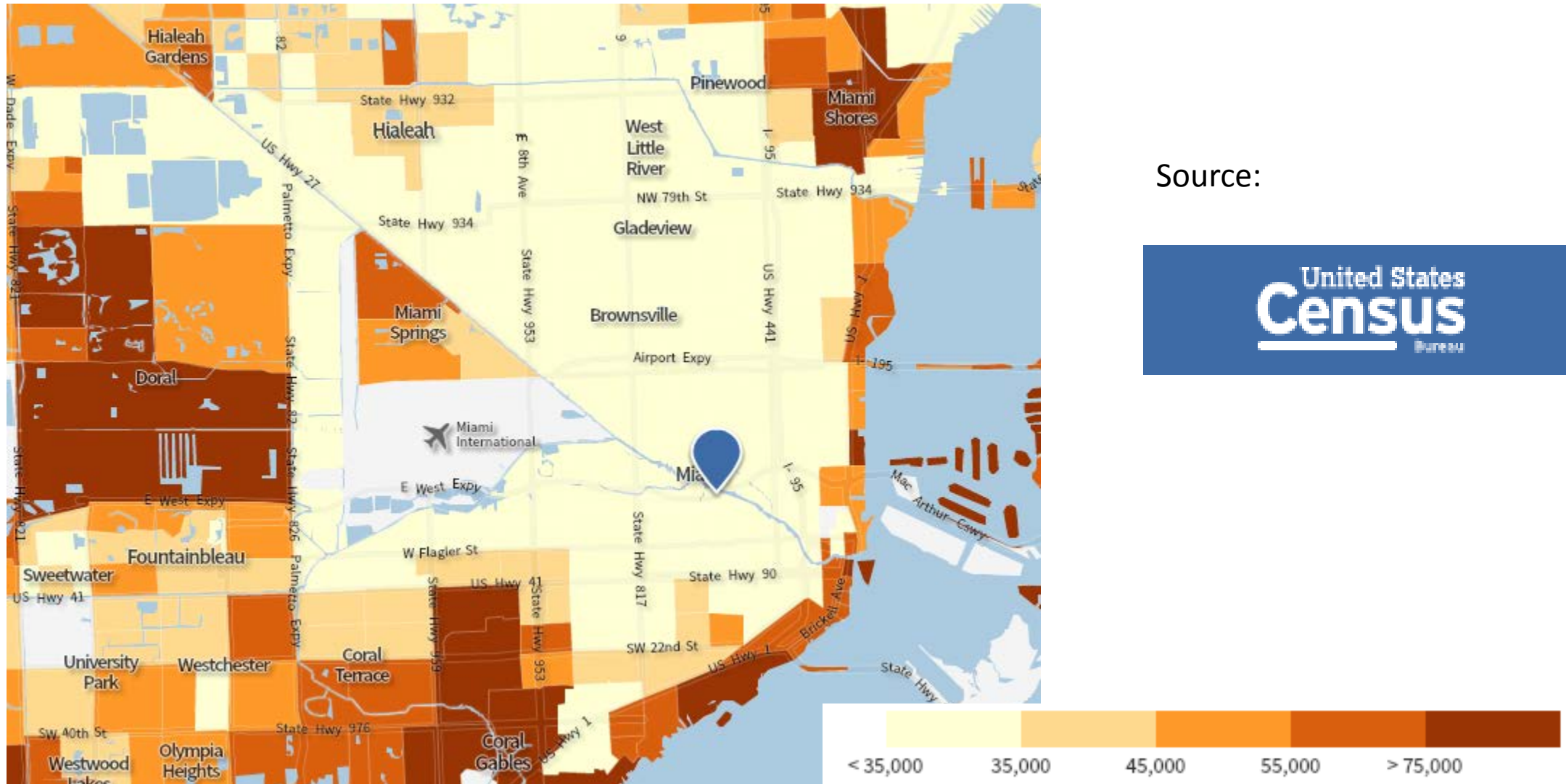


Income Inequality and Housing

Santiago Cely

Miami Dade by Income (2013)



Source:

United States
Census
Bureau

What does it mean?

Are we ok with this?

What it means

- Market forces
- Income segregation
- Concentration of wealth
- Concentration of poverty
- How do wealthy people end up living next to each other?
- How do poor people end up living next to each other?

Barriers to mixed income communities

- In wealthier areas, market prices “price out” low/moderate income families
- Affluent families are generally not inclined to live in poor areas
- Individuals who used to live in poor areas and later move up in the social ladder, generally leave their community to live in wealthier areas
- Lack of political will
- No economic incentives for private developers “no revenue”

Income level make up of population in Miami-Dade

Miami-Dade Household Income

	2011 Households	Percent
Total households	818,297	100%
Less than \$10,000	88,367	10.8%
\$10,000 to \$24,999	177,974	21.7%
\$25,000 to \$49,999	207,846	25.4%
\$50,000 to \$99,999	210,250	25.7%
\$100,000 to \$149,999	73,574	9.0%
\$150,000 to \$199,999	29,102	3.6%
\$200,000 or more	31,184	3.8%

Data Source: US Census 2011 American Community Survey 1-Year Estimates.

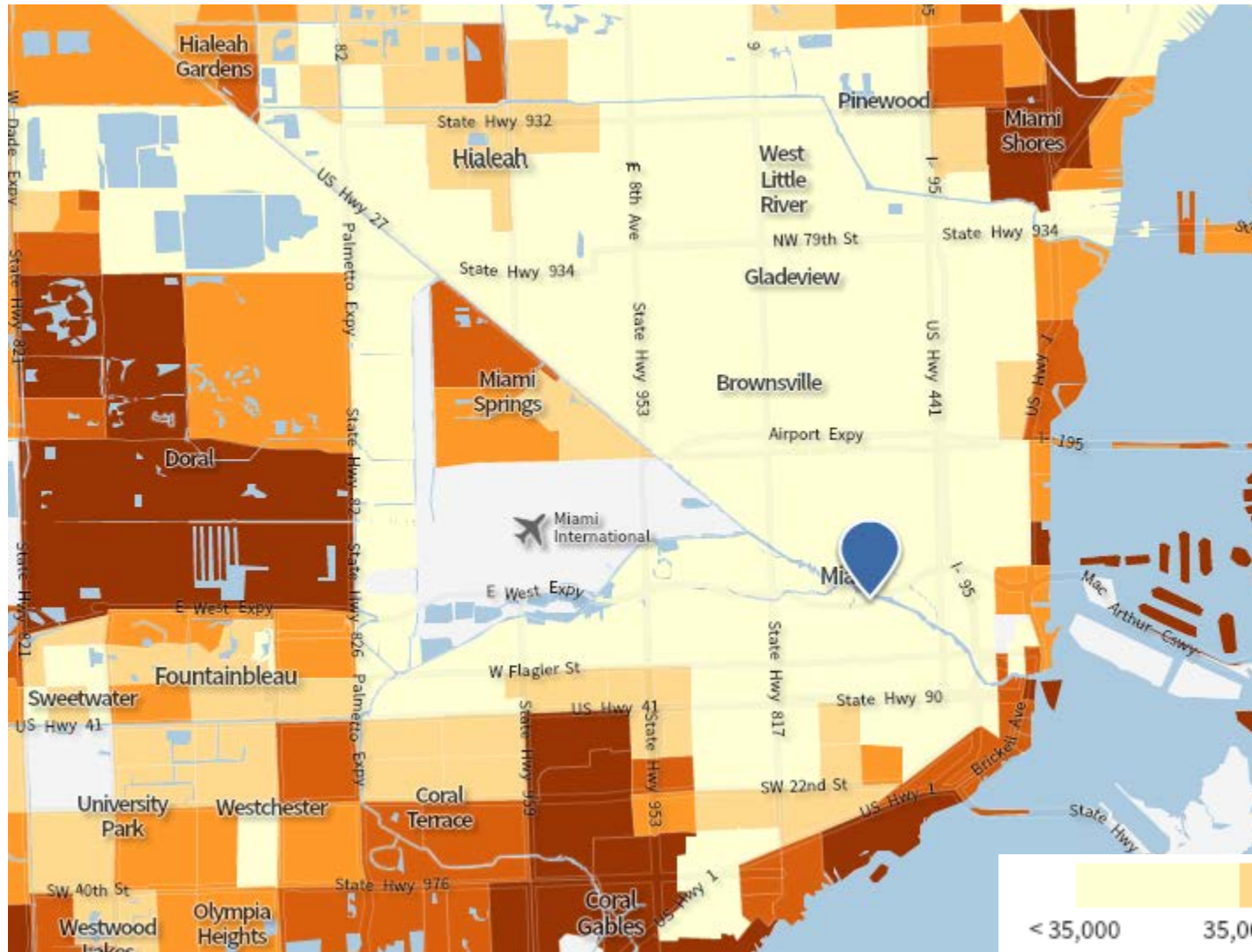
Only about 16% of MD households make more than 100k!

Miami Dade Income Levels

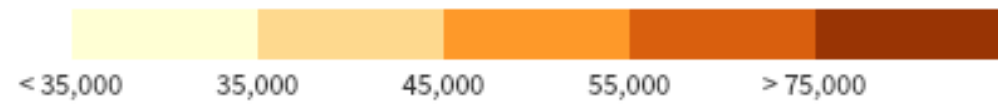
FAMILY SIZE	<=50% VERY LOW	50.01% - 80% LOW	80.01% - 100% MEDIAN	100.01% - 120% MODERATE	120.01% - 140% MODERATE/ MIDDLE
1	23,700	37,950	47,400	56,880	66,360
2	27,100	43,350	54,200	65,040	75,880
3	30,500	48,750	61,000	73,200	85,400
4	33,850	54,150	67,700	81,240	94,780
5	36,600	58,500	73,200	87,840	102,480
6	39,300	62,850	78,600	94,320	110,040
7	42,000	67,150	84,000	100,800	117,600
8	44,700	71,500	89,400	107,280	125,160

**Income Limits are for files received as of March 23, 2015. They are subject to change via U.S. HUD or FHFC revisions.
(HUD & FHFC revision date 3/06/15 and 3/16/15 respectively)*

Miami Dade by Income (2013)



Source:



Mix it up!

How can we make mixed income communities happen

- In wealthy areas:
 - Building permits to be granted to those developers who have committed to setting aside a percentage (a percentage that actually reflects the proportion of different income levels) of their units to low to moderate income households.
- In poor areas:
 - Public and private entities to invest heavily in public infrastructure such as schools, universities, water, sewer, roads, parks, etc...
 - Incentives for hi tech / manufacturing / industry to open their businesses in these areas in order to provide good paying jobs to residents

Case Study, New York:

- Harbor View Terrace (in pre development)
- 2 rental buildings
- North building: 126 units – half for families, half for seniors
- All units affordable (between 50% AMI and 80% AMI)
- South building: 194 units – 94 affordable (80% - 165% AMI), 102 market rate



ILLUSTRATIVE RENDERING

Objectives

- De-segregate poor from wealthy
- Mix cultures, idiosyncrasies
- Help blighted communities to be revitalized
- Put the wealthy in touch with rest of community

Thank you!

Santiago Cely

santiagocelyg@hotmail.com