



MEMORANDUM

DATE: November 14, 2023

TO: Alex Ballina, Director, Miami-Dade County Office of Public Housing and
Community Development (PHCD)

FROM: University of Miami Office of Civic and Community Engagement (CCE)

SUBJECT: Report on Miami-Dade County Board of County Commission Resolution R-476-23
– Resolution directing the County Mayor or County Mayor’s designed to provide
a written report on the state of accessible and affordable housing for individuals
with disabilities in Miami-Dade County (See original item under file No. 230588).

Dear Director Ballina:

In accordance with the agreement between PHCD and CCE dated March 24, 2023, our staff has been working to prepare reports requested by the Miami-Dade County Board of County Commissioner. Please see attached the requested report for Resolution R-476-23.

Thank you,

University of Miami Office of Civic and Community Engagement

Section 1: Background

On 5/16/2023, the Miami-Dade County Board of County Commissioners (BCC) adopted Resolution R-476-23 requesting Mayor Daniella Levine Cava or her designee to provide a written report on the state of accessible and affordable housing for individuals with physical and intellectual disabilities in Miami-Dade County.

The *State of Accessible and Affordable Housing* report prepared in response to Resolution R-476-233 provides an estimate of the accessible and affordable housing unit options available to residents with disabilities in Miami-Dade County. Further, this report offers suggestions for promoting the development of additional accessible and affordable housing units that address current and future needs. As defined in resolution R-476-23, the term “affordable” within this report shall refer to real property located within Miami-Dade County that is designed and intended for extremely low-, very low-, low-, and moderate-income persons, as those terms are defined by the United States Department of Housing and Urban Development (HUD) or section 420.0004 of the Florida Statutes. The term “accessible” shall refer to housing units that comply with the accessibility requirements for individuals with physical and intellectual disabilities as required and defined by Title VIII of the Civil Rights Act of 1968 (Fair Housing Act - 42 U.S.C. §§ 3601-19) and other applicable laws and regulations, or by the Florida Housing Finance Corporation and section 420.0004(13), Florida Statutes.

To provide a comprehensive overview of the accessible and affordable units in Miami-Dade County, we reached out to the six local public housing agencies (PHA) as designated by HUD for information on their stock of affordable and accessible units. These agencies are:

- Miami-Dade County Public Housing and Community Development (PHCD)
- City of Miami
- The Housing Authority of the City of Miami Beach
- Homestead Housing Authority
- Hialeah Housing Authority
- Carrfour Supportive Housing

We received information from four of the PHAs and were able to pull relevant information from the remaining PHA’s websites.

To prepare this report, the project team obtained data and insights from the following sources:

- Miami-Dade County PHCD
- Miami-Dade County Department of Regulatory and Economic Resources (RER)
- Miami-Dade County Internal Services Department (ISD) – ADA Office
- Hialeah Housing Authority

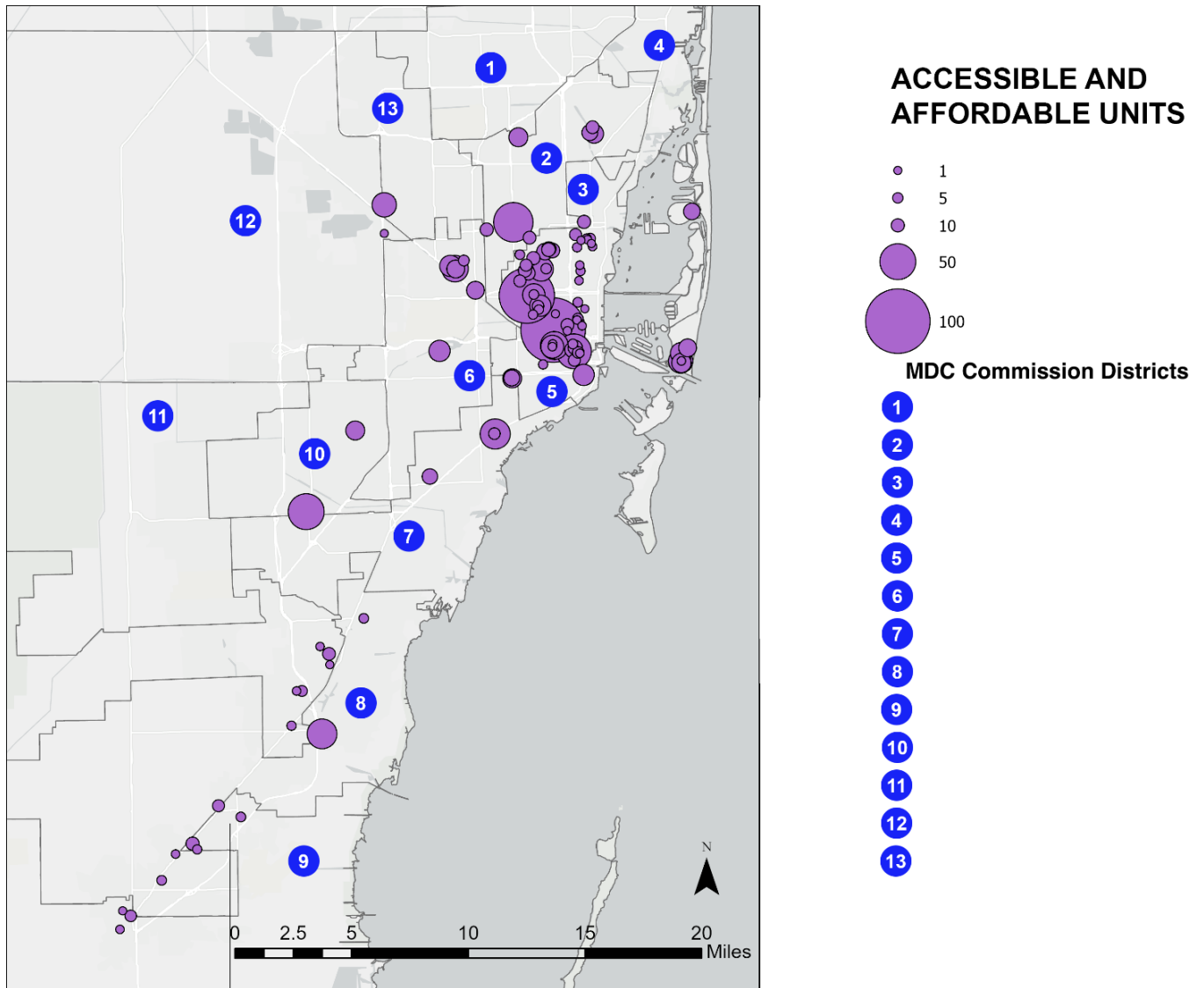
- Homestead Housing Authority
- The Housing Authority of the City of Miami Beach
- City of Miami
- Carrfour Supportive Housing
- Agency for Persons with Disabilities
- Spinal Cord Living Assistance Development
- University of Florida Shimberg Center for Housing Studies

Section 2: State of Accessible and Affordable Housing Report

a) The number of government-owned, government-operated, and privately-owned units that are accessible and affordable to individuals with disabilities.

The inventory of accessible and affordable housing units identified for this report is derived from the best data currently available as of November 2023. Incorporating information provided by the public housing agencies with data from the University of Florida’s Shimberg Center for Housing Studies, we were able to identify 1,360 units that are accessible and affordable to individuals with disabilities in Miami-Dade County. These units are either government-owned, government-operated, or non-profit-owned & operated. These units are distributed throughout Miami-Dade County in multifamily developments of various sizes ranging from 5 to 350 total units (Figure 1). We were unable to compile data for privately-owned units that are accessible and affordable to individuals with disabilities as there is not a dedicated, publicly accessible repository that tracks this information.

FIGURE 1: MDC Inventory of Accessible and Affordable Units by Commission Districts



- See [Appendix A](#) for the inventory of the 1,360 accessible and affordable units that we identified and their corresponding development names.

b) The number of residents with disabilities in Miami-Dade County that need an accessible and affordable rental unit.

The data below identifies the full range of households in Miami-Dade County as provided by HUD, regardless of income, with at least one family member in residence with a disability. This data does not indicate a direct relationship with stated or perceived need for affordable or accessible units as this is not part of the data collection process that HUD undertakes. Further, these figures do not account for households where there may be more than one family member with a disability. According to this data, over 1/3 of households with a family member that is disabled

are classified as Extremely Low-Income households earning less than 30% of the Area Median Income.

FIGURE 2: MDC Households with at least one member with a disability by HUD Area Median Family Income (HAMFI) Range

HAMFI Range	# Households	% of Total
≤ 30% of HAMFI (Extremely Low Income)	126,615	34.20%
> 30% and ≤ 50% of HAMFI (Very Low Income)	72,025	19.40%
> 50% and ≤ 80% of HAMFI (Low Income)	63,950	17.30%
> 80% of HAMFI (Moderate Income)	107,720	29.10%
Total	370,310	

Source: HUD Office of Policy Development and Research, Consolidated Planning/CHAS data, 2016-2020.

It is relevant to note that households have income limits relative to their size as shown below. The HAMFIs and the Miami-Dade County Area Median Income (AMI) limits as defined by HUD are effectively the same.

FIGURE 3: Miami-Dade County Income Limits Effective May 11, 2023

Area Median Income (AMI) for Miami-Dade County: \$74,700			
Family Size	Extremely Low Income 30% of AMI	Very Low Income 50% of AMI	Low Income 80% of AMI
1	\$21,700.00	\$36,150.00	\$57,800.00
2	\$24,800.00	\$41,300.00	\$66,050.00
3	\$27,900.00	\$46,450.00	\$74,300.00
4	\$30,950.00	\$51,600.00	\$82,550.00
5	\$35,140.00	\$55,750.00	\$89,200.00
6	\$40,280.00	\$59,900.00	\$95,800.00
7	\$45,420.00	\$64,000.00	\$102,400.00
8	\$50,560.00	\$68,150.00	\$109,000.00

Source: US Department of Housing and Urban Development for FY2023

- See [Appendix B](#) for a breakdown of this data by neighborhood and type of disability, including data for MDC’s unincorporated municipal service area (UMSA).

c) The average cost of renting and buying accessible and affordable units.

The average cost of buying accessible and affordable units cannot be identified with the current data available. Per HUD's guidelines, Miami-Dade County residents should pay no more than 30% of their annual income to rent an accessible and affordable unit.

HUD guidelines include requirements for the provision of accommodations for mobility disabilities as follows:

All federally assisted new construction housing developments with 5 or more units must design and construct 5% of the dwelling units, or at least one unit, whichever is greater, to be accessible for persons with mobility disabilities. These units must be constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) or a standard that is equivalent or stricter. An additional 2% of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities. When federally assisted housing undergoes rehabilitation, UFAS requirements should be met. For more information on the accessibility requirements for Federally assisted new construction and substantial alterations of existing Federally assisted housing, see Section 504: Disability Rights in HUD Programs.

The average approximate cost that PHCD expended to retrofit 191 units with interior improvements to meet Uniform Federal Accessibility Standards (UFAS) is \$74,674 per unit. UFAS presents uniform standards for the design, construction, and alteration of buildings so that physically handicapped persons will have ready access to and use of them in accordance with the United States Architectural Barriers Act, 42 U.S.C. 4151-4157. This cost includes Americans with Disabilities Act Accessibility Guideline (ADAAG) fees, Architect/Engineer fees, the approximate or actual cost of construction, and an administration fee.

PHCD was the only Public Housing Agency that responded to our requests to share approximate costs associated with retrofitting units to meet accessibility standards. The Housing Authorities of the City of Homestead and the City of Miami Beach indicated that they do not retrofit affordable units to make them accessible.

d) The different types of accessible units that are available in Miami-Dade County, including whether any units have features that are appropriate for certain types of disabilities and whether some units are outfitted with more accessible features than others.

The U.S. Dept. of Justice released Americans with Disabilities Act (ADA) standards for accessible design in 1991 and updated in 2021 which apply to fixed or built-in elements of buildings, structures, site improvements, and pedestrian routes or vehicular ways located on a site. There are different accessibility standards that must be met depending on the funding source of a housing development or unit. All publicly assisted and privately funded housing in buildings with four or more units, built after March 13, 1996, regardless of whether they are for sale or rent,

must comply with the Fair Housing Act. The [Fair Housing Act Design Manual](#), includes sample room designs and annotated illustrations.

Most organizations that provide housing services and programs are subject to more than one federal accessibility law and architectural standard in addition to any state and local laws that also apply. Local and state governments have the option of using either ADA standards or UFAS to meet their obligation under Title II of the ADA but only one set of standards should be applied to any particular building throughout the course of construction or redevelopment.

Accessible dwelling units can be designed to be adaptable or permanently accessible in accordance with UFAS. When residents submit a reasonable accommodation request, they might only need a partially accessible unit. Only the modifications that are needed will be approved for reasonable accommodation. Not every accessible unit has the same features, but every development including a UFAS unit has the same minimum accessible site requirements that are outlined in the [UFAS](#).

The [Village of Casa Familia](#) is an affordable housing community that is the first of its kind to be developed in the State of Florida. This development will consist of 50 one to two-bedroom apartments and is intended to provide an admission preference for up to 60 adults with intellectual, developmental, and related disabilities.

In certain affordable senior living communities, an 18 to 61-year-old person might qualify for a unit if they require a mobility-accessible unit and earn at or below the income levels set by HUD.

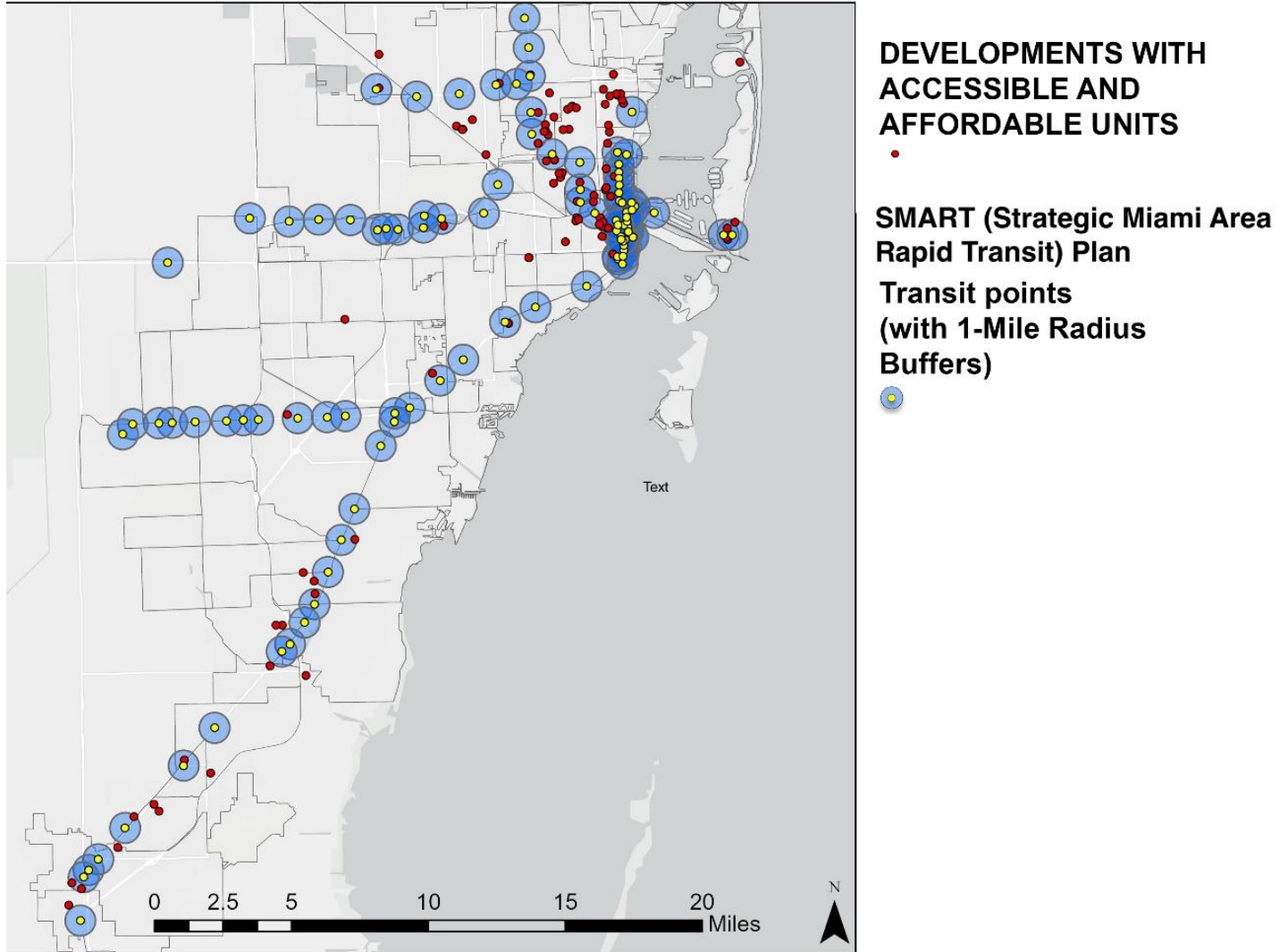
e) The number of publicly owned accessible and affordable units that are rented versus owned.

The available data does not allow us to determine the number of publicly owned accessible and affordable units that are rented versus owned.

f) The proximity of accessible and affordable units to transit hubs, major transit corridors, Metrorail stations, and Metrobus stops.

In mapping the inventory of accessible and affordable housing units with the Miami-Dade County SMART plan and 1-mile radius station buffers, the visual below conveys the proximity of accessible and affordable units to existing and proposed transit hubs, major transit corridors, Metrorail stations, and Metrobus stops.

FIGURE 4: Developments with Accessible and Affordable Units and Proximity to Transit (SMART Plan)



The map above highlights a concentration of developments with affordable and accessible units along the existing Metrorail system and proposed South-Dade, Northeast, and Beach Transit Corridors of the MDC SMART plan.

g) A list of local, state, and federal programs that provide housing assistance to individuals with disabilities, including the amount of assistance available per individual, the number of individuals that participate in such programs and whether the rate is increasing, and the methods with which such programs are marketed.

Federal Programs currently existing in Miami-Dade County:

- HUD's Section 811 Project Rental Assistance (PRA) program provides rental housing assistance to non-elderly people with disabilities.
- HUD's Section 811 Capital Advance/ Project Rental Assistance Contract (PRAC) program provides capital grants to develop housing exclusively for persons with disabilities.
- HUD's Non-Elderly Disabled (NED) voucher program provides tenant-based rental assistance to non-elderly people with disabilities. NED voucher recipients can lease any unit that meets HUD's requirements.
- HUD's [Section 202 Direct Loan Program](#) for Housing for the Elderly or Persons with Disabilities provided direct federal loans for a maximum term of 40 years to assist private and nonprofit corporations in the development of new or substantially renovated housing to serve adults that are elderly, chronically mentally ill, or developmentally or physically disabled. This program was replaced in 1990 with the Section 202 program of Supportive Housing for the Elderly and the Section 811 program of Supportive Housing for Persons with Disabilities. HUD required that Section 202 Direct Loan Program projects design 10% of their total units to be accessible according to UFAS for people with mobility impairments and eligible for occupancy by either elderly or non-elderly people with mobility impairments.
- The HOME Investment Partnership Program is intended to expand the supply of safe and affordable housing for people earning low and very-low-income wages. These funds can be applied towards the cost of new construction, redevelopment of existing units, conversion of nonresidential spaces to residential units, acquisition and redevelopment of existing units, and tenant based rental assistance (TBRA). The following entities are eligible to apply for HOME funds: Community Housing Development Organizations (CHDOs) that are certified by PHCD, non-profit organizations, for-profit organizations (including partnerships and sole proprietorships), and Community Land Trusts (CLT).
- The Community Development Block Grant (CDBG) Program funds are designed to benefit residents with low and moderate-income and can be used to repair or rehabilitate housing, provide services to persons with disabilities, and assist homebuyers with loan financing.
- Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities ACT (ADA)
 - Section 504 protects against discrimination of people with disabilities in all programs receiving federal financial assistance, including housing. Title II of the Americans with Disabilities ACT (ADA) bans disability discrimination in all publicly

available programs, services, and activities. In complying with these laws, the Reasonable Accommodation program exists so that at any time, applicants and tenants are able to request a change, modification or adaptation to a housing agency policy, program, or service that will enable a qualified person with disabilities to participate fully in common use spaces as well as their dwelling unit.

- Section 8 Programs
 - Very low-income Miami-Dade County residents in need of accessible and affordable housing might qualify for the federally funded Section 8 Housing Choice Voucher (HCV) Program, Moderate Rehabilitation Rental Program, Project Based Rental Assistance program, or Single Room Occupancy Program, depending on their income. Section 8 recipients can submit a request for reasonable accommodation modifications to be made to their housing unit if necessary.

FIGURE 5: Miami-Dade County Public Housing Authority Housing Choice Vouchers

Public Housing Authorities	Housing Choice Vouchers (HCV)
Hialeah Housing Authority	5,374
Homestead Housing Authority	1,892
Carrfour Supportive Housing, Inc.	180
Miami-Dade Public Housing and Community Development	18,334
City of Miami Housing and Community Development	522
Housing Authority of the City of Miami Beach	3,506
Total HCVs in Miami-Dade County	29,808

Source: University of Florida Shimberg Center for Housing Studies, 2023.

HCVs allow residents with disabilities to afford a privately owned housing unit by supplementing their rent payments beyond 30% of their income. Unlike HCVs, the Section 8 Moderate Rehabilitation Rental Program ties assistance to units and not tenants. Miami-Dade County reports that there are around [1,600 units](#) remaining active in the Section 8 Moderate Rehabilitation Program. The Section 8 Moderate Rehabilitation Single Room Occupancy Program offers project-based rental assistance in privately-owned renovated buildings to serve low and very-low-income single individuals experiencing homelessness. Miami-Dade County reports that there are currently about 300 moderate rehabilitation single room units in the county. To be eligible for these units, individuals must be 18 years or older; living on the street, in a shelter or transitional housing; and also have “very-low income” equal to or below 50% of the area median income (\$36,150.00).

PHCD Efforts to Address Accessibility in Public Housing:

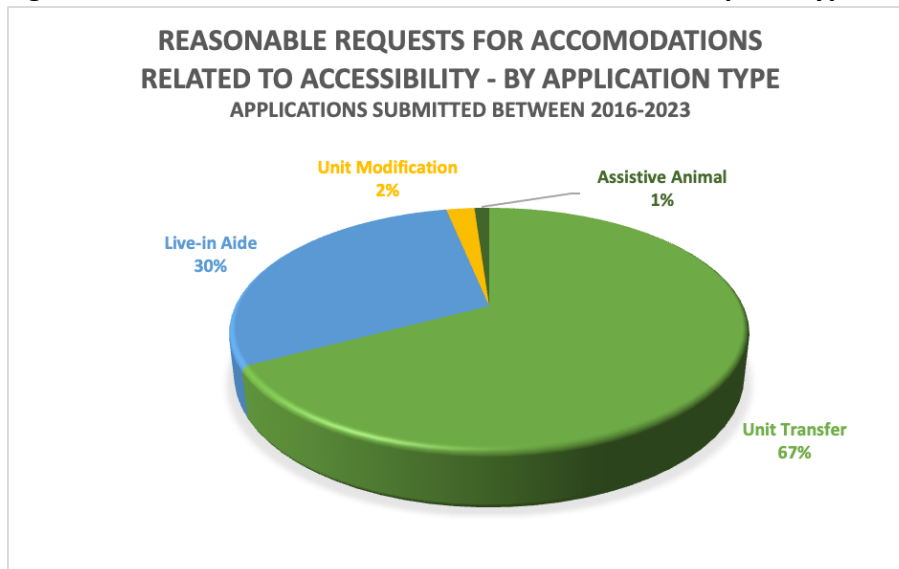
- Voluntary Compliance Agreement

MDC PHCD executed a Voluntary Compliance Agreement (VCA) with HUD in March 2005, requiring the housing agency to construct or convert 478 public housing units to comply with uniform federal accessibility standards (UFAS), the Fair Housing Act, and the Architectural Barriers Act. The number of units required for this agreement was amended to 459 units in January 2015. In preparing this report, 518 UFAS units were identified in PHCD's current inventory.

- Miami-Dade County Reasonable Accommodation Requests

Miami-Dade County households with at least one household member with a disability can submit a reasonable accommodation request with supported documentation to PHCD. The types of reasonable accommodations that PHCD provides includes but are not limited to the following: unit transfers needed due to a disability, making part or all of a unit accessible, providing auxiliary aids, allowing service or support animals, allowing a living aid to reside in an appropriately sized dwelling unit, and strobe lights and other such equipment for households including family members living with hearing impairments. A qualified professional with knowledge of a person's disability and need for a reasonable accommodation can serve as a verification source on an applicant's reasonable accommodation request. As evident in Figure 6, most reasonable accommodation requests received by PHCD over the last seven years have been requests related to unit transfers. This includes MDC residents who are interested in moving into a unit that is closer to their support network (e.g., family member or medical provider) or contains additional accessible features that they require (e.g., a unit on the ground floor, or a unit containing grab bars or a bath).

Figure 6: MDC PHCD Reasonable Accommodation Request Types from 08/16/16 to 10/16/23



Source: MDC PHCD, 2023.

Reasonable accommodation is unique to the individual and decisions are made on a case-by-case basis. Miami-Dade County PHCD has staff dedicated to processing reasonable accommodation requests from affordable housing applicants and tenants seeking modifications to their living environment. The totals in *Figure 7* represent the number of individual requests that were received by PHCD for each of the categories listed.

Figure 7: MDC PHCD Reasonable Accommodation Requests Categories from 08/16/16 to 10/16/23

Reasonable Accommodation Request Categories	Requests
Public Housing Applicants	213
Public Housing Residents	835
Section 8 Mod Rehab Applicants	406
Section 8 Mod Rehab Residents	684
Section 8 HCV Residents	1120
Low Income Housing Tax Credit Residents	88
NorthPark at Scott Carver Development Residents	3
Combined total RAs received between 08/16/16 and 10/16/23	3349

Source: MDC PHCD, 2023.

There are circumstances when an individual may need to submit more than one reasonable accommodation request. For instance, the process of getting a live-in aide approved for someone living in a studio unit would require a resident to submit two separate reasonable accommodation requests, one for consideration of a live-in aide and one for a larger unit. A Miami-Dade County resident living in a one-bedroom unit would not need to submit a request for a larger unit if they needed a live-in aide. This is in accordance with the county’s occupancy guidelines or standards for the maximum number of persons per unit outlined in Figure 7 below. Housing quality standards records require that there are no more than two people per bedroom or living/sleeping area in a home.

Figure 8: Minimum and Maximum-Number-of-Persons-Per Unit Standard

Number of Bedrooms	Minimum Persons per Unit	Maximum Persons per Unit
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10
6	6	12

Source: PHCD ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) effective 7/30/2018

While most attributes of reasonable accommodation for Section 8 applicants and tenants are the same as for PHCD’s other housing programs, one main difference is the subsidy standard that determines the voucher bedroom size allocated to a family. The persons in household breakdown by voucher bedroom size is included below.

Figure 9: Minimum and Maximum-Number-of-Person in Household Per Voucher BR Size

Voucher BR Size	Number of Persons in Household		
	Minimum	Maximum	Housing Quality Standards (HQS)
0 BR	1	1	1
1 BR	1	2	4
2 BR	2	4	6
3 BR	3	6	8
4 BR	6	8	10
5 BR	8	10	12
6 BR	10	12	14

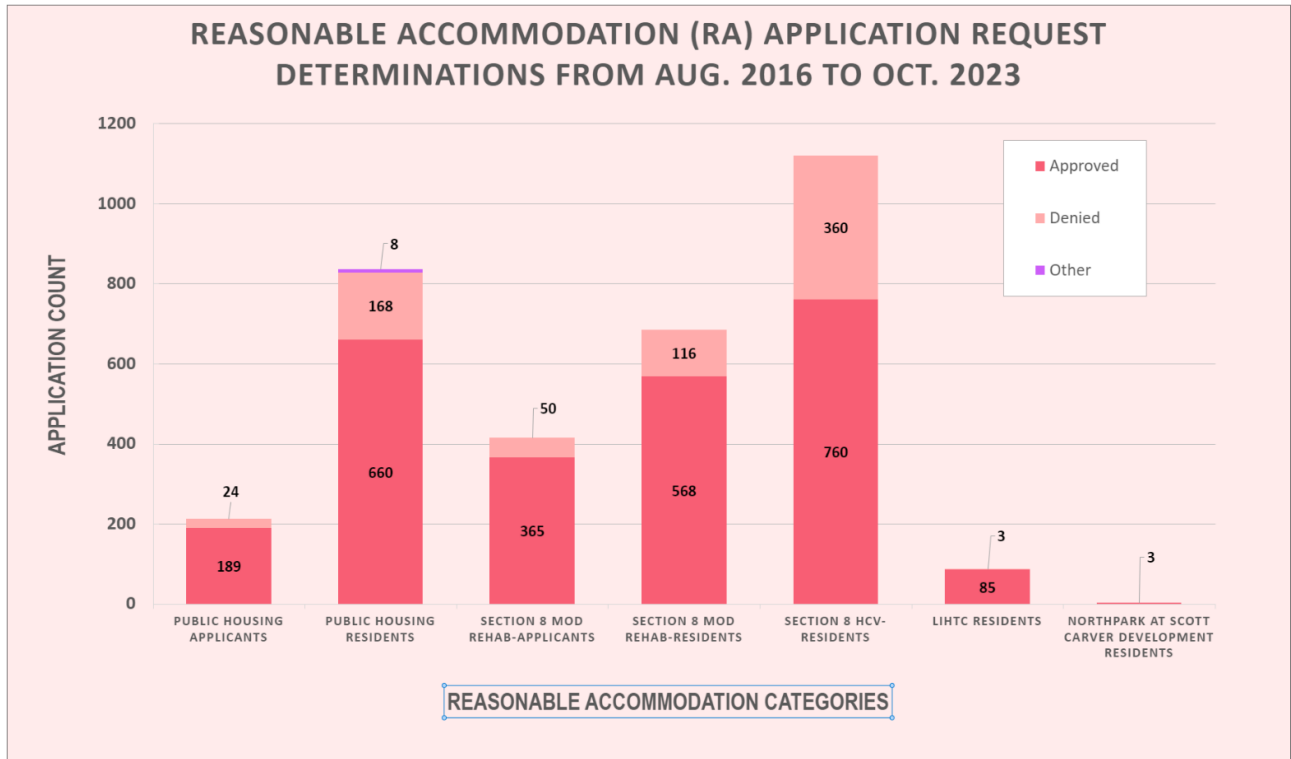
Source: PHCD Section 8 Administrative Plan Housing Choice Voucher revised 5/4/2021

A live-in aide is a person over the age of 18 living with and essential to the care and well-being of one or more elderly persons (at least 62 years old), near elderly persons (older than 50 but younger than 62 years old), or persons with a disability. A live-in aide must provide required documentation (e.g., proof of identity, current residency, and social security number), sign the *Live-in Aide Certification* upon initial moving in and annually resigning, as well as signing a *Live-in Aide Agreement* that becomes an addendum to the tenant’s lease. A physician must verify that the live-in aide is qualified to provide appropriate services to meet the needs of the tenant with disabilities.

The income of a live-in aide does not contribute to the composition of a household’s family income and the live-in aide must maintain separate finances from the head of household and family members. On a case-by-case basis, persons with children or spouses as well as relatives might be considered a live-in aide if all criteria are met. Live-in aides have no rights to the accessible unit that they are residing with a tenant in. They must move out if the tenant with disabilities is no longer living in the unit. If the household member with disabilities passes away the live-in aide shall vacate the unit within 14 days; in all other circumstances, the live-in aide must vacate the unit within 24 hours.

After PHCD receives a request for a live-in aide and reviews the submitted live-in aide verification form, approval or denial of the reasonable accommodation will be sent to the head of household.

Figure 10: MDC Reasonable Accommodation Request Determinations by Housing Program



Source: MDC PHCD, 2023.

Figure 10 above shows that most of the reasonable accommodation requests received by PHCD from August 2016 to October 2023 have been approved regardless of the housing program or type of requester (tenant vs housing applicant).

Figure 11: MDC PHCD Reasonable Accommodation Requests from Public Housing Applicants 2018 to 2023



Source: MDC PHCD, 2023.

Local Programs:

- PHCD Surtax and State Housing Initiatives Partnership (SHIP) Single-Family Rehabilitation Loan Programs

Both of these programs can provide a rehabilitation loan of up to \$50,000 for low -or-moderate income Miami-Dade County residents that have owned and occupied their home for at least one year and are elderly, disabled, or have developmental disabilities, disabling conditions, or special needs. These loans can be applied to the cost of bring a property to compliance with current building codes and/or to fund barrier-free home modifications. Eligible applicants can receive up to three SHIP rehab loans from Miami-Dade County, while the Surtax rehab loans are restricted to one time only per household. Residents that own more than one property are ineligible. PHCD makes decisions on a case-by-case basis when determining if inherited properties with multiple owners owning additional properties are eligible for assistance.

- The City of Homestead CRA Residential Rehabilitation Grant Program

The focus of this grant program is to provide funding for emergency home repairs, including ADA-compliant home alterations. To be eligible for this program, homeowner applicants must have a household income that doesn't exceed low-income limits or 80% of the area median income. Homeowners within the Homestead CRA area are limited to one grant payment throughout the life of the program. As long as the homeowner lives in the home for a 5-year period after repairs are made, they won't be required to repay funds if they move. The maximum amount of assistance that can be provided per household is \$15,000.

- The North Miami CRA Rehabilitation Grant [Program](#)

This program provides funding that can be used to improve residential or commercial properties within the North Miami CRA area if certain qualifications are met. The grant funds can be used for interior/exterior renovations, including ADA enhancements to include stairs/ramps. This grant can provide up to 50% of the total cost of modifications, as long as the payment is less than \$100,000. Property owners and tenants with at least a 5-year lease are eligible to apply.

- The West [Perrine](#) CRA Residential Rehabilitation Program

The focus of this program is to provide up to \$15,000 per applicant in financial assistance towards single-family or duplex home repairs within the CRA area. This grant runs on a funding cycle and program applicants are expected to pay at least 50% of the total cost of the upgrades.

- Rebuilding Together Miami-Dade: Safe at Home Program

This program provides home assessments, modifications, and repairs at no cost to MDC homeowners occupying single family homes, whose income does not exceed HUDs Miami-Dade County low-income limits. ADA bathroom modifications are commonly provided through this program, but other modifications can be provided if deemed necessary. The program eligibility is

restricted to people who have owned and resided in their home for at least two years, are current with all local taxes and mortgage payments, and do not have any liens on their property or a reverse mortgage. The results of a background check will also be considered; homeowners that are registered sex offenders or have a record of violent crimes are not eligible for this program.

h) The amount of affordable and accessible rental and homeownership units that are scheduled to be move-in ready, including the average price range, for each year for the next five years.

There are two programs under MDC PHCD's jurisdiction that are currently in the process of developing new affordable and accessible housing opportunities for County residents.

- Miami-Dade County Infill Housing Initiative Program

This affordable housing homeownership program requires that developers design and develop at least one unit or 5% (whichever is greater) of the total development to be in compliance with accessible features as outlined in HUD Section 504 and State Access Board 233. According to the PHCD website, 188 new single-family homes are being developed in Miami-Dade County by an Infill Home Developer.

According to the accessibility requirements outlined in Section 809 of the Florida Building Code, units must provide at least one accessible route to connect all spaces and elements that are a part of the residential dwelling unit. Where only one accessible route is provided, it shall not pass through bathrooms, closets, or similar spaces. Section 553 of the Florida Statutes Building Construction Code outlines accessibility requirements for unit accessibility by handicapped persons. For example, Section 553 outlines adherence to federal design standards, including the following provisions:

All buildings, structures, and facilities in this state must meet the following additional requirements if such requirements provide increased accessibility:

(1) All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation, and commercial facilities, as those terms are defined by the standards, subject to this part, must comply with this part.

(2) All new single-family houses, duplexes, triplexes, condominiums, and townhouses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch clear opening. However, if only a toilet room is provided at grade level, such toilet room must have a clear opening of at least 29 inches.

(3) Developers should include turning space for those in wheelchairs exceeding the minimum 30" of clear floor space to maximize floor area for clearance and mobility. These homes should contain mobility features, accessible routes, and communication elements and features.

Effective July 1, 2023, the maximum sale price for an infill property is currently up to \$394,000 or the Appraised value; the sale price being the lesser of these two values. This maximum sales price is subject to change and is [annually reviewed by the PHCD Department Director](#). Due to an

affordable housing restrictive covenant, executed and recorded for every infill home, each unit will remain affordable for a minimum of 20 years. Within this time frame, if a homeowner wishes to sell their property, they must inform the Infill Housing Program by submitting a notice of sale. Infill Homeowners are restricted to selling only to another qualified buyer at or below the maximum sales price stated in the property’s restrictive covenant.

- Miami-Dade County Rental Assistance Demonstration (RAD) Program

According to PHCD, it can be assumed that 5% RAD of the units developed will be accessible & affordable. According to the MDC FY 2023 Third Quarter County Funded Affordable Housing Activities Report released by the mayor’s office on September 18, 2023, there are five RAD developments in PHCD’s development that are already in financial closing. By calculating five percent of each development’s units and rounding up to the nearest whole unit, we estimate at least 21 affordable and accessible units to be move in ready by 2024 and at least 46 affordable and accessible units to be move in ready by 2025.

Figure 12: MDC RAD developments currently under construction with projected construction completion

RAD Developments Under Construction	Total Units	5% Units to be Accessible & Affordable	Construction Start	Approximate Construction End
Culmer Phase I	236	12	July 2023	June 2025
Gallery at West Brickell	465	23	September 2022	March 2025
Haley Sofge 800	240	12	July 2022	July 2024
SoMi Parc - Phase I	172	9	August 2022	January 2024
Quail Roost Transit Village	212	11	April 2023	April 2025

Source: FY 2023 Third Quarter County Funded Affordable Housing Activities Report

i) A list of the credentials an applicant needs to present to qualify for an accessible and affordable unit.

If an applicant's ranking number is selected from the MDC waiting list, they will be required to meet certain eligibility requirements. The [following documentation](#) would need to be presented during a housing eligibility interview at the Applicant and Leasing Center:

- Picture ID, such as a driver's license
- Social security cards for all persons appearing on the application
- Medicare and/or Medicaid cards
- Proof of age and other documents related to family or household make-up including birth certificates, divorce and custody papers, citizenship, immigration papers, etc.
- Proof of all income, including a letter from Social Security, Veteran's Administration, pensions, employment, and child support payments. The verification of Social Security benefits must be requested prior to the applicant's scheduled appointment.
- Proof of assets such as bank accounts, life insurance policies, etc.
- Doctor's name, address, and telephone number
- Names, addresses, and phone numbers of at least two people to contact in case of emergency
- Last three landlords' names, addresses, and telephone numbers and copies of the last three utility bills
- Verification of childcare expenses
- Verification of full-time student status for dependents over 17 years of age and record of attendance for all school-age children
- If the head of household or spouse is over 62 years old or over, or a person with disabilities, you may bring verification of medical expenses or anticipated expenses such as health insurance payments, on-going prescriptions, doctor's visits, payback agreements on hospital bills, etc.

If a member of the household with a disability needs certain accessible features, a reasonable accommodation request form can be submitted to PHCD for case-by-case consideration.

j) Information regarding the prioritization of placing applicants with accessible and affordable units.

Housing agencies are permitted to establish admission preferences and prioritize serving families that meet those preferences.

PHCD Units with special accessibility features for people with disabilities will first be offered to households with at least one member who requires the unit's features. MDC PHCD prioritizes people that need accessible units and have the necessary documentation to justify the need for

accessibility. Vacant accessible units are first offered to current residents with disabilities who are currently occupying a unit that does not contain accessible features in the same development. If there are no current residents in the development that need an accessible unit then it will be offered to a resident with disabilities living in a different development who has need of an accessible unit. If there are no current PHCD residents in need of an available accessible unit, then PHCD will offer the unit to the next eligible qualified applicant with disabilities on its waiting list. If there are no eligible applicants with disabilities on the waiting list, then PHCD will offer the unit to an applicant on the waiting list who does not need the accessible unit. PHCD prioritizes offering units for existing qualified residents who might be on the transfer list due to reasonable accommodation, emergencies extraordinary circumstances, and occupancy standards before offering units to new residents.

k) Information regarding whether accessible and affordable government-owned units are ever rented to individuals without disabilities and the reason.

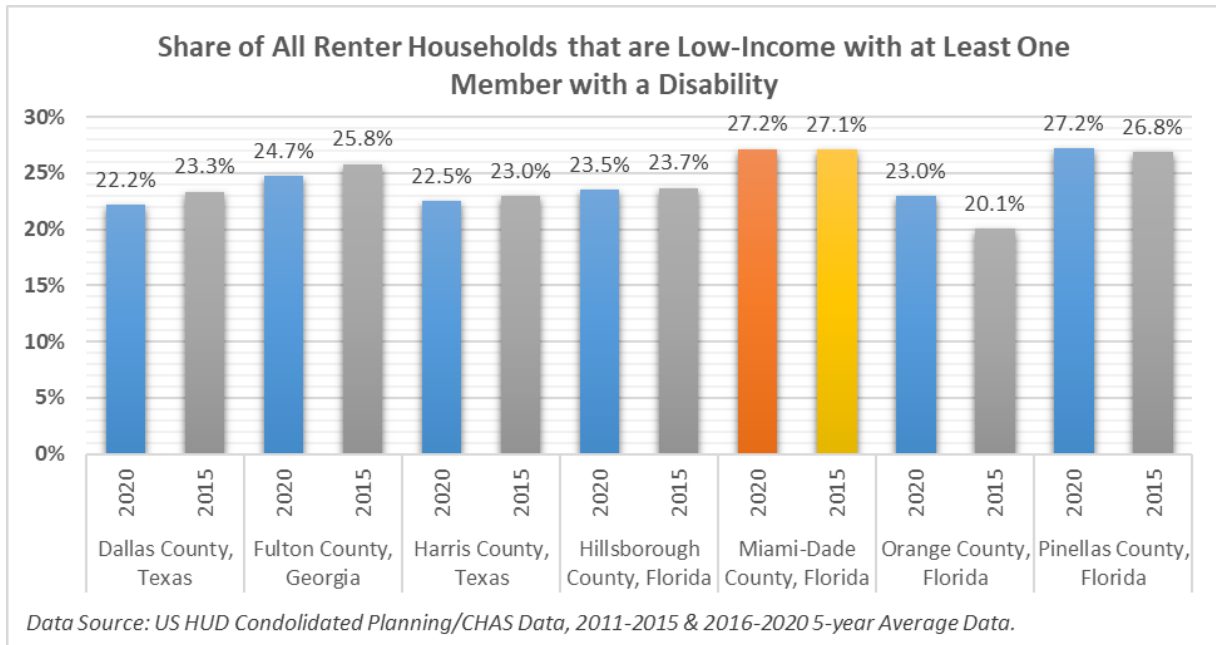
Each housing agency or authority has its own policies on renting affordable and accessible government-owned units to individuals without disabilities. The Homestead Housing Authority does not rent accessible and affordable units to individuals without disabilities. MDC PHCD will rent an accessible and affordable unit to a person without disabilities if no other affordable unit is available. The *Public Housing Dwelling Lease* informs the residents before moving into an accessible & affordable unit that if someone with a disability needs a unit, they would have to be relocated within 30 days of receiving written notice, to a vacant, non-accessible, and affordable unit to accommodate the PHCD applicant or resident that needs an accessible unit.

l) A comparison of Miami-Dade County to other similar counties in the United States in terms of the available accessible and affordable housing stock.

Providing a comparison of Miami-Dade County to other municipalities offers a valuable context for considering potential responses and solutions to issues related to accessible and affordable housing stock. We identified municipalities that have similarly sized populations and are located in the southeastern portion of the United States as development and settlement patterns are more closely aligned with these cities than other parts of the country. We also included other counties in Florida that can be instructive in considering solutions that adhere to statewide regulations and conditions.

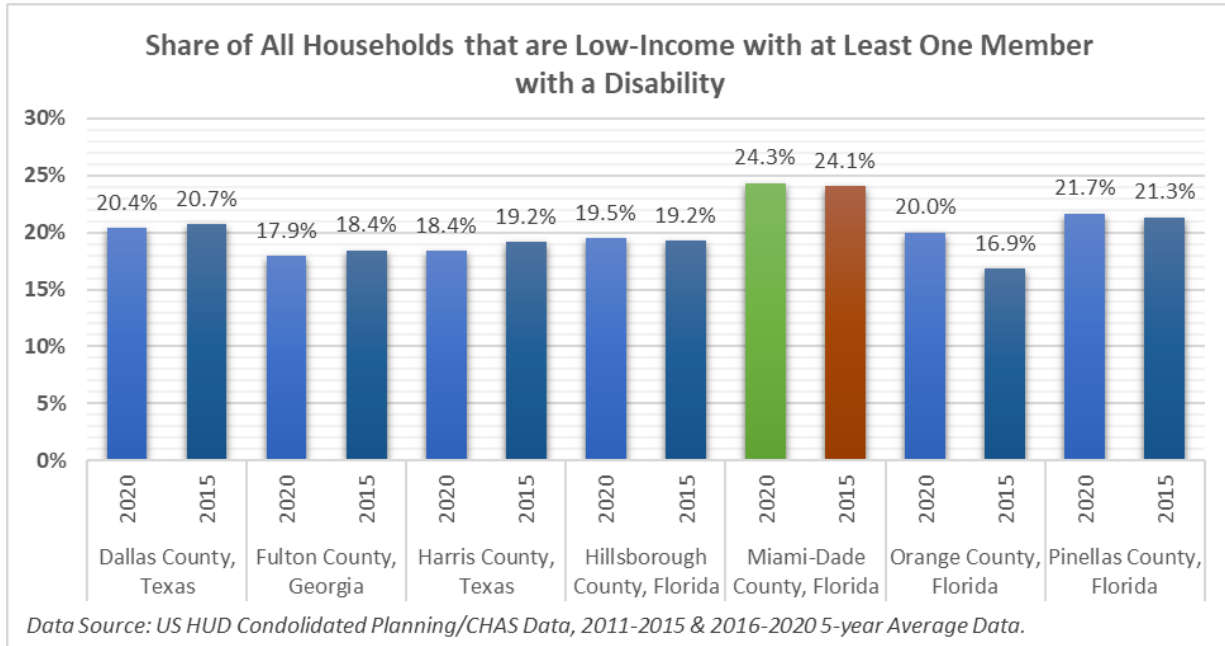
Looking at data from 2015 and 2020 enables us to examine changes over time in the selected comparison municipalities. Among renter households that are low-income with at least one family member with a disability, Miami-Dade had the highest share of this population with around 27% in 2015 and 2020.

Figure 13: Share of All Renter Households that are Low-Income with at Least One Member with a Disability



This largely mirrors the results when looking at the share of all households including renters and owners, which are low-income with at least one family member with a disability, with Miami-Dade County having the highest percentage of households, about 24% in 2015 and 2020.

Figure 14: Share of All Households (Owner and Renter-Occupied) that are Low-Income with at Least one Member with a disability



As evident in the Figure 15 below, among low-income renter households in MDC in 2015 and 2020 approximately 37% of these households had at least one member with a disability.

Figure 15: Share of All Low-Income Renter Households with at Least One Member with a Disability

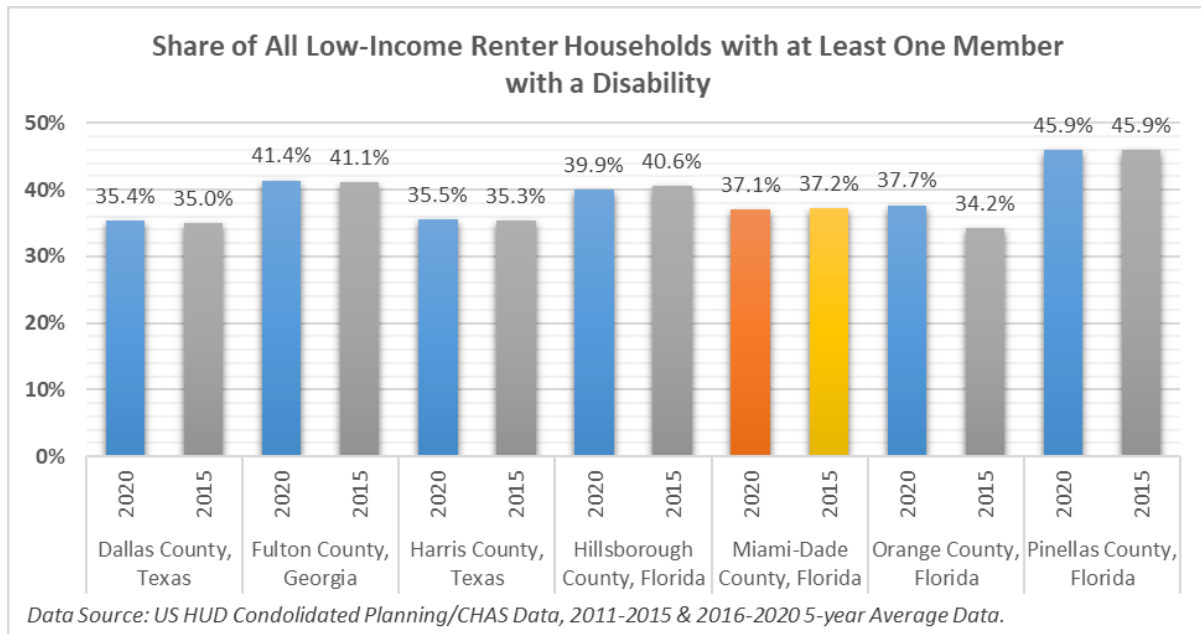
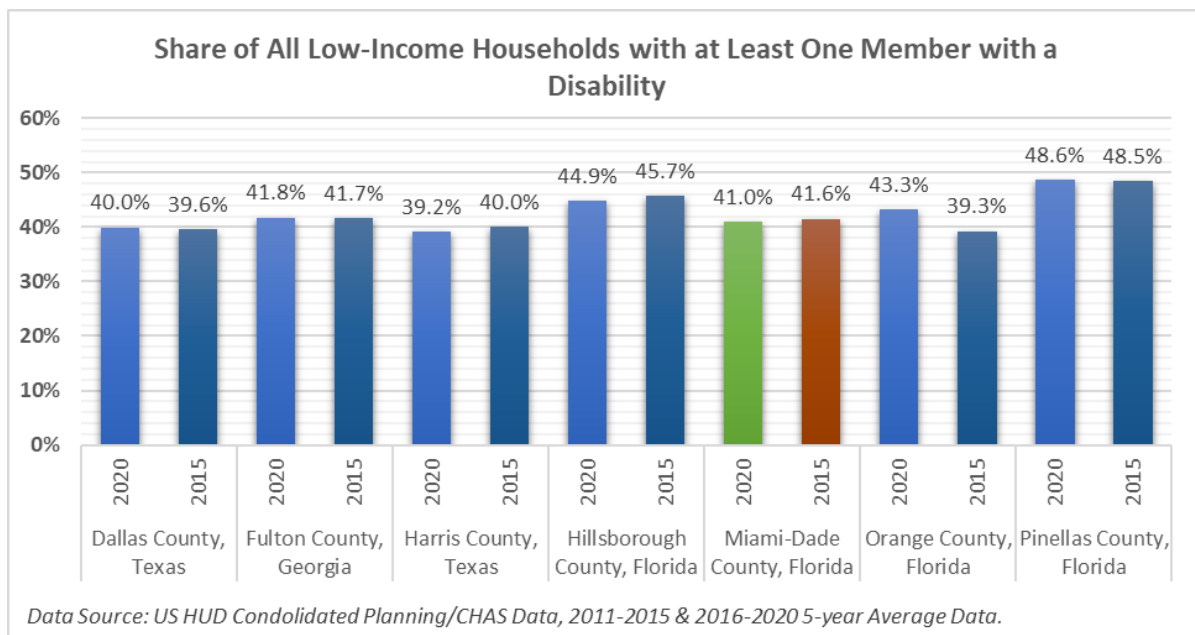


Figure 16 below, conveys that among all low-income households (renters & owners) in MDC in 2015 approximately 42% of these households had at least one member with a disability and in 2020 approximately 41% of these households had at least one member with a disability.

Figure 16: Share of All Low-Income Households (Owner and Renter-Occupied) with at Least One Member with a Disability



m) Obstacles in Miami-Dade County to increasing the availability of accessible and affordable housing.

We reached out to several local housing developers for their perspective on obstacles to increasing the availability of accessible and affordable housing in Miami-Dade County.

Related Urban noted that current obstacles to developers are industry-wide. The volatile insurance market and insurance rate environment make financing any housing deals very challenging, especially when a developer is aiming to include affordable units at or below 50% AMI.

Atlantic | Pacific Companies is working on a development currently including the following features and amenities to benefit individuals with disabilities:

- Larger units to encourage universal visitability and recognize the needs of residents who may wish to spend a great deal of time at home
- Sound attenuation to benefit those individuals with Intellectual and Developmental Disabilities with heightened sensory sensitivities
- “Smart” safety features like auto water and stove shutoffs to facilitate more independent living

The features previously listed are costly, and are sometimes hard to implement given the following market realities:

- Fully accessible units can be deemed less attractive or harder to use for the general public. For example, curbless (roll in) showers can create a lot more water on the bathroom floor than a shower with a curb, so a “typical” resident will usually prefer the non-accessible unit.
- There are various types of disabilities that benefit from very different accommodations. For example, residents with Intellectual and Developmental Disabilities may benefit from additional soundproofing, while a sight-impaired person benefits from visual (strobe) alarms, while a wheelchair-user benefits from wider hallways, etc. When you consider all of the different types of disabilities, and take into account that Fair Housing law does not allow for housing that is specific to a certain disability, it can be challenging (and costly) to create housing that is truly optimized for all types of disabilities that may want to live in a given community.

We consulted with the ADA Coordinator for the Miami-Dade County Internal Services Division for that agency’s perspective and expertise on obstacles that impede the provision and accessibility of affordable and accessible housing to meet the County’s needs.

1. Failure to build more accessible, affordable units than the five percent/two percent minimums required by federal law.
2. Failure to design each and every public housing unit with at least a minimum of access features (at least one zero step entrance, hallways and doorways wide enough to accommodate wheelchairs, and at least one bathroom in which a wheelchair user can toilet and safely shower.) If each unit had a minimum of access features and was easily modifiable for adding other features (such as kitchen access), then we would no longer

see the segregation of people with disabilities (PWD) in their own special units. We would not see PWDs forced to live in inaccessible housing where they have to be content with toileting on bedside commodes and sponge baths because they cannot enter their own bathrooms. We would not even be having this conversation.

3. Why should each unit have some minimum access features?
 - a. Sometimes non-disabled people acquire disabilities later in life, and sometimes rather suddenly, such as in accidents or illnesses that have rapid onset.
 - b. Non-disabled people sometimes marry PWDs.
 - c. Non-disabled people sometimes give birth to or adopt disabled children.
 - d. Non-disabled people sometimes have temporary but serious disabilities.
 - e. Non-disabled people sometimes take in elderly relatives with disabilities.
 - f. Non-disabled people grow elderly and develop disabilities of their own.
 - g. Non-disabled people often find Universal Design (UD) elements in housing to be comfortable, convenient, ergonomically superior, and even preferred once the issue of ableist design has been dispensed with and UD design has become the norm.
 - h. Incorporating UD/inclusive design features in the pre-design phase adds very little to the overall cost of the structure.
 - i. The vast majority of non-disabled people and PWDs want to age in place. AARP surveys put this number somewhere between 90-95%. By not building at least minimally accessible housing, we are dooming countless people to nursing homes (some as young as their 40s and 50s) when they could otherwise remain active in their communities surrounded by their support networks. This forced turnover of housing goes against every tenet of sustainable communities, the sort of communities that we profess to value.
 - j. Refusing to acknowledge that disability is a normal part of the human condition, that it is a form of diversity rather than something to be fixed or overcome and that it happens far more frequently than we want to accept, is ableism at its ugliest.

Other affordable housing advocates raised several issues facing Miami-Dade County residents with disabilities. Primarily, they expressed the concern that the cost of affordable housing in Miami-Dade County alongside a lack of adequate supply can make the County feel prohibitive to people with disabilities. The wait times for subsidized housing can be years after someone submits an application; by the time they make it to the top of the list, they might not need a unit any longer or be in a position to move in.

People with disabilities struggle to get loans to buy a house or earn enough income to pay rent. Many people with disabilities do not have a job and rely on subsidies to live. In recent years, there has been a significant focus on increasing the supply of accessible rental units available, but wealth is built by buying. Miami-Dade County residents with disabilities would benefit from

increased opportunities for home ownership. Most people with disabilities do not have home equity available to use as a financing source when they eventually need to go into a nursing home.

Higher taxes as well as rising insurance rates are affecting the cost of living for Miami-Dade County residents with disabilities. In not being able to afford to live in Miami-Dade County, some residents are forced to move away from their circle of support and medical professionals who might have been treating them for years and are most familiar with their conditions, potentially decreasing their quality of life.

n) Information regarding whether any Miami-Dade County staff are dedicated to assist individuals with disabilities locate available housing opportunities, and how staff becomes connected to such individuals and whether those efforts could be improved.

Miami-Dade County PHCD does not have staff dedicated to assisting individuals with disabilities locate available housing opportunities. Sometimes, PHCD staff are able to help individuals locate available accessible and affordable housing opportunities, but this task goes beyond the scope of their job descriptions. PHCD has staff dedicated to addressing reasonable accommodation requests. The application is available on the MDC PHCD website, including the PHCD ADA coordinator email, who residents can reach out to with concerns about their applications.

The Disability Services and Independent living (DSAIL) program, offered through the MDC Community Action and Human Services department, provides services and assistance to Miami-Dade County residents with disabilities between the ages of 18 and 59. The goal of this program is to provide services that maintain and/or improve the quality of life, autonomy, and independence of people with disabilities. The services that this program provides include but are not limited to assisting county residents with disabilities locate accessible housing opportunities and job opportunities.

o) Whether universal design principles that encourage the use of design that is accessible to those with and without disabilities are being used by developers in their proposals to build new housing projects in Miami-Dade County.

Universal design features aim to ensure all elements within housing are usable and accessible for people of all ages and abilities. With universal design features in place, those with varying abilities do not have the financial burden of remodeling or restructuring their house. Universal design also diminishes the scarcity of housing structures suitable for people with disabilities. Building housing structures (i.e., faucet, entrance, shower) with accessibility measures in mind not only provides adequate and attainable dwellings for those with or without disabilities but can also be profitable for designers and manufacturers. Universal design helps create a more inclusive society, where people can easily live and visit one another without structural barriers.

Universal design can also incorporate visitability, defined as the design approach for new housing such that anyone who uses a wheelchair or other mobility device should be able to visit, e.g., the inclusion of a zero-step entrance for those with wheelchairs or walkers to utilize. In addition to

the zero-step entrance, visitability requires doors with a 32-inch passage space, and a main floor bathroom accessible by wheelchair. Implementing visitability is scarce in the U.S. as many people with disabilities live in unsuitable housing. There is a limited number of accessible apartments and houses available in Miami, FL, with most located in expensive areas, further exacerbating inaccessibility. Refraining from visitability is costly as retrofitting costs more than building a new visitable home. Legislation requiring new housing and full renovations to have visitability features can help mitigate accessibility inequities in Miami-Dade County housing.

In discussions with MDC RER staff, we learned that Miami-Dade County’s zoning code offers some flexibility when it comes to inputting structures. Most ADA modifications to a home are completed through a variance in the code. Reasonable accommodations allow MDC residents to modify their homes with accessible features by right without going through a public hearing or seeking County approval or certification.

APPENDICES

Appendix A - Inventory of Accessible and Affordable Units in Miami-Dade County by Development (Housing Authorities, PHCD, Housing owned by Non-Profits, Supported Housing Units)

Development Name	UFAS Units	ADA Units
Abe Arronovitz	3	
Alto Tower		84
Annie Coleman 014	11	
Annie Coleman 015	8	
Annie Coleman 016	10	
Biscayne Plaza	3	
Bonita Cove		3
Brisas Del Mar		8
Brisas Del Rio	2	
Buena Vista Homes	2	
Buena Vista Villas		20
Casa Matias		8
Citrus Health Network, Inc. Mental Health Center		30

Claude Pepper	9	
Collins Park	26	
Colonial Place Apartments		9
Coral Bay Plaza		39
Dante Fascell	24	
Darc Group Home		7
Donn Gardens	4	
Dr. Barbara Carey-Shuler Manor		5
East Side Condominiums		24
Edison Courts	3	
Edison Plaza/Park	2	
Emmaus Place fka Camillus House (St. Jude)		7
Fernwood Apartments		18
Florida City Family	2	
Florida City Gardens	4	
Gallery at River Parc	2	
Goulds Plaza	3	
Green Turnkey - Rehab	2	
Gwen Cherry 06	1	
Gwen Cherry 07	2	
Gwen Cherry 13	1	
Gwen Cherry 14	3	
Gwen Cherry 20	1	
Gwen Cherry 22	2	
Gwen Cherry 23 - C	2	
Henderson Court		2

Heritage Village II	2	
Heron		16
Homestead East	4	
Jack Orr Plaza I	48	
Joe Moretti I	24	
Jollivette	4	
Jose Marti Plaza	3	
Le Jeune Gardens		18
Lemon City	1	
Leonard Turkel Residences		21
Liberty Square Renovated Units	16	
Liberty Square I	12	
Liberty Square II	11	
Liberty Square III	13	
Liberty Village		30
Lincoln Gardens I	8	
Little River Plaza	10	
Lock Towns Ind Lvg Apts.		20
Madison Housing LTD		12
Martin Fine Villas	27	
Memorial Highway Apts		15
Modello II	10	
Moody Gardens	4	
Moody Village	4	
New Haven Gdns/ Site 05	5	
Newberg	3	

Northpark at Scott/Carver	9	
Northside Commons		56
Northwest Dade A.r.t.s.		10
Park Place Apartments		34
Parkside I & II	2	
Perrine Gardens	9	
Perrine Villas	1	
Phoenix Manor		20
Phyllis Wheatley	2	
Rainbow Village	5	
Res Plaza at Blue Lagoon		24
Richmond Homes	2	
Rivermont House		36
SCLAD Main Office		18
SCLAD Plaza		18
Shelbourne House		24
Singer Plaza		100
Smathers Plaza II	20	
Smathers Plaza I	15	
South Miami Plaza	14	
Southridge I	6	
Southridge II	2	
Stein Gerontological Institute,inc		4
Steven E. Chaykin Apartments		30
Stirrup Plaza I	40	
Stirrup Plaza II	7	

Three Round Tower A	7	
Tuscan Place		14
Victory Homes	8	
Villa del Este		6
Village of Casa Familia*		50
W. Homestead Gardens	1	
Ward Towers Assisted Living Facility	10	2
Ward Towers Elderly	10	
Wayside	2	
Wynwood Elderly	4	
Wynwood Homes C	1	

*** Indicates this development's units are for adults with Intellectual and Development Disabilities (IDD) who can live independently with support services.**

Sources: Shimberg Center for Housing Studies, PHCD, Housing Agencies in Miami-Dade County

Appendix B

Households with at least one member with a disability by HUD Income Range

Labels	≤30% of HAMFI	> 30% and ≤ 50% of HAMFI	> 50% and ≤ 80% of HAMFI	> 80% of HAMFI	Total
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Aventura city	1,630	1,170	680	2,785	6,265
Household member has a cognitive limitation	280	145	125	835	1,385
Household member has a hearing or vision impairment	325	210	90	510	1,135
Household member has a self-care or independent living limitation	395	365	200	615	1,575
Household member has an ambulatory limitation	630	450	265	825	2,170
Bal Harbour village	170	60	140	300	670
Household member has a cognitive limitation	45	20	35	75	175
Household member has a hearing or vision impairment	25	-	-	65	90
Household member has a self-care or independent living limitation	55	20	45	70	190
Household member has an ambulatory limitation	45	20	60	90	215
Bay Harbor Islands town	125	79	10	315	529
Household member has a cognitive limitation	15	25	-	70	110
Household member has a hearing or vision impairment	30	25	10	70	135
Household member has a self-care or independent living limitation	20	25	-	75	120
Household member has an ambulatory limitation	60	4	-	100	164

Biscayne Park Village	12	60	30	69	171
Household member has a cognitive limitation		- -	15	10	25
Household member has a hearing or vision impairment	4	25	-	19	48
Household member has a self-care or independent living limitation	4	25	15	15	59
Household member has an ambulatory limitation	4	10	-	25	39
City of Coral Gables	1,085	650	540	3,365	5,640
Household member has a cognitive limitation	245	115	85	580	1,025
Household member has a hearing or vision impairment	220	145	125	940	1,430
Household member has a self-care or independent living limitation	340	170	140	830	1,480
Household member has an ambulatory limitation	280	220	190	1,015	1,705
Cutler Bay	1,269	1,155	1,105	2,080	5,609
Household member has a cognitive limitation	294	315	290	455	1,354
Household member has a hearing or vision impairment	250	175	245	460	1,130
Household member has a self-care or independent living limitation	250	255	280	480	1,265
Household member has an ambulatory limitation	475	410	290	685	1,860

City of Doral	915	770	750	1,610	4,045
Household member has a cognitive limitation	65	210	175	360	810
Household member has a hearing or vision impairment	125	140	240	455	960
Household member has a self-care or independent living limitation	345	170	180	445	1,140
Household member has an ambulatory limitation	380	250	155	350	1,135
El Portal Village	19	12	70	149	250
Household member has a cognitive limitation	4	-	20	15	39
Household member has a hearing or vision impairment		- 4	-	45	49
Household member has a self-care or independent living limitation		- 4	25	40	69
Household member has an ambulatory limitation	15	4	25	49	93
Florida City	1,015	820	345	275	2,455
Household member has a cognitive limitation	310	260	100	85	755
Household member has a hearing or vision impairment	210	235	90	80	615
Household member has a self-care or independent living limitation	110	170	70	60	410
Household member has an ambulatory limitation	385	155	85	50	675

Golden Beach	-	4	-	20	24
Household member has a cognitive limitation	-	-	-	-	-
Household member has a hearing or vision impairment	-	-	-	8	8
Household member has a self-care or independent living limitation	-	-	-	4	4
Household member has an ambulatory limitation	-	4	-	8	12
City of Hialeah	19,515	9,585	6,155	8,800	44,055
Household member has a cognitive limitation	4,745	2,180	1,785	1,865	10,575
Household member has a hearing or vision impairment	4,005	1,875	1,435	1,940	9,255
Household member has a self-care or independent living limitation	4,880	2,440	1,435	2,255	11,010
Household member has an ambulatory limitation	5,885	3,090	1,500	2,740	13,215
Hialeah Gardens	985	695	520	940	3,140
Household member has a cognitive limitation	285	130	155	280	850
Household member has a hearing or vision impairment	220	275	75	260	830
Household member has a self-care or independent living limitation	215	150	160	175	700
Household member has an ambulatory limitation	265	140	130	225	760

Homestead city	3,640	1,925	1,235	1,905	8,705
Household member has a cognitive limitation	1,135	700	330	565	2,730
Household member has a hearing or vision impairment	1,065	340	185	465	2,055
Household member has a self-care or independent living limitation	590	330	325	405	1,650
Household member has an ambulatory limitation	850	555	395	470	2,270
Indian Creek village	-	-	4	12	16
Household member has a cognitive limitation	-	-	-	-	-
Household member has a hearing or vision impairment	-	-	-	4	4
Household member has a self-care or independent living limitation	-	-	-	4	4
Household member has an ambulatory limitation	-	-	4	4	8
Key Biscayne Village	82	125	58	715	980
Household member has a cognitive limitation	4	-	4	155	163
Household member has a hearing or vision impairment	10	35	35	195	275
Household member has a self-care or independent living limitation	39	50	4	140	233
Household member has an ambulatory limitation	29	40	15	225	309

Medley	244	62	49	54	409
Household member has a cognitive limitation	54	4	14	10	82
Household member has a hearing or vision impairment	60	10	19	4	93
Household member has a self-care or independent living limitation	65	24	8	20	117
Household member has an ambulatory limitation	65	24	8	20	117
Miami Beach	5,247	1,465	1,430	3,020	11,162
Household member has a cognitive limitation	1,189	240	335	610	2,374
Household member has a hearing or vision impairment	1,379	470	235	785	2,869
Household member has a self-care or independent living limitation	1,090	335	395	565	2,385
Household member has an ambulatory limitation	1,589	420	465	1,060	3,534
City of Miami	37,840	14,505	10,690	13,940	76,975
Household member has a cognitive limitation	8,780	2,920	2,160	2,880	16,740
Household member has a hearing or vision impairment	6,865	2,665	2,645	2,860	15,035
Household member has a self-care or independent living limitation	9,950	3,980	2,845	3,645	20,420
Household member has an ambulatory limitation	12,245	4,940	3,040	4,555	24,780

Miami Gardens	3,995	4,810	4,145	3,270	16,220
Household member has a cognitive limitation	750	1,070	1,010	525	3,355
Household member has a hearing or vision impairment	665	1,035	965	840	3,505
Household member has a self-care or independent living limitation	1,135	1,225	1,010	690	4,060
Household member has an ambulatory limitation	1,445	1,480	1,160	1,215	5,300
Miami Lakes	445	760	970	1,900	4,075
Household member has a cognitive limitation	80	175	250	355	860
Household member has a hearing or vision impairment	60	65	220	335	680
Household member has a self-care or independent living limitation	125	255	230	520	1,130
Household member has an ambulatory limitation	180	265	270	690	1,405
Miami Shores	180	95	125	655	1,055
Household member has a cognitive limitation	55	-	40	70	165
Household member has a hearing or vision impairment	15	-	-	210	225
Household member has a self-care or independent living limitation	65	40	40	180	325
Household member has an ambulatory limitation	45	55	45	195	340

Miami Springs	555	590	168	485	1,798
Household member has a cognitive limitation	65	150	40	80	335
Household member has a hearing or vision impairment	70	105	40	155	370
Household member has a self-care or independent living limitation	220	155	49	120	544
Household member has an ambulatory limitation	200	180	39	130	549
North Bay Village	134	8	49	300	491
Household member has a cognitive limitation	20	-	15	25	60
Household member has a hearing or vision impairment	20	-	20	220	260
Household member has a self-care or independent living limitation	29	4	10	15	58
Household member has an ambulatory limitation	65	4	4	40	113
North Miami Beach	1,795	590	1,460	1,105	4,950
Household member has a cognitive limitation	400	115	530	260	1,305
Household member has a hearing or vision impairment	320	100	355	240	1,015
Household member has a self-care or independent living limitation	480	125	385	280	1,270
Household member has an ambulatory limitation	595	250	190	325	1,360

North Miami	2,060	1,915	1,340	2,090	7,405
Household member has a cognitive limitation	450	405	385	385	1,625
Household member has a hearing or vision impairment	480	375	390	495	1,740
Household member has a self-care or independent living limitation	450	485	240	585	1,760
Household member has an ambulatory limitation	680	650	325	625	2,280
Opa-Locka	1,795	540	185	375	2,895
Household member has a cognitive limitation	480	150	25	75	730
Household member has a hearing or vision impairment	330	85	15	35	465
Household member has a self-care or independent living limitation	420	170	25	110	725
Household member has an ambulatory limitation	565	135	120	155	975
Palmetto Bay Village	159	135	248	1,525	2,067
Household member has a cognitive limitation	45	25	64	365	499
Household member has a hearing or vision impairment	35	40	70	435	580
Household member has a self-care or independent living limitation	39	20	29	315	403
Household member has an ambulatory limitation	40	50	85	410	585

Pinecrest Village	90	133	410	805	1,438
Household member has a cognitive limitation	25	10	80	170	285
Household member has a hearing or vision impairment		- 10	75	270	355
Household member has a self-care or independent living limitation		- 59	140	165	364
Household member has an ambulatory limitation	65	54	115	200	434
South Miami	425	215	180	605	1,425
Household member has a cognitive limitation	85	60	25	95	265
Household member has a hearing or vision impairment	60	20	10	70	160
Household member has a self-care or independent living limitation	95	60	90	210	455
Household member has an ambulatory limitation	185	75	55	230	545
Sunny Isles Beach	740	495	304	1,105	2,644
Household member has a cognitive limitation	95	55	24	85	259
Household member has a hearing or vision impairment	125	205	110	330	770
Household member has a self-care or independent living limitation	205	85	70	275	635
Household member has an ambulatory limitation	315	150	100	415	980

Surfside	215	280	110	405	1,010
Household member has a cognitive limitation	55	100	20	100	275
Household member has a hearing or vision impairment	-	40	20	145	205
Household member has a self-care or independent living limitation	80	100	35	65	280
Household member has an ambulatory limitation	80	40	35	95	250
Sweetwater	1,655	570	640	655	3,520
Household member has a cognitive limitation	365	170	175	140	850
Household member has a hearing or vision impairment	190	100	105	120	515
Household member has a self-care or independent living limitation	560	105	160	135	960
Household member has an ambulatory limitation	540	195	200	260	1,195
Virginia Gardens	105	16	87	59	267
Household member has a cognitive limitation	19	4	20	4	47
Household member has a hearing or vision impairment	4	4	14	25	47
Household member has a self-care or independent living limitation	39	4	29	15	87
Household member has an ambulatory limitation	43	4	24	15	86

West Miami	545	440	160	260	1,405
Household member has a cognitive limitation	145	110	20	55	330
Household member has a hearing or vision impairment	80	60	30	45	215
Household member has a self-care or independent living limitation	145	125	55	70	395
Household member has an ambulatory limitation	175	145	55	90	465
Unincorporated Municipal Service Area (UMSA)	37,929	27,291	29,558	51,767	146,545
Household member has a cognitive limitation	8,746	6,282	7,204	11,466	33,698
Household member has a hearing or vision impairment	6,598	5,022	5,857	11,470	28,947
Household member has a self-care or independent living limitation	9,755	7,380	7,696	13,112	37,943
Household member has an ambulatory limitation	12,830	8,607	8,801	15,719	45,957
Total	126,615	72,025	63,950	107,720	370,310
Household member has a cognitive limitation	29,330	16,145	15,555	23,105	84,135
Household member has a hearing or vision impairment	23,845	13,895	13,725	24,605	76,070
Household member has a self-care or independent living limitation	32,190	18,910	16,420	26,705	94,225
Household member has an ambulatory limitation	41,250	23,075	18,250	33,305	115,880

*Data Source: HUD Office of Policy Development and Research,
Consolidated Planning/CHAS data, 2016-2020*