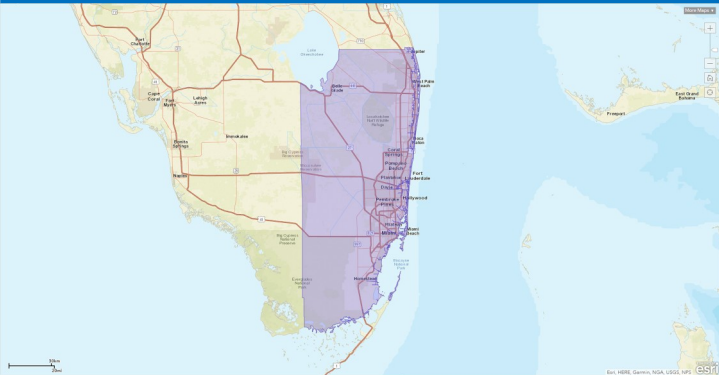


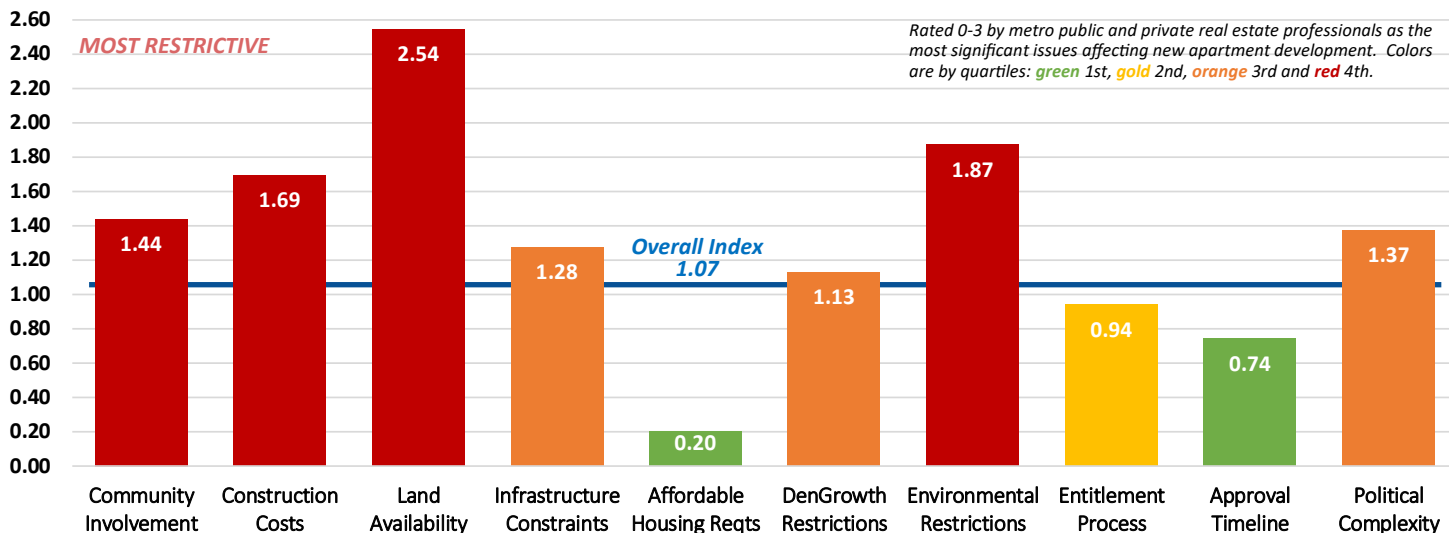
BARRIERS to APARTMENT CONSTRUCTION				MIAMI
BARRIERS RANKING¹	NEW MF DEMAND²	HIGH RENT BURDEN³	STAR SHARE⁴	
37	156k	56%	37%	
MEDIAN RENTAL HOUSEHOLD INCOME			\$39,660	
INCOME REQUIRED FOR AVERAGE RENT⁵			\$54,560	

MOST RESTRICTIVE APARTMENT CATEGORIES:

- **LAND AVAILABILITY**
- **ENVIRONMENTAL RESTRICTIONS**
- **CONSTRUCTION COSTS**

Miami was one of four pilot metro markets explored with an earlier survey and is recast below with updated indexing. Miami metro ranked third among national metro demand yet is near the bottom third of major markets for barriers with a supply index of 1.07. Respondents cited very heavy restrictions on land availability and its feasibility for development as their top barrier, followed by high environmental restrictions, construction and land costs, then community involvement. Other near-index issues were infrastructure constraints, density and growth restrictions, and local political complexity. Entitlement process, approval timelines and affordable housing requirements were seen lower. Median renter incomes rank low among major markets and is a significant 27% below the requirement for today's average market rents of \$1,225. Miami has the peak high rent burden among national metros, with 56% of renters paying over 35% of incomes on these rents.

Barriers to Apartment Construction Subindices



BARRIERS INDEX METHODOLOGY:

These NAA HAS Barriers to Apartment Construction indices were created from over 90 apartment development, process and timing questions in ten categories and sourced digitally from real estate professionals in both the public and private realms. An initial overall metro **Barriers to Apartment Construction Index** is also plotted above.

DEFINITIONS and NOTES:

- ¹**BARRIERS RANKING** is the relative ranking among 58 major metro apartment markets based upon the average index of each metro from the least restricted to the most; ranges from 1 (Albuquerque) to 58 (San Jose). Rankings consider expert responses from throughout the extended metro that includes but not isolates the urban core.
- ²**NEW MF DEMAND** is the updated total demand for new multifamily units (in thousands) through 2030 based upon the forecasted total rental housing demand 2017-2030 from the NAA-NMHC demand study by HAS: *U.S. Apartment Demand—A Forward Look (2017)*; ranges from 3,890 (Sioux Falls) to 222,589 (New York).
- ³**HIGH RENT BURDEN** refers to that share of 2017 households spending over 35% of combined household income on rent; major metro ranges from 56% and rents of \$1,370 (Miami) to 38% and rents of \$865 (Sioux Falls) with a major metro average of 43%.
- ⁴**STAR SHARE** is that share of metro rental housing stock with five or more units HAS qualified as **Second-Tier Affordable Rentals* or those non-institutional sites of typically lower unit count, lower quality and greater age, often overlooked as crucial affordable housing already in place. Using CoStar® ratings of 1-5 for sites of five units or more, STAR is the lower ratings of 1-2. This share ranges from 61% (Los Angeles) to 17% (Austin) with a major metro average of 36%.
- ⁵**INCOME REQUIRED FOR AVERAGE RENT** assumes a more conservative 30% of rental household income needed for the average metro contract rent.