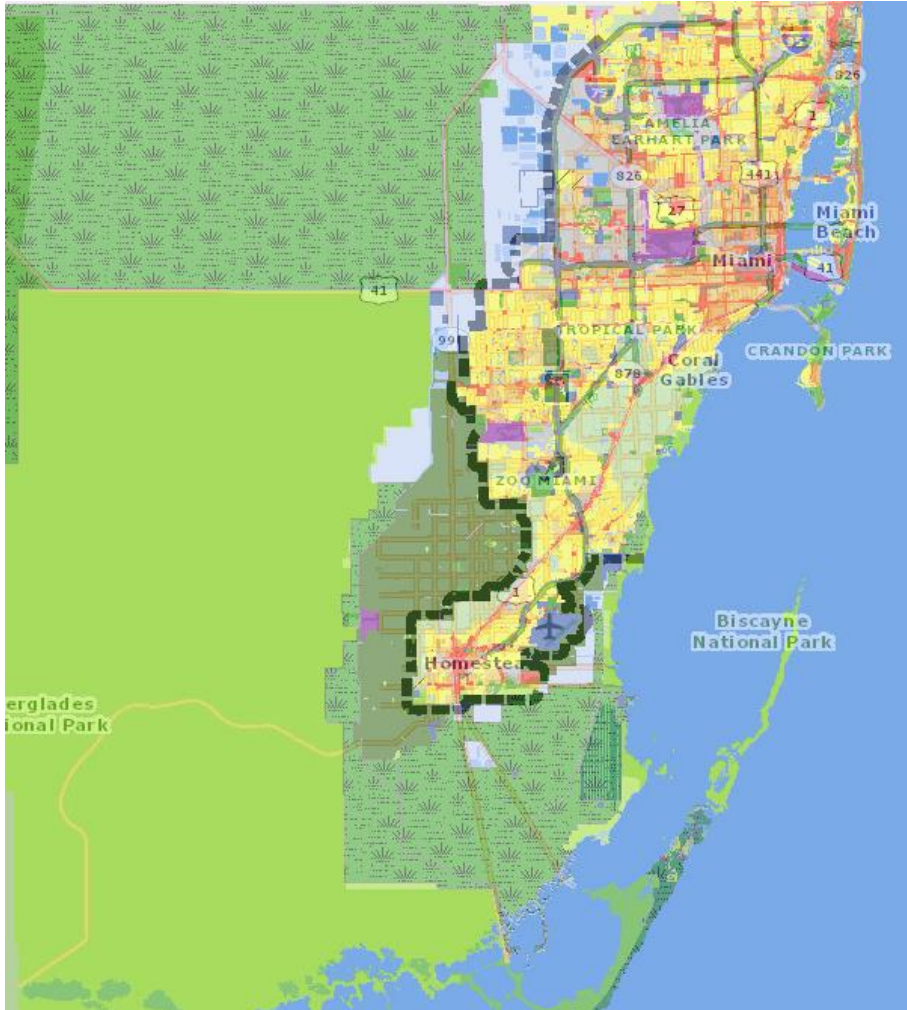


Senior Housing Needs in Miami Dade County



Miami Dade Zoning Map

- There are 2,701,767 people living in Miami Dade County
- 17.4% are over the age of 65 or ~470,000 people
- An additional ~350,000 are between 55 and 64.
- Poverty of seniors is highest out of all age groups at ~20%
- Median rent in Miami Dade is \$2,100, which requires a salary of \$75,600 to be affordable.
- Miami Dade Serves many seniors
 - 2,622 Elderly households in Public Housing
 - ~7,200 Seniors in Section 8/ Housing Choice Voucher Program.
 - ~2,500 Senior Project Based Units in portfolio
 - Average Senior Income: \$14,691
 - Average time on program: 6 years
- Miami Dade is redeveloping ~1,800 public housing units to create more density and more opportunities for populations like seniors.
- Major Challenges
 - Limited Space (Ocean and Everglades)
 - Florida Building Code (hurricane and sea level rise)
 - Increased competition