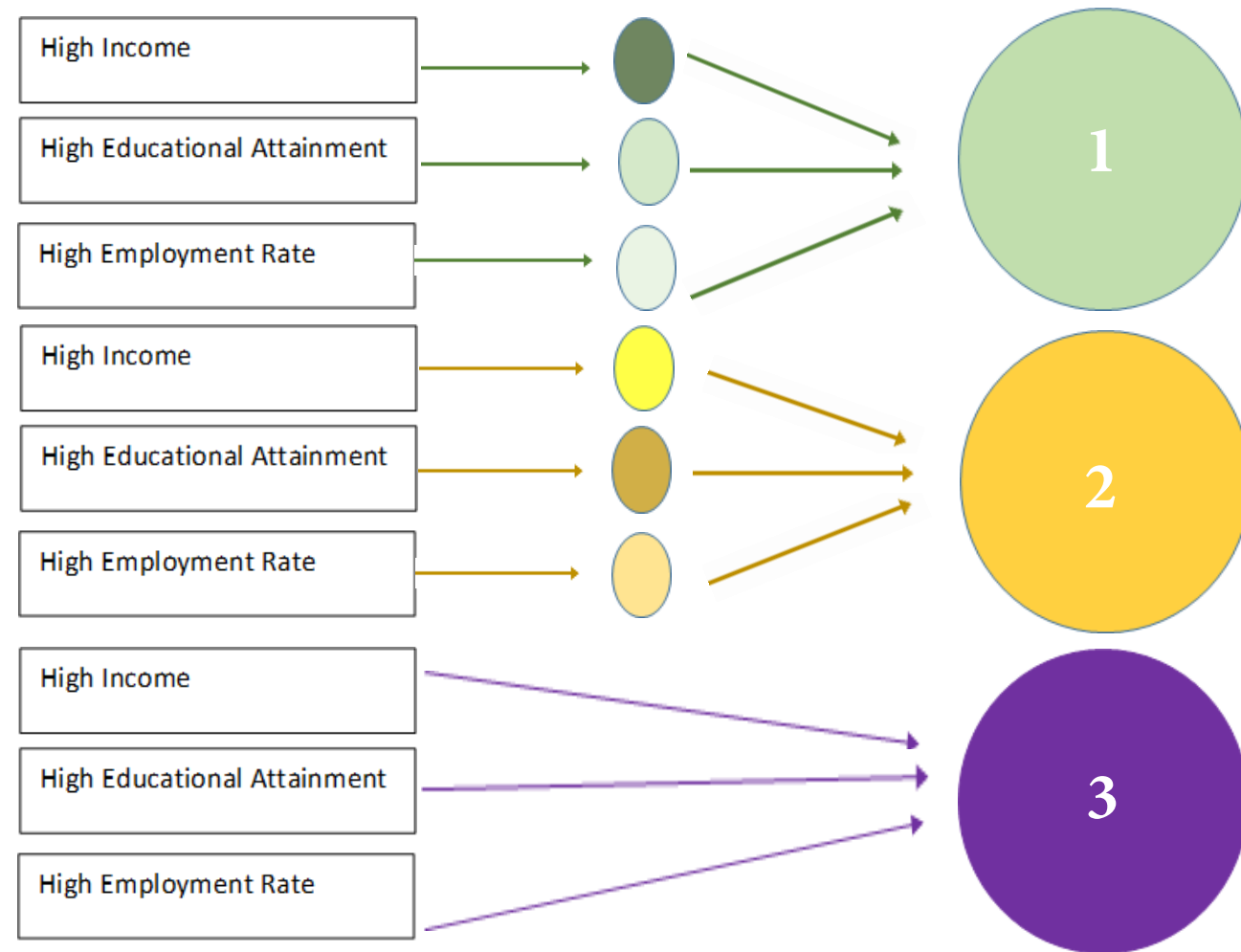


FHFC 2016/2017 Rental Cycle Proposed LIHTC Areas of Opportunity

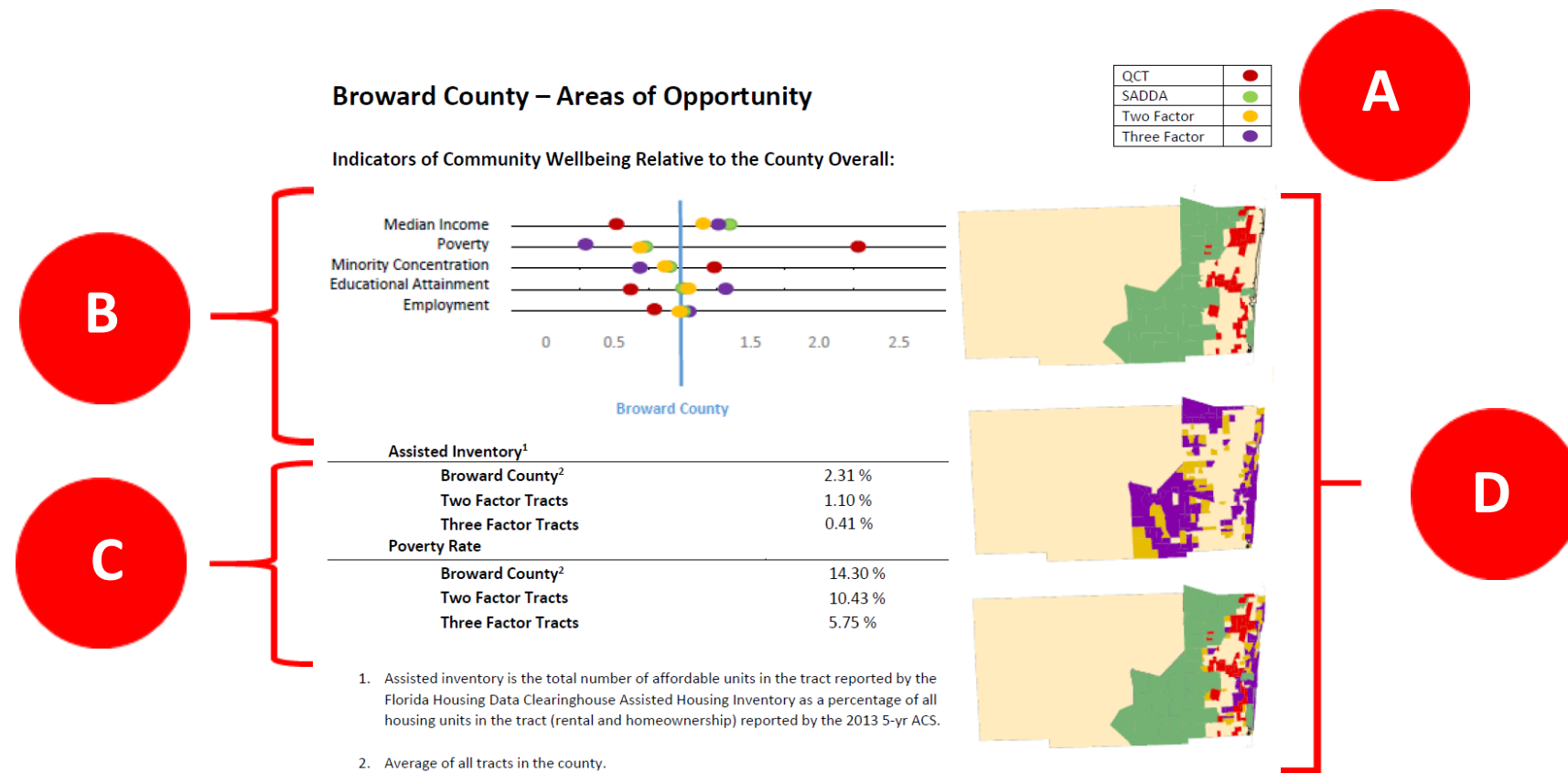


Florida Housing staff used the data and analysis provided by the Shimberg Center for Housing Studies at the University of Florida to develop three groups of census tracts in each of the seven most populous counties: Broward, Duval, Hillsborough, Orange, Miami-Dade, Palm Beach, and Pinellas. The groups were developed using three threshold criteria: 1) tract median income greater than the average for all census tracts within the county; 2) educational attainment in the top half of all tracts in the county, measured as the proportion of adults over twenty-five years old who have completed at least some college; and 3) tract employment rate greater than the statewide employment rate reported by the 2013 5-year American Community Survey (ACS), which was 88.2%.

These thresholds were applied in different ways to create the three groups of census tracts. The process is illustrated in the graphic at left. First, Florida Housing identified those tracts in each county which meet one of these criteria and neither of the other two. Then Florida Housing staff identified those tracts which meet two but not three of the criteria. Finally, Florida Housing staff identified the tracts which meet all three criteria.

Florida Housing chose not to specify census tracts which meet only one factor as areas of opportunity, and thus are not included in the following profiles and maps. In each county, the census tracts Florida Housing has identified as having either two factors or three factors, have higher incomes, levels of educational attainment, and employment levels when compared to the county as a whole. Overall, these areas have relatively low concentrations of poverty and are not characterized by disproportionately high concentrations of ethnic and racial minorities. Rent restricted units funded by Florida Housing, US HUD, USDA, or local housing finance agencies comprise a very small proportion of the total housing inventory in most of the tracts within these groups. The majority of these tracts have no assisted inventory at all. Development of affordable housing within these tracts may offer greater access to opportunity-rich neighborhoods for low income households.

Graphics are provided for each county as described on the following page. Maps and a list of census tracts are provided separately.



A

The profiles show color coded data for four groups of census tracts in each county, 1) Qualified Census Tracts (QCTs) are census tracts with high concentrations of low income households; the US Department of Housing and Urban Development (HUD) designates QCTs each year. 2) Difficult Development Areas (DDAs) are Zip Code Tabulation Areas with high market rents relative to median income. Prior to 2016, HUD designated entire metropolitan counties as DDAs; the ZCTA based designations are referred to here as Small Area DDAs (SADDAs). The Shimberg Center for Housing Studies compiled data for "estimated SADDA tracts" by designating census tracts as part of SADDAs if at least one-third of the total acreage of the tract falls within a SADDA boundary.¹ This allows direct comparison of census tracts. 3) The two-factor tracts meet two but not three of the threshold criteria described on the previous page. 4) The three-factor tracts meet all three of the threshold criteria described on the previous page.

B

The indicators of community wellbeing graphic shows the listed variables compared to the average of all census tracts in the county. A poverty value of 2.0 indicates that on average, tracts within the group have double the rate of poverty of the county overall. A value of 0.5 indicates that on average tracts within the group have half the rate of poverty of the county overall. If the median income for the county is \$50,000 and the average median income of the tracts within the group is \$75,000, the graphic will show a value of 1.5. All data in the graphic are from the 2013 5-year ACS.

C

Information indicating the ability of low income households to access neighborhoods in the two-factor and three-factor tracts. Demographic data are from the 2013 5-year ACS. Information on assisted housing comes from the Assisted Housing Inventory (AHI) maintained by the Shimberg Center for Housing Studies.

D

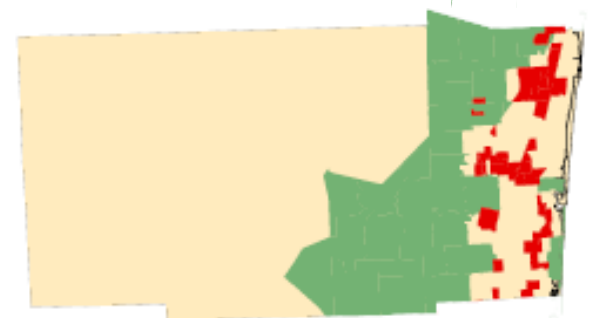
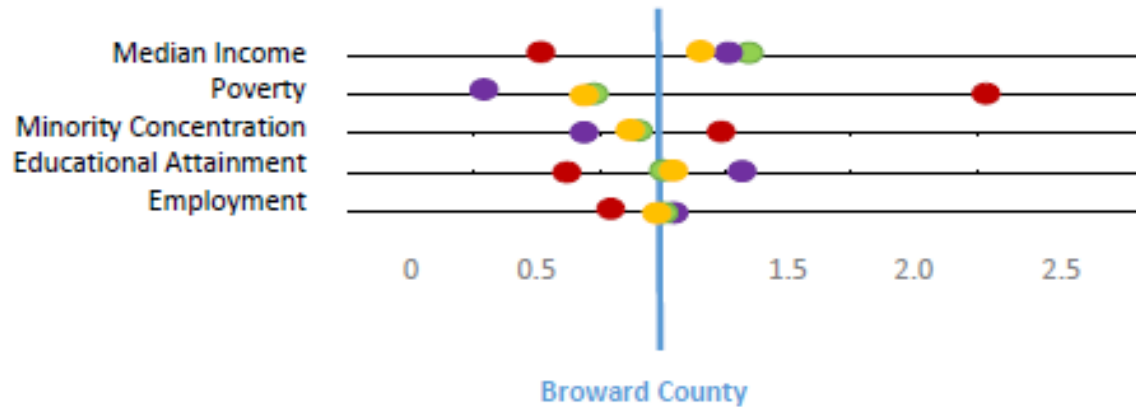
Quick reference showing the geographic location of tracts within each group. The topmost graphic shows the location of QCTs and SADDAs. The middle graphic shows the location of two-factor and three-factor tracts. The bottom graphic shows SADDAs and QCTs overlaid on top of two-factor and three-factor tracts.

1. The designation of census tracts as "estimated SADDA tracts" was done using Geospatial Information System (GIS) software. The areas used to represent Zip Code Tabulation Areas were drawn to follow the coastline. The areas used to represent census tracts included both land area and area covered by water. This caused a few tracts which are located entirely within SADDAs to be excluded from the group. In some counties, SADDAs are likely to have marginally higher median incomes than depicted here.

Broward County – Areas of Opportunity

QCT	●
SADDA	●
Two Factor	●
Three Factor	●

Indicators of Community Wellbeing Relative to the County Overall:



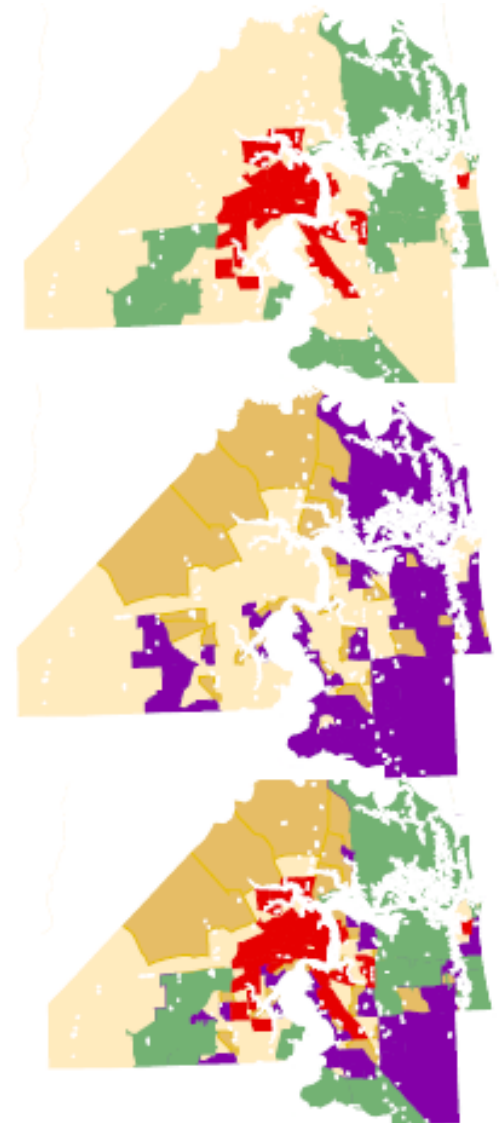
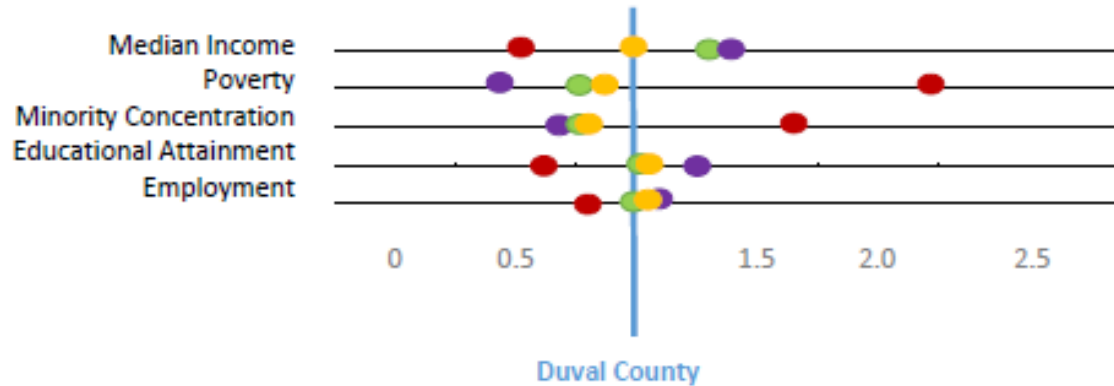
Assisted Inventory ¹	
Broward County ²	2.31 %
Two Factor Tracts	1.10 %
Three Factor Tracts	0.41 %
Poverty Rate	
Broward County ²	14.30 %
Two Factor Tracts	10.43 %
Three Factor Tracts	5.75 %

1. Assisted inventory is the total number of affordable units in the tract reported by the Florida Housing Data Clearinghouse Assisted Housing Inventory as a percentage of all housing units in the tract (rental and homeownership) reported by the 2013 5-yr ACS.
2. Average of all tracts in the county.

Duval County – Areas of Opportunity

QCT	●
SADDA	●
Two Factor	●
Three Factor	●

Indicators of Community Wellbeing Relative to the County Overall:



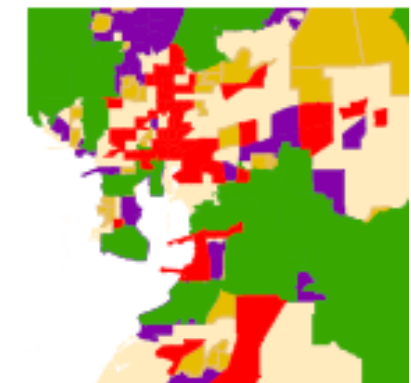
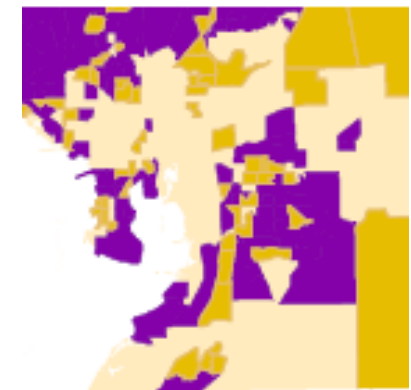
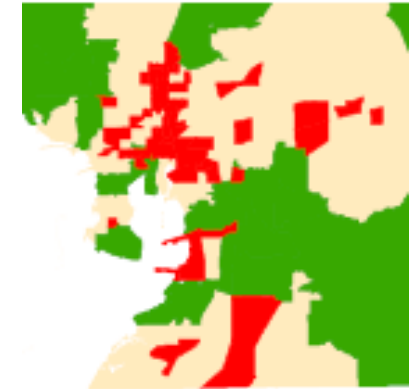
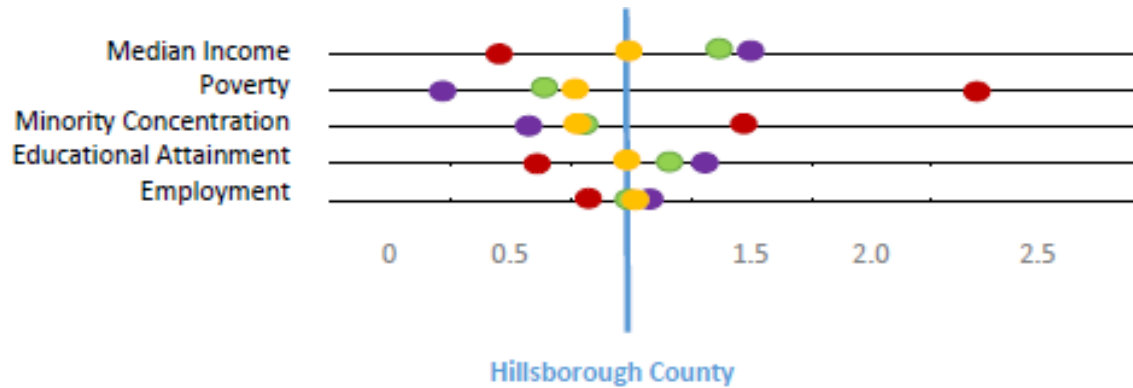
Assisted Inventory ¹	
Duval County ²	5.37 %
Two Factor Tracts	3.73 %
Three Factor Tracts	1.80 %
Poverty Rate	
Duval County ²	16.90 %
Two Factor Tracts	14.67 %
Three Factor Tracts	7.17 %

1. Assisted inventory is the total number of affordable units in the tract reported by the Florida Housing Data Clearinghouse Assisted Housing Inventory as a percentage of all housing units in the tract (rental and homeownership) reported by the 2013 5-yr ACS.
2. Average of all tracts in the county.

Hillsborough County – Areas of Opportunity

QCT	●
SADDA	●
Two Factor	●
Three Factor	●

Indicators of Community Wellbeing Relative to the County Overall:



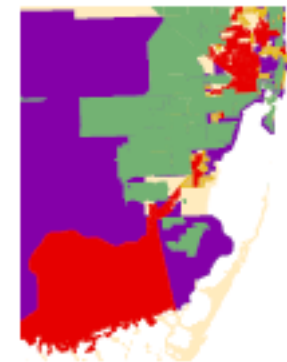
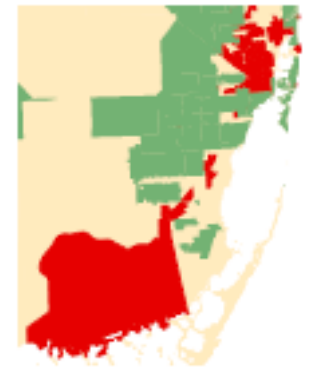
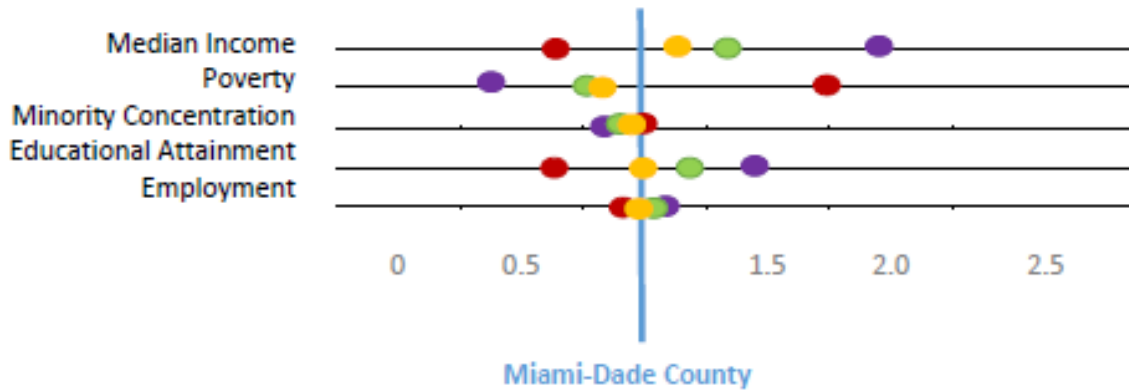
Assisted Inventory ¹	
Hillsborough County ²	4.30 %
Two Factor Tracts	3.84 %
Three Factor Tracts	0.68 %
Poverty Rate	
Hillsborough County ²	16.80 %
Two Factor Tracts	12.71 %
Three Factor Tracts	5.25 %

1. Assisted inventory is the total number of affordable units in the tract reported by the Florida Housing Data Clearinghouse Assisted Housing Inventory as a percentage of all housing units in the tract (rental and homeownership) reported by the 2013 5-yr ACS.
2. Average of all tracts in the county.

Miami-Dade County – Areas of Opportunity

QCT	●
SADDA	●
Two Factor	●
Three Factor	●

Indicators of Community Wellbeing Relative to the County Overall:



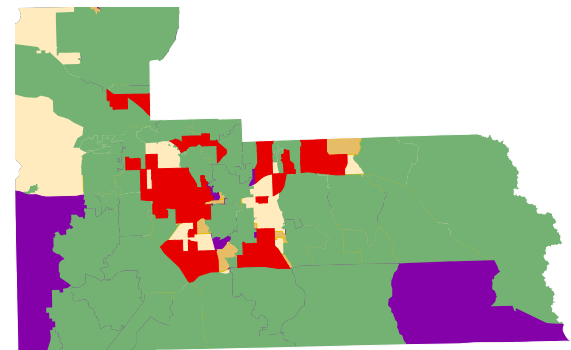
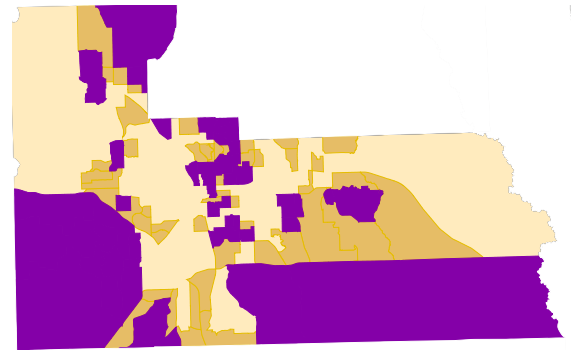
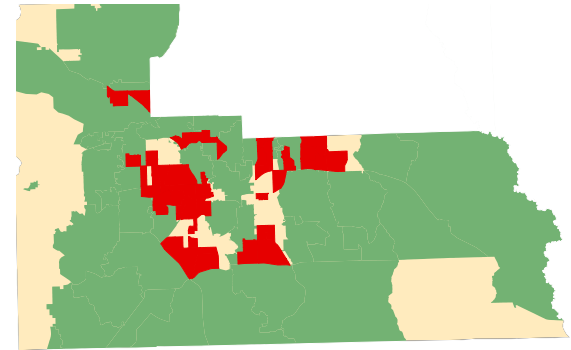
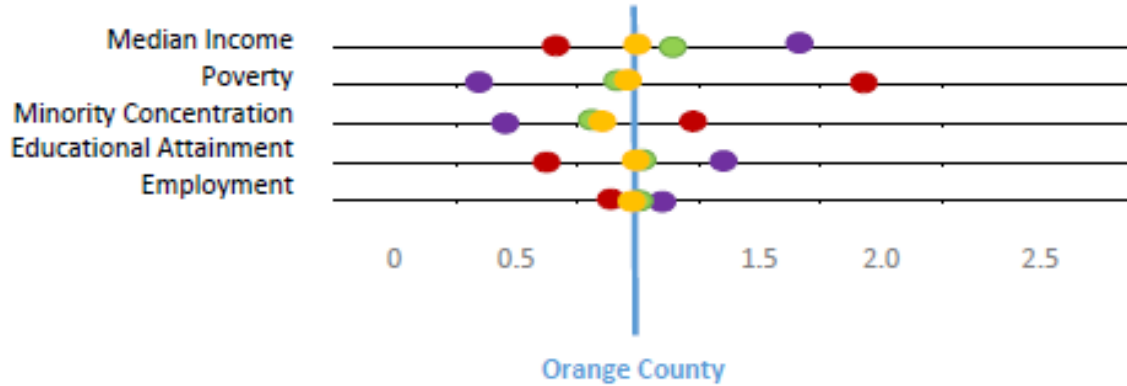
Assisted Inventory ¹	
Miami-Dade County ²	5.14 %
Two Factor Tracts	2.55 %
Three Factor Tracts	0.53 %
Poverty Rate	
Miami-Dade County ²	19.90 %
Two Factor Tracts	16.46 %
Three Factor Tracts	8.03 %

1. Assisted inventory is the total number of affordable units in the tract reported by the Florida Housing Data Clearinghouse Assisted Housing Inventory as a percentage of all housing units in the tract (rental and homeownership) reported by the 2013 5-yr ACS.
2. Average of all tracts in the county.

Orange County – Areas of Opportunity

QCT	●
SADDA	●
Two Factor	●
Three Factor	●

Indicators of Community Wellbeing Relative to the County Overall:



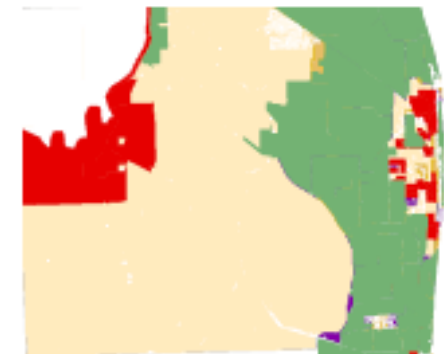
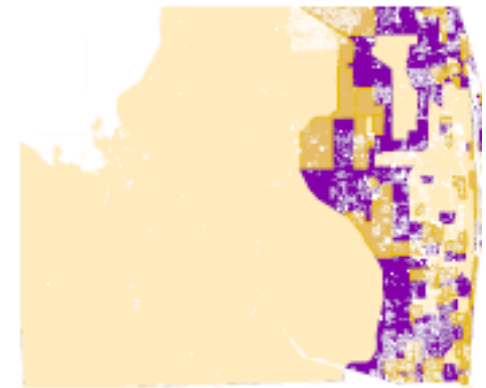
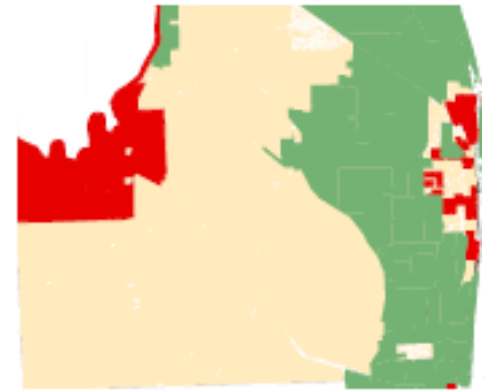
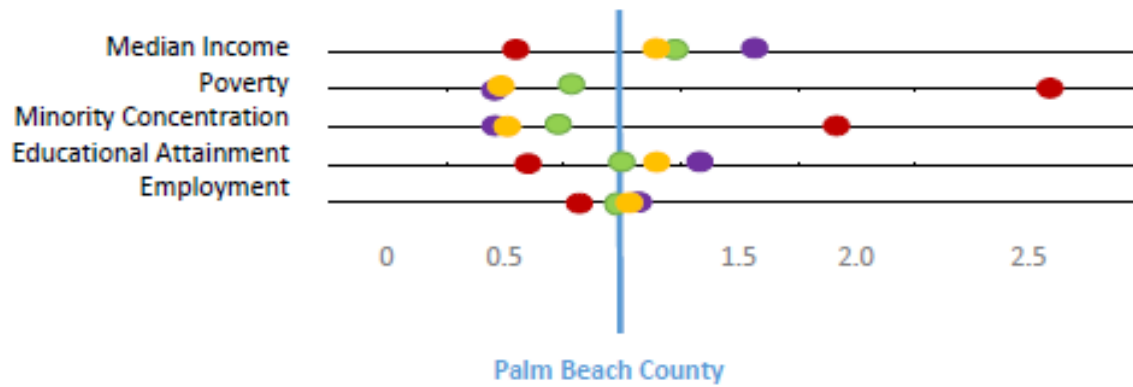
Assisted Inventory ¹	
Orange County ²	5.37 %
Two Factor Tracts	3.95 %
Three Factor Tracts	0.83 %
Poverty Rate	
Orange County ²	17.00 %
Two Factor Tracts	16.04 %
Three Factor Tracts	7.18 %

1. Assisted inventory is the total number of affordable units in the tract reported by the Florida Housing Data Clearinghouse Assisted Housing Inventory as a percentage of all housing units in the tract (rental and homeownership) reported by the 2013 5-yr ACS.
2. Average of all tracts in the county.

Palm Beach County – Areas of Opportunity

QCT	●
SADDA	●
Two Factor	●
Three Factor	●

Indicators of Community Wellbeing Relative to the County Overall:



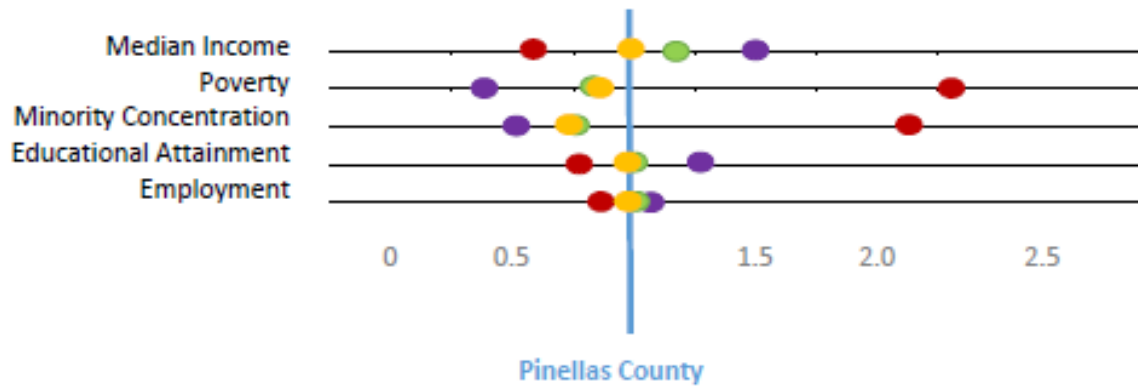
Assisted Inventory ¹	
Palm Beach County ²	2.09 %
Two Factor Tracts	0.79 %
Three Factor Tracts	0.34 %
Poverty Rate	
Palm Beach County ²	14.05 %
Two Factor Tracts	8.36 %
Three Factor Tracts	4.17 %

1. Assisted inventory is the total number of affordable units in the tract reported by the Florida Housing Data Clearinghouse Assisted Housing Inventory as a percentage of all housing units in the tract (rental and homeownership) reported by the 2013 5-yr ACS.
2. Average of all tracts in the county.

Pinellas County – Areas of Opportunity

QCT	●
SADDA	●
Two Factor	●
Three Factor	●

Indicators of Community Wellbeing Relative to the County Overall:



Assisted Inventory ¹	
Pinellas County ²	2.21 %
Two Factor Tracts	12.38 %
Three Factor Tracts	6.86 %
Poverty Rate	
Pinellas County ²	14.10 %
Two Factor Tracts	1.98 %
Three Factor Tracts	0.22 %

1. Assisted inventory is the total number of affordable units in the tract reported by the Florida Housing Data Clearinghouse Assisted Housing Inventory as a percentage of all housing units in the tract (rental and homeownership) reported by the 2013 5-yr ACS.
2. Average of all tracts in the county.