

Florida Housing Finance Corporation
Areas of Opportunity Analysis
Summary of Large County Findings

This brief analysis compares opportunity indicators across 2016 Qualified Census Tracts (QCTs), Small Difficult Development Areas (SDDAs), and tracts containing Florida Housing applications.

Because the SDDAs are bounded by Zip Code Tabulation Area, not Census tract, we created a set of tracts roughly corresponding to the SDDAs. We assigned a tract as an “estimated SDDA tract” if at least one-third of the acreage of the tract is located inside the ZCTA boundary. For most of these tracts, the tract acreage falls completely within the true SDDA ZCTA boundaries.

SDDAs add substantial portions of the counties for basis boost compared to the QCT-designated areas alone.

The tracts that fall partially or fully into the SDDA areas add large portions of the seven counties to the QCT-designated areas for potential basis boost. There is very little overlap between the QCTs and SDDAs. To illustrate this, Table 1 shows the percentage of each county’s total housing units from the Census that are located in QCTs, estimated SDDA tracts, the small number of tracts with both designations, and tracts without either designation.

As Table 1 shows, most of the housing in the seven-county area is located in a QCT or SDDA. Most of this coverage comes from the SDDA designation, rather than QCT. Note that this still represents a loss of basis boost coverage for all of the counties except Duval County over the old DDA system, since the entire area of these counties were designated as metro-wide DDAs under the old system.

Half of Duval County’s housing is covered by QCT and SDDA boundaries. Since Duval County has not been designated as a DDA in the past, the new system represents a gain in basis boost-eligible areas for the county over the metropolitan-wide system.

Table 1. Total Housing Units (2010) by 2016 QCT and SDDA Census Tract Designations

County	Total Housing Units	% of units in QCT Only	% of units in Est. SDDA Tract Only	% of units in QCT + Est. SDDA Tract	% of units not in QCT or Est. SDDA Tract
Broward	810,388	10%	51%	2%	38%
Duval	388,486	21%	27%	0%	52%
Hillsborough	536,092	18%	40%	1%	41%
Miami-Dade	989,435	23%	49%	4%	24%
Orange	487,839	10%	66%	9%	15%
Palm Beach	664,594	10%	67%	3%	20%
Pinellas	503,634	8%	30%	2%	61%
Total	4,380,468	15%	49%	3%	34%

Source: U.S. Census Bureau, 2010 Census. Includes occupied and vacant units, both ownership and rental.

Most past applications for Florida Housing assistance have been located in the 2016 QCTs, especially in Miami-Dade County. Orange, Hillsborough and Broward Counties have a substantial share of applications in the new SDDA tracts.

Table 2 shows the breakdown of 2002-2015 Florida Housing applications by 2016 QCT and estimated SDDA tract designations. Two-thirds of the applications have been located in areas that would currently be QCTs, although they were not necessarily QCTs at the time of the application. Nearly half of all applications during that time were for properties located in Miami-Dade County, which has an even higher concentration of application locations in QCTs (83 percent). Palm Beach and Duval Counties also have high concentrations of applications in current QCTs (66 and 62 percent, respectively).

The other counties show more of a mix of application locations across QCT, SDDA, and non-QCT/SDDA locations. In Orange County, half of applications are located in estimated SDDA tracts (including those that are also QCTs). Hillsborough and Broward Counties also have more than a quarter of their applications in estimated SDDA tracts.

The different categories of applications (funded vs. unfunded, family vs. elderly) do not appear to concentrate by QCT or SDDA designation.

Table 2. Florida Housing Applications (2002-2015) by 2016 QCT and SDDA Census Tract Designations

County	Application Type	Count of Applications	% in QCT Only	% in Est. SDDA Tract Only	% in QCT + Est. SDDA Tract	% not in QCT or Est. SDDA Tract
Broward	Family - Funded	30	63%	27%	0%	10%
	Family - Not Funded	27	48%	26%	0%	26%
	Elderly - Funded	9	33%	33%	0%	33%
	Elderly - Not Funded	17	29%	29%	0%	41%
	Total	83	48%	28%	0%	24%
Duval	Family - Funded	12	42%	25%	0%	33%
	Family - Not Funded	6	83%	17%	0%	0%
	Elderly - Funded	8	63%	0%	0%	38%
	Elderly - Not Funded	13	69%	0%	0%	31%
	Total	39	62%	10%	0%	28%
Hillsborough	Family - Funded	33	58%	18%	3%	21%
	Family - Not Funded	20	45%	30%	5%	20%
	Elderly - Funded	7	29%	43%	0%	29%
	Elderly - Not Funded	10	20%	70%	0%	10%
	Total	70	46%	31%	3%	20%
Miami-Dade	Family - Funded	41	83%	0%	0%	17%
	Family - Not Funded	162	86%	5%	0%	9%
	Elderly - Funded	31	87%	6%	3%	3%
	Elderly - Not Funded	98	78%	7%	1%	14%
	Total	332	83%	5%	1%	11%
Orange	Family - Funded	20	45%	20%	20%	15%
	Family - Not Funded	24	25%	38%	21%	17%
	Elderly - Funded	5	20%	20%	40%	20%
	Elderly - Not Funded	21	33%	38%	19%	10%
	Total	70	33%	31%	21%	14%
Palm Beach	Family - Funded	12	58%	17%	8%	17%
	Family - Not Funded	21	71%	10%	14%	5%
	Elderly - Funded	4	75%	0%	0%	25%
	Elderly - Not Funded	10	60%	20%	0%	20%
	Total	47	66%	13%	9%	13%

County	Application Type	Count of Applications	% in QCT Only	% in Est. SDDA Tract Only	% in QCT + Est. SDDA Tract	% not in QCT or Est. SDDA Tract
Pinellas	Family - Funded	15	20%	27%	0%	53%
	Family - Not Funded	21	52%	5%	0%	43%
	Elderly - Funded	10	50%	0%	0%	50%
	Elderly - Not Funded	14	43%	14%	0%	43%
	Total	60	42%	12%	0%	47%
Grand Total		701	64%	14%	3%	18%

On average, SDDAs rate considerably higher on opportunity measures than QCTs, previous Florida Housing applications, and the county as a whole.

Tables 3 to 11 below show average values for the opportunity measures displayed on the maps. Average values are compared for estimated SDDA tracts, QCTs, tracts containing Florida Housing’s funded and unfunded applications for family and elderly developments, and all tracts for the county. Averages for the Florida Housing application categories are weighted by the number of applications in the tract; for example, a tract with four unfunded family applications would be weighted twice as heavily as a tract with only two applications in that category.

As the tables show, the estimated SDDA tracts consistently rate higher on opportunity measures than the county average, and the QCTs consistently rate lower. For the Florida Housing applications, overall averages tend to fall below the all-county average and close to, but slightly better than the QCT averages. In part, the close correspondence between QCT and Florida Housing averages is due to the large concentration of applications in Miami-Dade County, where most of the applications themselves are located in QCTs. In the other counties, the Florida Housing applications tend to rate higher on opportunity measures than the QCT average, although still lower than the county average. In comparison to each other, the different types of applications (funded vs. unfunded, family vs. elderly) do not appear to show any consistent patterns of greater or lesser neighborhood opportunity.

There are a few exceptions to these patterns. One is homeownership rate: the Florida Housing applications are located in areas with lower homeownership rates even than QCTs. This is unsurprising given that developers are likely to seek funding for properties in areas that already have other multifamily housing, while QCTs include tracts with high concentrations of low-income homeowners. A second exception is the mixed results for just value per square foot for multifamily housing, where the Florida Housing application average is lower than the QCT average in Hillsborough, Miami-Dade and Orange Counties, but higher than the QCT average in the other counties. Finally, the comparison between the Florida Housing applications and the

QCTs is not as close for median single family home prices as for other indicators. The average of the sales prices for application tracts is considerably higher than the QCT average, particularly among applications for elderly properties.

Table 3. Percentage of Population Below 200% Poverty Level, Average Value

County	Est. SDDA Tracts	QCTs	All Tracts	Florida Housing Applications				
				All Applications	Family - Funded	Family - Not Funded	Elderly - Funded	Elderly - Not Funded
Broward	31%	64%	37%	57%	62%	58%	50%	49%
Duval	30%	62%	41%	58%	55%	57%	59%	62%
Hillsborough	29%	66%	41%	55%	60%	53%	55%	45%
Miami-Dade	38%	67%	46%	68%	67%	67%	68%	69%
Orange	38%	61%	42%	57%	57%	58%	59%	57%
Palm Beach	30%	66%	37%	64%	60%	69%	68%	54%
Pinellas	28%	60%	35%	47%	43%	50%	50%	45%
Total	33%	65%	40%	62%	60%	63%	61%	61%

Source: U.S. Census Bureau, 2013 5-Year American Community Survey. Lower value indicates higher opportunity direction (smaller percentage of population below 200% poverty).

Table 4. Percentage of Adults Age 25 and Older with Educational Attainment of Some College Education or Higher, Average Value

County	Est. SDDA Tracts	QCTs	All Tracts	Florida Housing Applications				
				All Applications	Family - Funded	Family - Not Funded	Elderly - Funded	Elderly - Not Funded
Broward	65%	39%	60%	45%	42%	45%	49%	50%
Duval	64%	40%	57%	47%	47%	46%	45%	49%
Hillsborough	69%	39%	57%	49%	47%	52%	47%	56%
Miami-Dade	60%	33%	52%	33%	34%	33%	37%	32%
Orange	63%	47%	59%	50%	49%	50%	57%	49%
Palm Beach	67%	37%	61%	42%	47%	37%	41%	48%
Pinellas	63%	44%	58%	56%	53%	56%	58%	55%
Total	64%	38%	57%	41%	44%	39%	44%	41%

Source: U.S. Census Bureau, 2013 5-Year American Community Survey. Lower value indicates higher opportunity direction (smaller percentage of population below 200% poverty).

Table 5. Employment Rate, Population Age 18-65, Average Value

County	Est. SDDA Tracts	QCTs	All Tracts	Florida Housing Applications				
				All Applications	Family - Funded	Family - Not Funded	Elderly - Funded	Elderly - Not Funded
Broward	90%	80%	88%	83%	82%	83%	84%	85%
Duval	91%	78%	87%	80%	83%	83%	75%	79%
Hillsborough	92%	81%	88%	85%	83%	86%	81%	88%
Miami-Dade	90%	84%	88%	82%	80%	81%	84%	82%
Orange	89%	83%	88%	86%	86%	86%	87%	86%
Palm Beach	90%	80%	88%	81%	83%	79%	83%	84%
Pinellas	91%	84%	89%	85%	87%	85%	84%	85%
Total	90%	82%	88%	83%	83%	82%	83%	83%

Source: U.S. Census Bureau, 2013 5-Year American Community Survey. Higher value indicates higher opportunity direction.

Table 6. Labor Force Participation Rate, Population Age 16-64, Average Value

County	Est. SDDA Tracts	QCTs	All Tracts	Florida Housing Applications				
				All Applications	Family - Funded	Family - Not Funded	Elderly - Funded	Elderly - Not Funded
Broward	81%	75%	80%	75%	75%	75%	75%	77%
Duval	78%	67%	76%	67%	74%	72%	61%	60%
Hillsborough	80%	68%	77%	72%	72%	71%	74%	78%
Miami-Dade	77%	71%	76%	68%	70%	68%	70%	67%
Orange	79%	74%	78%	76%	79%	73%	75%	78%
Palm Beach	77%	73%	77%	74%	74%	73%	74%	78%
Pinellas	76%	67%	76%	70%	72%	70%	70%	70%
Total	78%	71%	77%	70%	73%	70%	70%	70%

Source: U.S. Census Bureau, 2013 5-Year American Community Survey. Higher value indicates higher opportunity direction.

Table 7. Median Household Income, Average Value

County	Est. SDDA Tracts	QCTs	All Tracts	Florida Housing Applications				
				All Applications	Family - Funded	Family - Not Funded	Elderly - Funded	Elderly - Not Funded
Broward	\$66,633	\$29,033	\$55,745	\$37,367	\$32,501	\$39,113	\$42,976	\$40,211
Duval	\$61,055	\$27,748	\$48,088	\$31,009	\$35,520	\$28,822	\$30,533	\$28,147
Hillsborough	\$68,895	\$26,685	\$51,357	\$33,439	\$31,653	\$38,168	\$22,362	\$38,101
Miami-Dade	\$57,860	\$25,532	\$48,668	\$24,579	\$27,777	\$24,288	\$22,323	\$24,406
Orange	\$54,748	\$30,585	\$50,029	\$35,782	\$33,820	\$35,046	\$49,476	\$35,233
Palm Beach	\$63,597	\$29,111	\$56,500	\$33,099	\$32,057	\$32,556	\$29,215	\$37,045
Pinellas	\$53,814	\$27,580	\$47,854	\$35,139	\$38,631	\$33,784	\$30,831	\$36,506
Total	\$61,197	\$27,402	\$51,461	\$29,947	\$32,057	\$29,028	\$29,176	\$29,776

Source: U.S. Census Bureau, 2013 5-Year American Community Survey. Higher value indicates higher opportunity direction.

Table 8. Homeownership Rate, Average Value

County	Est. SDDA Tracts	QCTs	All Tracts	Florida Housing Applications				
				All Applications	Family - Funded	Family - Not Funded	Elderly - Funded	Elderly - Not Funded
Broward	73%	44%	66%	39%	37%	37%	41%	44%
Duval	69%	49%	61%	41%	51%	38%	40%	34%
Hillsborough	66%	40%	61%	37%	38%	38%	30%	38%
Miami-Dade	63%	36%	56%	29%	34%	30%	24%	28%
Orange	61%	39%	58%	45%	42%	45%	58%	46%
Palm Beach	76%	47%	71%	43%	39%	42%	30%	52%
Pinellas	72%	46%	67%	49%	57%	44%	44%	51%
Total	68%	41%	62%	36%	40%	34%	34%	36%

Source: U.S. Census Bureau, 2010 Decennial Census. Higher value indicates higher opportunity direction.

Table 9. Median Just Value per Square Foot, Single Family Homes, Average Value

County	Est. SDDA Tracts	QCTs	All Tracts	Florida Housing Applications				
				All Applications	Family - Funded	Family - Not Funded	Elderly - Funded	Elderly - Not Funded
Broward	\$119	\$70	\$124	\$86	\$93	\$108	\$99	\$93
Duval	\$79	\$38	\$64	\$45	\$53	\$50	\$52	\$49
Hillsborough	\$81	\$43	\$69	\$53	\$67	\$56	\$71	\$60
Miami-Dade	\$137	\$91	\$143	\$100	\$110	\$199	\$107	\$116
Orange	\$86	\$56	\$80	\$65	\$66	\$77	\$58	\$64
Palm Beach	\$119	\$61	\$118	\$66	\$57	\$83	\$75	\$65
Pinellas	\$105	\$64	\$94	\$91	\$93	\$93	\$89	\$91
Total	\$112	\$67	\$106	\$76	\$95	\$129	\$91	\$93

Source: Florida Department of Revenue, 2013 Name-Address-Legal File. Higher value indicates higher opportunity direction.

Table 10. Median Just Value per Square Foot, Multifamily 10+ Unit Properties, Average Value

County	Est. SDDA Tracts	QCTs	All Tracts	Florida Housing Applications				
				All Applications	Family - Funded	Family - Not Funded	Elderly - Funded	Elderly - Not Funded
Broward	\$95	\$65	\$88	\$71	\$68	\$69	\$77	\$75
Duval	\$53	\$28	\$42	\$38	\$35	\$41	\$37	\$40
Hillsborough	\$61	\$33	\$48	\$31	\$32	\$26	\$26	\$44
Miami-Dade	\$107	\$72	\$88	\$62	\$54	\$61	\$74	\$65
Orange	\$61	\$47	\$56	\$45	\$42	\$51	\$40	\$42
Palm Beach	\$91	\$52	\$78	\$52	\$47	\$50	\$48	\$66
Pinellas	\$64	\$47	\$56	\$50	\$50	\$50	\$50	\$50
Total	\$83	\$55	\$70	\$55	\$48	\$56	\$59	\$59

Source: Florida Department of Revenue, 2013 Name-Address-Legal File. Higher value indicates higher opportunity direction.

Table 11. Median Sales Price, Single Family Homes, Average Value¹

County	Est. SDDA Tracts	QCTs	All Tracts	Florida Housing Applications				
				All Apps	Family - Funded	Family - Not Funded	Elderly - Funded	Elderly - Not Funded
Broward	\$289,649	\$124,061	\$288,238	\$184,683	\$166,879	\$195,579	\$211,885	\$184,396
Duval	\$197,698	\$72,635	\$156,369	\$138,824	\$118,662	\$150,635	\$88,679	\$181,292
Hillsborough	\$245,138	\$86,348	\$187,268	\$191,396	\$134,472	\$239,990	\$229,918	\$268,882
Miami-Dade	\$500,726	\$152,494	\$393,140	\$157,272	\$119,381	\$157,720	\$156,221	\$173,766
Orange	\$224,316	\$106,922	\$200,637	\$134,705	\$133,754	\$124,780	\$197,735	\$131,947
Palm Beach	\$508,323	\$110,556	\$472,470	\$128,123	\$124,210	\$122,221	\$115,614	\$148,185
Pinellas	\$250,975	\$90,764	\$209,160	\$139,073	\$152,183	\$132,785	\$138,241	\$133,310
Total	\$360,074	\$115,834	\$293,511	\$157,137	\$137,128	\$159,699	\$160,369	\$170,736

Source: Florida Department of Revenue, 2013 Sales Data File. Higher value indicates higher opportunity direction.

¹ Note that the high averages for SDDA tracts and all tracts in Miami-Dade and Palm Beach Counties are skewed upward by a small number of tracts with median sale prices in the multi-million dollar range.