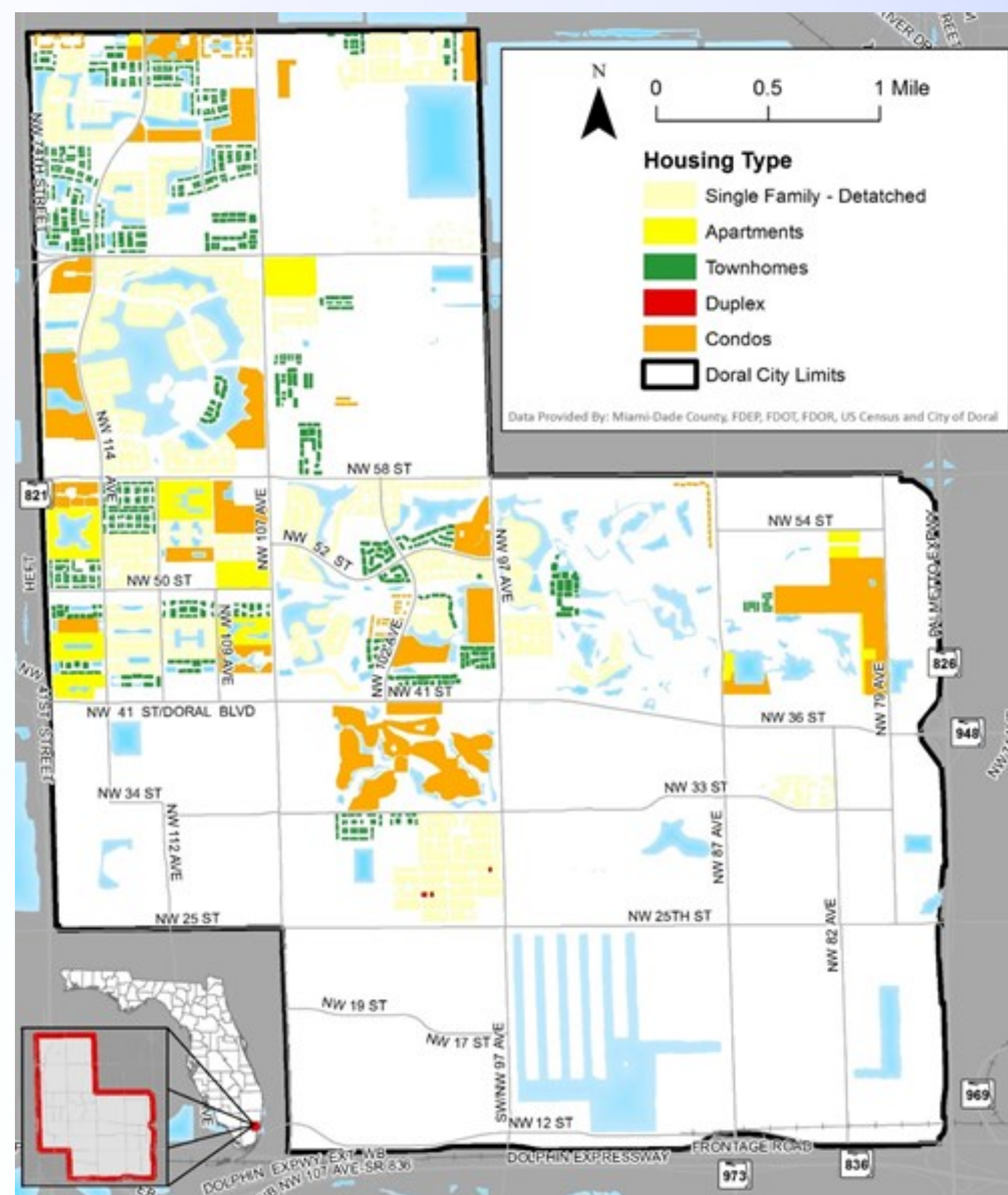




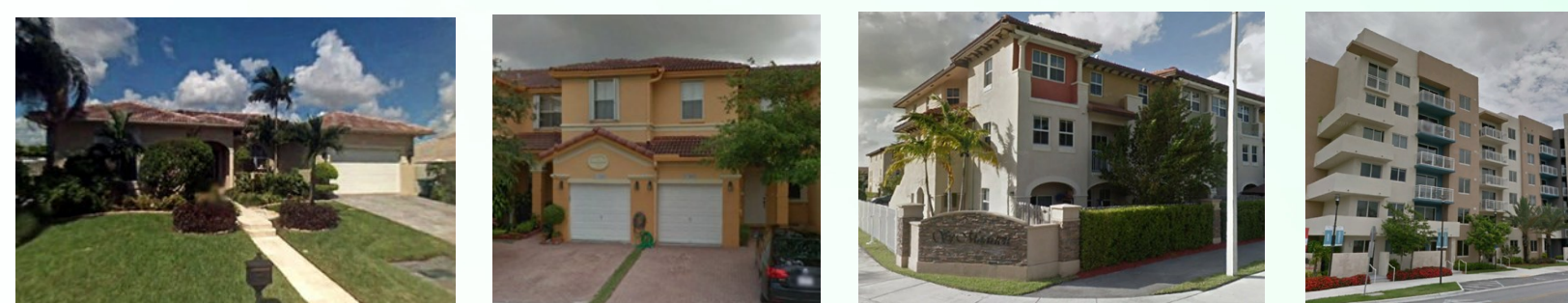
# Housing and Affordability

## Housing by Location

Apartments, condominiums, and townhomes are in clusters which are mixed with single-family homes, yet there are some sections of the City that are predominantly single-family homes.



(Source: 2016 Florida Department of Revenue)



Unit Type	Number of Units
Apartment	4,293
Condo	8,957
Duplex	6
Single Family	5,128
Townhome	4,672
<b>Total</b>	<b>23,056</b>

(Source: 2016 Florida Department of Revenue)

## Size of Housing Units

Single-family home size has nearly doubled since 1960. Townhouses and condos have seen smaller increases in size between units first built in the 1970's and 80's and the 2010's.

Year Built	Single Family (sq.ft.)	Townhouse (sq.ft.)	Condominium (sq.ft.)
Pre 1960	1,647	-	-
1960s	2,049	-	-
1970s	2,197	-	1,092
1980s	2,120	1,910	1,146
1990s	2,442	1,729	1,178
2000s	2,614	1,905	1,312
2010s	3,007	2,022	1,277

(Source: 2016 Florida Department of Revenue)

## Burdened Households - Indicates Affordability Problems

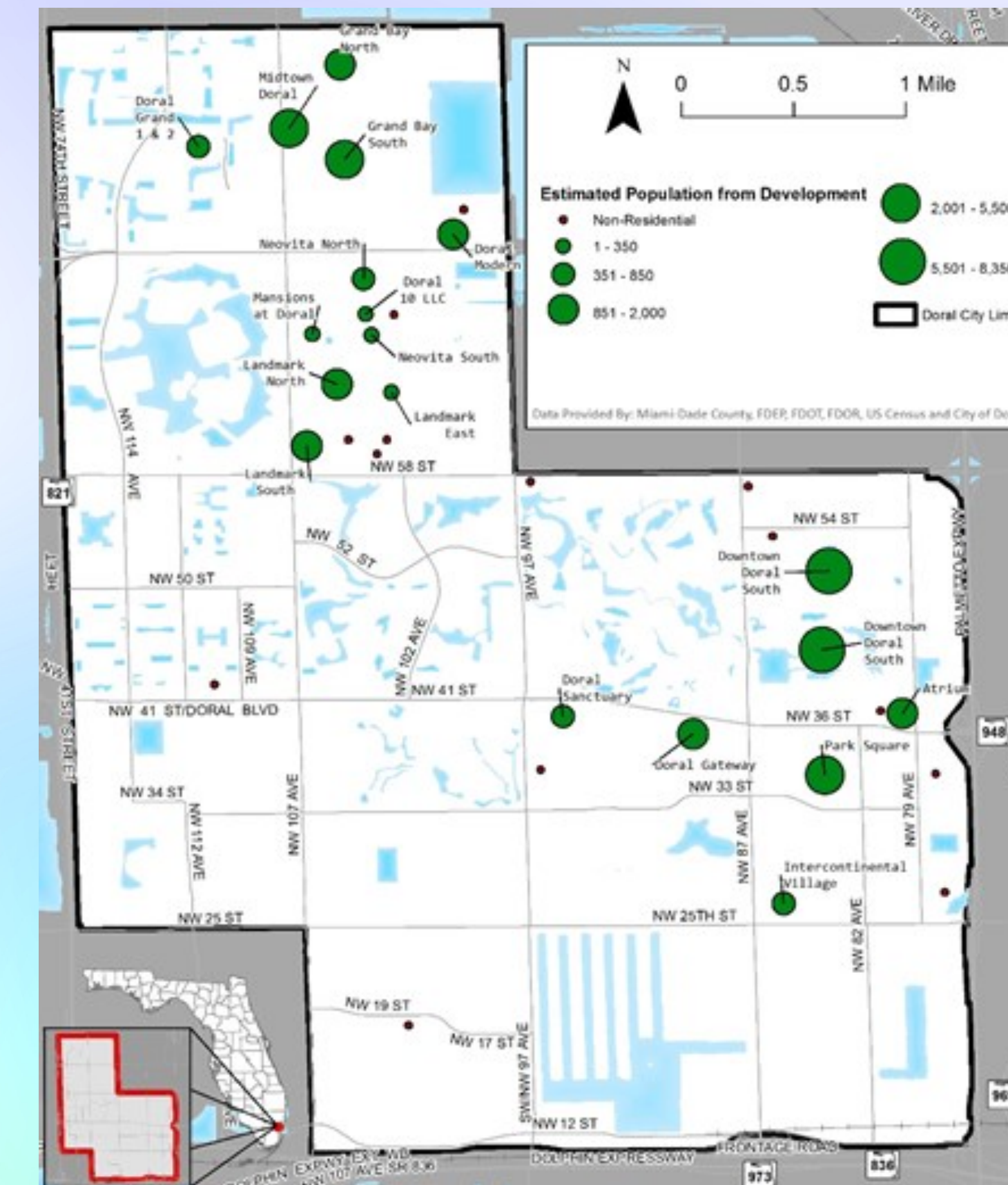
Doral is experiencing significant housing burden (burden meaning spending more than 30% of household income on housing).

Jurisdiction	Mortgage Burdened Households	Rent Burdened Households
Doral	34%	57%
Hialeah	35%	68%
Coconut Creek	23%	53%
Coral Gables	25%	48%
Kendall CDP	28%	52%
Aventura	26%	55%
Miami-Dade County	33%	62%

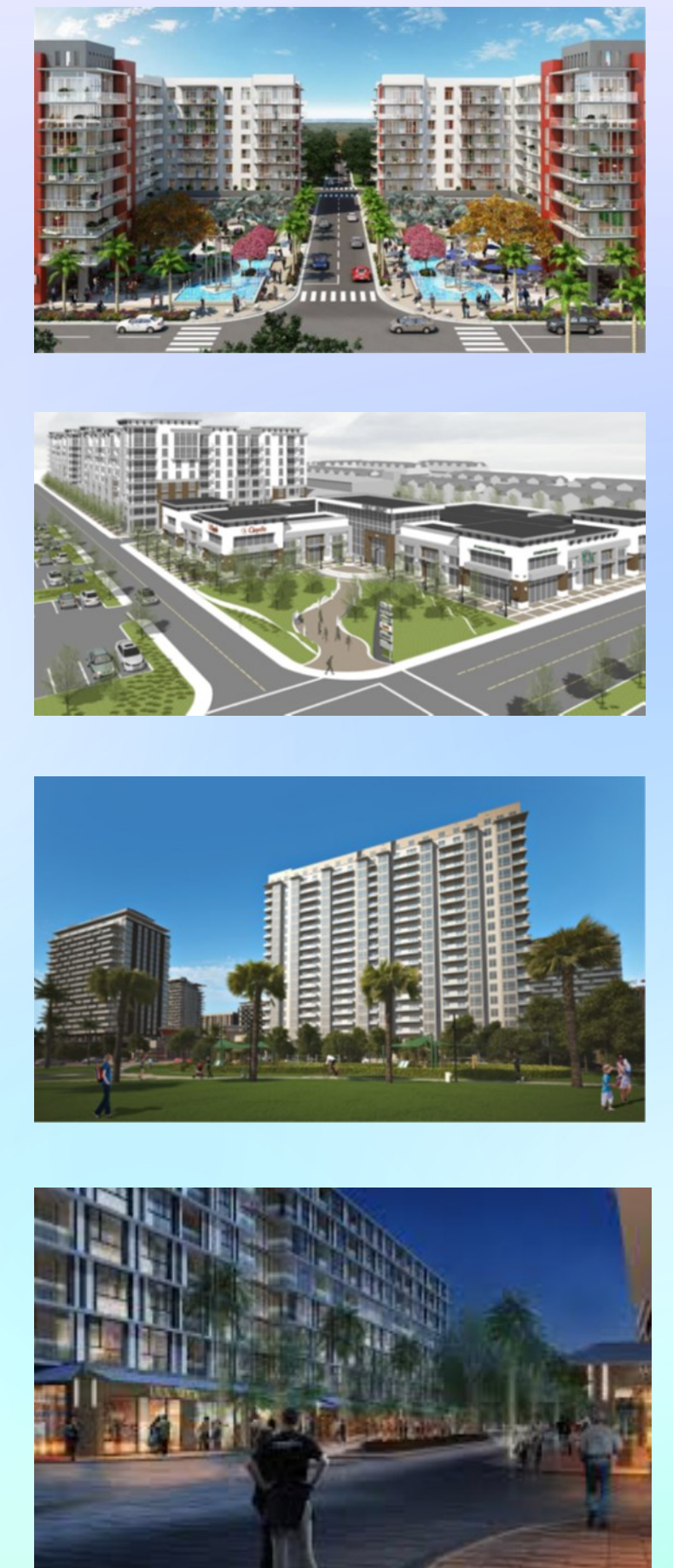
(Source: 2016 Florida Department of Revenue)

## Future Developments

There are two clusters of population growth, one north of NW 58th Street and east of NW 107 Avenue and the other north of NW 25th Street and east of 97 Avenue.



(Source: City of Doral)



Expected Completion Year	Expected Units	Expected Population
2017	332	830
2018	8,252	20,633
2019	496	1,241
2020	350	875
2021	3,340	8,350
<b>Total</b>	<b>12,770</b>	<b>31,929</b>

(Source: City of Doral)

# Housing Master Plan