



SHIMBERG CENTER
for Housing Studies

UF UNIVERSITY of
FLORIDA



From Data to Action: Understanding Florida's Housing Markets and Neighborhoods

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September 11, 2012

Florida Housing Data Clearinghouse

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FHDC FLORIDA HOUSING DATA CLEARINGHOUSE
Improving Housing Decisions

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Profiles
View a summary of housing data for one area

Choose a county:
Alachua
Baker
Bay
Bradford
Brevard
Broward
Calhoun
GO

or jurisdiction:
Alachua
Alachua-Unincorporated
Alford
Altofonte Springs
Altha
Anna Maria
Anastachionia
GO

Click a county

news & updates
[03/26/12] New report on tenant incomes & rents in affordable housing [08/04/11] Shimberg Center welcomes Dr. Sherry Ahrentzen [7/19/11] New fact sheet on Lost Properties Inventory
Read more »

2008 TOP 10 WEBSITE PLANETIZEN
FHDC lands award for its website!
"The Florida Housing Data Clearinghouse's website is a great example for agencies who want to provide easy access to relevant data and statistics..."
(PLANETIZEN, top 10 websites 2008)

All Datasets
Overviews
Geo Portal
Comparisons
Profiles
Affordable Housing Needs
Affordability Housing Needs Summary
2010 Rental Market Study Household Demographics
Assisted Housing
Assisted Housing Inventory - All

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A working definition of data

- ▶ **Information** (program statistics, demographics, property characteristics) that you can **summarize** and **analyze** in order to...
 - ▶ Tell a story
 - ▶ Make an argument
 - ▶ Test your on-the-ground experience
 - ▶ Learn about someplace new
 - ▶ Make informed decisions about actions

Internal Data: “Business Intelligence”

- ▶ Extract data from existing client, property, financial systems
- ▶ Customized reporting
- ▶ Reporting results to funders

Neighborhood & Property Data

Who

Owners/Renters

Resident demographics

Property investors: big or small, in-town or out-of town

What

Land use and housing types

Property values

Sales activity

Subsidized housing

Vacancy, foreclosure & code violations

Where

Position in metro area

Access to services and transportation

Adjacent neighborhoods

GIS mapping

When

Property age and rehab needs

Tracking neighborhood change over time

How

Census

Property Appraiser

Subsidized housing databases

Local administrative data

FGDL (GIS)

Two neighborhood profiles

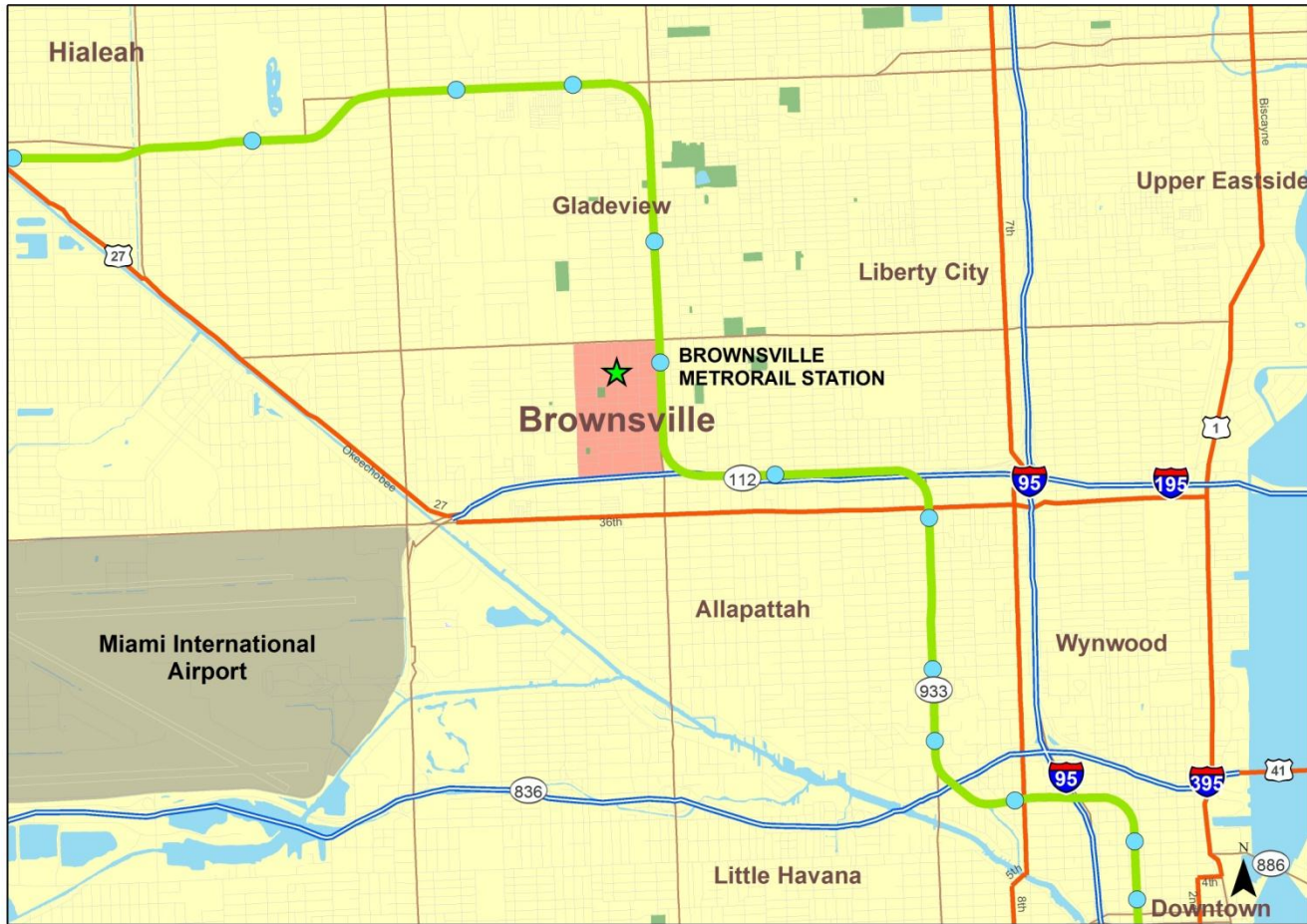
#1

- Older residents
- Homes built in the 1940s-1960s
- SF homes and duplexes
- Most homes owner-occupied
- Property values holding steady or falling slowly
- Scattered vacant homes and lots, foreclosures
- Several miles from downtown, little transit access

#2

- Mix of families and single older residents; lots of kids
- Mostly renters
- Small multifamily (5-50 unit) along larger streets, duplexes and quadriplexes, some SF homes
- Housing built in 1970s and 1980s
- Some properties with history of code violations and crime
- Adjacent to gentrifying neighborhood with newer multifamily developments and condos
- Near downtown, good transit access

The Brownsville Neighborhood, Miami-Dade County, FL

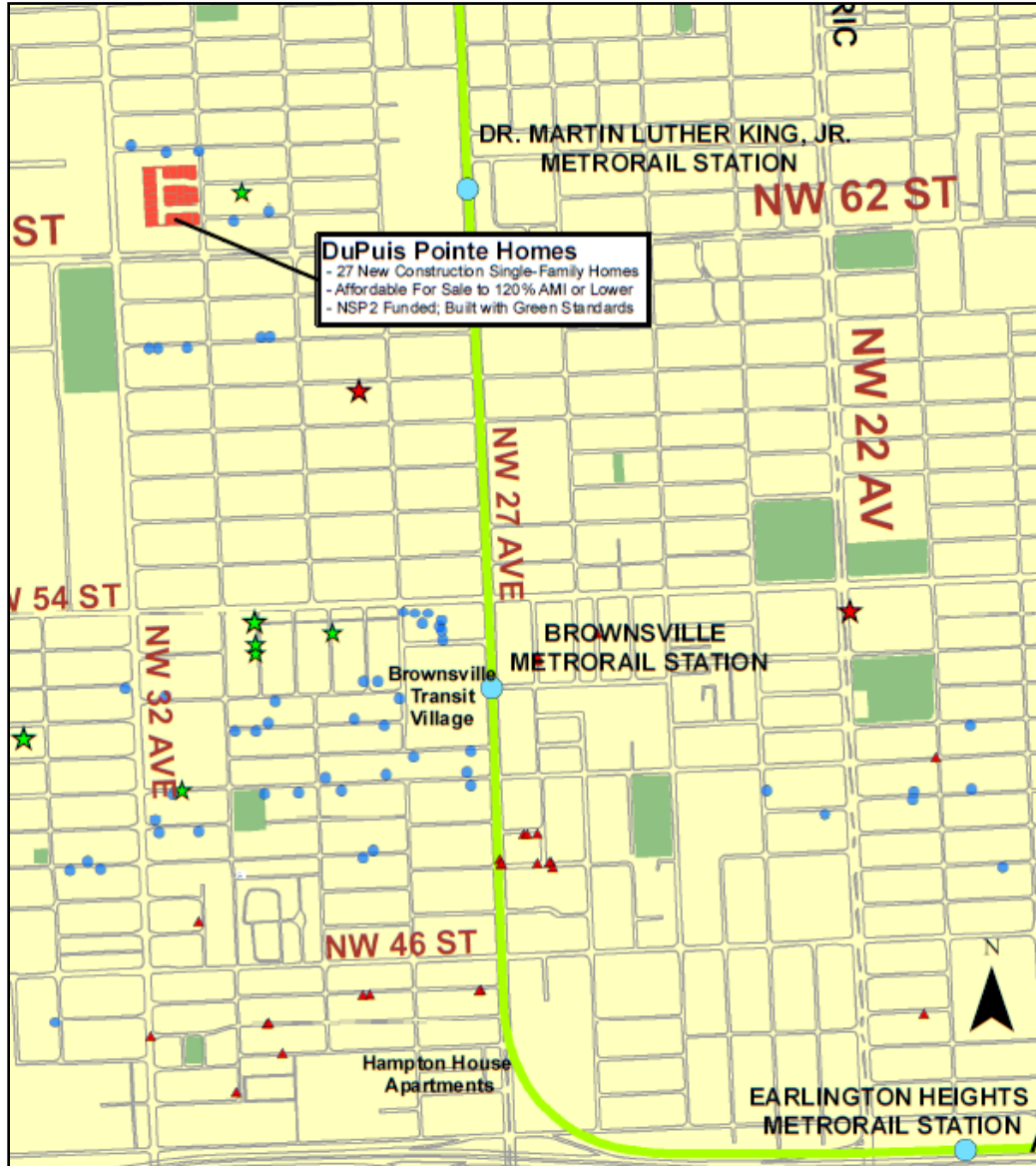


The Brownsville Neighborhood, Miami-Dade County, FL

- ▶ Historically African-American neighborhood
- ▶ Mid 20th century inner-ring suburb
- ▶ Large-lot, middle class single family homes
- ▶ Strong homeownership rate >50%



Brownsville Neighborhood Revitalization Initiative (NRI)



SuccessMeasures Survey Data

- ▶ Physical condition survey of blocks and parcels
- ▶ Neighborhood perception and resident satisfaction survey



NHSSF's Need for Better Neighborhood Data

- ▶ Our traditional use of data is to document what is seen and accomplished in the neighborhood
 - ▶ Improve data used to report to funders
- ▶ Innovation in our operations focuses on working more strategically with neighborhoods and leveraging our different business lines
 - ▶ Improve data used to assess neighborhoods and strategize service delivery

NHSSF Business intelligence system

- ▶ Track clients and properties across time and multiple dimensions
- ▶ Client reports
 - ▶ Progress to homeownership readiness
 - ▶ Participation in homeownership workshops
 - ▶ Financing
- ▶ Property reports
 - ▶ Property location and financing
 - ▶ Green standards and practices
- ▶ Link clients and properties

NHSSF Rental Distress Analysis

- ▶ Flagging Miami-Dade and Broward neighborhoods with high levels of investor ownership
- ▶ Looking for potential concentrations of distressed rental properties

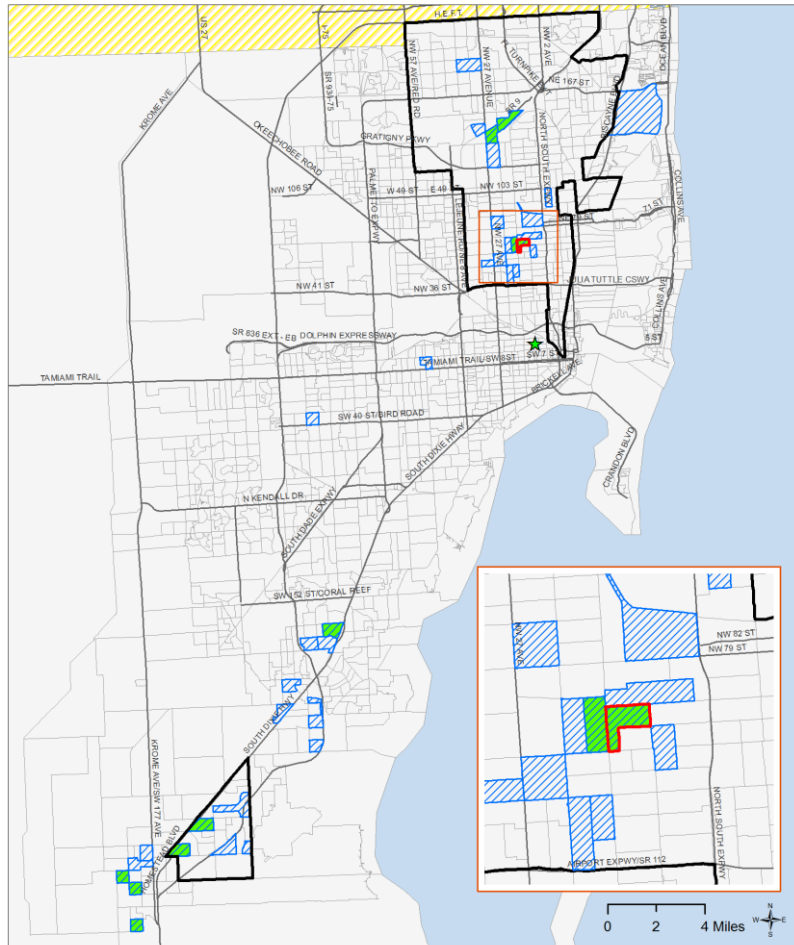
NHSSF Rental Distress Analysis

- ▶ Investor ownership not enough to show distress
- ▶ Potential Rental Distress Index
 - ▶ Concentrations of renters and investor-owned properties
 - ▶ Low property values
 - ▶ High vacancy (but not vacation homes)
 - ▶ Low median family income
 - ▶ High poverty



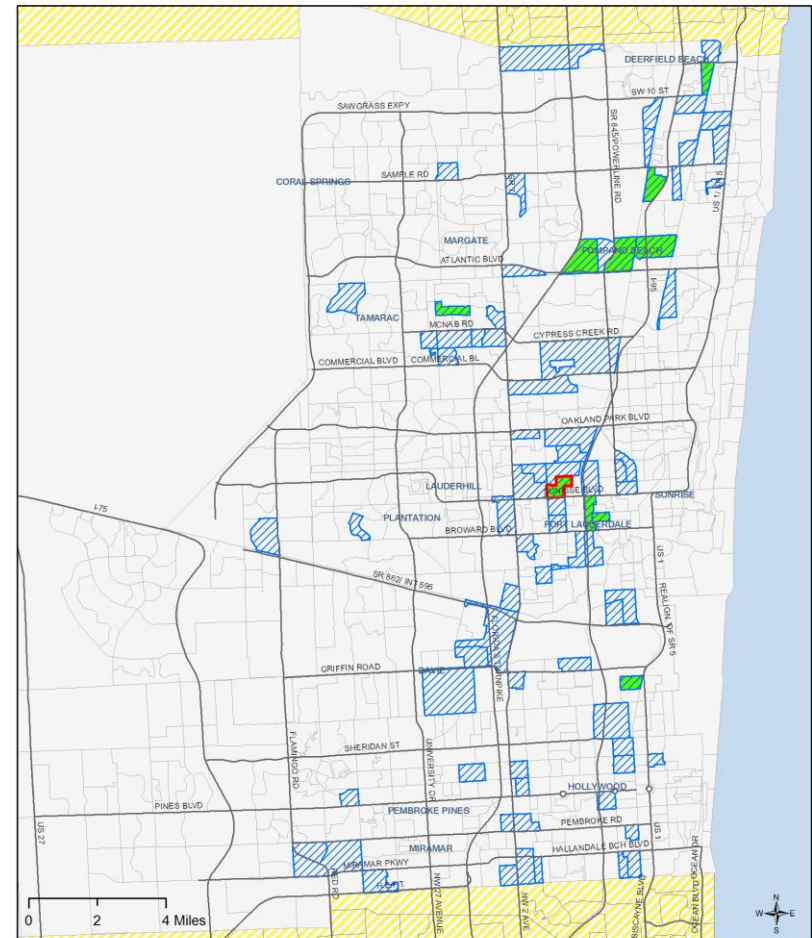
Single Family Rentals: Target Neighborhoods

Miami-Dade County



- NSP areas
- "Top 10" Block Group
- ★ NHSSF Office
- Target Block Group
- Sample Map "Top 10" Block Group

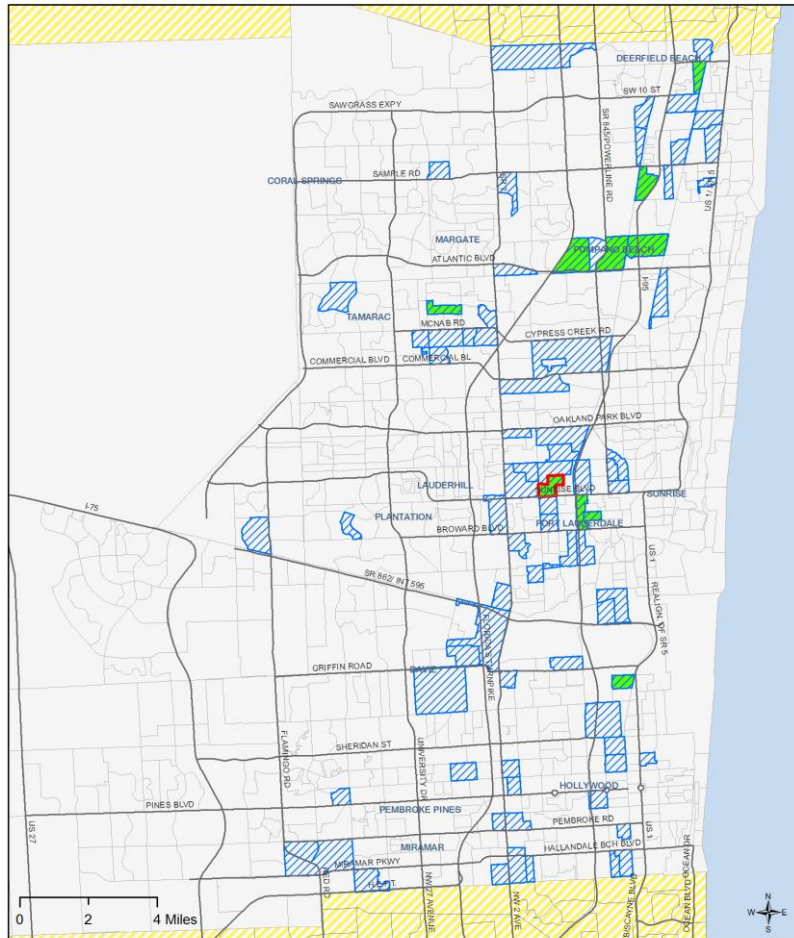
Broward County



- Target Block Group
- "Top 10" Block Group
- Sample Map "Top 10" Block Group

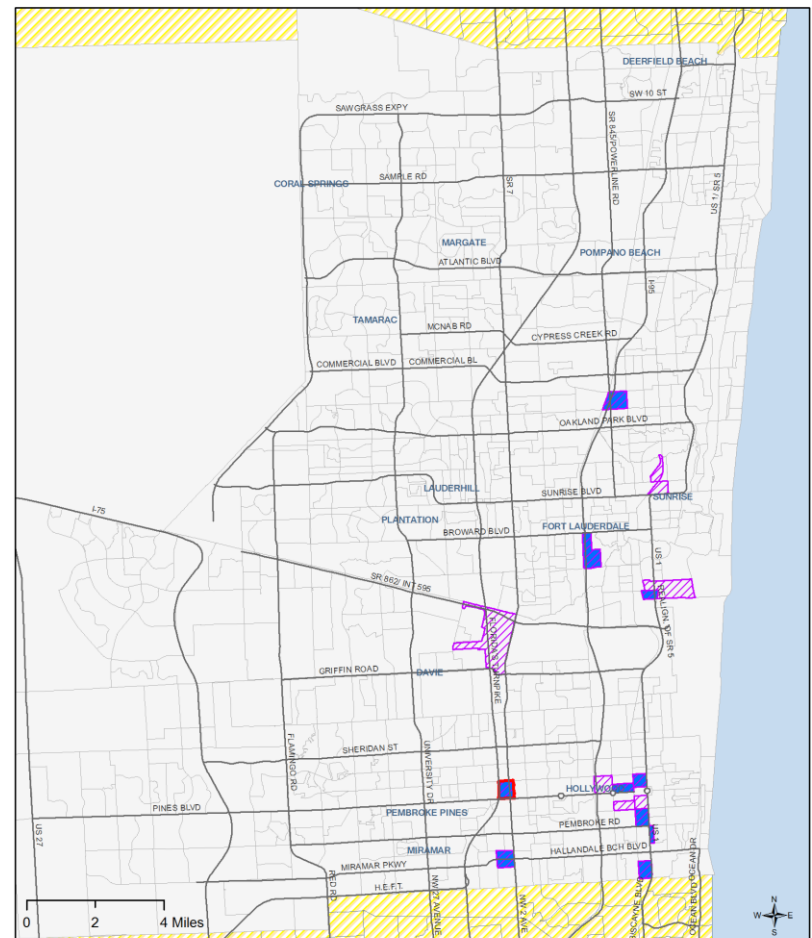
Different types of housing are concentrated in different neighborhoods

Broward County: Single Family



Target Block Group
 "Top 10" Block Group
 Sample Map "Top 10" Block Group

Broward County: 5-49 Unit Multifamily



Sample Map "Top 10" Block Group
 Target Block Groups
 "Top 10" Block Groups

Zoom in to the neighborhood level

Block Group 011-041100-3, Broward County



- ▭ Block Group
- ▭ Multi-family 5 to 49 units Pre-1980
- ▭ Single family Investor-owned
- ▭ Multi-family 2 to 4 units Investor-owned

- Single Family, investor owned target neighborhood
- Unincorporated Broward County near Fort Lauderdale

Zoom in to the parcel level

Residential Parcels, Block Group 011-041100-3, Broward County

Parcel	Address	City	Zip	2010 Census Block Group	Housing Type	Actual Year Built	Buildings	Homestead	Residential Units	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Bank Owned?	Just Value	SQ FT (living area)	Most recent sale - year	Most recent sale - month	Most recent sale - amount	Most recent sale - Arms Length Sale?	2nd most recent sale - year	2nd most recent sale - month	2nd most recent sale - amount	2nd most recent sale - Arms Length Sale?
494232011970	2611 NW 14 ST	UNINCORPORATED		120110411003	Single Family	1964		I yes		MOORE, MATTIE	2611 NW 14 ST	FORT LAUDERDALE	FLORIDA	33311		40700	896	1964	8	9500	no				
494232011810	2572 NW 14 CT	UNINCORPORATED		120110411003	Single Family	1956		I no		EVERETT, S TANFORD	2813 SW 3 ST	FORT LAUDERDALE	FLORIDA	33312		57170	1104								
494232012350	1430 NW 27 AVE	UNINCORPORATED		120110411003	Multi-Family 9 or less units	1978		I yes		JOHNSON, JUANITA	1434 NW 27TH AVE #1	FORT LAUDERDALE	FLORIDA	33311		48120	1630								
494232015420	2810 NW 13 ST	UNINCORPORATED		120110411003	Single Family	1988		I yes		SMITH, BENJAMIN	2810 NW 13TH ST	FORT LAUDERDALE	FLORIDA	33311		54710	1026								
494232011520	2629 NW 13 CT	UNINCORPORATED		120110411003	Single Family	2006		I no		POWELL, GERALD B	2629 NW 13 CT	FORT LAUDERDALE	FLORIDA	33311		50900	1576	2006	9	130000	no	2006	1	130000	no
494232011770	2520 NW 14 CT	UNINCORPORATED		120110411003	Single Family	1963		I no		BAHADROS, ESTHER & H	12340 BACA AVE	CHINO CALIFORNIA		91710		44790	899	2006	2	100	no	2004	7	233333	no
494232011821	2620 NW 14 CT	UNINCORPORATED		120110411003	Single Family	1994		I no		MCDADE, ERIC	2620 NW 14 CT	FORT LAUDERDALE	FLORIDA	33311		85660	1197	2010	6	100	no	2010	4	0	no
494232011830	2650 NW 14 CT	UNINCORPORATED		120110411003	Single Family	1988		I yes		JORDAN, JULIA EST	2650 NW 14 CT	FORT LAUDERDALE	FLORIDA	33311		57490	1134	2008	1	0	no	1984	8	100	no
494232011930	2691 NW 14 ST	UNINCORPORATED		120110411003	Single Family	2006		I yes		WILLIAMS, CHRISTIE	2691 NW 14 ST	FORT LAUDERDALE	FLORIDA	33311		64550	1785	2006	10	160000	no	2006	2	160000	no
494232011950	2615 NW 14 ST	UNINCORPORATED		120110411003	Single Family	2007		I no		PUGHSLEY, KURT B & J	718 SW 3 ST	DANIA BEACH	FLORIDA	33004		113050	1684	2007	8	100	no	2006	5	100	no
494232011980	2607 NW 14 ST	UNINCORPORATED		120110411003	Single Family	2006		I yes		WILLIAMS, LOUISE D	2607 NW 14 ST	FORT LAUDERDALE	FLORIDA	33311		64540	1714	2006	10	160000	no	2006	2	160000	no
494232012010	2545 NW 14 ST	UNINCORPORATED		120110411003	Single Family	2010		I no		VALES, JEAN BERNARD	2545 NW 14 ST	FORT LAUDERDALE	FLORIDA	33311		119220	1594	2010	6	137000	yes	2009	12	35000	no

Web-Based Parcel Search Tool

Firefox | About the Florida Housing Data Clear... | Parcel Viewer

Neighborhood Housing Services of South Florida

Intro | Parcel Viewer

Street Address:

City:

Zip Code:

County:

Census Tract:

Owner Name:

Housing Type:

Homestead:

Bank owned:

Senate District:

House District:

Congressional District:

Miami-Dade Commissioners District:

Broward Commissioners District:

NSP2 Area?:

Assessed Just Value High

Year Built Low

Year Built High

Most recent sales price low

Most recent sales price high

Most recent sale low (MM/YYYY format):

Most recent sale high (MM/YYYY format):

Order Rows by:

Web-Based Parcel Search Tool

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Neighborhood Housing Services of South Florida

Intro | Parcel Viewer

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==== DEBUGGING INFO ====

Total Rows w/ filters applied	699
Entries per Page	50
Previous Page	
This Page	1
Next Page	2
Last Page	14

Parcel	Map	Address	City	Zip	County	Cen Blk 2010	Housing Type	Actual Year Built	Buildings	Homestead	Residential Units	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Bank Owned
0131120120570	map	8300 NE 1 AVE	Miami	33138	Miami-Dade	120860014021	Single Family	1930	1	no	1	HSBC BANK USA N A TRS	8300 NE 1 AVE	MIAMI	FL	33138	HSBC BANK
0131120140620	map	60 NE 76 ST	Miami	33138	Miami-Dade	120860014023	Single Family	1939	1	no	1	DEUTSCHE BANK NATL TRUST CO TR	1270 NORTHLAND DRIVE STE 200	MENDOTA HEIGHTS	MN	55120	DEUTSCHE BANK
0131120150060	map	7753 NW 4 AVE	Miami	33150	Miami-Dade	120860014013	Single Family	1930	1	no	1	FEDERAL NATIONAL MORTGAGE ASSO	3185 S CONWAY RD STE E	ORLANDO	FL		FEDERAL NATIONAL MORTGAGE ASSOC
0131120180010	map	7350 NW 2 AVE	Miami	33150	Miami-Dade	120860014012	Single Family	1969	2	no	1	FEDERAL HOME LOAN MORTGAGE COR	5000 PLANO PKWY	CARROLLTON	TX		FEDERAL HOME LOAN MORTGAGE CORP
0131120640060	map	20 NW 76 ST	Miami	33150	Miami-Dade	120860014013	Single Family	1949	1	no	1	U S BNK N A TRS	9119 CORPORATE LAKE DR STE 300	TAMPA	FL	33634	US BANK
0131130090250	map	6848 N MIAMI AVE	Miami	33150	Miami-Dade	120860014011	Single Family	1944	2	no	1	WELLS FARGO BANK NATIONAL	2900 N MADERA RD	SIMI VALLEY	CA		WELLS FARGO
0131130230250	map	7010 NW 2 CT	Miami	33150	Miami-Dade	120860014011	Single Family	1930	1	yes	1	U S BANK N A TRS	2001 BISHOPS GATE BLVD	MOUNT LAUREL	NJ		US BANK
0131130241790	map	6801 NW 6 AVE	Miami	33150	Miami-Dade	120860019011	Single Family	1927	1	no	1	SEC OF HOUSING & URBAN DEV	4400 WILL ROGERS PARKWAY STE 300	OKLAHOMA CITY	OK		HUD
0131130241910	map	6810 NW 5 PL	Miami	33150	Miami-Dade	120860019011	Single Family	1938	1	no	1	BAC HOME LOANS SERVICING LP	900 S PINE ISLAND RD	PLANTATION	FL		BAC HOME LOANS
0131130300700	map	321 NW 59 TER	Miami	33127	Miami-Dade	120860020032	Single Family	1927	2	yes	1	CITIMORTGAGE INC	1111 NORTHPOINT DR BLDG 4 #100	COPPELL	TX		CITIBANK
0131130310130	map	248 NW 59 TER	Miami	33127	Miami-Dade	120860020032	Single Family	1926	1	yes	1	FEDERAL NAIONAL MORTGAGE ASSN	3900 WISCONSIN AVE NW	WASHINGTON	DC		MORTGAGE COMPANY
0131130350051	map	94 NE 56 ST	Miami	33137	Miami-Dade	120860020042	Single Family	1971	1	no	1	HSBC BANK USA INC	94 NE 56 ST	MIAMI	FL	33137	HSBC BANK
0131130350210	map	5434 NE 1 AVE	Miami	33137	Miami-Dade	120860020042	Single Family	1923	1	no	1	INDYMAC BANK FSB	888 EAST WALNUT ST	PASADENA	CA		INDYMAC
0131130420340	map	5610 NW 4 AVE	Miami	33127	Miami-Dade	120860020032	Single Family	1953	1	no	1	LASALLE BANK NA TRUST	7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256	LASALLE BANK
0131130570280	map	29 NE 70 ST	Miami	33138	Miami-Dade	120860020011	Single Family	1939	1	yes	1	WELLS FARGO BANK NA TRS	1701 W HILLSBORO STE 302	DEERFIELD BEACH	FL		WELLS FARGO
0131130651270	map	5701 NE 2 CT	Miami	33137	Miami-Dade	120860020041	Single Family	1950	1	yes	1	WELLS FARGO NA TRS	PO BOX 25018	TAMPA	FL		WELLS FARGO
0131130851380	map	260 NE 58 TER	Miami	33137	Miami-Dade	120860020041	Single Family	1939	1	no	1	U S BANK NAT'L ASSOC. TRS	2900 N MADERA ROAD	SIMI VALLEY	CA		US BANK
0131140150300	map	1530 NW 71 ST	Miami	33147	Miami-Dade	120860015011	Single Family	1938	1	no	1	FANNIE MAE	14221 DALLAS PARKWAY #1000	DALLAS	TX		FANNIE MAE
0131140160090	map	1328 NW 71 ST	Miami	33147	Miami-Dade	120860015011	Single Family	1938	2	no	1	FEDERAL NATL MORTGAGE ASSN	951 NE 167 ST STE 204	MIAMI	FL		FEDERAL NATIONAL MORTGAGE ASSOC
0131140170410	map	1458 NW 70 ST	Miami	33147	Miami-Dade	120860015011	Single Family	1964	1	no	1	U S BANK NATIONAL ASSOCIATION	1458 NW 70 ST	MIAMI	FL		US BANK
0131140170420	map	1466 NW 70 ST	Miami	33147	Miami-Dade	120860015011	Single Family	1936	1	no	1	AEGIS MORTGAGE CORPORATION	801 S UNIVERSITY DR #500	PLANTATION	FL	33324	MORTGAGE COMPANY
0131140180330	map	1449 NW 67 ST	Miami	33147	Miami-Dade	120860015011	Single Family	1960	1	no	1	WELLS FARGO BANK N A	PO BOX 2248 MAIL CODE FL0613	JACKSONVILLE	FL		WELLS FARGO
0131140180740	map	1549 NW 68 ST	Miami	33147	Miami-Dade	120860015011	Single Family	1940	1	yes	1	FEDERAL HOME LOAN MORTGAGE COR	5000 PLANO PARKWAY	CARROLLTON	TX		FEDERAL HOME LOAN MORTGAGE CORP
0131140181010	map	1527 NW 68 TER	Miami	33147	Miami-Dade	120860015011	Single Family	1947	1	yes	1	WM SPECIALTY MORTGAGE LLC	1527 NW 68 TERR	MIAMI	FL	33147	MORTGAGE COMPANY
0131140181430	map	1460 NW 69 ST	Miami	33147	Miami-Dade	120860015011	Single Family	1947	1	no	1	GMAC MORTGAGE LLC	3250 MARY ST STE 100	MIAMI	FL		GMAC

Web-Based Parcel Search Tool

Just Value	Total Living Area	Senate District	House District	Congressional	Miami-Dade Commission Districts	Broward Commission Districts	NSP	Sale 1					Sale 2					Sale 3					Sale 4 Year	Sale 4 Month	Sale 4 Amount							
								Year	Month	Amount	qcode	Arms Length	Year	Month	Amount	qcode	Arms Length	Year	Month	Amount	qcode	Arms Length										
\$93,973	1,036	39	108	24	3		yes	2010	3	\$15,100	12	no	2003	12	\$95,000	0	yes	1979	9	\$10,000	0	yes										
\$52,575	837	39	108	24	3		yes	2010	1	\$15,700	12	no	2006	9	\$190,000	0	yes	2005	9	\$125,000	0	yes	2001	12	\$45,000							
\$65,027	1,037	39	108	24	3		yes	2010	8	\$100	12	no	2002	11	\$88,900	0	yes	2002	4	\$54,000	1	no	2002	4	\$44,900							
\$49,475	1,034	39	108	24	3		yes	2010	8	\$100	12	no	2010	7	\$8,600	12	no	1986	9	\$48,000	0	yes	1983	3	\$4,000							
\$61,483	1,197	39	108	24	3		yes	2008	11	\$100	1	no	2005	2	\$43,983	0	yes	2002	9	\$78,000	0	yes	1990	3	\$48,000							
\$35,086	1,021	39	108	24	3		yes	2010	10	\$20,100	12	no	2005	6	\$141,000	0	yes	2004	10	\$100,000	0	yes	2004	6	\$80,000							
\$38,179	1,019	39	108	24	3		yes	2011	5	\$21,300	12	no	2006	3	\$65,872	1	no	1974	8	\$7,500	0	yes										
\$42,182	1,186	39	108	24	3		yes	2010	8	\$100	12	no	2010	6	\$41,000	12	no	1988	6	\$52,500	0	yes										
\$25,139	673	39	108	24	3		yes	2010	7	\$50,100	12	no	2004	11	\$130,000	1	no	2002	8	\$86,000	0	yes	2001	11	\$23,000							
\$52,190	1,612	39	108	24	3		yes	2010	6	\$15,200	12	no	2005	6	\$191,600	0	yes	2003	5	\$125,000	0	yes	2001	11	\$80,000							
\$57,571	1,752	39	108	24	3		yes	2010	10	\$100	11	no	2010	8	\$24,600	12	no	2009	1	\$0	18	no	2000	9	\$80,000							
\$27,300	676	39	108	24	3		yes	2010	4	\$8,200	12	no	2006	11	\$170,000	1	no	2006	4	\$95,000	1	no	1999	9	\$49,000							
\$45,890	1,254	39	108	24	3		yes	2011	7	\$45,100	12	no	2005	9	\$170,000	0	yes	2004	9	\$96,000	1	no	2004	2	\$75,000							
\$40,644	1,126	39	108	24	3		yes	2010	1	\$25,100	12	no	2007	3	\$340,000	0	yes	2005	12	\$112,750	1	no	2004	8	\$41,000							
\$54,611	1,646	39	108	24	3		yes	2010	3	\$125,100	12	no																				
\$57,505	1,675	39	108	24	3		yes	2010	4	\$23,500	12	no	1984	11	\$54,900	0	yes															
\$43,908	1,391	39	108	24	3		yes	2010	8	\$10,000	12	no	2006	4	\$240,000	0	yes	2004	12	\$155,000	0	yes	2004	1	\$92,500							
\$23,193	706	39	108	24	3		yes	2010	7	\$100	11	no	2009	12	\$100	12	no	2008	1	\$185,000	3	no	2006	12	\$79,500							
\$50,065	861	39	108	24	3		yes	2010	6	\$100	12	no	2010	6	\$0	11	no	2005	4	\$102,000	0	yes	2004	2	\$58,900							
\$62,246	1,184	39	108	24	3		yes	2010	7	\$16,100	12	no	2010	7	\$0	11	no	2003	5	\$97,000	0	yes										
\$51,715	997	39	108	24	3		yes	2005	9	\$146,500	0	yes	2004	10	\$115,000	0	yes	2002	10	\$85,000	1	no	2002	7	\$40,000							
\$55,284	968	39	108	24	3		yes	2010	5	\$21,165	12	no	1995	7	\$73,500	0	yes	1994	11	\$31,500	0	yes										
\$76,040	2,218	39	108	24	3		yes	2010	7	\$100	11	no	2010	6	\$30,100	12	no	2004	4	\$135,000	0	yes	2003	7	\$90,000							
\$23,472	660	39	108	24	3		yes	2010	4	\$3,500	12	no																				
\$59,368	1,053	39	108	24	3		yes	2011	6	\$100	12	no	2007	7	\$210,000	0	yes	2005	7	\$145,000	0	yes	2004	2	\$69,500							

NHSSF's Use of Smarter Data Tools

- ▶ Select a target stabilization neighborhood in Broward County with which to align our service delivery
- ▶ Identify new tactics that allow for more effective neighborhood stabilization efforts
 - ▶ Rental property receivership
 - ▶ Rental property registration
 - ▶ Community Code Enforcement
- ▶ Continue developing stronger logic models with funders for neighborhood stabilization efforts

Next steps

- ▶ **Internal business systems**
 - ▶ Build reports
 - ▶ Add output from other NHSSF software systems
 - ▶ Join client and property data
- ▶ **Neighborhood data**
 - ▶ Add foreclosures
 - ▶ Seek codes enforcement, crime, utility data

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Data Clearinghouse: <http://flhousingdata.shimberg.edu>

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