

Snapshot of South Florida's WORKFORCE HOUSING

Why is condo financing so important in South Florida?

Because there are 12-24 times the number of condos/townhouses compared to single family homes at \$150,000 & below.



	Data Collected on April 22, 2019			
	Single Family Homes	Condos/Townhouses	Times	
Broward	\$0 to \$149,999	99	2,394	24.2
	\$150,000 - \$199,999	132	1,181	9.0
	\$200,000 - \$249,999	396	948	2.4
	\$250,000 - \$299,999	525	816	1.6
	\$300,000 - \$350,000	519	586	1.1
	Total	1,671	5,925	3.5
Combined Total:			7,555	
Miami-Dade	\$0 to \$149,999	63	747	11.9
	\$150,000 - \$199,999	101	1,228	12.2
	\$200,000 - \$249,999	239	1,412	5.9
	\$250,000 - \$299,999	449	1,594	3.6
	\$300,000 - \$350,000	549	1,405	2.6
	Total	1,401	6,386	4.6
Combined Total:			7,787	

FHA Approved Projects

Out of the 9,297 condominium projects in Miami-Dade and Broward Counties, only 14 are FHA approved. Within these, only 64 units are for sale in the MLS at or below \$356,500 – the FHA loan limit in South Florida.*



County	Registered Projects	FHA Approved	No. of Units	FHA Approved Units	For Sale in the MLS at \$356K ▼
Broward	3,975	6	252,401	1,978	28
Miami-Dade	5,322	8	310,832	1,774	36

Broward Approved Projects	Approved Units	For Sale in MLS/356K ▼
Hallmark of Hollywood	378	22/15
Parc Village Condo	286	2
Sunrise Lakes 4	896	5
The Venetian a Condominium	237	5/0
TownHouses of Emerald Hills	120	3
Yardley Condominium C	60	3
AVAILABLE FOR SALE		28

Miami-Dade Approved Projects	Approved Units	For Sale in MLS/356K ▼
Breeze of Galloway	72	0
Brickell on the River South	327	32/10
Fiji Condominium NR 3	83	1
Key Colony II	314	1/0
Kings Creek South Condominium	600	9
Los Portales Condominium	44	1 PENDING
The Shores Condominium NO.2	13	8
Toscana Condominium	396	23/8
AVAILABLE FOR SALE		36

Fannie Mae/ Freddie Mac Require Higher Down Payments



Fannie Mae and Freddie Mac both have condo guidelines that require buyers in South Florida to put down 25% (instead of 10% like the rest of the country) under the limited and streamline review processes. The practice of geo-targeting Florida has been in effect for almost 10 years. We believe it goes against fair housing practices and has created a disparate impact, especially in Miami-Dade County where 82% of the residents are black and Hispanic according to the U.S. Census. We ask for HUD's Office of Fair Housing and Equal Opportunity to review and determine if further action is warranted.

	Full Review	Limited or Streamlined Review	Florida
Fannie Mae's Limited (B4-2.2-01)	3-5% Down	10% Down	25% Down
Freddie Mac's Streamlined (Sec. 5701.4)	5% Down	10% Down	25% Down

On a \$200,000 unit, you need a \$50,000 down payment when in 49 States it's only \$20,000!

SOLUTIONS

- Simplify the Application Process
- Resurrect Spot Loan Approval or a Similar Concept
- Review the 10% Budget Reserve Requirement and Consider Special Assessments
- Review Fannie/Freddie Geo-Targeting Policy & Determine if it Violates Fair Housing

