

Community Assessment Analysis

- Family Services & ERSEA
- Nutrition
- Employment & Wealth Disparity

- Filter
- Communication and Primary Language
- Housing Affordability**
- Housing Cost-Burden
- Homelessness
- Digital Divide
- Financial Literacy

Housing Affordability: Fair Market Rent of a Two-Bedroom Home

In many communities, individuals working a full-time job and earning minimum wage will have to work far more than 40 hours per week to afford the fair market rental value of a two-bedroom home. Often the income needed to afford a two-bedroom home exceeds the federal poverty level of a family of four. In the United States some of the most affordable counties are in Arkansas where the income needed to afford a two-bedroom home starts at \$28,800 while the least affordable counties are in California where the income needed exceeds \$100,000.

- How much does it cost to rent a two-bedroom home in your community?
- Will a family of four who can afford the rent of a two-bedroom home now be considered over-income for Head Start?
- How many hours do families earning minimum wage in your community need to work per week to afford the rent of a two-bedroom home?
- Are housing affordability and high cost of utilities perceived as a problem in your community?
- What percent of families indicated they receive housing assistance or Section 8?

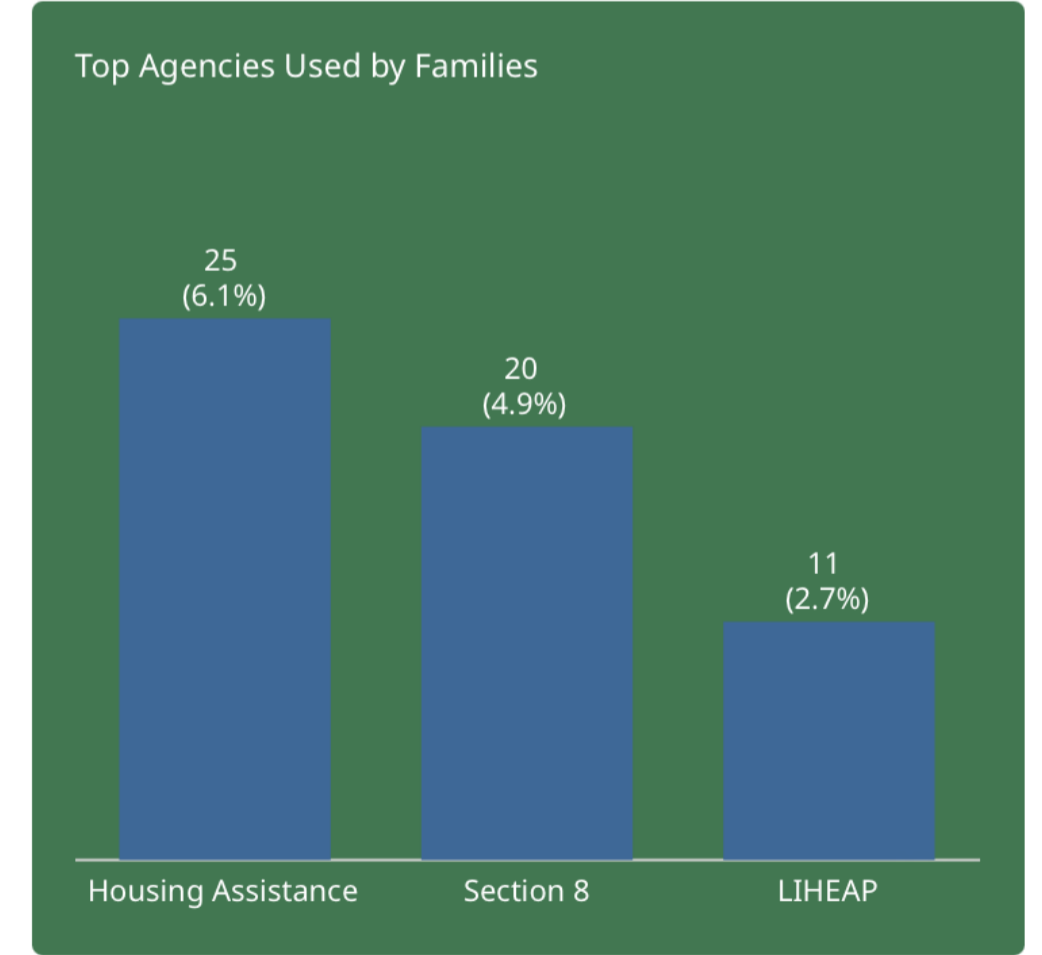
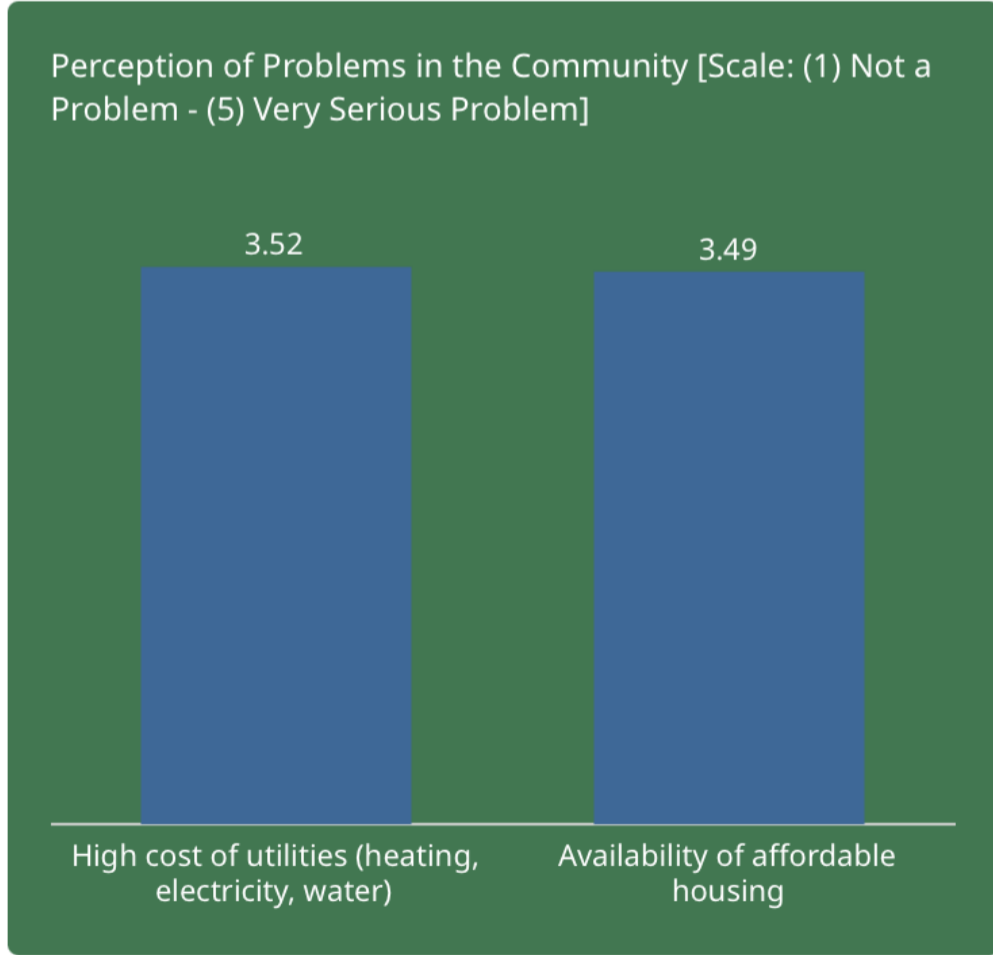
Persons in Family/Household	Poverty guideline
1	\$15,060
2	\$20,440
3	\$25,820
4	\$31,200

Minimum Wage in Your State
\$12.00

Out of Reach: Fair Market Rent (2024)

Source: National Low Income Housing Coalition (NLIHC)

	2-Bedroom FMR	Income Needed to Afford 2-Bedroom FMR	Rent Affordable with Full-Time Job Paying Minimum Wage	Work Hrs/Wk at Min Wage Needed to Afford 2-Bedroom FMR
Florida	\$1,833	\$73,308	\$624	117
Miami-Dade County	\$2,324	\$92,960	\$624	149



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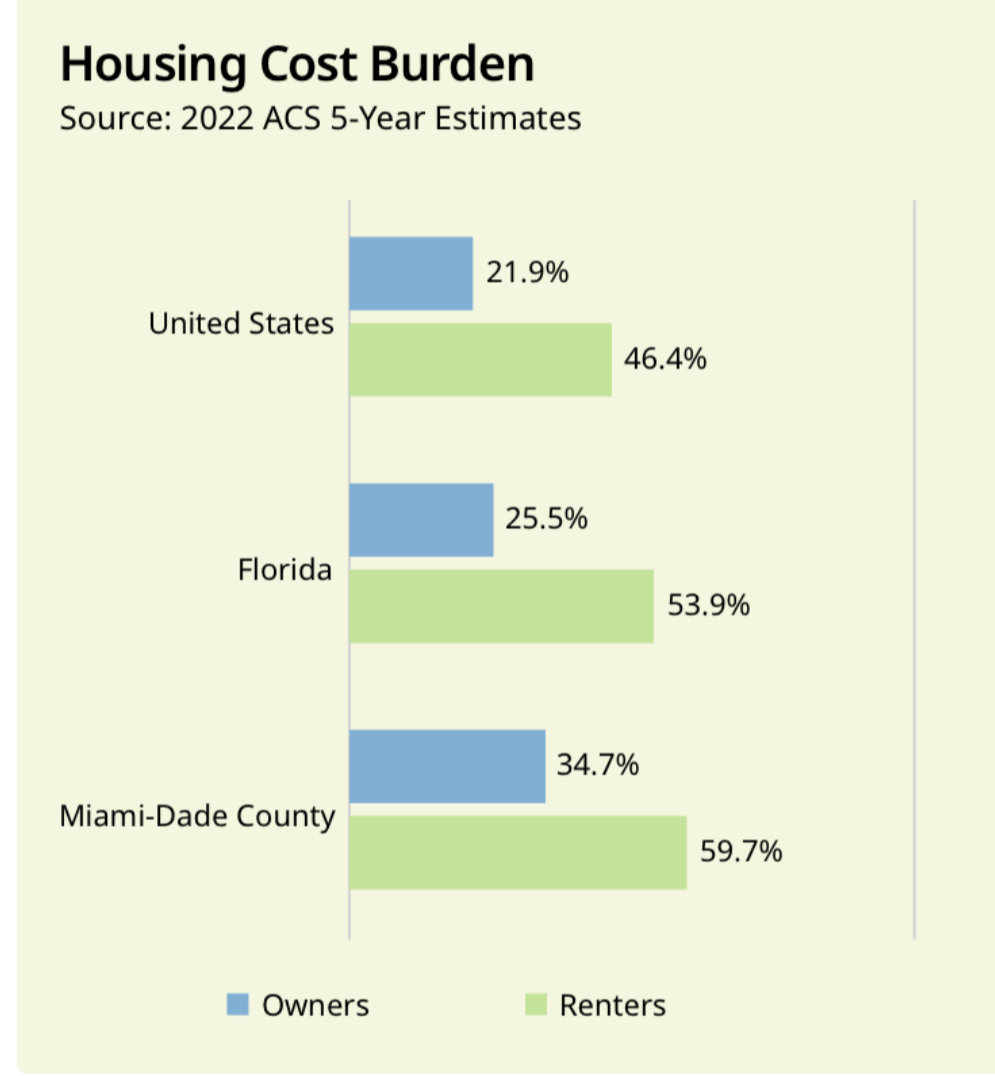
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Housing Cost Burden and Your Families

A family that is cost burdened is one that pays more than 30% of their income on housing expenses, leaving an insufficient amount of money for other living expenses such as transportation, food, and child care.

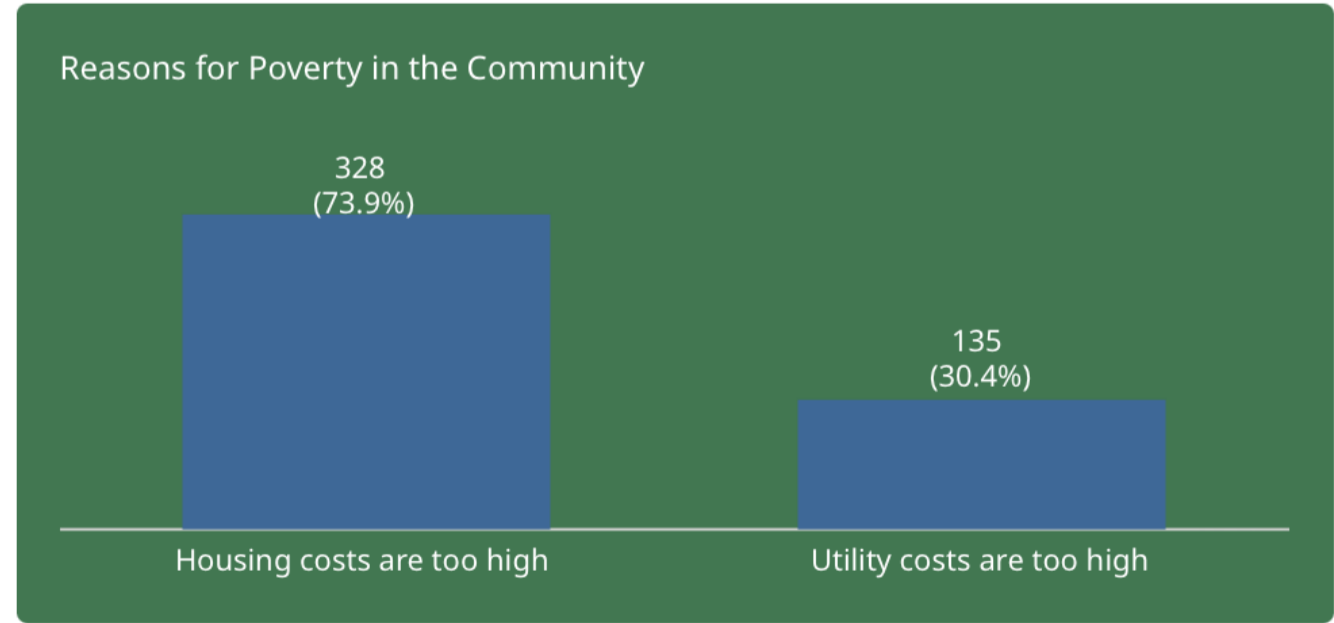
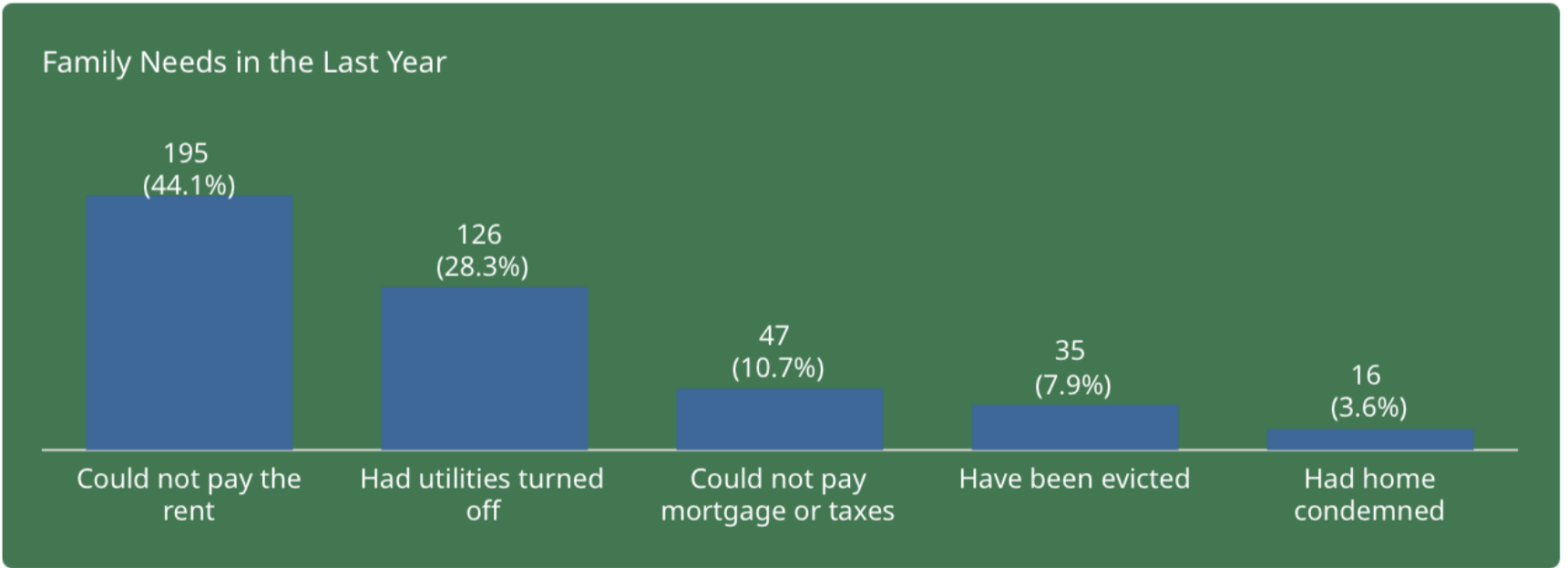
- What percentage of families who own or rent their homes in your community pay more than 30% of their income on housing expenses?
- In 2024 the federal poverty level for a family of 4 is \$31,200, what percent of their income is spent on housing?
- What percent of survey respondents indicated experiencing needs related to housing and utilities in the last year?
- What percent of survey respondents cited reasons for poverty in the community as a direct result of high housing and utility costs?
- How many families received housing assistance during the last program year?



Housing Cost vs. FPL (Family of 4)

Source: Family Budget Calculator: Economic Policy Institute (EPI)

	Housing Cost	Housing as % of FPL
Miami-Dade County	\$23,076	74.0%



of families that received housing assistance during the 2023-24 program year

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Homelessness

The number of public housing units available often do not meet the needs of the community, and the average time one spends on the waiting list can range from a few months to a few years.

- How long, on average, does a resident in your community stay on a waiting list to receive public housing?**

The exact number of homeless families and children in a community changes on a daily basis and is an indicator that is very difficult to quantify for Head Start programs. Programs are urged to partner with local homeless shelters and other service providers to ensure they have an accurate read of the situation in their community. What program leaders can do, however, is examine trends and adjust service delivery as needed.

- Based on the U.S. Department of Education, did the enrollment of homeless students increase from one program year to the next?**
- How many families were enrolled in your Head Start program based on being homeless?**
- Did all of the homeless families served by your program acquire housing during the program year?**
- How many families were evicted in the past year?** (Note: In the Family Needs Survey, this question asks if they or someone in their immediate family was evicted within the last year.)
- How many families indicated a need for shelter?**

Public Housing (2023)

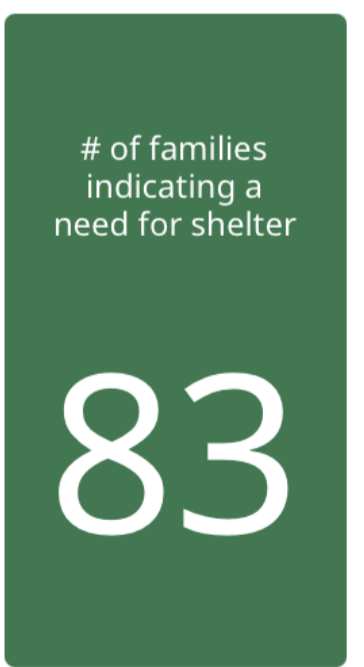
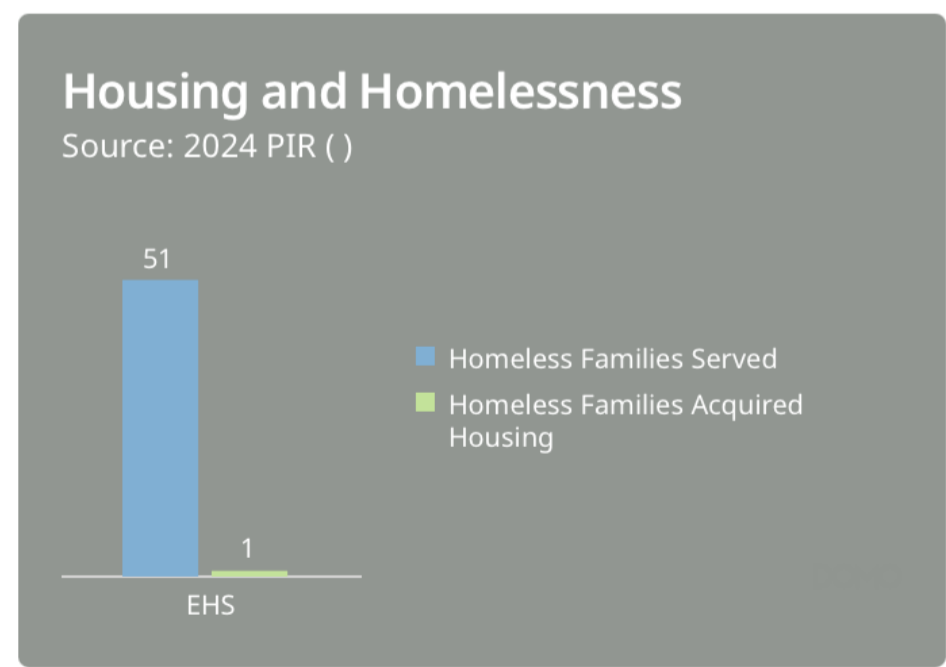
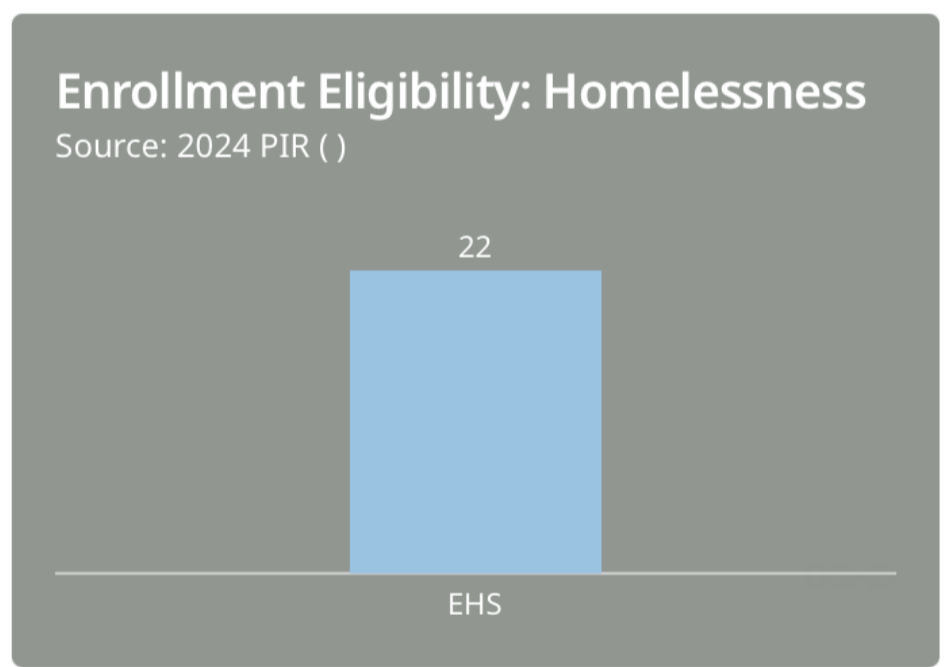
Source: U.S. Department of Housing and Urban Development, Office of Policy Development and Research (PD&R)

	Subsidized Units Available	Average Months on Waiting List
Florida	203,994	29
Miami-Dade County	50,594	45

Homeless Students (2020-22)

Source: U.S. Department of Education, ED Data Express

	2020-21	2021-22	Percent Change
United States	1,087,283	1,205,259	10.9%
Florida	62,971	77,203	22.6%
Miami-Dade County	5,729	8,494	48.3%



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