

## EXHIBIT 2

**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN TEXT**  
**PROPOSED AMENDMENT PCT 20-5**

***“Policy 2.16.2 Regarding Methodology”***

**RECOMMENDATIONS/ACTIONS**

**DATE**

- I. Planning Council Staff Transmittal Recommendation February 18, 2020

It is recommended that the proposed amendment to the BrowardNext - Broward County Land Use Plan be approved. **See Attachment 1.**

Planning Council staff further recommends that Broward County fund an update of the “Broward County Affordable Housing Needs Assessment,” 2018, on an annual basis or at least every two years to ensure that the data and analysis is the best available.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

**If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.**

**Note:** The corresponding *Administrative Rules Document: BrowardNext* (ARD), Article 5, amendment does not require transmittal to or review by the State of Florida review agencies and requires a single Planning Council and County Commission hearing for adoption and effectiveness. The proposed ARD amendment will be scheduled for a Planning Council public hearing as the amendment moves along the process. The draft ARD amendment is included as **Attachment 2.**

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

**I. Planning Council Staff Transmittal Recommendation (continued) February 18, 2020**

This item will be presented to the Land Use/Trafficways Committee immediately preceding the Planning Council meeting. The Committee's recommendation will be presented at the Planning Council meeting.

**II. Planning Council Land Use/Trafficways Committee Recommendation February 27, 2020**

Recognizing that the proposed amendment may be supportable in its entirety or in segments, the Committee bifurcated the proposed amendment to consider 1) the affordable housing methodology and 2) the affordable housing income categories individually, as follows:

- 1) The Committee recommended approval of the proposed affordable housing methodology, "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International University. (Vote of the Committee; 6-2; Yes: Blattner, Brunson, Castillo, Gomez, Good and Williams. No: DiGiorgio and Stermer)
- 2) The motion failed to require the evaluation of each affordable housing income category. (Vote of the Committee; 4-4; Yes: Blattner, Castillo, Good and Williams. No: Brunson, DiGiorgio, Gomez and Stermer) No other motion was made.

**III. Planning Council Transmittal Recommendation February 27, 2020**

Recognizing that the proposed amendment may be supportable in its entirety or in segments, the Planning Council bifurcated the proposed amendment to consider 1) the affordable housing methodology and 2) the affordable housing income categories individually, as follows:

- 1) The Planning Council recommended approval of the proposed affordable housing methodology, "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International University. (Vote of the board; 15-3; Yes: Blattner, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Hardin, Maxey, Railey, Rich, Rosenof, Ryan and Williams. No: DiGiorgio, Parness and Stermer.)
- 2) The Planning Council recommended denial to require the evaluation of each affordable housing income category. (Vote of the board; 17-1; Yes: Blattner, Breslau, Brunson, Castillo, DiGiorgio, Fernandez, Gomez, Good, Graham, Hardin, Maxey, Parness, Railey, Rosenof, Ryan, Williams and Stermer. No: Rich.)

Due to the nature of the recommendation, a second Planning Council public hearing will be required if the County Commission transmits to the State of Florida review agencies.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

IV. County Commission Transmittal Recommendation

August 25, 2020

Approval, including requiring that the referenced study be updated at least every other year.

V. Summary of State of Florida Review Agency Comments

September 30, 2020

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

VI. Planning Council Staff Final Recommendation

October 13, 2020

It is recommended that the proposed amendment to the BrowardNext - Broward County Land Use Plan be approved. **See Attachment 1.**

**Note:** The corresponding “Administrative Rules Document: BrowardNext” (ARD), Article 5, amendment does not require transmittal to or review by the State of Florida review agencies and requires a single Planning Council and County Commission hearing for adoption and effectiveness. The proposed ARD amendment immediately follows this item.

VII. Planning Council Final Recommendation

October 22, 2020

Approval per Planning Council staff final recommendation. (Vote of the board; 15-1; Yes: Blackwelder, Blattner, Breslau, Castillo, Di Giorgio, Fernandez, Gomez, Good, Graham, Hardin, Maxey, Parness, Railey, Rich and Ryan. No: Stermer.)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-5**

**BACKGROUND INFORMATION**

On April 17, 2018, the Broward County Board of County Commissioners (BOCC) held an affordable housing workshop that directed staff to pursue various initiatives, including funding, density bonuses and inclusionary zoning, among others, followed by an affordable housing workshop held by the BOCC on October 22, 2019. Subsequently, on November 5, 2019, the BOCC voted to initiate four (4) text amendments to the BrowardNext – Broward County Land Use Plan policies and transmit the same to the Broward County Planning Council for consideration, including this amendment to modify Policy 2.16.2 to require that local governments address housing supply by income categories and utilize the “Broward County Affordable Housing Needs Assessment,” 2018, as the base data, as well as the corresponding *Administrative Rules Document: BrowardNext* (ARD), Article 5 amendment. **See Attachments 1 and 2.**

The corresponding ARD, Article 5, amendment requires a single Planning Council and County Commission hearing. This item will be brought forward for formal consideration at the same time of either a second Planning Council public hearing, if required, or prior to or around the time of the County Commission consideration of adoption.

In addition, Planning Council staff has prepared an affordable housing policy timeline as a reference. **See Attachment 3.**

The report and background materials as submitted by the Broward County Planning and Development Management Division are included in **Attachment 4.**

**Update: February 27, 2020:** A methodology document that supports Attachment 4, Exhibit 3, Broward County Affordable Housing Needs Assessment (2018) was received and is included as **Attachment 7.**

**PUBLIC OUTREACH**

Planning Council staff held an interactive workshop on January 16, 2020, to discuss the proposed amendment and corresponding ARD. Local governments and interested parties were in attendance. In addition, a presentation was made on November 18, 2019, to the Broward Planning Director’s Roundtable. Planning Council staff distributed the proposed amendment via email to all municipal mayors, managers and planners, as well as interested parties, on multiple occasions. The amendment and associated materials have been posted on the Broward County Planning Council website since November 2019.

**PUBLIC OUTREACH (continued)**

In an effort to encourage dialogue with municipalities and other interested parties, written comments have been and continue to be accepted regarding the proposed amendment. **See Attachment 5** for a summary of all written comments received as of this writing, as well as responses prepared by the Broward County Environmental Protection and Growth Management Department staff. **See Attachment 6** for a compendium of all written comments as submitted by local governments and interested parties.

**Update: February 27, 2020:** Additional written comments were received and Attachment 6 has been updated to reflect the same.

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-5**

**PLANNING ANALYSIS AND SUMMARY**

The 2017 update of the Broward County Land Use Plan (BCLUP), known as BrowardNext, identified and focused on seven (7) highlighted regional issues, including affordable housing. The Affordable Housing Vision outlined four (4) strategies to implement the vision of providing a wide range of housing types, densities and attainability:

- **AH-1:** Support sustainable funding sources to develop and/or rehabilitate affordable housing;
- **AH-2:** Support private, non-profit, and governmental sector development of housing which utilizes construction techniques affording significant cost savings;
- **AH-3:** The BCLUP shall include an affordable housing density bonus program, including promoting smaller, traditionally affordable units; and
- **AH-4:** Municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing to help meet the needs of our population and economy.

AH-4 specifically relates to existing BCLUP Policy 2.16.2. Policy 2.16.2 requires that municipalities that transmit BCLUP amendments that propose to add 100 or more residential dwelling units to the existing densities of the BCLUP demonstrate the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. Policy 2.16.2 (f/k/a Policy 1.07.07) was initially adopted in 2006 to address the participation and cooperation by Broward County in partnership with municipalities in regards to affordable housing and to reflect a "menu" approach to provide examples of the types and range of methods and programs which may be utilized to address the provision of affordable housing.

Proposed BCLUP text amendment PCT 20-5 addresses the following:

- Modifies Policy 2.16.2 to require local governments to address affordable housing supply and programs in each of the "moderate," "low," and "very-low" income categories, as opposed to combining the categories (Note: This is a new requirement); and
- Modifies Policy 2.16.2 to require local governments to use the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center at Florida International University, to estimate its supply of affordable housing (Note: This is a modified requirement that is not currently referenced in the BCLUP).

**See Attachment 1.**

The initiation of the text amendment also includes a corresponding amendment to the *Administrative Rules Document: BrowardNext* (ARD), which will address the following:

**PLANNING ANALYSIS AND SUMMARY (continued)**

- Modifies Article 5.3 to exchange the “Recommended Methodology for Supply and Demand Analysis for Broward County’s Affordable Housing Market,” prepared by the Meridian Appraisal Group, dated June 9, 2015 and updated annually based on the American Community Survey data for the “Broward County Affordable Housing Needs Assessment,” 2018, prepared by The Metropolitan Center at Florida International University, to estimate its supply of affordable housing; and
- Modifies Article 5.4(A) and (B) to require that local governments address affordable housing supply and programs in each of the “moderate,” “low,” and “very-low” income categories, as opposed to combining the categories.

**See Attachment 2 for the draft ARD language.**

It is noted that the corresponding ARD, Article 5, amendment requires a single Planning Council and County Commission hearing and does not require transmittal to or review by the State of Florida review agencies. This item will be brought forward for formal consideration at the same time of either a second Planning Council public hearing, if required, or prior to or around the time of the County Commission consideration of adoption.

Both the “Recommended Methodology for Supply and Demand Analysis for Broward County’s Affordable Housing Market,” prepared by the Meridian Appraisal Group, dated June 9, 2015, and updated annually based on the American Community Survey data and the “Broward County Affordable Housing Needs Assessment,” 2018, prepared by The Metropolitan Center at Florida International University, estimate both the ownership and rental supply of affordable housing by the “moderate,” “low,” and “very-low” income categories. Each study results in various deficits and surpluses by income category, with a consistent deficit in the “very-low” rental income category.

These results show consistency with the recently published Joint Center for Housing Studies of Harvard University which show that at least 30 percent of renters in the Miami-Fort Lauderdale-West Palm Beach study area are severely cost-burdened by housing costs (paying more than 50% of income for housing) and at least 60 percent of renters are cost-burdened (paying more than 30% of income for housing).

The following is a summary of general written comments regarding the proposed text amendment:

- Language should be added to both the Policy and ARD that additional information or studies shall be required to be considered.
- How does Policy 2.16.2 work together with proposed Policy 2.16.5 (inclusionary)?
- The local government estimating its supply of affordable housing seems duplicative if using the authorized study.
- Encroachment on home rule.

## **PLANNING ANALYSIS AND SUMMARY (continued)**

- “Broward County Affordable Housing Needs Assessment,” 2018, does not provide a clear methodology for how each City’s housing needs were extracted.  
**Update: February 27, 2020:** A methodology document was received and is included as Attachment 7.
- Unclear what will be considered a “sufficient supply of affordable housing.”
- Both opposition and support for updating Policy and ARD.
- Supply of subsidized housing should be considered in analysis.

Please see **Attachment 5** for the response document prepared by the Broward County Environmental Protection and Growth Management Department staff and **Attachment 6** for the detailed written comments as received from local governments and interested parties through February 14, 2020.

For informational purposes, Planning Council staff has prepared a summary of all proposed Broward County Land Use Plan (BCLUP) amendments that have been subject to Policy 2.16.2 (f/k/a 1.07.07) regarding affordable housing:

- **71** BCLUP amendments have been subject to the Policy since the 2006 effective date.
- **13 of the 71** BCLUP amendments were determined **not** to meet the Policy.
  - The municipalities in which the amendments were located did not submit information regarding the status of their affordable housing programs and policies.
  - Each of the amendments was ultimately determined to meet the Policy through a monetary (at least \$1 per square foot) or set-aside (at least 15% of dwelling units) voluntary commitment as adopted in and permitted by the *Administrative Rules Document: BrowardNext*, Article 5.
- Conversely, **58 of the 71** BCLUP amendments were determined by the Broward County Planning and Development Management Division staff to meet the Policy through the evaluation of municipal programs and policies in place to achieve or maintain affordable housing supply.
- Of the **58** BCLUP amendments determined to meet the Policy through the evaluation of programs and policies, **32 made a voluntary commitment for a contribution towards affordable housing or set-aside, which was not required to meet the Policy.**
- A total of approximately **51,131** dwelling units have been added to the Broward County Land Use Plan since the implementation of BCLUP Policy 2.16.2 in 2006 (f/k/a 1.07.07), resulting in at least **3,299 (6.4%)** affordable dwelling units and at least **\$16 million** towards municipal and county affordable housing programs.

### **Conclusion**

Planning Council staff recommends approval of the proposed amendment requiring that local governments address affordable housing supply and programs in each of the “moderate,” “low,” and “very-low” income categories, as opposed to combining the categories and requiring local governments to use the “Broward County Affordable Housing Needs Assessment,” 2018, prepared by The Metropolitan Center at Florida International University, to estimate its supply of affordable housing. **See Attachment 1.**



**PLANNING ANALYSIS AND SUMMARY (continued)**

Planning Council staff further recommends that Broward County fund an update of the “Broward County Affordable Housing Needs Assessment,” 2018, on an annual basis or at least every two years to ensure that the data and analysis is the best available.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-5**

**ATTACHMENTS**

1. Proposed Broward County Land Use Plan Amendment PCT 20-5
2. Draft Proposed *Administrative Rules Document: BrowardNext*, Article 5
3. BrowardNext – Broward County Land Use Plan Affordable Housing Policy Timeline
4. Amendment Submittal Materials - Correspondence from Josie P. Sesodia, AICP, Director, Broward County Planning and Development Management Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated November 18, 2019, including Environmental Protection and Growth Management Department Staff Report – Methodology Amendment
  - Exhibit 1: Land Use Plan Proposed Text Amendment
  - Exhibit 2: Administrative Rules Document Proposed Text Amendment
  - Exhibit 3: Broward County Affordable Housing Needs Assessment (2018)  
Note: Exhibit 3 is best viewed online, as the Assessment utilizes different colored fonts to differentiate between surpluses and deficits that gray scale makes difficult to discriminate.
  - Exhibit 4: Meridian Appraisal Group, Recommended Methodology for Supply and Demand Analysis for Broward County’s Affordable Housing Market (June 9, 2015)
  - Exhibit 5: Presentation for October 22, 2019 Affordable Housing Workshop
5. Broward County Environmental Protection and Growth Management Department Response Document for PCT 20-5 dated February 14, 2020
6. Written Comments Received as of February 14, 2020:
  - A. City of Oakland Park received January 10, 2020
  - B. Builders Association of South Florida received January 10, 2020
  - C. City of Deerfield Beach received January 13, 2020
  - D. Dunay, Miskel & Backman received January 13, 2020
  - E. City of Fort Lauderdale received January 13, 2020
  - F. City of Coconut Creek received January 13, 2020
  - G. The Mellgren Planning Group received January 13, 2020
  - H. City of Pompano Beach received January 13, 2020
  - I. City of Weston received January 13, 2020
  - J. City of Sunrise received January 13, 2020
  - K. City of Miramar received January 13, 2020
  - L. City of Pompano Beach additional comments received January 17, 2020
  - M. Saul, Ewing, Arnstein & Lehr received January 28, 2020

**ATTACHMENTS (continued)**

- 6. N. City of Lauderhill received February 6, 2020
- O. City of Tamarac received February 6, 2020
- P. City of Pembroke Pines received February 6, 2020
- Q. City of Margate received February 7, 2020

**Update: February 27, 2020:**

- R. City of Parkland received February 25, 2020

**Update: February 27, 2020:**

- 7. A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County and its Municipalities by Jorge M. Perez, FIU

**ATTACHMENT 1**  
**BROWARD COUNTY LAND USE PLAN**  
**Proposed Text Amendment**  
**PCT 20-5**

**BROWARD COUNTY LAND USE PLAN**

**AFFORDABLE HOUSING**

**POLICY 2.16.2** For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;

- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The local government shall estimate its supply of affordable housing utilizing the data and methodology referenced within the ~~"Administrative Rules Document: Broward County Land Use Plan."~~ "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after (placeholder for effective date of text amendment). For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

NOTE: Proposed additions are underlined, proposed deletions are ~~struck through~~

**ATTACHMENT 2**  
**ADMINISTRATIVE RULES DOCUMENT: BrowardNext**  
**Proposed Text Amendment**

**5.3 DESCRIPTION OF SELECT TERMS USED IN POLICY 2.16.2**

The following are descriptions of select terms used in Policy 2.16.2 as they relate to implementation of the Policy.

*Professionally Accepted Methodologies, Policies and Best Available Data and Analysis:*

Used to prepare a study, report, or information submitted by the local governing body which includes estimates of the existing supply of affordable housing (i.e. “very low,” “low” and “moderate”) within the local government boundary in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.

The local government shall estimate its supply of affordable housing utilizing ~~the methodology described in the report entitled “Recommended Methodology for Supply and Demand Analysis for Broward County’s Affordable Housing Market,” prepared by Meridian Appraisal Group, dated June 9, 2015.~~ the “Broward County Affordable Housing Needs Assessment,” 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after (placeholder for effective date of land use plan text amendment). The local government may submit additional data and analysis regarding the unique circumstances of its municipality.

A sufficient supply for affordable housing must be consistent with a minimum 5 year planning horizon, but no greater than the adopted planning horizon of the local government comprehensive plan.

The demand and supply may consider the existing availability of affordable housing within 3 miles within a contiguous local government, subject to approval by such contiguous local government.

**5.4 COUNTY STAFF GUIDELINES: DETERMINATIONS OF APPLICATION CONSISTENCY WITH POLICY 2.16.2**

- (A) The local government shall provide an estimate of the existing supply of affordable housing within the local government’s boundaries for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.
  
- (B) The local government must demonstrate how its chosen affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate consistent with the local government’s planning horizon.

(C) The study, report, or information submitted by the local governing body addressing Article 5.3 must utilize the “Broward County Affordable Housing Needs Assessment,” 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after (placeholder for effective date of associated Broward County Land Use Plan text amendment). ~~methodology described in the report entitled “Recommended Methodology for Supply and Demand Analysis for Broward County’s Affordable Housing Market,” prepared by Meridian Appraisal Group, dated June 9, 2015.~~

NOTE: Proposed additions are underlined, proposed deletions are ~~struck through~~

## ATTACHMENT 3

### BrowardNext - Broward County Land Use Plan Affordable Housing Policy Timeline

- June 27, 2006:** The County Commission adopts Policy 1.07.07 regarding affordable housing that, for Broward County Land Use Plan amendments proposing to add more than 100 new dwelling units, a municipality is required to demonstrate compliance by establishing that the municipality has implemented or ensured adoption of appropriate affordable housing policy and program measures to achieve and/or maintain a sufficient supply of affordable housing. Such appropriate policy and program measures will be identified and submitted to Broward County for review as part of the municipality's amendment application and must be based on professionally accepted methodologies, policies and best available data and analysis.
- November 12, 2013:** The County Commission initiates an amendment to the Administrative Rules Document: Broward County Land Use Plan to establish rules, guidelines, procedures and methodologies for the implementation of BCLUP Policy 1.07.07.
- December 17, 2013:** Public workshop regarding the draft Rules change (distributed for public comment)
- January 9, 2014:** Presentation to the Broward League of Cities Board
- December 13, 2013**  
**February 14, 2014:** Presentations to the Broward Housing Council
- February 17, 2014:** Presentation and discussion to the informal Tri-Party Affordable Housing Working Group (3 members each: Broward County Planning Council, Broward County Commission and Broward League of Cities)
- March 10, 2014:** Public workshop regarding the draft Rules change
- March 17, 2014:** Presentation and discussion to the informal Tri-Party Affordable Housing Working Group (3 members each: Broward County Planning Council, Broward County Commission and Broward League of Cities)
- March 27, 2014:** The Planning Council adopts Administrative Rules Document: Broward County Land Use Plan, Article 10, to establish rules, guidelines, procedures and methodologies for the implementation of BCLUP Policy 1.07.07.
- April 22, 2014:** The County Commission adopts Administrative Rules Document: Broward County Land Use Plan, Article 10, to establish rules, guidelines, procedures and methodologies for the implementation of BCLUP Policy 1.07.07.
- September 23, 2014:** The County Commission initiates an amendment to both Broward County Land Use Plan Policy 1.07.07 and Administrative Rules Document, Article 10 to provide a uniform methodology and associated data to be utilized when determining compliance with Policy 1.07.07



- June 9, 2015:** County staff receives the “Recommended Methodology for Supply & Demand Analysis for Broward County’s Affordable Housing Market” prepared by Meridian Appraisal Group
- October 15, 2015:** Public Workshop regarding draft Policy 1.07.07 and Article 10 amendments. Presentation of “Recommended Methodology for Supply & Demand Analysis for Broward County’s Affordable Housing Market” (distributed for public comment)
- December 1, 2015:** County Commission Affordable Housing Workshop
- December 17, 2015:** Planning Council first public hearing, PCT 16-1. Council recommended that the Commission fold the methodology into BrowardNext.
- January 24, 2016:** County Commission first public hearing. Commission recommended approval and transmittal to the State review agencies.
- May 25, 2016:** Planning Council second public hearing. Council tabled the items.
- June 14, 2016:** County Commission adoption hearing. Commission continued to date certain September 27, 2016.
- September 27, 2016:** County Commission adoption hearing. Item moved (withdrawn) as transmittal of BrowardNext Plan is inclusive of language as Policy 2.16.2, approved immediately preceding the item.
- April 25, 2017** Adoption of BrowardNext – Broward County Land Use Plan, inclusive of Policy 2.16.2 (f/k/a 1.07.07).
- December 2017** Adoption of updated Administrative Rules Document: BrowardNext, including Article 5 (f/k/a Article 10).
- March 22, 2018** Broward County Planning Council initiates amendment to permit housing by right in Commerce land use designation.
- April 17, 2018** County Commission Workshop regarding affordable housing; Commission affirms the pursuit to permit housing by right in Commerce land use designation.
- February 2019 through November 2019** Broward County Planning Council recommends approval of PCT 19-2 regarding housing by right in Commerce land use designation; Broward County Commission transmits to that State of Florida review agencies. Adoption is deferred by Broward County Commission to April 2020.
- October 8, 2019** Commissioner Steve Geller hosts workshop regarding housing by right in Commerce and Activity Center land use designations

- October 22, 2019** County Commission Workshop regarding affordable housing.
- November 5, 2019** County Commission initiates four (4) amendments to the BrowardNext – Broward County Land Use Plan: bonus density formulas, residential by right in Commerce and Activity Center land use designations, modification of Policy 2.16.2 and Administrative Rules Document to reflect FIU Needs Assessment and modification of review and inclusionary zoning requirement.
- November 2019 through February 7, 2020** Municipal and interested party review period for referenced amendments.
- January 16, 2020** Municipal and interested party workshop.

## ATTACHMENT 4



Environmental Protection and Growth Management Department

**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

**DATE:** November 18, 2019

**TO:** Barbara Blake Boy, Executive Director  
Broward County Planning Council

**FROM:** Josie P. Sesodia, AICP, Director  
Planning and Development Management Division



*J. Sesodia*

**SUBJECT:** *Amendment to Policy 2.16.2 of the Broward County Land Use Plan (BCLUP) and Article 5 of the Administrative Rules Document: BCLUP, pertaining to affordable housing supply, programs, and policies in review of amendments to the BCLUP.*

The Broward County Board of County Commissioners (Board) has adopted affordable housing as an important component of the Board's values and goals. This includes facilitating a regional approach to growth and redevelopment through coordination and collaboration at the federal, state, and local levels, and increasing the availability of all affordable housing types, countywide, using effective, uniform criteria, policies and strategies.

On April 17, 2018, the Board held an affordable housing workshop that directed staff to pursue various initiatives, including funding, density bonuses and inclusionary zoning, among others. Subsequently, the County contracted with Florida International University's Metropolitan Center to update the *Broward County Affordable Housing Needs Assessment (2018)*. On October 8, 2019 Commissioner Geller hosted a workshop to discuss housing affordability and residential densities, followed by an affordable housing workshop held by the Board on October 22, 2019. Subsequently, on November 5, 2019, the Board voted on several motions to initiate amendments to Land Use Plan (LUP) policies and transmit it to the Broward County Planning Council for consideration.

The proposed text amendments are being put forth subsequent to comments received at the Board's November 5, 2019 meeting (Item #86). The proposed text amendment is included as a draft in Exhibits 1 of the Staff Report, and addresses the following:

- Requires local governments to address affordable housing supply and programs in each of the "moderate," "low," and "very-low" income categories; and
- Requires local governments to use the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center at Florida International University, as may be updated by the Board of County Commissioners, to estimate its supply of affordable housing.

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
www.broward.org

Barbara Blake-Boy, Broward County Planning Council  
RE: Proposed Text Amendments-BCC Item #86  
Page 2  
November 18, 2019

Please contact me if you have any questions or require additional information.

Attachments:        Board Action Agenda  
                             Staff Report

CC:    Henry Sniezek, Director, Environmental Protection & Growth Management Department  
       Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
       Darby DeSalle, AICP, Assistant Director, PDMD  
       Sara Forelle, AICP, Planning Section Supervisor, PDMD  
       Susanne Carrano, Senior Planner, PDMD

JS/slf

Environmental Protection and Growth Management Department  
 STAFF REPORT  
**Affordable Housing Text Amendments  
 to the Broward County Land Use Plan  
 --Methodology Amendment--**

**I. Item Summary.**

Commission District	All
Applicant/Agent	Broward County Board of County Commissioners
Proposed modifications	<ul style="list-style-type: none"> <li>Amends Policy 2.16.2</li> </ul>
Effect of Proposed Change	<ul style="list-style-type: none"> <li>Requires local governments to address affordable housing supply and programs in each of the "moderate," "low," and "very-low" income categories.</li> <li>Requires local governments to use the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center at Florida International University, to estimate its supply of affordable housing.</li> </ul>
Comprehensive Plan Consistency	<p><b>Consistent:</b></p> <p><b>A. BrowardNext→2017 Broward County Land Use Plan</b></p> <p>LUP Vision – Affordable Housing</p> <p>STRATEGY AH-1: Support sustainable funding sources to develop and/or rehabilitate affordable housing.</p> <p>STRATEGY AH-4: Municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing to help meet the needs of our population and economy.</p> <p>Policies 2.4.6, 2.4.7, 2.16.1, 2.16.2, 2.20.2, 2.31.1, and 2.35.1</p> <p>LUP definition of Affordable Housing</p>

**II. Recommendation.** The Broward County Board of County Commissioners (Board) initiated the proposed amendment at their November 5, 2019 meeting (Agenda Item #86).

**III. Background.** The Board has adopted affordable housing as an important component of the Board's values and goals. This includes (1) facilitating a regional approach to growth and redevelopment through coordination and collaboration at the federal, state, and local levels, and (2) increasing the availability of affordable housing of all types, countywide, in every community using effective, uniform criteria, policies and strategies. On April 17, 2018, Broward County held an affordable housing workshop that directed staff to pursue various initiatives, including funding, density bonuses and inclusionary zoning, among others. Subsequently, the County contracted with Florida International University's Metropolitan Center to update the *Broward County Affordable Housing Needs Assessment* (2018) (see attached). On October 8, 2019 Commissioner Geller hosted a workshop to discuss housing affordability and residential densities, followed by an affordable housing workshop held by the Board on October 22, 2019 (see attached Power Point presentation).

On November 5, 2019, the Board voted on several motions to initiate amendments to Land Use Plan (LUP) policies and transmit it to the Broward County Planning Council for consideration.

**IV. Description of Amendment.** The proposed Amendment:

- Requires local governments to address affordable housing supply and programs in each of the "moderate," "low," and "very-low" income categories.
- Requires local governments to use the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center at Florida International University, as may be updated by the Board of County Commissioners, to estimate its supply of affordable housing.

**Data & Analysis.** The Affordable Housing vision section in the Broward County Land Use Plan (BCLUP) states that *the County is committed to support and employ a variety of policies and programs to maximize the attainability of housing for persons and households of moderate to lower incomes.* BCLUP Affordable Housing Strategies more specifically state that *municipal affordable housing strategy shall be based on existing housing supply, considering very-low, low, and moderate income households (Strategy AH-4).*

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP are subject to the requirements of BCLUP Policy 2.16.2 and Article 5. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The proposed amendment modifies Policy 2.16.2(j) (Housing Supply) by requiring the municipality to individually address the affordable housing supply for each income category – very low, low and moderate – rather than all three combined. This amendment also replaces the County's current adopted methodology for affordable housing supply and demand analysis (prepared by Meridian Appraisal Group in 2015) with the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center at Florida International University. Furthermore, affordable housing is an implementation strategy that is included under Policy 2.20.2 regarding Smart Growth, Policy 2.31.1 in reference to redevelopment areas and 2.35.1 related to redevelopment units.

**Attachments**

Exhibit 1: Land Use Plan Proposed Text Amendment

Exhibit 2: Administrative Rules Document Proposed Text Amendment

Exhibit 3: Broward County Affordable Housing Needs Assessment (2018)

Exhibit 4: Meridian Appraisal Group, Recommended Methodology for Supply and Demand Analysis for Broward County's Affordable Housing Market (June 9, 2015)

Exhibit 5: Presentation for October 22, 2019 Affordable Housing Workshop

**Exhibit 1**  
**BROWARD COUNTY LAND USE PLAN**  
**Proposed Text Amendment**  
**October 2019**

**BROWARD COUNTY LAND USE PLAN**

**AFFORDABLE HOUSING**

**POLICY 2.16.2** For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;

- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The local government shall estimate its supply of affordable housing utilizing the data and methodology referenced within the ~~"Administrative Rules Document: Broward County Land Use Plan."~~ "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after (placeholder for effective date of text amendment). For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

NOTE: Proposed additions are underlined, proposed deletions are ~~struck through~~



**Exhibit 2**  
**ADMINISTRATIVE RULES DOCUMENT: BROWARD COUNTY LAND USE PLAN**  
**Proposed Text Amendment**  
**October 2019**

**5.3 DESCRIPTION OF SELECT TERMS USED IN POLICY 2.16.2**

The following are descriptions of select terms used in Policy 2.16.2 as they relate to implementation of the Policy.

*Professionally Accepted Methodologies, Policies and Best Available Data and Analysis:*

Used to prepare a study, report, or information submitted by the local governing body which includes estimates of the existing supply of affordable housing (i.e. “very low,” “low” and “moderate”) within the local government boundary in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.

The local government shall estimate its supply of affordable housing utilizing ~~the methodology described in the report entitled “Recommended Methodology for Supply and Demand Analysis for Broward County’s Affordable Housing Market,” prepared by Meridian Appraisal Group, dated June 9, 2015.~~ the “Broward County Affordable Housing Needs Assessment,” 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after (placeholder for effective date of land use plan text amendment). The local government may submit additional data and analysis regarding the unique circumstances of its municipality.

A sufficient supply for affordable housing must be consistent with a minimum 5 year planning horizon, but no greater than the adopted planning horizon of the local government comprehensive plan.

The demand and supply may consider the existing availability of affordable housing within 3 miles within a contiguous local government, subject to approval by such contiguous local government.

**5.4 COUNTY STAFF GUIDELINES: DETERMINATIONS OF APPLICATION CONSISTENCY WITH POLICY 2.16.2**

- (A) The local government shall provide an estimate of the existing supply of affordable housing within the local government’s boundaries for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate in comparison to the estimated affordable housing supply that is needed to achieve and/or maintain a sufficient supply.
  
- (B) The local government must demonstrate how its chosen affordable housing strategy will satisfactorily achieve and/or maintain a sufficient supply for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate consistent with the local government’s planning horizon.

(C) The study, report, or information submitted by the local governing body addressing Article 5.3 must utilize the “Broward County Affordable Housing Needs Assessment,” 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after (placeholder for effective date of associated Broward County Land Use Plan text amendment). ~~methodology described in the report entitled “Recommended Methodology for Supply and Demand Analysis for Broward County’s Affordable Housing Market,” prepared by Meridian Appraisal Group, dated June 9, 2015.~~

NOTE: Proposed additions are underlined, proposed deletions are ~~struck through~~

**EXHIBIT 3 IS BEST VIEWED ONLINE, COLORED FONTS ARE UTILIZED TO DIFFERENTIATE BETWEEN SURPLUSES AND DEFICITS THAT GRAY SCALE MAKES DIFFICULT TO DISCRIMINATE**



## Broward County Affordable Housing Needs Assessment

The Metropolitan Center  
Florida International University  
2018

The Metropolitan Center at Florida International University (FIU) is the leading urban “think tank” in South Florida established in 1997 as an applied research unit under the School of International and Public Affairs (SIPA). The Center has a solid record of providing technical services to communities in the areas of economic development, housing, transportation and land use planning. The Center’s approach to providing technical services is to take into account the unique needs of individual communities, while adhering to recognized methodologies for data analysis and reporting. The Center houses the ongoing South Florida Regional Database Project, which includes asset mapping, best practice research, and full in-house Remote Sensing and Geographic Information Systems (GIS) capabilities. Moreover, the Metropolitan Center is a Census Information Center (CIS), which allows for early access to release data and data with restricted use.



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## Executive Summary

The 2018 *Broward County Affordable Housing Needs Assessment* provides a current market perspective on the key demand and supply factors impacting the production and availability of affordable housing in Broward County. In the post-recession economic recovery period since 2012, significant changes have occurred in Broward **County's housing market that have impacted** rental housing supply and demand and overall affordability. The contributing factors and conditions include a trend toward high-end, multi-family housing development, a lack of affordable housing production, low vacancy rates and depressed household incomes. In particular, affordable rental housing production has not kept pace with increasing affordable rental housing demand. Further, escalating rent prices fueled by a rental housing shortage are **significantly impacting Broward County's working families and households. The vast** preponderance of County workers earn wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The household incomes of these service sector workers limit housing choices to affordable rental housing opportunities, where available.

### Shifts in Housing Demand and Supply

The availability of a range of affordable housing options is one of the most important community and economic development issues facing communities. The high rate of resident turnover, the loss of professionals, skilled workers, and key wage earners at or below the median income will have damaging local economic effects. Providing housing for a mix of income groups will help to retain and attract workers from various backgrounds and skills. This is key to building a resilient and self-sustaining economy less susceptible to regional and national cyclical market swings. A spectrum of housing choice and opportunity also helps maintain a steady stream of new small businesses, entrepreneurs and jobs required to sustain a healthy local economy.

An understanding of the shifting demands for housing is critical for the creation of effective housing policies and strategies. The increasing demand for worker housing has magnified the importance of providing a wide spectrum of owner and renter choice and opportunity with respect to affordability, location and access to jobs.

Creating new opportunities for better paying jobs and higher household incomes is also the key to solving a **community's** long-term affordable housing issues. Implementing an affordable housing program should, therefore, be an opportunity to accomplish the multiple goals of affordable housing delivery and new job creation. Affordable housing, when paired with traditional economic development and business development incentives, becomes an especially potent new business creation incentive package.

### Growing Housing Affordability Gaps

The housing affordability demands in Broward County and its municipalities have not improved despite impressive post-recession job growth numbers and low unemployment. With 53.9 percent cost-burdened households, Broward County is one of the most unaffordable places to live in the US.

The most critical housing problem in Broward County is the estimated 147,313 renter households who are cost-**burdened and the 77,677 renter households who are "severely"** cost-burdened. The significant growth of severely cost-burdened renters is most pressing problem due to three market

conditions: 1) the increasing demand for renter housing throughout the County resulting in low vacancy rates and a spiraling increase in rent prices, 2) the lack of affordable rental housing production, and 3) rent prices are increasing faster than wages.

**Forecasting a significant decline in the County's cost-burden rate** without aggressive intervention is probably unrealistic, for two reasons. First, the dynamics driving housing affordability in Broward County have been moving in the wrong direction — housing prices and rents increasing faster than wages, slow higher-wage job creation, tightening vacancy rates, and increasing speculative investment that permanently removes more units each year units from the local market. Secondly, upward housing price trends typically move much faster than wages and income. Historically, housing prices and rents in the County have demonstrated considerable rates of increase over short time periods. Conversely, the County would need to undergo a monumental change in its industrial and occupation structure that creates higher wages and income to significantly impact its affordability indicators (affordable housing cost and income gaps). **Historically, Broward County's economy has shown they can shed high-wage jobs** very quickly, but have shown resistance to adding new high-skill, high-paying jobs.

## Worker Resident Impacts

The competitiveness of a **community's** housing market is an important economic development objective. To build and maintain competitiveness, a community must offer a range of housing options in keeping with current and future demand. A competitive housing market will yield a quantifiable economic output including job creation, increased tax revenues and secondary (or ripple) benefits to related businesses. In addition, a clear relationship can be demonstrated between the production of housing and stimulating the workforce, attracting new businesses and employees, revitalizing neighborhoods and support for smart growth. Workforce housing, when paired with traditional economic development and business development incentives, becomes an especially potent new business creation incentive package.

**Escalating housing prices are significantly impacting Broward County's working families and households.** Most working families and households earn salaries and wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The majority (54 percent) of Broward **County's** workers are employed in low-wage service sector occupations with hourly wages that translate to workers earning **40-60 percent of the County's** median household income. The study found over 65 percent of owners and 90 percent of renters in these income categories are cost-burdened. This limits the choices of most service sector working households and families to affordable rental housing opportunities, where available.

## Housing and Transportation Costs

The study further examined the critical link between affordable housing, transportation and **economic development. According to the H+T Affordability Index, Broward County's median** monthly housing costs as a percentage of household monthly income is 39 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 64 percent, far above the 45 percent H+T Affordability Index threshold. Of the 29 out of 31 Broward County municipalities with an H&T Affordability Index, all had an Affordability Index far above the 45 percent threshold.

## Municipal Profiles

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The *2018 Broward County Affordable Housing Needs Assessment* includes a “**Municipal Profile**” and “**Affordable Housing Supply and Demand Analysis**” of all 31 Broward County municipalities (see Appendix A and B). The purpose of the Municipal Profiles and Affordable Housing Supply and Demand Analyses is to quantify the level of affordable housing need within each municipality. The Municipal Profiles provide basic demographic, economic, employment and housing data for each municipality. The Affordable Housing Supply and Demand Analyses quantify the supply and demand of affordable housing in each municipality by household income category and serves as a baseline analysis for monitoring change in affordable housing supply and demand on an annual basis. The Municipal Profiles reveal certain economic and housing trends that provide some **understanding of the extent of Broward County’s affordable housing supply and demand issues.**

## Key Findings

---

The following are the key findings of the *2018 Broward County Housing Needs Assessment*:

- From 2012-2017, households in Broward County increased by 1.4 percent (9,915 households), while family households with children decreased by 2.3 percent (4,531 family households);
- From 2012-2017, renter-occupied units in Broward County have increased by 16.6 percent (36,363 units), while owner-occupied units have decreased by 5.9 percent (26,448 units);
- The \$40,863 median household income of renters in Broward County is only 60.7 percent of the **County’s median household income of owners (\$67,225);**
- From 2012-2017, **Broward County’s total vacant housing units have decreased by 1.2 percent (1,753 units).** The largest decreases occurred in “all other vacant” units (19.0 percent decrease) and “for sale” units (9.3 percent decrease);
- **However, “seasonal” vacancies increased by 14.0 percent (9,537 units) from 2012–2015 and an additional 3.4 percent (2,643 units) from 2015-2017;**
- **According to the 2018 MIAMI Association of Realtors report, the slowing trend in “distressed” market sales activity has continued in Broward County;**
- As of November 2018 the overall average rent in Broward County was \$1,843, which represented an 8.0 percent year-over-year increase;
- The November 2018 year-over-year rental vacancy rate in Broward County was 4.7 percent down from 5.4 percent;
- The \$350,000 median sale price is only affordable to households earning 210 percent and above **the County’s median household income (12.6 percent of all Broward County households);**
- The median sales price of 3- and 4-bedroom existing single-family homes has increased in most **of Broward County’s largest municipalities;**

- The average monthly rent for a two-bedroom apartment in Broward County is \$1,902;
- The majority (54 percent) of Broward County workers are employed in lower wage service sector occupations with hourly wages that translate to workers earning 40-60 percent of the median household income;
- There are 147,313 cost-burdened renter households in Broward County, of which, 52.7 percent **(77,677 renter households)** are “severely” cost-burdened (pay in excess of 50 percent of their incomes on housing costs);
- Severely cost-burdened renter households in Broward County have increased by 16.4 percent (10,982 renter households) since 2012;
- The study found growing and substantial affordability gaps for all households income categories under 50 percent of the area median household income;
- **Broward County’s employment is** projected to increase by 89,969 jobs during the next eight years;
- According to Florida DEO employment projections, the occupations projected to gain the “most new jobs” include **Retail Salespersons, Food Preparation & Serving Workers and Customer Service Representatives**, all of which are low-wage service sector jobs;
- **Based on current and projected population and employment estimates, Broward County’s existing and future housing demand will continue to be substantially weighted towards renter households in the “Very Low” to “Moderate” household income categories.**



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## I. INTRODUCTION AND METHODOLOGY

The 2018 *Broward County Affordable Housing Needs Assessment* provides a current market perspective on the key demand and supply factors impacting the production and availability of affordable housing in Broward County. In the post-recession economic recovery period since 2012, significant changes have occurred in Broward **County's** housing market that have impacted rental housing supply and demand and overall affordability. The contributing factors and conditions include a trend toward high-end, multi-family housing development, a lack of affordable housing production, low vacancy rates and stagnant wages and household incomes. In particular, affordable rental housing production has not kept pace with increasing affordable rental housing demand. Further, escalating rent prices fueled by a rental housing shortage are significantly **impacting Broward County's working families and households. The vast** preponderance of County workers earn wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The household incomes of these service sector workers limit housing choices to affordable rental housing opportunities, where available.

The availability of and accessibility to affordable housing has clear and direct policy implications with respect to transportation, land use and economic development. Housing and transportation **costs can severely limit a working household's choice both in terms of housing and job location.** While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the Housing and Transportation (H+T) Affordability Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. **According to the H+T Affordability Index, Broward County's median monthly housing costs** as a percentage of household monthly income is 39 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 64 percent, far above the 45 percent H+T Affordability Index threshold.

A basic premise of all housing markets is the need to create and maintain a **"spectrum"** of housing choice and opportunity for local residents. This axiom establishes that housing choice and needs differ in most communities due to a variety of factors including: household income, population age, proximity of employment and mere preference. A spectrum of owner and rental housing choice and opportunity is particularly important in supporting the range of income groups that reside in Broward County. An adequate supply of affordable owner and rental housing provides choice and opportunity for service sector working individuals and families who comprise the **majority of Broward County's** workforce.

An understanding of the shifting demands for housing is critical for the creation of effective housing policies and strategies. The increasing demand for worker housing documented in prior housing studies has magnified the importance of providing a wide spectrum of owner and renter choice and opportunity with respect to affordability, location and access to jobs.

## Defining Affordable Housing and Measuring Affordability

Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard most used by various units of government is that households should spend no more than 30 percent of their income on housing. Families who pay more than 30 percent of their income for housing are considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. This is also the standard definition for housing programs administered by the Department of Housing and Urban Development (HUD) and most state programs, including various housing programs administered **through the State of Florida's Housing Finance Corporation (FHFC) and Department of Economic Opportunity (DEO).**

Public agencies often define affordability in terms of area median income (AMI). AMI is published by the U.S. Department of Housing and Urban Development (HUD) for every county and metropolitan area. It is the most common benchmark to determine eligibility for federal housing programs. AMI is defined as the median family income (MFI) for metropolitan statistical areas (MSA). Households earning between 80 and 120 percent AMI are considered "moderate-income"; below 80 percent AMI, "low-income"; below 50 percent AMI, "very low-income" and below 30 percent AMI, "extremely low-income."

### *Affordability Indices*

One measure of housing affordability is the cost of homeownership, commonly conveyed through housing affordability indices. These indices generally indicate that affordability increased substantially toward the end of the last decade, primarily as a result of lower interest rates during that period. A housing affordability index for an area brings together the price and the income elements that contribute to housing affordability. The following describes the most recognized affordability indices:

#### *National Association of Realtors (NAR) Index*

The most common index is that produced by the National Association of Realtors (NAR). The affordability index measures whether or not a typical family could qualify for a mortgage loan on a typical home. A typical home is defined as the national median-priced, existing single-family home as calculated by NAR. The typical family is defined as one earning the median family income as reported by the U.S. Bureau of the Census. The prevailing mortgage interest rate is the effective rate on loans closed on existing homes from the Federal Housing Finance Board and HSH Associates, Butler, N.J. These components are used to determine if the median income family can qualify for a mortgage on a typical home. To interpret the indices, a value of 100 means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. For example, a composite Housing Affordability Index (HAI) of 120.0 means a

family earning the median family income has 120 percent of the income necessary to qualify for a conventional loan covering 80 percent of a median-priced existing single-family home. An increase in the HAI, then, shows that this family is more able to afford the median priced home. The calculation assumes a down payment of 20 percent of the home price and it assumes a qualifying ratio of 25 percent. That means the monthly principal and interest (P&I) payment cannot exceed 25 percent of the median family monthly income.

### *Housing Opportunity Index*

The National Association of Home Builders (NAHB) has developed a Housing Opportunity Index, which is defined as the share of homes affordable for median household incomes for each metropolitan statistical area (MSA). The NAHB Index has certain intuitive limitations as housing **affordability scores are generally more favorable in metropolitan areas that are rated as “least desirable places to live” according to Places Rated Almanac (Brookings Institution, 2002).**

The **“median house price-income ratio”** used by the National Association of Realtors and other housing analysts is a key economic indicator in assessing local market trends and vitality. During **the height of the “housing bubble”, the median house price-to-income ratio** more than tripled in many high priced metropolitan markets such as New York City, Boston and Los Angeles. In Broward County, the median house price-to-income ratio rose from 4:1 to 7:1 during this period.

### *Housing and Transportation Affordability Index*

As noted above, housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard HUD definition that households should spend no more than 30 percent of their income on housing costs is most frequently used by various units of government. However, a number of housing studies in recent years have shown a clear correlation between workforce housing demand and transportation costs. The critical link between housing and transportation costs has significant implications with respect to housing choice and affordability. Housing and transportation costs can severely limit a working **household’s choice** both in terms of housing and job location. Rising gas and overall transportation costs have significant impacts on both homeowners and renters. The location of affordable rental housing is particularly relevant as proximity to job centers and access to transit is vital to a renter dominated workforce principally comprised of low- and moderate-income households.

The Housing and Transportation Affordability Index (H+T Index) developed by the Center for Neighborhood Technology (CNT) demonstrates the inadequacy of traditional measures of housing cost burden. To calculate the H in the H+T Index, housing costs are derived from nationally available datasets. Median selected monthly owner costs for owners with a mortgage and median gross rent, both are averaged and weighted by the ratio of owner- to renter-occupied housing units from the tenure variable for every block group. Transportation costs, the T in the H+T Index, are modeled based on three components of transportation behavior—auto ownership, auto use, and transit use—which are combined to estimate the cost of transportation. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the H+T Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. Why does this matter? According to CNT, a typical **household’s**

transportation costs can range from 12 percent of household income in communities with compact development and access to transit options, to more than 32 percent in the far exurbs.

## Link between Economic Growth and Housing Need

Local housing and labor markets are inextricably linked to one another. Industries are served by local housing markets that provide choices and opportunities for both current and future workers. The availability of an existing supply of various housing types and price levels must be maintained to address the housing demand of the variety of occupations that comprise the local industrial base.

The economic base of Broward County and South Florida is largely supported by the non-durable service-providing industries. **These industries currently comprise 90 percent of Broward County's employment base. While the majority of these jobs are directly related to South Florida's larger** tourism industry, recent economic growth in Broward County and South Florida was fueled by rapid population growth during the 1990s. Employment growth in the Retail Trade, Health Care and Social Assistance, Administrative Support and Waste Management and Remediation Services and Construction industries is **directly related to the region's larger population growth during the** past decade. Together, these industries comprise the economic base of Broward County and all of South Florida.

Pairing housing support with new business formation can be especially important to new small ventures, as the founder typically has to choose between reinvesting revenues from a new company instead of paying him/herself an income. Providing lower-cost housing alternatives would be an interesting way to launch a small entrepreneurial hub for a wide range of new ventures.

## Methodology and Scope of Study

The methodology used by the FIU Metropolitan Center in the research and preparation of the *2018 Broward County Affordable Housing Needs Assessment* was to assess current market data and conditions to determine changes in existing and future housing demand. The housing demand **and supply assessment examines the existing and future housing needs of Broward County's** resident worker population and provides several layers of affordability gap analysis based on prevailing wages, household incomes, and housing values. The geographical emphasis of the 2018 analysis includes Broward County and all 31 municipalities.

The study includes the following elements:

- Housing Supply Analysis: This section **provides an update of Broward County's housing inventory/supply** based on housing type, tenure, development activity and values by municipality;
- Housing Demand Analysis: **This section provides an update of Broward County's current housing demand (need)** based on an economic base analysis of the County and its impact on owner and renter households;

- Future Housing Supply and Demand Analysis: This section analyzes economic and population projections for Broward County to determine future housing supply and demand with specific focus on the supply and demand by household income category;
- Municipal Profile: This section provides a 1-page summary of each municipality within Broward County highlighting major population, economic and housing data points;
- Existing Affordable Housing Supply/Demand Analysis: This section provides a baseline housing affordability calculation for owner and renter units by household income category for Broward County and each municipality.



## II. HOUSING SUPPLY ANALYSIS

The *2018 Broward County Affordable Housing Needs Assessment* provides a current analysis of housing supply and demand conditions that impact housing accessibility and affordability. The housing supply analysis section of the housing needs assessment quantifies the extent to which **the recent volatility of the housing market has further impacted Broward County’s affordable housing supply. In order to develop an understanding of Broward County’s housing supply conditions, it is important to assess the existing housing inventory, including changes in occupancy status, vacancies, development trends, and sales and rental activity. The definitions of the various housing types are as follows:**

- Single-Family: One unit detached and attached structures
- Multi-Family: Structures with two or more units
- Mobile Homes: Prefabricated units usually placed in one location and left there permanently, but retain the ability to be moved

### Housing Inventory by Type

#### *Inventory of Single-Family and Multi-Family Units*

According to the current 2012-2017 5-Year American Community Survey (ACS) estimates, **Broward County’s housing** inventory increased by 8,162 units since 2012, of which, 3,928 units (48 percent) were added since 2015 (Table 2.1). The 2012-2017 growth rate of 1.0 percent, however, was slightly below 2006-2012 **when the County’s housing** inventory increased by 13,685 units (1.7 percent). The most significant increase from 2012-2017 occurred in the growth of 1-unit, detached units (11,833 units) and multi-family housing of 10 to 19 units (7,191 units).

*Table 2.1: Broward County Growth in Housing Inventory, 2012-2017*

Units in Structure	2012	2015	2017	% Change 2012-2015	% Change 2015-2017
Total housing units	810,220	814,454	818,382	0.52	0.48
1-unit, detached	331,442	331,857	343,275	0.13	3.44
1-unit, attached	67,288	71,478	67,206	6.23	-5.98
2 units	21,975	20,150	19,826	-8.30	-1.61
3 or 4 units	33,063	37,317	38,707	12.87	3.72
5 to 9 units	50,720	44,630	41,895	-12.01	-6.13
10 to 19 units	56,677	60,537	63,868	6.81	5.50
20 or more units	98,819	93,515	101,435	-5.37	8.47
Mobile home	22,468	25,271	24,287	12.48	-3.89
Boat, RV, van, etc.	502	680	536	35.46	-21.18

Source: U.S. Census, 2012 ACS, 2015 ACS, 2017 ACS

**Broward County's housing inventory is concentrated in its major cities and towns.** According to 2012-2017 5-Year ACS estimates, 64 percent of Broward **County's** housing inventory is located in the twelve (12) largest municipalities (Table 2.2). The Cities of Fort Lauderdale (11.7 percent), Hollywood (8.5 percent), Pembroke Pines (7.8 percent) and Pompano Beach (6.7 percent) have the largest total inventories. Fort Lauderdale (11.0 percent), Pembroke Pines (9.2 percent), and Hollywood (8.6 percent) have the **County's** largest single-family inventories, while Fort Lauderdale (13.2 percent), Pompano Beach (9.3 percent) and Hollywood (8.7 percent) have the largest multi-family inventories in the County.

*Table 2.2: Broward County Inventory of Housing Units, 2012 and 2017*

Municipality	2012		2017	
	Housing Units	% of County Total	Housing Units	% of County Total
Coral Springs	45,064	5.6%	44,493	5.4%
Davie	36,171	4.5%	39,149	4.8%
Deerfield Beach	42,705	5.3%	41,585	5.1%
Ft. Lauderdale	92,100	11.4%	95,843	11.7%
Hollywood	71,363	8.8%	69,754	8.5%
Lauderhill	29,642	3.7%	28,303	3.5%
Miramar	40,711	5.0%	43,752	5.3%
Pembroke Pines	62,107	7.7%	63,757	7.8%
Plantation	37,291	4.6%	37,675	4.6%
Pompano Beach	56,926	7.0%	54,482	6.7%
Sunrise	36,506	4.5%	36,984	4.5%
Tamarac	32,041	4.0%	31,141	3.8%
Total for Top Municipalities	582,627	71.9%	586,918	63.90%
Total for Broward County	810,220	100.0%	818,382	100.0%

Source: U.S. Census, 2012 ACS, 2017 ACS

*Table 2.3: Broward County Inventory of Single and Multi-Family Housing Units, 2012 and 2017*

Municipality	2012		2017		% Change 2012-2017	
	Single-Family Units <sup>1</sup>	Multi-Family Units <sup>2</sup>	Single-Family Units <sup>1</sup>	Multi-Family Units <sup>2</sup>	Single-Family Units <sup>1</sup>	Multi-Family Units <sup>2</sup>
Coral Springs	29,300	15,551	29,353	14,715	0.2	-5.4
Davie	21,505	9,169	23,271	10,665	8.2	16.3
Deerfield Beach	16,976	23,654	17,150	22,239	1.0	-6.0
Ft. Lauderdale	50,671	40,347	51,306	43,444	1.3	7.7
Hollywood	40,693	29,709	40,121	28,688	-1.4	-3.4
Lauderhill	13,481	16,083	12,992	15,104	-3.6	-6.1
Miramar	33,369	6,649	35,255	6,985	5.7	5.1
Pembroke Pines	39,845	21,733	42,773	19,909	7.3	-8.4
Plantation	24,392	12,558	23,633	13,809	-3.1	10.0
Pompano Beach	23,814	31,783	22,989	30,546	-3.5	-3.9
Sunrise	20,470	15,912	19,715	17,057	-3.7	7.2
Tamarac	17,683	14,302	17,551	13,523	-0.7	-5.4
Total for Top Municipalities	332,199	237,450	336,109	236,684	1.2	-0.3
Total for Broward County	456,027	331,576	465,124	329,945	2.0	-0.5

<sup>1</sup>Single-family units include all structures with up to 4 units  
<sup>2</sup>Multi-family units include all structures with 5 or more units  
Source: U.S. Census, 2012 ACS, 2017 ACS

### *Owner and Renter-Occupied Units*

According to 2012-2017 5-Year ACS estimates, there are currently 675,828 occupied housing units in Broward County which represents an increase of 9,915 occupied units since 2012 (1.5 percent increase). Owner-occupied units (420,780 units) comprise 62 percent of Broward County's occupied housing inventory with 255,048 units (38 percent) renter-occupied. However, since 2012, renter-occupied units have increased by 16.6 percent (36,363 units), while owner-occupied units have decreased by 5.9 percent (26,448 units). The current total of vacant housing units (142,554 units) represents a 1.2 percent decrease (1,753 units) since 2012 (Table 2.4).

*Table 2.4: Broward County Occupancy Characteristics, 2009-2017*

Housing Supply	2009	2012	2017	% Change 2009-2012	% Change 2012-2017
Occupied Housing Units	670,472	665,913	675,828	-0.7	1.5
Owner-Occupied	469,639	447,228	420,780	-4.8	-5.9
Renter-Occupied	200,833	218,685	255,048	8.9	16.6
Vacant Housing Units	130,724	144,307	142,554	10.4	-1.2
Homeowner Vacancy Rate	3.3	3.0	2.1	-	-
Rental Vacancy Rate	9.6	10.4	7.4	-	-
Total Housing Units	801,196	810,220	818,382	1.1	1.0

Source: U.S. Census, 2009 ACS, 2012 ACS, 2017 ACS

A key finding from the prior *2014 Broward County Affordable Housing Needs Assessment* was the steady increase in the total number of vacant units. From 2000-**2009 Broward County's total** vacant housing units increased by 51 percent (44,126 units) and an additional 10.4 percent (13,583 units) from 2009-2012. However, according to 2012–2017 ACS estimates, Broward **County's** total vacant housing units have decreased by 1.2 percent (1,753 units). The largest **decreases occurred in "all other vacant" units (19.0 percent decrease) and "for sale" units (9.3 percent decrease).**

**Significantly, "for seasonal, recreational, or occasional use" vacancies** have continued to increase in Broward County. Seasonal vacancies increased by 14.0 percent (9,537 units) from 2012–2015 and an additional 3.4 percent (2,643 units) from 2015-2017.

*Table 2.5: Broward County Vacancy Status Characteristics, 2012-2017*

Vacancy Status	2012	2015	2017	% Change 2012-2015	% Change 2015-2017
Total Vacant Units	144,307	144,170	142,554	-0.1	-1.1
For Rent	25,698	21,268	20,719	-17.2	-2.6
For Sale	14,068	10,037	9,099	-28.7	-9.3
Rented or Sold, Not Occupied	9,583	11,618	13,380	21.2	15.2
For Seasonal, Recreational, or Occasional Use	68,214	77,751	80,394	14.0	3.4
All Other Vacant	26,678	23,349	18,906	-12.5	-19.0

Source: U.S. Census, 2012 ACS, 2015 ACS, 2017 ACS

## Development and Market Trends

### *Development Trends*

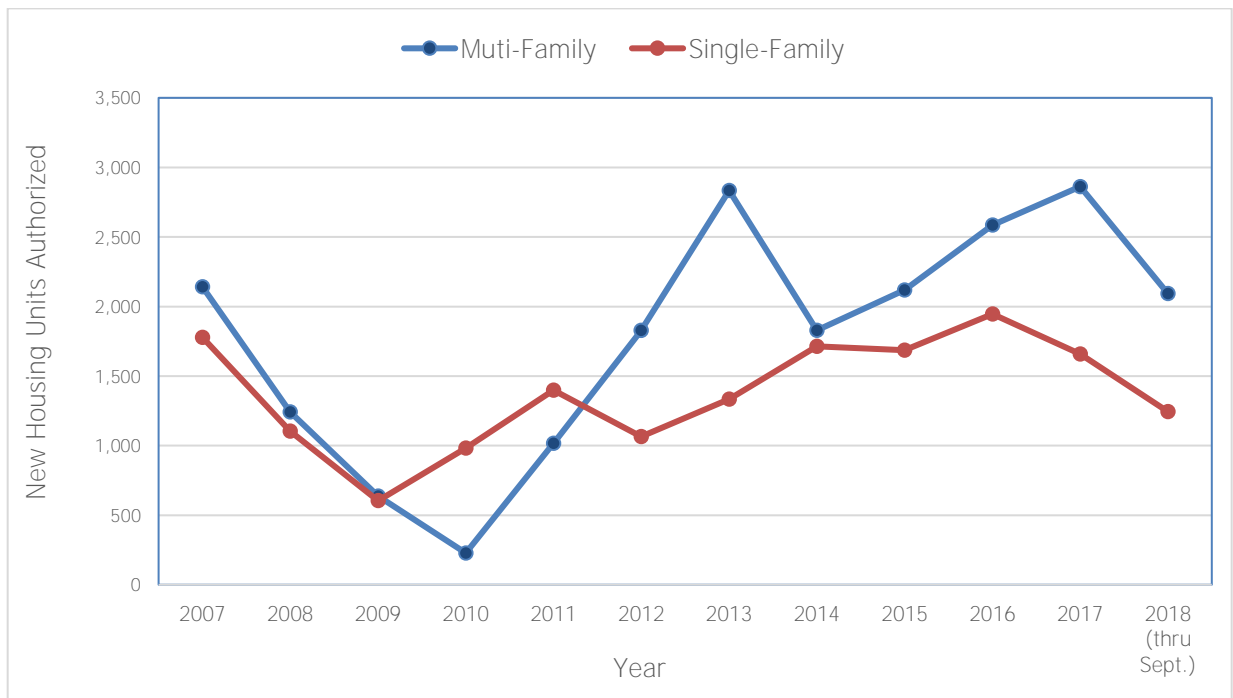
During the Economic Recession of the last decade, new housing development permit activity in Broward County steadily decreased. However, since 2016, Broward County has experienced a pronounced increase in multi-family housing permit activity (Table 2.6). Multi-family permit activity has been particularly strong through the first nine months of 2018 with 2,094 new units authorized. While there was an increase in multi-family and a slight decrease in single-family housing development permit activity **in the past few years, Broward County's** total housing development activity decreased from 3,918 permits in 2007 to 3,339 units through 3Q-2018. Broward County averaged 12,500 new housing development permits per year during its height (1997-1999) of residential building activity.

Table 2.6: Broward County New Housing Units Authorized by Building Permits, 2007-2017

Year	Multi-Family	Single-Family	Total
2007	2,141	1,777	3,918
2008	1,242	1,104	2,346
2009	637	604	1,241
2010	228	981	1,209
2011	1,016	1,399	2,415
2012	1,828	1,064	2,892
2013	2,835	1,333	4,168
2014	1,828	1,714	3,542
2015	2,119	1,687	3,806
2016	2,585	1,946	4,531
2017	2,862	1,658	4,520
2018 (thru Sept.)	2,094	1,245	3,339
% Change 2007-2017	33.7	-6.7	15.4

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

Figure 2.1: Broward County New Housing Units Authorized by Building Permits



Source: 3Q 2108 Reinhold P. Wolff Economic Research, Inc.

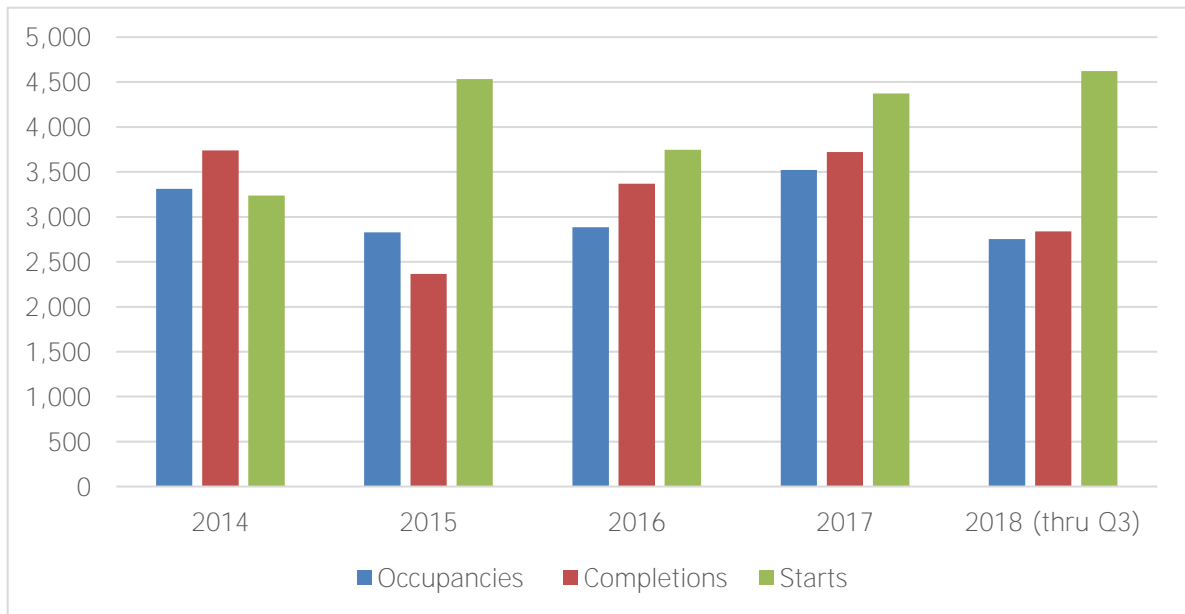
Broward County's new rental housing development activity has been remained at high levels for the past five (5) years. Broward County has been experiencing 3,237+ units a year in new rental housing starts during the same period. This trend has been consistent since new rental housing starts spiked in 2012. The high intensity of new rental housing starts since 2014 has resulted in significant increases in new occupancies and completions (Table 2.7)

*Table 2.7: Broward County New Rental Development Activity, 2014-2018*

Year	Occupancies	Completions	Starts
2014	3,314	3,741	3,237
2015	2,827	2,364	4,535
2016	2,885	3,370	3,746
2017	3,522	3,722	4,375
2018 (thru Q3)	2,753	2,840	4,623

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

*Figure 2.2: Broward County New Rental Development Activity Starts and Completions*



Source: 3Q 2018 Reinhold P. Wolf Economic Research, Inc.

*Market Trends*

As was reported in the 2014 *Broward County Affordable Housing Needs Assessment*, many of the **County’s** municipalities experienced gradual increases in the sale of existing single-family homes, reaching the same level of activity at the tail end of the housing boom in 2005. The analysis of housing market activity in Broward County **showed a continuing but slowing trend in “distressed”** market sales activity.

Single Family, Condominium and Rental Markets:

*Single-Family Home Market: Existing*

According to the MIAMI Association of Realtors, the median sale price of existing single-family home has steadily increased; meanwhile, median sale price of townhomes and condos has slightly decreased in Broward County since 2017. December 2017-2018 year-over-year data showed a 2.9 percent increase in the median sale price of single-family homes and a 3.0 percent decrease in the median sale price of townhomes and condos. Total Broward County sales decreased 10.3 percent year-over-year in December 2018, from 2,629 to 2,357. The decrease is mostly due to higher interest rates and lack of inventory in lower price points.

*Table 2.8: Broward County Median Sale Price*

	December 2018	December 2017	% Change
Single-Family Homes	\$350,000	\$340,000	2.9%
Closed Sales	1,147	1,291	-11.2%
Cash Sales	215	299	-28.1%
Townhomes/Condos	\$160,000	\$165,000	-3.0%
Closed Sales	1,210	1,338	-9.6%
Cash Sales	656	723	-9.3%

Source: MIAMI Association of REALTORS, January 2019

The MIAMI Association of Realtors December 2017-2018 year-over-year analysis of housing market activity in Broward County showed **that “distressed” market sales** continue to drop, reflecting a healthier market (Table 2.9). Only 4.7 percent of all closed residential sales in Broward County were distressed in December 2018, including REO (bank-owned properties) and “short sales,” compared 5.5 percent in December 2017. Total Broward County distressed sales decreased by 23.9 percent year-over-year, from 146 to 111. **Total “short sale”** transactions decreased by 39.5 percent year-over-year, while total REOs decreased by 18.5 percent. December 2017-2018 year-over-year **sales activity data show much higher median sale prices for “traditional” single-family homes (\$355,000) and townhomes/condos (\$162,500) than both foreclosure/REO and short sales.**

Table 2.9: Broward County Distressed Markets

		December 2018	December 2017	% Change
Single-Family Homes				
Traditional	Closed Sales	1,079	1,209	-10.8%
	Median Sale Price	\$355,000	\$343,000	3.5%
Foreclosures/REO	Closed Sales	50	60	-16.7%
	Median Sale Price	\$277,100	\$322,600	-14.1%
Short Sale	Closed Sales	18	22	-18.2%
	Median Sale Price	\$193,500	\$273,000	-29.1%
Townhomes/Condos				
Traditional	Closed Sales	1,167	1,274	-8.4%
	Median Sale Price	\$162,500	\$169,000	-3.8%
Foreclosures/REO	Closed Sales	38	48	-20.8%
	Median Sale Price	\$112,500	\$143,249	-21.5%
Short Sale	Closed Sales	5	16	-68.8%
	Median Sale Price	\$90,000	\$110,750	-18.7%

Source: MIAMI Association of REALTORS, January 2019

The previous *2014 Broward County Affordable Housing Needs Assessment* found the median sales price of existing 3-bedroom single-family homes had increased in in most of Broward **County's largest municipalities with the exception of Lauderhill**. The current analysis finds the median sales price of existing 3-bedroom single-family homes continued to increase in all of the larger municipalities with the exception of Plantation and Weston. Substantial increases in the median sales price of existing 3-bedroom homes were found in Lauderhill, Miramar, and Hollywood. The median sales price of existing 4- bedroom single-family homes also increased substantially in all of the larger municipalities with the exception of Pompano Beach, Plantation, and Weston. The largest increases were found in Hollywood, Davie, Miramar, and Deerfield Beach (Table 2.10). The current high median sales price of 4-bedroom single-family homes in Fort Lauderdale was attributed to residential component, having a high level of amenities, service, and finishes in ocean front location.



Table 2.10: Existing Single-Family Median Sale Prices by Municipality

Municipality	Single-Family	3-Bedroom	4-Bedroom
Coral Springs	\$403,000	\$316,350	\$418,950
Davie	\$411,000	\$323,400	\$508,000
Deerfield Beach	\$257,000	\$299,000	\$392,500
Ft. Lauderdale	\$352,000	\$440,000	\$835,000
Hollywood	\$303,000	\$328,000	\$485,000
Lauderhill	\$242,000	\$220,000	\$253,000
Miramar	\$344,000	\$295,000	\$436,000
Pembroke Pines	\$369,000	\$325,000	\$429,500
Plantation	\$399,000	\$320,000	\$457,500
Pompano Beach	\$256,000	\$271,500	\$291,000
Sunrise	\$303,000	\$300,000	\$335,000
Weston	\$497,000	\$360,000	\$547,500

Source: Zillow, 2018; Trulia, 2018

### *Single-Family Home Market: Existing*

Existing single-family home resales activity in Broward County showed a significant increase in 2018. According to housing market statistics from Reinhold P. Wolf Economic Research Inc., there were a total of 6,503 single family homes resold through 3Q 2018, representing an increase of 11.4 percent from the 5,836 resold in the 2Q 2018. Existing home sales in the 3Q 2018 were 2.0% greater than the 6,378 resold in one year earlier. The 17,731 existing homes sold through September 2018 represented a 0.4 percent decline from the 17,807 resold during the same period of 2017. During the 3Q 2018 used home sales increased in eleven of the 15 submarket areas by which the data is examined and declined in four of the areas. The highest level of resales was found in the Davie/Weston area (1,293 homes) and Coral Springs area (1,013 homes).

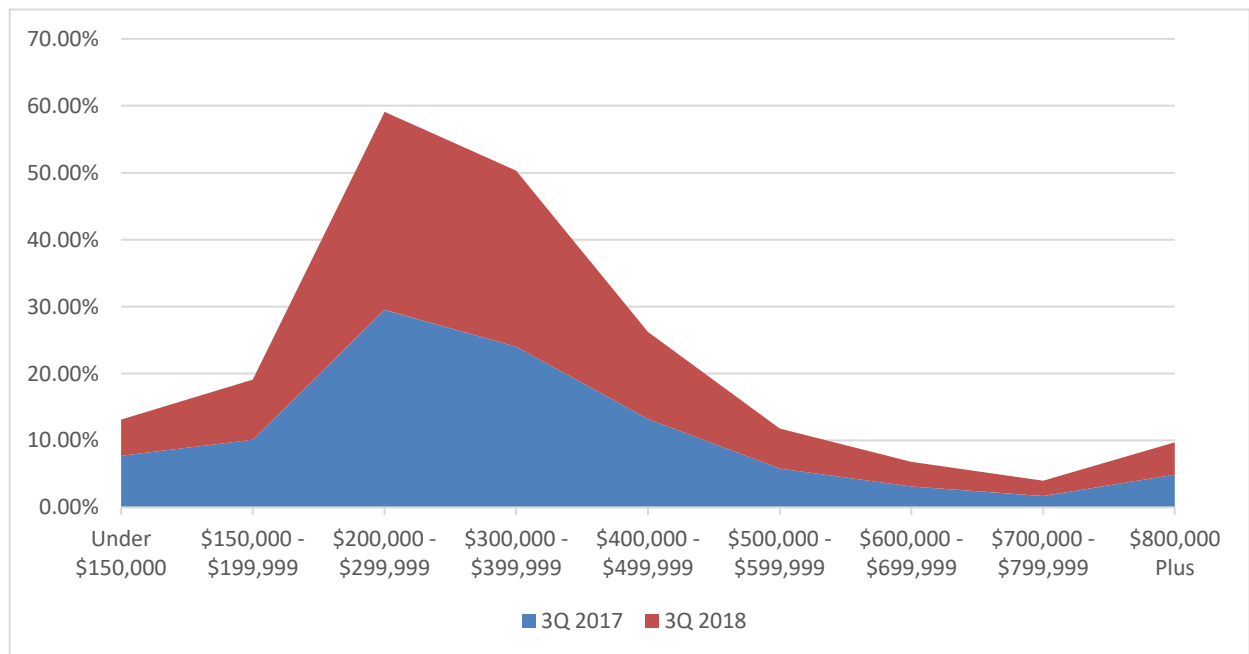
The 3Q 2018 median price for existing single-family homes sold was \$323,096 in Broward County, representing a 3.9 percent increase in the 2017 median sale price of \$311,117. The highest median resale price, over \$800,000, was found in the Hollywood/Hallandale Beach area where there were few sales. The lowest median price, \$226,388, was found in the North Pompano Beach area.

Table 2.11: Broward County Sales Price Distribution of Existing Single-Family Homes Sold

Price Range	3Q 2017	2Q 2018	3Q 2018
Under \$150,000	7.7%	5.9%	5.4%
\$150,000 - \$199,999	10.1%	8.9%	9.0%
\$200,000 - \$299,999	29.5%	28.6%	29.6%
\$300,000 - \$399,999	24.0%	24.8%	26.3%
\$400,000 - \$499,999	13.2%	12.9%	13.0%
\$500,000 - \$599,999	5.8%	6.3%	6.0%
\$600,000 - \$699,999	3.1%	3.7%	3.7%
\$700,000 - \$799,999	1.7%	2.0%	2.3%
\$800,000 Plus	4.9%	6.9%	4.8%
Median Price	\$311,117	\$326,726	\$323,096

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

Figure 2.3: Broward County Sales Price Distribution of Existing Single-Family Homes Sold



Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

*Condominium Market: Existing*

The previous *2014 Broward County Affordable Housing Needs Assessment* found existing condominium prices and sales activity increasing steadily since 2011 when 13,069 units were sold through 3Q 2013. This trend has continued since 2014 with the 13,007 units sold through September 2018, representing 2.2 percent surpass of the same period in 2017. The median sales price of existing condos has also steadily increased. The median price of units resold during the 3Q 2018 was \$139,104, up 0.4 percent from the median of the 2Q of 2018 and 4.6 percent greater than the median of the 3Q 2017.

*Table 2.12: Broward County Existing Condominium Units Sold*

Year	Existing Units Sold
2007	12,359
2008	9,905
2009	16,673
2010	22,477
2011	14,264
2012	13,464
2013	17,074
2014	17,355
2015	17,911
2016	17,599
2017	17,015
2017 (thru Sept.)	12,725
2018 (thru Sept.)	13,007
% Change 2016-2015	-1.7%
% Change 2017-2016	-3.3%
% Change 2018-2017	2.2%

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

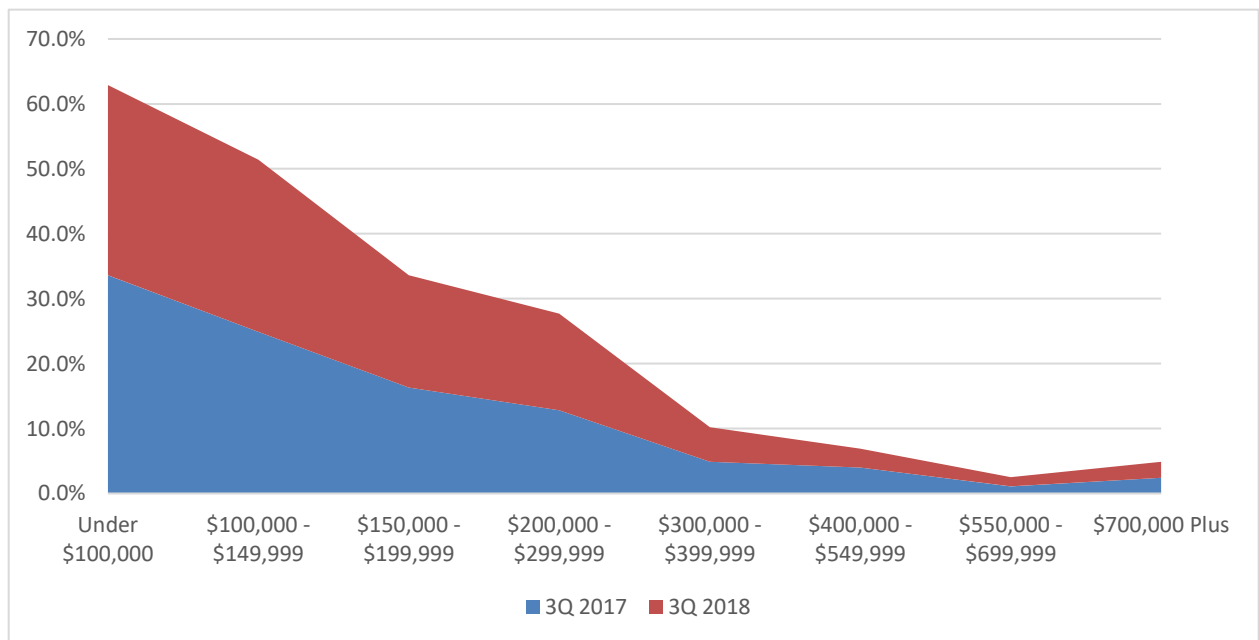
**The median sales price of existing condominiums varies significantly among Broward County’s submarkets.** According to the 3Q 2018 Housing Report by Reinhold P. Wolff Economic Research, the highest median price of an existing unit sold was Fort Lauderdale Beach Area (\$349,999), followed by the Hollywood/Hallandale Beach area (\$334,090). The lowest median resale price, under \$100,000, was found in two submarket areas—Lauderhill/Lauderdale Lakes/Sunrise and Hillsboro Beach/Lighthouse Point.

Table 2.13: Broward County Sales Price Distribution of Existing Condominium Units Sold

Price Range	3Q 2017	2Q 2018	3Q 2018
Under \$100,000	33.6%	31.50%	29.30%
\$100,000 - \$149,999	24.9%	24.10%	26.50%
\$150,000 - \$199,999	16.3%	16.10%	17.30%
\$200,000 - \$299,999	12.8%	14.00%	14.90%
\$300,000 - \$399,999	4.9%	5.60%	5.30%
\$400,000 - \$549,999	4.0%	3.30%	2.90%
\$550,000 - \$699,999	1.1%	1.60%	1.40%
\$700,000 Plus	2.4%	3.80%	2.50%
Median Price	\$132,933	\$138,510	\$139,104

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

Figure 2.4: Broward County Sales Price Distribution of Existing Condominium Units Sold



Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

Table 2.14: Existing Condominium Median Sales Price, 2018 3Q

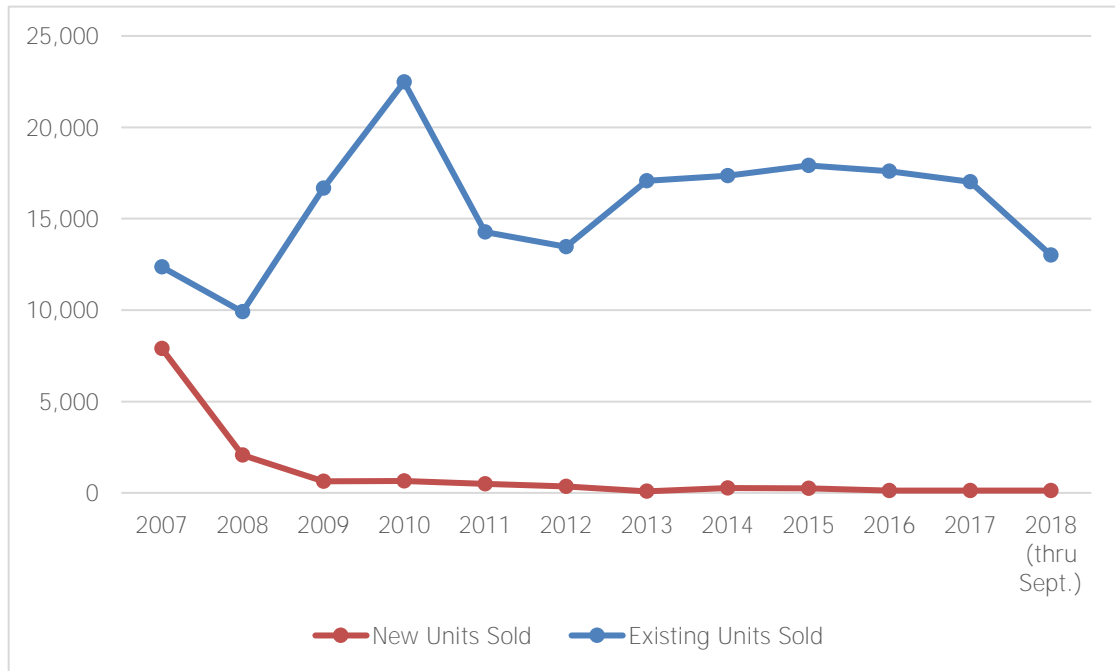
Submarket	Median Sales Price
Hollywood/Hallandale Beach	\$334,090
Hollywood/Hallandale/Dania	\$161,606
Pembroke Pines/Miramar	\$138,036
Davie/Weston	\$163,738
Plantation	\$155,768
Ft. Lauderdale Beach Area	\$349,999
Ft. Lauderdale	\$211,445
Lauderhill/Lauderdale Lakes/Sunrise	Under \$100,000
Lauderdale-by-the-Sea/Pompano	\$302,272
Pompano Beach	\$148,025
N. Lauderdale/Tamarac	\$113,982
Pompano/Hillsboro Beach Area	\$294,443
N. Pompano Beach	\$123,999
Hillsboro Beach/Lighthouse Point	Under \$100,000
Coral Springs/Coconut Creek	\$115,088
Broward County Total	\$139,104

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

### *Condominium Market: New*

New condominium sales activity has been significantly declining since the peak of sales activity in 2006 when 14,233 units were sold. In the past four years, the rate of new condominium units being sold has been remaining at the lower levels, averaging only 248 new condominium units sold per year. According to Reinhold P. Wolf Economic Research, the 3Q 2018 sales were 29.5 percent less than the 44 percent sold in the 2Q of 2018; however, 19.2 percent more than the 26 percent sold in the third quarter of 2017.

Figure 2.5: New and Existing Condominium Units Sold Over Time



Source: 3Q Reinhold P. Wolff Economic Research, Inc.

Table 2.15: Broward County New Condominium Units Sold

Year	New Units Sold
2007	7,904
2008	2,074
2009	635
2010	656
2011	493
2012	347
2013	82
2014	262
2015	245
2016	131
2017	121
2017 (thru 3Q)	82
2018 (thru 3Q)	129
% Change 2016-2015	-46.5%
% Change 2017-2016	-7.6%
% Change 2018-2017	57.3%

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

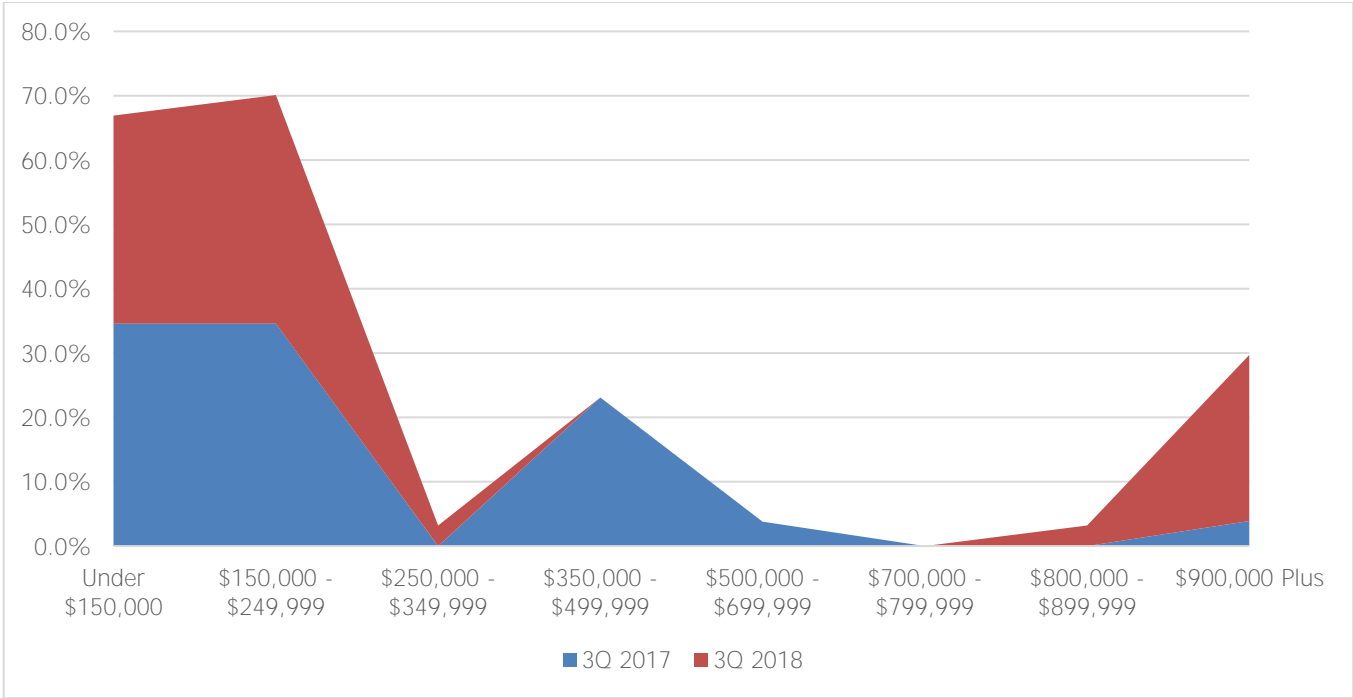
Despite the recent trend in the sale of new condominiums, the median sales price has increased slightly. The 3Q 2017-2018 year-over-year median sales price increased from \$194,444 to \$199,999 (2.9 percent). The majority of sales were in the \$150,000- \$249,000 price range (35.5 percent), followed by under \$150,000 category (32.3 percent). The highest median price of a new unit sold during the quarter, over \$900,000, was in the Fort Lauderdale submarket. The lowest median price, under \$150,000, was found in the North Lauderdale/Tamarac submarket.

Table 2.16: Broward County Distribution of New Condominium Units Sold

Price Range	3Q 2017	2Q 2018	3Q 2018
Under \$150,000	34.6%	27.4%	32.3%
\$150,000 - \$249,999	34.6%	13.6%	35.5%
\$250,000 - \$349,999	0.0%	22.7%	3.2%
\$350,000 - \$499,999	23.1%	0.0%	0.0%
\$500,000 - \$699,999	3.8%	0.0%	0.0%
\$700,000 - \$799,999	0.0%	0.0%	0.0%
\$800,000 - \$899,999	0.0%	13.6%	3.2%
\$900,000 Plus	3.9%	22.7%	25.8%
Median Price	\$194,444	\$289,999	\$199,999

Source: Reinhold P. Wolff Economic Research, Inc.

Figure 2.6: Broward County Sales Price Distribution of New Condominium Units Sold



Source: Reinhold P. Wolff Economic Research, Inc.

Table 2.17: New Condominium Median Sale Prices, 2018 Q3

Submarket	Median Sales Price
Hollywood/Hallandale Beach	\$ 212,499
Hollywood/Hallandale/Dania	-
Pembroke Pines/Miramar	-
Davie/Weston	-
Plantation	-
Ft. Lauderdale/Pompano Beach Area	-
Ft. Lauderdale	Over 900,000
Lauderhill/Lauderdale Lakes/Sunrise	-
Pompano Beach	-
N. Lauderdale/Tamarac	Under 150,000
N. Pompano/Deerfield Beach	-
Coral Springs/Coconut Creek	\$ 158,332
Broward County Total	\$199,999

Source: Reinhold P. Wolff Economic Research, Inc.

### Rental Market

**Broward County's rental market continues** to have significant demand issues which have impacted vacancy rates, absorption levels and rent prices. New rental housing development has increased steadily since 2017. **According to Reinhold P. Wolf's 3Q 2018 Report, during the six-month period ending with September 2018, an average of 314 new rental units were absorbed each month.** There were 1,165 new units in inventory at that time, representing 3.7 months of supply at the level of absorption over the past six months. Up to 6.0 months of supply is considered as an acceptable inventory level to have available without indicating an oversupply condition. It is estimated that there is an annual demand for about 7,741 additional rental apartment units in Broward County, suggesting that the inventory could be as high as 3,871 units without being excessive on an overall basis. During the six-month period ending with September 2018 an average of 247 new units were being completed each month and 402 units were started per month during the period. The data reveals that the areas having the highest absorption of new units in the County over the past six months was the Fort Lauderdale/ Lauderdale area and the Davie/Cooper City area.

Rental housing prices in Broward County have been significantly increasing due to rising demand and shortage of supply on rental units. In Broward County, the average lease for a rental apartment increased from \$1,253 in 2011 to \$1,328 in 2013 (5.6 percent). The average monthly rent in the County further increased to \$1,843 in 3Q 2018.

**Broward County's average rents vary significantly according to bedroom distribution and submarket area.** Current average monthly rents for a 1-bedroom apartment range from a low of \$1,285 per month in the North Lauderdale/Tamarac Submarket to a high of \$1,941 per month in the Fort Lauderdale Submarket. The average rent (\$1,902) for a 2-bedroom apartment in



Broward County is 16 percent higher than a 1-bedroom apartment. The average rent (\$2,277) for a 3-bedroom apartment is 16.5 percent higher than a 2-bedroom apartment and 30 percent higher than a 1-bedroom. Average monthly rents for a 2-bedroom apartment range from a low of \$1,517 per month in the North Pompano/Deerfield Beach Submarket to a high of \$2,705 per month in the Fort Lauderdale Submarket. Average monthly rents for a 3-bedroom apartment range from a low of \$1,745 in the Lauderhill/Lauderdale Lakes/Sunrise Submarket to a high of \$3,204 per month in the Fort Lauderdale Submarket.

*Table 2.18: Broward County Average Monthly Rent*

Type	Rent
All Apartments	\$1,843
Efficiency	\$1,576
1 BR	\$1,599
2 BR	\$1,902
3 BR	\$2,277

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

*Table 2.19: Average Monthly Rent by Submarket*

Submarket	1 BR	2 BR	3 BR
Hollywood/Hallandale	\$1,419	\$1,849	\$2,420
Pembroke Pines/Miramar	\$1,732	\$1,949	\$2,366
Davie/Cooper City	\$1,632	\$2,024	\$2,349
Plantation	\$1,717	\$1,974	\$2,306
Ft. Lauderdale	\$1,941	\$2,705	\$3,204
Lauderhill/Lauderdale Lakes/Sunrise	\$1,453	\$1,610	\$1,745
Pompano Beach	\$1,705	\$1,887	\$2,069
N. Lauderdale/Tamarac	\$1,285	\$1,532	\$1,791
N. Pompano/Deerfield Beach	\$1,308	\$1,517	\$2,187
Coral Springs	\$1,570	\$1,870	\$2,118

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

A November 2018 survey by Reinhold P. Wolff Economic Research, Inc. of 40 (7,902 units) fully completed and absorbed tax credit developments in Broward County showed a 0.1 percent overall vacancy rate. Average monthly rents and vacancy rates are significantly less in lower income affordable tax credit developments. The survey found an average monthly rent of \$1,029 in the 40 tax credit developments which is 44.2 percent lower than the \$1,843 average monthly rent found in market rate developments. Average rents range from \$863 for a 1- bedroom (691 average sq. ft.) apartment to \$1,208 for a 3-bedroom apartment (1,123 average sq. ft.).

## Home Foreclosure Activity

Home foreclosure activity in Broward County has significantly improved since 2014; the County's foreclosure rate is now 1 in 1287 properties. According to RealtyTrac 2018 reporting, the number of properties that received a foreclosure filing in Broward County, FL was 2 percent lower than the previous month but 32 percent higher year-over-year. There has been a general uptick in foreclosure filings (pre-foreclosures) that warrants monitoring. The largest number of pre-foreclosures and bank -owned (REOs) properties fall within the \$200-\$300 price range and 2,600+ square feet in size.

Broward County municipalities with the highest foreclosure rates include Hollywood (1 in 1131 properties), Fort Lauderdale (1 in 1281 properties), Deerfield Beach (1 in 1312 properties), Pompano Beach (1 in 1386 properties), and Dania Beach (1 in 1826 properties).

*Table 2.20: Top 5 Cities with the Highest Foreclosure Rates*

Location	Foreclosure Rate
Hollywood	1 in every 1131
33027	1 in every 655
33023	1 in every 807
33028	1 in every 887
33029	1 in every 1191
33026	1 in every 1209
Ft. Lauderdale	1 in every 1281
33332	1 in every 394
33327	1 in every 506
33323	1 in every 888
33317	1 in every 889
33326	1 in every 901
Deerfield Beach	1 in every 1312
33441	1 in every 1034
33442	1 in every 1635
Pompano Beach	1 in every 1386
33076	1 in every 870
33065	1 in every 936
33069	1 in every 1067
33064	1 in every 1090
33063	1 in every 1126
Dania	1 in every 1826
33004	1 in every 1826

Source: RealtyTrac, December 2018

### III. HOUSING DEMAND ANALYSIS

The 2018 *Broward County Housing Need Assessment* provides a current economic perspective on workforce housing demand. The elements that affect housing demand include growth and change in the labor market and industrial base, migration patterns, housing values, household income, population and household composition. The economic analysis updates the previous 2014 housing needs assessment by providing the most recent industry and employment data and subsequent correlation to housing demand.

#### Labor Market and Economic Base

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As noted in previous studies, local housing and labor markets are inextricably linked to one another. Industries are served by local housing markets that provide choices and opportunities for both current and future workers. The availability of an existing supply of various housing types and price levels must be maintained to address the housing demand of the variety of occupations that comprise the local industrial base.

The economic base of Broward County and South Florida is largely supported by the non-durable service-providing industries. These industries currently **comprise 90 percent of Broward County's employment base. While the majority of these jobs are directly related to South Florida's larger tourism industry, recent economic growth in Broward County and South Florida was fueled by rapid population growth during the 1990s. Employment growth in the Retail Trade, Health Care and Social Assistance, Administrative Support and Waste Management and Remediation Services and Construction industries is directly related to the region's larger population growth during the past decade. Together, these industries comprise the economic base of Broward County and all of South Florida.**

The 2014 *Broward County Housing Needs Assessment* **detailed the County's robust growth (18,900 jobs) in employment from 2012 to 2013, following a period from 2010 to 2011 when the County has gained only 3,000 jobs. The previous assessment documented the housing market and gradual economic recovery from the housing bubble. Broward County's unemployment rate has continued to decrease since the recession when double-digit unemployment rates were the norm. Broward County's current (January 2018) unemployment rate of 3.1 is below the State of Florida's seasonable adjusted rate of 3.3 percent.**

Employment growth in the past year has been more robust with 15,800 jobs (1.9 percent growth) added from December 2017 to December 2018 (Table 3.1). Employment growth occurred primarily in service providing industries (13,300 jobs), including Trade, Transportation and Utilities (3,900 jobs) and Transportation, Warehousing, and Utilities (2,900 jobs). Significant employment growth also occurred in Professional and Business Services (2,900 jobs) and Education and Health Services (2,800).

*Table 3.1: Nonagricultural Employment by Industry, Ft. Lauderdale-Pompano Beach-Deerfield Beach Metro Division*

Industry Title	December 2018	December 2017	Change	
			Dec 2017 to Dec 2018 Level	Percent
Total Nonagricultural Employment	866,300	850,500	15,800	1.9%
Total Private	760,400	745,000	15,400	2.1%
Goods Producing	79,100	76,600	2,500	3.3%
Construction	51,000	48,800	2,200	4.5%
Specialty Trade Contractors	34,100	34,700	-600	-1.7%
Manufacturing	28,000	27,700	300	1.1%
Service Providing	787,200	773,900	13,300	1.7%
Private Service Providing	681,300	668,400	12,900	1.9%
Trade, Transportation, and Utilities	195,200	191,300	3,900	2.0%
Wholesale Trade	47,700	48,500	-800	-1.6%
Retail Trade	114,500	112,700	1,800	1.6%
Food and Beverage Stores	23,100	22,700	400	1.8%
Health and Personal Care Stores	9,000	8,700	300	3.4%
General Merchandise Stores	21,600	21,300	300	1.4%
Transportation, Warehousing, and Utilities	33,000	30,100	2,900	9.6%
Information	20,700	20,400	300	1.5%
Telecommunications	6,400	6,500	-100	-1.5%
Wired Telecommunications Carriers	5,200	5,200	0	0.0%
Financial Activities	59,200	58,600	600	1.0%
Finance and Insurance	37,400	37,100	300	0.8%
Credit Intermediation and Related Activities	15,400	15,300	100	0.7%
Insurance Carriers and Related Activities	18,300	18,100	200	1.1%
Real Estate, Rental, and Leasing	21,800	21,500	300	1.4%
Professional and Business Services	156,900	154,000	2,900	1.9%
Administrative and Waste Services	88,600	86,300	2,300	2.7%
Education and Health Services	114,300	111,500	2,800	2.5%
Ambulatory Health Care Services	50,300	49,900	400	0.8%
Hospitals	12,400	12,100	300	2.5%
Leisure and Hospitality	93,400	93,500	-100	-0.1%
Accommodation and Food Services	82,700	82,200	500	0.6%

Source: 2018 Florida Department of Economic Opportunity, Current Employment Statistics

The Quarterly Census of Employment and Wages (QCEW) program publishes a quarterly count of employment and wages reported by employers covering more than 95 percent of U.S. jobs available at the county, Metropolitan Statistical Area (MSA), state and national levels by detailed industry. The QCEW program provides important occupational employment and wage data that provides a clearer understanding of individual and household income in Broward County and the

larger South Florida economy. The May 2017 Fort Lauderdale-Pompano Beach-Deerfield Beach, FL Metropolitan Division Occupational Employment and Wage Estimates for May of 2017 report provides total employment figures and hourly wage estimates for all occupations, including mean, median, entry- and experienced-level wage rates.

**As previously noted, Broward County's largest occupational employment is found in the service providing industries. These occupations generally have low entry and median hourly wage rates. In fact, many of the leading occupations that comprise Broward County's employment base – retail salespersons, cashiers, and food preparation and serving workers represent the bottom of the occupation wage scale. According to the 2017 OCEW report, the average hourly wage in Broward County was \$24.89. The average hourly wage of Broward County's leading occupations includes retail sales (\$12.53), cashiers (\$10.23), and food preparation and serving related workers (\$12.20). Broward County's average annual income from wages and salaries is \$52,485.**

## Calculating Housing Demand

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### *Employment and Housing Demand*

As previously noted, the level of affordable housing demand is largely determined by job growth and retention. The affordability component of housing demand, however, is based on local wages and salaries that are then translated into household incomes. The previous industry and employment analysis clearly shows that Broward County's economic base is principally comprised of service-providing industries. While service-providing industries are essential to South Florida's tourism-based economy and do offer livable wages among many of the associated occupations, the vast preponderance of employment is found in low-wage earning occupations. The annual wage level translates to worker households with median incomes generally below the median income for Broward County.

### *Household Composition and Household Income*

According to 2012-2017 5-Year ACS estimates, there are currently 675,828 households in Broward County which represents a 0.1 percent decrease from 2007 but a 1.5 percent increase from 2012-2017 (9,915 households).

As previously cited (Table 2.4), there are 420,780 owner households and 255,048 renter households in Broward County. Owner households decreased by 5.9 percent (26,448 households) from 2012-2017. **By comparison, Broward County's** renter households increased by 16.6 percent (36,363 renters) from 2012-2017.

**Broward County’s mix of industries, occupations, and salaries/wages results in a varied mix of household incomes.** However, an analysis of households by household income category quantifies the large number of **“Very Low”** and **“Low”** income households ( $\leq 80$  percent of median income) in Broward County.

Low- and moderate-income working households are especially impacted by high housing costs as housing choice and opportunity become more limited. The level of impact can be readily determined by calculating the growth in cost-burdened households (households paying 30 percent or more on housing costs).

According to 2012-2017 5-Year ACS estimates, 43.5 percent (294,874 households) of all households in Broward County are paying in excess of 30 percent of their incomes on housing costs (Table 3.2). The percentage of cost-burdened households is strikingly high among owner and renter households earning less than \$50,000 annually as this income figure is approximately 91 percent of Broward **County’s median household income**. Cost-burdened households earning between \$20,000 and \$35,000 annually include 61.7 percent of all owners and 94.7 percent of all renters, while nearly all owners (86.5 percent) and renters (95.7 percent) earning less than \$20,000 annually are cost-burdened.

*Table 3.2: Broward County Housing Cost as a Percentage of Housing Income*

Housing Income	All Occupied Units	Owner Occupied	Renter Occupied
Less than \$20,000			
30% + on housing	12.9%	86.5%	95.7%
\$20,000 to \$34,999			
30% + on housing	11.8%	61.7%	94.7%
\$35,000 to \$49,999			
30% + on housing	8.2%	48.9%	73.5%
\$50,000 to \$74,999			
30% + on housing	6.6%	36.6%	37.6%
\$75,000 or more			
30% + on housing	4.1%	11.6%	10.0%

Source: 2017 U.S. Census; analysis and table prepared by FIU Metropolitan Center

The increase in cost-burdened renter households coincided with the rise in housing prices during the housing bubble. Rent prices increases coincided with the rise of home prices during this **period. Broward County’s median gross rent increased from** \$1,253 in 2011 to \$1,843 in 2018 (47 percent increase). As such, the number cost-burdened renter households increased substantially during this period. (Note: Gross rent is defined by the U.S. Census as the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else).

According to 2012-2017 5-year ACS estimates, there are 147,313 cost-burdened renter households in Broward County, of which, 52.7 percent (77,677 renter households) are “extremely” cost-burdened. Significantly, extremely cost-burdened renter households have increased by 16.2 percent (10,982 renter households) since 2012.

Table 3.3: Broward County Gross Rent as a Percentage of Household Income

% of HH Income	2009	2012	2017	% Change 2009-2012	% Change 2012-2017
Total Renters	200,833	218,685	255,048	8.9	16.6
Less than 20.0 Percent	31,162	31,009	36,421	-0.5	17.5
20.0 to 29.9 Percent	45,081	46,853	56,933	3.9	21.5
30.0 to 49.9 Percent	55,734	60,687	69,636	8.9	14.7
50.0 Percent or More	57,891	66,695	77,677	15.2	16.5

Source: U.S. Census, 2009, 2012, 2017 ACS.

## Housing Affordability and Cost Burden

The following section provides a “housing affordability analysis” using the most current household income and housing values/cost data for Broward County. As previously discussed, housing affordability is defined as housing costs that do not exceed 30 percent of monthly gross income. Given the current restrictive lending underwriting criteria that generally requires a minimum 20 percent down payment and FICO scores (credit scoring model) of 800 or greater, a conservative affordability computation was utilized that limits an affordable home purchase at a 3:1 median home value-to-median household income ratio. Debt ratios are not factored into the housing affordability calculations.

### Single-Family Market Affordability Analysis

The current housing needs assessment found growing “affordability gaps” based on the median sales price of existing 3-4-bedroom single-family homes in Broward County (Table 3.4). Affordability gaps for 3-bedroom homes are highest in many of Broward County’s largest municipalities including: Fort Lauderdale (\$301,286), Tamarac (\$223,578), Pembroke Pines (\$217,962), and Hollywood (\$175,675).

A current analysis of median sales prices for existing 4-bedroom homes shows significant affordability gaps for Broward County and all major municipalities (Table 3.5). The highest affordability gap (\$696,286) was found in Fort Lauderdale. Substantial affordability gaps were also found in Tamarac (\$411,078), Hollywood (\$332,675), Pembroke Pines (\$322,460) and Davie (\$318,271).

*Table 3.4: Affordability Index for Existing 3 BR Single-Family Homes*

Municipality	2017 Median HH Income	Affordable Home Price @ Median	Median Sale Price	Affordability Gap @ Median
Coral Springs	\$72,557	\$217,671	\$316,350	\$98,679
Davie	\$63,243	\$189,729	\$323,400	\$133,671
Deerfield Beach	\$46,238	\$138,714	\$299,000	\$160,286
Ft. Lauderdale	\$46,238	\$138,714	\$440,000	\$301,286
Hollywood	\$50,775	\$152,325	\$328,000	\$175,675
Lauderhill	\$38,471	\$115,413	\$220,000	\$104,587
Miramar	\$70,381	\$211,143	\$295,000	\$83,857
Pembroke Pines	\$72,056	\$216,168	\$325,000	\$108,832
Plantation	\$72,056	\$216,168	\$320,000	\$103,832
Pompano Beach	\$49,419	\$148,257	\$271,500	\$123,243
Sunrise	\$61,887	\$185,661	\$300,000	\$114,339
Tamarac	\$45,474	\$136,422	\$360,000	\$223,578

Source: U.S. Census, 2017 ACS; Trulia, 2018

*Table 3.5: Affordability Index for Existing 4 BR Single-Family Homes*

Municipality	2017 Median HH Income	Affordable Home Price @ Median	Median Sale Price	Affordability Gap @ Median
Coral Springs	\$72,557	\$217,671	\$418,950	\$201,279
Davie	\$63,243	\$189,729	\$508,000	\$318,271
Deerfield Beach	\$46,238	\$138,714	\$392,500	\$253,786
Ft. Lauderdale	\$46,238	\$138,714	\$835,000	\$696,286
Hollywood	\$50,775	\$152,325	\$485,000	\$332,675
Lauderhill	\$38,471	\$115,413	\$253,000	\$137,587
Miramar	\$70,381	\$211,143	\$436,000	\$224,857
Pembroke Pines	\$72,056	\$216,168	\$429,500	\$213,332
Plantation	\$72,056	\$216,168	\$457,500	\$241,332
Pompano Beach	\$49,419	\$148,257	\$291,000	\$142,743
Sunrise	\$61,887	\$185,661	\$335,000	\$149,339
Tamarac	\$45,474	\$136,422	\$547,500	\$411,078

Source: U.S. Census, 2017 ACS; Trulia, 2018



The high median sales price of “new” single-family homes in 3Q 2018 creates large affordability gaps in all submarkets based on Broward County’s current median household income of \$54,895 (Table 3.6).

Table 3.6: Broward County New Single-Family Sales by Major Submarket

Submarket	2017 Median HH Income Broward County	Affordable Home Price @ Median	Median Sales Price	Total Number of Sales 3Q 18	Number of Sales within Median Sales Price 3Q 18	Affordability Gap @ Median
Hollywood/Hallandale	\$54,895	\$164,685	\$293,451	490	168	\$128,766
Pembroke Pines/Miramar			\$323,929	765	257	\$159,244
Davie/Weston			\$378,646	1,293	377	\$213,961
Plantation			\$357,199	377	125	\$192,514
Fort Lauderdale			\$294,190	814	241	\$129,505
Lauderhill/Lauderdale Lakes/Sunrise			\$269,297	439	171	\$104,612
Pompano Beach			\$331,943	288	72	\$167,258
North Lauderdale/Tamarac			\$232,098	440	243	\$67,413
North Pompano Beach			\$226,388	184	72	\$61,703
Hillsboro Beach/Lighthouse Point			\$255,108	293	137	\$90,423
Coral Springs/Coconut Creek			\$369,390	1,013	361	\$204,705
Broward County Total			\$323,096	6,503	1708	\$158,411

Source: U.S. Census, 2017 ACS; 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

### Condominium Market Affordability Analysis

Affordability levels for existing condominiums vary considerably from one submarket to another. While an affordability surplus is now evident in the majority of Broward County’s largest municipalities, substantial affordability gaps remain in the Fort Lauderdale Beach (\$185,314), Hollywood/Hallandale Beach (\$169,405), and Fort Lauderdale (\$46,760) Submarkets.

Similar to the “new” single-family home market, the median sales price of a “new” condominium is considerably higher than an existing unit. The higher affordability gaps are reflective of the median sales price of new condominiums in all submarkets. The affordability gap for new condominiums is found in Hollywood/ Hallandale Beach (\$47,814) Submarket.

*Table 3.7: Broward County Affordability for Existing Condominiums in Major Submarkets*

Submarket	2017 Median HH Income Broward County	Affordable Home Price @ Median	Median Sales Price	Total Number of Sales 3Q 18	Number of Sales within Median Sales Price 3Q 18	Affordability Gap @ Median
Hollywood/ Hallandale Beach	\$54,895	\$164,685	\$334,090	83	22	\$169,405
Hollywood/ Hallandale/ Dania			\$161,606	530	112	\$3,079
Pembroke Pines/ Miramar			\$138,036	372	163	\$26,649
Davie/ Weston			\$163,738	341	111	\$947
Plantation			\$155,768	171	39	\$8,917
Fort Lauderdale Beach Area			\$349,999	145	33	\$185,314
Ft. Lauderdale			\$211,445	419	93	\$46,760
Lauderhill/ Lauderdale Lakes/ Sunrise			Under \$100,000	577	409	-
Pompano Beach			\$148,025	315	114	\$16,660
N. Lauderdale/ Tamarac			\$113,982	332	118	\$50,703
N. Pompano/ Deerfield Beach			\$123,999	94	25	\$40,686
Coral Springs/ Coconut Creek			\$115,088	518	169	\$49,597
Broward County Total					\$139,104	4,409

Source: U.S. Census, 2017 ACS; 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

*Table 3.8: Broward County Affordability for New Condominiums in Major Submarkets*

Submarket	2017 Median HH Income Broward County	Affordable Home Price @ Median	Median Sales Price	Total Number of Sales 3Q 18	Number of Sales within Median Sales Price 3Q 18	Affordability Gap @ Median
Hollywood/ Hallandale Beach	\$54,895	\$164,685	\$212,499	5	4	\$47,814
Hollywood/ Hallandale/ Dania			-	0	0	-
Pembroke Pines/ Miramar			-	0	0	-
Davie/ Weston			-	0	0	-
Plantation			-	0	0	-
Fort Lauderdale Beach Area			-	0	0	-
Ft. Lauderdale			Over \$900,000	10	8	-
Lauderhill/ Lauderdale Lakes/ Sunrise			-	0	0	-
Pompano Beach			-	0	0	-
N. Lauderdale/ Tamarac			Under \$150,000	5	5	-
N. Pompano/ Deerfield Beach			-	0	0	-
Coral Springs/ Coconut Creek			\$158,332	11	6	\$6,353
Broward County Total			\$199,999	31	11	\$35,314

Source: U.S. Census, 2017 ACS; 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

### *Renter Market Affordability Analysis*

As previously noted, rental housing prices in Broward County has been rising since 2000. In Broward County, the average monthly lease for a two-bedroom apartment increased from \$757 in 2000 to \$1,097 in 2007, \$1,328 in 2013, and \$1,902 in 3Q 2018. Current rents in Broward County range from \$1,599 for a 1- bedroom apartment unit to \$2,277 for a 3-bedroom apartment unit.

**Broward County's rental market has growing demand issues which has impacted vacancy rates,** absorption levels and rent prices. While rental vacancies have gradually increased in the past decade, the increase has not translated into significantly reduced rent prices. The combination of increasing rental vacancies and high average rent prices is incompatible with current renter **demand. Broward County's substantial increase in renter-**occupied units is evidence of changing housing demand factors attributed to recent economic conditions, including the home foreclosure crisis.

Table 3.9: Recent Apartment Rent Trend

Unit Type	Average Monthly Rent			Percent Change	
	Nov-18	Aug-18	Nov-17	08/18-11/18	11/17-11/18
All Apartments	\$1,843	\$1,803	\$1,707	2.2%	8.0%
Efficiency	\$1,576	\$1,562	\$1,373	0.9%	14.8%
1 Bedroom	\$1,599	\$1,561	\$1,478	2.4%	8.2%
2 Bedroom	\$1,902	\$1,857	\$1,763	2.4%	7.9%
3 Bedroom	\$2,277	\$2,241	\$2,103	1.6%	8.3%

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

An affordability analysis of market rate rental units indicates a growing and substantial affordability gap (\$1,157-\$1,418) for **“Very Low” income households earning between 31-50 percent of the County’s median household income**. Significant affordability gaps (\$745-\$1,143) also exist for **“Low” income renter households earning between 51-80 percent of the median household income** and at the lower end (\$196-\$731) of the **“Moderate” income renter household category earning 81-120 percent of the median household income**.

Table 3.10: Broward County Rent Affordability by Household Income Categories

Income Range	Median HH Income Broward County	Income @ Range		Monthly HH Income by Range		Affordable Rent @ 30% of Income		Broward County Mean Rent <sup>1</sup>	Affordability Gap @ Mean	
		31%	50%	31%	50%	31%	50%		31%	50%
Very Low Income: 31-50% of Median HH Income	\$54,895	31%	50%	31%	50%	31%	50%	\$1,843	31%	50%
		\$17,017	\$27,448	\$1,418	\$2,287	\$425	\$686		\$1,418	\$1,157
Low Income: 51-80% of Median HH Income		51%	80%	51%	80%	51%	80%		51%	80%
		\$27,996	\$43,916	\$2,333	\$3,660	\$700	\$1,098		\$1,143	\$745
Moderate Income: 81-120% of Median HH Income		81%	120%	81%	120%	81%	120%		81%	120%
		\$44,464	\$65,874	\$3,705	\$5,490	\$1,112	\$1,647		\$731	\$196

<sup>1</sup>Mean rent is for all apartment types.

Source: U.S. Census, 2017 ACS; 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

When current residential prices are applied to the five (5) household income categories used for this study, it is evident that affordability gaps exist for all household income categories for single-family homes and for households earning less than 80 percent of the median income for condominiums (Table 3.11). The affordability gaps for single-family homes are extreme for households earning less than **150 percent of Broward County’s median household income**. Significantly, the purchase of the median priced single-family home is virtually unattainable for these household income groups. Likewise, the purchase of the median priced condominium is unattainable for households earning less than 80 percent AMI.

*Table 3.11: Broward County Owner Affordability by Household Income Categories*

Income Range	Median HH Income Broward County	Income @ Range	Monthly HH Income by Range	Affordable Single Family/ Condo Home Price	Single Family Median Selling Price	Single Family Affordability Gap/ Surplus	Condo Median Selling Price	Condo Affordability Gap/ Surplus
Very Low Income: <50%	\$54,895	\$27,448	\$2,287	\$82,343	\$350,000	\$267,658	\$160,000	\$77,658
Low Income: <80%		\$43,916	\$3,660	\$131,748		\$218,252		\$28,252
Moderate Income: <100%		\$54,895	\$4,575	\$164,685		\$185,315		\$4,685
Workforce Income: <120%		\$65,874	\$5,490	\$197,622		\$152,378		\$37,622
Middle Income: <150%		\$82,343	\$6,862	\$247,028		\$102,973		\$87,028

Source: U.S. Census, 2017 ACS; 2018 MIAMI Association of Realtors

## IV. FUTURE HOUSING SUPPLY AND DEMAND

### Industry and Employment Growth

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As formerly reported, Broward **County's** housing market and overall economy has been in a recovery mode since 2011. According to the 2013-2021 "**Industry Employment Projections**" published by the Florida Department of Economic Opportunity (DEO), **Broward County's** employment was projected to increase by 78,229 jobs (9.6 percent growth) during the next eight years. The 1.2 percent annual growth rate (9,779 new jobs annually) was a conservative estimate as Broward County doubled that total with 18,900 jobs added from October, 2012 to October 2013. However, as previously noted, most of the job gains occurred in low-wage service sector positions.

**According to DEO's** employment projections for 2018-2026, the five largest employment sectors will include Retail Trade (121,219 jobs), Local government (113,920 jobs), Health Care and Social Assistance (112,030 jobs), Administrative and Support and Waste Management (98,655 jobs), and Accommodation and Food Services (92,013 jobs). The projected fastest growing industries from 2018-2026 include Educational Services (14.6 percent growth/3,575 jobs), Administrative and Support and Waste Management and Remediation Services (14 percent growth/12,117 jobs), Professional, Scientific, and Technical Services (13.7 percent growth/8,327 jobs), Health Care Services and Social Assistance (13.1 percent growth/12,955 jobs), Transportation and Warehousing (12.7 percent growth/3,626 jobs) and Construction (12.4 percent growth/6,167 jobs).

Broward County Government (federal, state, local) employment includes 106,060 workers, of which, 90,100 are local. Government employment has been flat in recent years and according to DEO projections, is expected to add 7,860 new jobs from 2018 to 2016.

Table 4.1: Broward County Employment Projections

Industry Code	Industry Title	Employment in 2018	Employment in 2026	Total Change 2018-2026	Percent Change 2018-2026
	Total All Industries	928,178	1,018,147	89,969	9.7
11	Agriculture, Forestry, Fishing and Hunting	994	1,060	66	6.6
21	Mining	89	69	-20	-22.5
23	Construction	49,670	55,837	6,167	12.4
31	Manufacturing	28,263	28,860	597	2.1
	<i>Durable Goods Manufacturing</i>	18,391	18,932	541	2.9
	<i>Non-Durable Goods Manufacturing</i>	9,872	9,928	56	0.6
	Trade, Transportation, and Utilities	192,645	208,622	15,977	8.3
22	<i>Utilities</i>	918	976	58	6.3
42	<i>Wholesale Trade</i>	50,575	54,343	3,768	7.5
44	<i>Retail Trade</i>	112,694	121,219	8,525	7.6
48	<i>Transportation and Warehousing</i>	28,458	32,084	3,626	12.7
51	Information	20,340	21,321	981	4.8
	Financial Activities	58,800	61,819	3,019	5.1
52	<i>Finance and Insurance</i>	36,894	38,492	1,598	4.3
53	<i>Real Estate and Rental and Leasing</i>	21,906	23,327	1,421	6.5
	Professional and Business Services	155,861	177,359	21,498	13.8
54	<i>Professional, Scientific, and Technical Services</i>	60,632	68,959	8,327	13.7
55	<i>Management of Companies and Enterprises</i>	8,691	9,745	1,054	12.1
56	<i>Administrative and Support and Waste Management and Remediation Services</i>	86,538	98,655	12,117	14.0
	Education and Health Services	123,500	140,030	16,530	13.4
61	<i>Educational Services</i>	24,425	28,000	3,575	14.6
62	<i>Health Care and Social Assistance</i>	99,075	112,030	12,955	13.1
	Leisure and Hospitality	96,905	105,792	8,887	9.2
71	<i>Arts, Entertainment, and Recreation</i>	12,970	13,779	809	6.2
72	<i>Accommodation and Food Services</i>	83,935	92,013	8,078	9.6
81	Other Services (except Government)	36,236	38,966	2,730	7.5
90	Government	106,060	113,920	7,860	7.4
	Self Employed and Unpaid Family Workers, All Jobs	58,815	64,492	5,677	9.7

Source: 2018 Florida Department of Economic Opportunity

## Occupational Growth

The occupations of Broward County's resident workforce are reflective of the County's industrial base. It should be emphasized that growth in occupations is directly related to industrial growth, which is determined by critical factor and demand conditions including the state of the economy, the availability of labor, changing markets and emerging technologies. An adequate supply of affordable or "workforce" housing is also a critical factor condition for sustained economic growth. An affordable spectrum of housing types and opportunities enables local industries to recruit and retain workers.

The Florida Department of Economic Opportunity (DEO) provides projections for the fastest growing occupations and those gaining the most new jobs during the period of 2018-2026. The top occupations projected to gain the "most new jobs" include Food Preparation & Serving workers (3,906 jobs), Customer Service Representatives (3,017 jobs), Registered Nurses (2,699 jobs), Retail Salespersons (2,682 jobs) and Janitors & Cleaners workers (1,952 jobs).

*Table 4.2: Broward County Top 13 Occupations Gaining the Most New Jobs*

Rank	Title	2018 Employment	2026 Employment	Growth 2018-2026	Growth 2018-2026	Total Job Openings 2018-2026	Median Hourly Wage	Education Level
1	Food Preparation and Serving Workers	23,737	27,643	3,906	16.5	41,138	9.22	Less than High School
2	Customer Service Representatives	29,224	32,241	3,017	10.3	34,029	14.57	High School Diploma
3	Registered Nurses	19,466	22,165	2,699	13.9	11,087	32.69	Associate Degree
4	Retail Salespersons	34,310	36,992	2,682	7.8	43,373	10.40	High School Diploma
5	Janitors and Cleaners	13,946	15,898	1,952	14.0	17,233	10.49	Less than High School
6	Stock Clerks and Order Fillers	16,263	17,954	1,691	10.4	18,914	11.86	High School Diploma
7	Medical Assistants	5,647	7,172	1,525	27.0	6,925	16.29	Postsecondary Adult Vocational
8	Laborers and Freight, Stock, and Material Movers	13,108	14,599	1,491	11.4	16,457	11.79	Less than High School
9	Waiters and Waitresses	18,037	19,502	1,465	8.1	29,609	9.41	Less than High School
10	Sales Representatives, Wholesale and Manufacturing	14,160	15,605	1,445	10.2	13,349	22.35	Postsecondary Adult Vocational
11	Software Developers	4,583	5,911	1,328	29.0	3,963	41.94	Associate Degree
12	Accountants and Auditors	10,051	11,374	1,323	13.2	8,784	30.28	Bachelor's Degree
13	General and Operations Managers	8,972	10,118	1,146	12.8	7,284	48.74	Associate Degree

<sup>1</sup>Includes openings due to growth and replacement needs

Source: 2018 Florida DEO



Significantly, the majority of the occupations projected to gain the most jobs in the next eight years have average hourly wages of less than \$20.00 and seven - Food Preparation & Serving Workers, Customer Service Representatives, Retail Salespersons, Janitors & Cleaners, Stock Clerks, Laborers & Material Movers, Waiters and Waitresses average less than \$15.00 an hour.

According to Occupational Employment Statistics (OES) from the Bureau of Labor Statistics, the annual mean wage in Broward County is \$46,490. The mean hourly wage is \$22.35 and the median hourly wage is \$16.89. **Broward County's low median hourly wage is attributed to the fact that the vast majority of County workers are employed in lower wage service sector occupations with hourly wages that translate to annual incomes of \$20,800 to \$31,200 or 40-60 percent of the median household income.**

According to 2012-2017 5-Year *American Community Survey* (ACS) estimates, 56 percent of renter households and 30 percent of owner households in Broward County were classified as **either "Very Low," "Low" or "Moderate" Income" ( $\leq 120$  of median).** An additional 18 percent of renter households (46,404 renters) and 10 percent of owner households (40,955 owners) were **classified as "Extremely Low" Income ( $\leq 30$  percent of median).**

Based on current and projected population and employment estimates, Broward **County's** existing and future housing demand will continue to be substantially weighted towards renter households in the Very Low to Moderate household income categories. Existing demand for renters totals approximately 114,325 renter households in these categories. Existing demand for owners totals approximately 167,505 owner households in these categories.

## IV. CONCLUSIONS

The *2018 Broward County Affordable Housing Needs Assessment* provides an in-depth analysis of the factors and conditions impacting the demand and supply of affordable housing in the County and its municipalities. The following are the key findings from the study:

### Shifts in Housing Demand and Supply

An understanding of the shifting demands for housing is critical for the creation of effective housing policies and strategies. The increasing demand for worker housing has magnified the importance of providing a wide spectrum of owner and renter choice and opportunity with respect to affordability, location and access to jobs.

The availability of a range of affordable housing options is one of the most important community and economic development issues facing communities. The high rate of resident turnover, the loss of professionals, skilled workers, and key wage earners at or below the median income will have damaging local economic effects. Providing housing for a mix of income groups and retains and attracts workers across the income and skill spectrum is a key to building a self-sustaining economy less susceptible to regional and national cyclical market swings. A spectrum of housing choice and opportunity also helps maintain a steady stream of new small businesses, entrepreneurs and jobs required to sustain a healthy local economy.

Housing choice and opportunity are key for workers. The two largest components of the **nation's** age demographic — millennials (22 to 37 age group), and baby-boomers (ages 54 to 72) — are significantly driving changes in demand for different housing types and locations. The market has trended towards rentals, rather than owner housing, even for single family homes. However, with millennials now aging and starting families of their own there is a growing trend back to homeownership as well. Whether the choice be rental or homeownership, market demand includes the following basic criteria:

- Smaller size housing units;
- A shift to multi-family housing;
- Neighborhoods in close proximity to shopping, conveniences, recreation and entertainment;
- Locations requiring less drive time to work and in proximity (less than ½ mile) to mass transit, and a mix of alternative transportation modes, including bicycles and walking.

Creating new opportunities for better paying jobs and higher household incomes is also the key to solving a **community's** long-term affordable housing issues. Implementing an affordable housing program should, therefore, be an opportunity to accomplish the multiple goals of affordable housing delivery and new job creation. Affordable housing, when paired with traditional economic development and business development incentives, becomes an especially potent new business creation incentive package.

## Growing Housing Affordability Gaps

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**Escalating housing prices are significantly impacting Broward County's working families and households.** Most working families and households earn salaries and wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The majority (54 percent) of Broward **County's** workers are employed in low-wage service sector occupations with hourly wages that translate to workers earning **40-60 percent of the County's** median household income. The study found over 65 percent of owners and 90 percent of renters in these income categories are cost-burdened. This limits the choices of most service sector working households and families to affordable rental housing opportunities, where available

The housing affordability demands in Broward County and its municipalities have not improved despite impressive post-recession job growth numbers and low unemployment. With 53.9 percent cost-burdened households, Broward County is one of the most unaffordable places to live in the **US**. **The County's share of cost-burdened renters** as a proportion of all households is 1.8 times the national average. **In fact, Broward County's** high rate of cost-burdened households has become a near permanent feature of the economy. Since 2005, the percentage of cost-burdened households in the County has consistently run at 1.5 times the national average. The most significant difference between Broward County and the rest of the nation has been the rate of growth in cost-burdened renter households. At the national level, cost-burdened renter households grew from 14.3 to 17.5 percent of all households from 2000 to 2015. In Broward County, rather than peaking and receding, the composition of cost-burdened renter households has been steadily growing without interruption since 2000, increasing from 41.8 percent of all households in the County to its current peak of 53.9 percent of all households (91,717 owner and renter households).

The most critical housing problem in Broward County is the estimated 147,313 renter households who are cost-**burdened and the 77,677 renter households who are "severely" cost-burdened**. The significant growth of severely cost-burdened renters is most pressing problem due to three market conditions: 1) the increasing demand for renter housing throughout the County resulting in low vacancy rates and a spiraling increase in rent prices, 2) the lack of affordable rental housing production, and 3) rent prices are increasing faster than wages.

Cost-burden negatively impacts households at the bottom of the income ladder most. In Broward County, the differences are startling. Cost-burdened households make up 84.3 percent of renter homeowners earning less than \$20,000 per year, 90.6 percent of renter households earning \$20,000 to \$34,999 per year, and 74.1 percent of renter homeowners earning \$35,000 to \$49,999 per year.

**Forecasting a significant decline in the County's cost-burden rate** without aggressive intervention is probably unrealistic, for two reasons. First, the dynamics driving housing affordability in Broward County have been moving in the wrong direction — housing prices and rents increasing faster than wages, slow higher-wage job creation, tightening vacancy rates, and increasing speculative investment that permanently removes more units each year units from the local market. Secondly, upward housing price trends typically move much faster than wages and income. Historically, housing prices and rents in the County have demonstrated considerable rates of increase over short time periods. Conversely, the County would need to undergo a monumental change in its industrial and occupation structure that creates higher wages and

income to significantly impact its affordability indicators (affordable housing cost and income gaps). **Historically, Broward County's economy has shown they can shed high-wage jobs very quickly, but have shown resistance to adding new high-skill, high-paying jobs.**

## Worker Resident Impacts

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Creating new opportunities for better paying jobs and higher household incomes is also the key to solving a **community's** long-term affordable housing issues. Implementing an affordable housing program should, therefore, be an opportunity to accomplish the multiple goals of affordable housing delivery and new job creation. Affordable housing, when paired with traditional economic development and business development incentives, becomes an especially potent new business creation incentive package.

Pairing housing support with new business formation can be especially important to new small ventures, as the founder typically has to choose between reinvesting revenues from a new company instead of paying him/herself an income. Providing lower-cost housing alternatives would be an interesting way to launch a small entrepreneurial hub for a wide range of new ventures.

**The general affordability of a community's housing market** is an important economic development objective. To build and maintain affordability and competitiveness, a community must offer a range of housing options in keeping with current and future demand. Having a spectrum of housing choice and opportunity for working residents will yield a quantifiable economic output including job creation, increased tax revenues and secondary (or ripple) benefits to related businesses. In addition, a clear relationship can be demonstrated between the production of housing and stimulating the workforce, attracting new businesses and employees, revitalizing neighborhoods and support for smart growth.

Competitive communities support an expanding supply of jobs and occupations paying competitive wages and skills that provide a platform for upward economic mobility and building household wealth. In addition, they implement strategies to prepare residents to compete for these jobs. **Broward County's employed labor force growth since 2000 was significantly impacted** by the successive national economic downturns of 2001-2003 and 2007-2010. In fact, the **County's highly cyclical employment pattern is greater than that of the rest of the U.S.** Since September 2009, the County has rebounded, but it took 6 years for total employment in the **County to reach the same level as it was in 2006.** **The County's wide swings in employment are** especially damaging to households at the lowest income tiers. Low-wage jobs are typically lost first in a recession, and given low rates of savings for households with less income, even short periods of unemployment and lost pay can wipe out what wealth they may have previously accumulated.

**The competitiveness of a community's housing market is an important economic development** objective. To build and maintain competitiveness, a community must offer a range of housing options in keeping with current and future demand. A competitive housing market will yield a quantifiable economic output including job creation, increased tax revenues and secondary (or ripple) benefits to related businesses. In addition, a clear relationship can be demonstrated between the production of housing and stimulating the workforce, attracting new businesses and employees, revitalizing neighborhoods and support for smart growth. The following is a brief

summary of the issues concerning changing housing preference.

## Housing and Transportation Costs

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The analysis pointed out that the costs of traffic congestion are reaching crisis proportions in many metro areas in the US. Broward County, which is part of the Miami Metro area, ranks as the 6<sup>th</sup> most congested metro in the US in terms of total annual travel delay and 6<sup>th</sup> in terms of its annual cost of congestion, estimated at over \$4.4 Billion.

Traffic congestion has multiple costs, including wasted work hours, lower worker productivity, increased infrastructure repair costs, and increased air pollutants. Congestion is an issue across Broward County. The volume of development the County, in addition to existing land use patterns reinforcing east-west commutes to the **County's** major employment centers, have driven increases in mean travel time.

The study further examined the critical link between affordable housing, transportation and economic development. Housing and transportation costs can severely limit a working household's choice both in terms of housing and job location. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the Housing and Transportation (H+T) Affordability Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. According to the H+T Affordability Index, Broward **County's median monthly housing costs as a percentage of household monthly** income is 39 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 64 percent, far above the 45 percent H+T Affordability Index threshold. Of the 29 out of 31 Broward County municipalities with an H&T Affordability Index, all had an Affordability Index far above the 45 percent threshold. Significantly, the H+T Affordability Index is substantially higher in a number of higher priced municipalities in western Broward County

While increasing housing and transportation costs have severely impacted most service sector workers, it has also limited the choices for young professionals in the "**creative class**" occupations. A recent Metropolitan Center study found that creative occupation workers, i.e. computer systems designers, life science workers, educators and artists, who are often saddled with significant debt from student loans, are forced to live away from the more expensive employment centers in the downtown areas or have moved to other more affordable locations outside of Broward County and South Florida.

## V. MUNICIPAL/ UNINCORPORATED AREA PROFILES and HOUSING SUPPLY/DEMAND ANALYSIS

The *2018 Broward County Affordable Housing Needs Assessment* includes a **“Municipal Profile,” “Unincorporated Area Neighborhood Profile,” and “Affordable Housing Supply and Demand Analysis”** of all Broward County municipalities (see Appendix A, B, and C). The purpose of the Municipal Profiles, Unincorporated Area Neighborhood Profiles, and Affordable Housing Supply and Demand Analyses is to quantify the level of affordable housing need within each municipality. The Municipal Profiles and Unincorporated Area Neighborhood Profiles provide basic demographic, economic, employment and housing data for each municipality/neighborhood. The Affordable Housing Supply and Demand Analyses quantify the supply and demand of affordable housing in each municipality by household income category and serves as a baseline analysis for monitoring change in affordable housing supply and demand on an annual basis.

**Nearly all of Broward County’s municipalities show high percentages of renter and owner cost-burdened households.** In fact, in 26 of Broward County’s municipalities the percentage of cost-burdened renter households is greater than 50 percent with several municipalities. Extremely high H&T indices are found in several of **Broward County’s** suburbs where housing cost are high and workers generally commute long distances each day, including Weston (123), Parkland (107), Southwest Ranches (98), Hillsboro Beach (84), and Sea Ranch Lakes (84).

## Appendix A: Municipal Profiles

## 2017 DEMOGRAPHICS

Population	59,154
% Change 2012-2017	11.4%
Race & Ethnicity	
White	75.6%
Black	15.8%
Other	8.6%
Hispanic	24.4%
Total Households	
Family Households	23,976
Nonfamily Households	60.2%
	39.8%
% Working Family Households	
2012	84.5%
2017	84.2%
Median Household Income	
% Change 2012-2017	\$56,556
	17.2%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	6,202	50.1%	15.8%
25 to 34 years	7,469	85.2%	7.7%
35 to 54 years	16,389	84.6%	5.9%
16 and over	47,526	61.6%	7.9%
55 and over	17,466	34.0%	7.0%
65 and over	10,985	13.2%	8.7%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, health care, and social assistance (5,737)
2. Retail trade (4,825)
3. Professional, science, management, administrative and waste management (4,150)

### Leading Occupations (# of Employees)

1. Sales and office (10,212)
2. Management, business, science and arts (8,258)
3. Service (6,134)

## HOUSING FACTS

Total Housing Units	27,320
% of County Total	3.3%
Single-Family (1 unit attached/detached)	35.6%
Multi-Family (5+ units)	50.6%
% Occupied	87.8%
% Owner-Occupied	59.1%
% Renter-Occupied	28.1%
Median Value	\$168,000
Median Gross Rent	\$1,649
Vacancy Rate	
Homeowner	1.3
Rental	6.7
Total Cost Burdened Households	
% of Owner-Occupied Units	9,573
% of Renter-Occupied Units	35.3%
	54.4%
H+T Affordability Index	60%



## 2017 DEMOGRAPHICS

Population 35,735  
 % Change 2012-2017 20.8%

### Race & Ethnicity

White 82.5%  
 Black 5.2%  
 Other 12.2%  
 Hispanic 32.8%

### Total Households

Family Households 11,206 81.0%  
 Nonfamily Households 19.0%

### % Working Family Households

2012 92.9%  
 2017 92.7%

### Median Household Income

% Change 2012-2017 \$98,029 14.2%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	4,208	48.5%	9.7%
25 to 34 years	3,524	80.0%	7.3%
35 to 54 years	10,390	85.0%	3.5%
16 and over	27,489	67.1%	5.2%
55 and over	9,367	50.8%	4.4%
65 and over	4,078	25.1%	2.3%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services and health care and social assistance (3,505)
2. Finance, insurance and real estate (2,279)
3. Retail trade (2,224)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (7,601)
2. Sales and office occupations (4,607)
3. Service occupations (2,946)

## HOUSING FACTS

Total Housing Units 11,452  
 % of County Total 1.4%  
 Single-Family (1 unit attached/detached) N/A  
 Multi-Family (5+ units) N/A  
 % Occupied 97.9%  
 % Owner-Occupied 83.6%  
 % Renter-Occupied 14.2%

Median Value \$346,800

Median Gross Rent \$2,200

### Vacancy Rate

Homeowner 0.4  
 Rental 1.7

Total Cost Burdened Households 3,674

% of Owner-Occupied Units 29.2%

% of Renter-Occupied Units 55.5%

H+T Affordability Index 79%

## 2017 DEMOGRAPHICS

Population	133,058
% Change 2012-2017	6.2%
Race & Ethnicity	
White	65.3%
Black	20.6%
Other	14.1%
Hispanic	27.0%
Total Households	
Family Households	41,195
Nonfamily Households	74.8%
	25.2%
% Working Family Households	
2012	92.8%
2017	93.2%
Median Household Income	
% Change 2012-2017	\$70,768
	6.4%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	17,107	44.6%	22.6%
25 to 34 years	16,195	78.5%	8.6%
35 to 54 years	38,764	81.9%	4.9%
16 and over	101,315	66.5%	9.2%
55 and over	29,249	52.2%	7.4%
65 and over	13,634	25.7%	11.3%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care (17,050)
2. Professional, scientific, and management (9,810)
3. Arts, entertainment, recreation and food services (8,698)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (29,095)
2. Sales and office (17,505)
3. Service (12,838)

## HOUSING FACTS

Total Housing Units	44,453
% of County Total	5.4%
Single-Family (1 unit attached/detached)	57.0%
Multi-Family (5+ units)	33.2%
% Occupied	92.7%
% Owner-Occupied	57.5%
% Renter-Occupied	35.1%

Median Value \$313,500

Median Gross Rent \$1,468

Vacancy Rate	
Homeowner	0.5
Rental	7.8

Total Cost Burdened Households	17,004
% of Owner-Occupied Units	30.9%
% of Renter-Occupied Units	56.9%

H+T Affordability Index 70%

## 2017 DEMOGRAPHICS

Population	31,526
% Change 2012-2017	5.7%
Race & Ethnicity	
White	71.6%
Black	18.8%
Other	9.6%
Hispanic	28.8%
Total Households	
Family Households	72.4%
Nonfamily Households	27.6%
% Working Family Households	
2012	87.4%
2017	84.9%
Median Household Income	
% Change 2012-2017	\$48,827 13.7%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	3,181	57.5%	11.3%
25 to 34 years	5,366	74.9%	12.4%
35 to 54 years	9,009	75.8%	8.8%
16 and over	26,332	59.8%	9.3%
55 and over	8,776	35.0%	7.1%
65 and over	4,595	14.4%	6.4%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Educational services, and health care and social assistance (2,944)	
2. Professional, scientific, management, administrative and waste management (2,559)	
3. Arts, entertainment, and recreation (1,929)	
Leading Occupations (# of Employees)	
1. Management, business, science, and arts (5,489)	
2. Sales and office (3,610)	
3. Service (2,790)	

## HOUSING FACTS

Total Housing Units	14,045
% of County Total	1.7%
Single-Family (1 unit attached/detached)	42.3%
Multi-Family (5+ units)	28.1%
% Occupied	78.6%
% Owner-Occupied	44.0%
% Renter-Occupied	34.6%
Median Value	\$194,300
Media Gross Rent	\$1,238
Vacancy Rate	
Homeowner	3.1
Rental	4.9
Total Cost Burdened Households	5,918
% of Owner-Occupied Units	33.5%
% of Renter-Occupied Units	64.0%
H+T Affordability Index	57%

## 2017 DEMOGRAPHICS

Population	105,146
% Change 2012-2017	10.1%
Race & Ethnicity	
White	69.9%
Black	14.6%
Other	15.4%
Hispanic	36.2%
Total Households	
Family Households	34,885
Nonfamily Households	68.6%
	31.4%
% Working Family Households	
2012	89.8%
2017	86.8%
Median Household Income	
% Change 2012-2017	\$63,243
	10.8%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	13,151	40.3%	17.5%
25 to 34 years	15,421	71.0%	8.0%
35 to 54 years	29,718	83.1%	4.2%
16 and over	82,490	62.8%	6.8%
55 and over	24,200	44.9%	3.5%
65 and over	12,475	22.4%	2.2%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (10,480)
2. Professional, scientific, and management (7,108)
3. Retail trade (5,731)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (19,563)
2. Sales and office (13,347)
3. Service (8,242)

## HOUSING FACTS

Total Housing Units	39,459
% of County Total	4.8%
Single-Family (1 unit attached/detached)	52.1%
Multi-Family (5+ units)	28.3%
% Occupied	88.4%
% Owner-Occupied	62.2%
% Renter-Occupied	26.3%
Median Value	\$281,200
Median Gross Rent	\$1,449
Vacancy Rate	
Homeowner	0.5
Rental	8.6
Total Cost Burdened Households	13,383
% of Owner-Occupied Units	30.8%
% of Renter-Occupied Units	55.5%
H+T Affordability Index	65%

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## 2017 DEMOGRAPHICS

Population	80,572
% Change 2012-2017	4.1%
Race & Ethnicity	
White	62.4%
Black	29.8%
Other	7.8%
Hispanic	21.2%
Total Households	
Family Households	30,853
Nonfamily Households	50.8%
	49.2%
% Working Family Households	
2012	74.9%
2017	82.7%
Median Household Income	
% Change 2012-2017	\$46,238
	24.7%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	7,622	55.4%	15.9%
25 to 34 years	10,859	79.7%	8.6%
35 to 54 years	19,312	81.7%	6.4%
16 and over	65,671	57.3%	9.3%
55 and over	27,878	32.3%	9.8%
65 and over	17,536	16.0%	10.9%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (7,317)
2. Professional, scientific, and management (6,176)
3. Arts, entertainment, recreation and food services (5,923)

### Leading Occupations (# of Employees)

1. Service (12,350)
2. Management, business, science, and arts (9,941)
3. Sales (8,453)

## HOUSING FACTS

Total Housing Units	38,810
% of County Total	4.7%
Single-Family (1 unit attached/detached)	32.6%
Multi-Family (5+ units)	55.5%
% Occupied	79.5%
% Owner-Occupied	44.8%
% Renter-Occupied	34.7%

Median Value \$165,100

Median Gross Rent \$1,286

### Vacancy Rate

Homeowner	1.2
Rental	3.5

Total Cost Burdened Households 13,602

% of Owner-Occupied Units	36.0%
% of Renter-Occupied Units	53.0%

H+T Affordability Index 55%

## 2017 DEMOGRAPHICS

Population	180,071
% Change 2012-2017	5.5%
Race & Ethnicity	
White	60.4%
Black	33.3%
Other	6.4%
Hispanic	21.6%
Total Households	
Family Households	69,899
Nonfamily Households	47.2%
	52.8%
% Working Family Households	
2012	85.0%
2017	86.6%
Median Household Income	
% Change 2012-2017	\$56,309
	10.4%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	15,608	45.2%	20.8%
25 to 34 years	28,111	80.4%	7.7%
35 to 54 years	49,117	77.4%	6.6%
16 and over	148,811	60.3%	8.1%
55 and over	55,975	39.5%	6.2%
65 and over	29,543	19.5%	5.6%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Professional, scientific, and management	(17,681)
2. Educational services, and health care and social assistance	(13,647)
3. Arts, entertainment, and recreation	(11,967)
Leading Occupations (# of Employees)	
1. Management, business, science and arts	(35,540)
2. Sales	(22,828)
3. Service	(16,709)

## HOUSING FACTS

Total Housing Units	393,917
% of County Total	11.4%
Single-Family (1 unit attached/detached)	42.0%
Multi-Family (5+ units)	45.4%
% Occupied	74.4%
% Owner-Occupied	38.6%
% Renter-Occupied	35.9%
Median Value	\$329,500
Median Gross Rent	\$1,217
Vacancy Rate	
Homeowner	3.1
Rental	9.4
Total Cost Burdened Households	30,030
% of Owner-Occupied Units	33.1%
% of Renter-Occupied Units	57.8%
H+T Affordability Index	62%

## 2017 DEMOGRAPHICS

Population	39,834
% Change 2012-2017	6.7%
Race & Ethnicity	
White	68.1%
Black	24.0%
Other	7.9%
Hispanic	37.5%
Total Households	
Family Households	47.8%
Nonfamily Households	52.2%
% Working Family Households	
2012	76.6%
2017	76.0%
Median Household Income	
% Change 2012-2017	\$41,171 15.3%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	3,207	48.7%	25.8%
25 to 34 years	5,039	79.4%	5.6%
35 to 54 years	10,076	79.3%	5.8%
16 and over	33,172	55.2%	7.5%
55 and over	14,850	32.1%	5.3%
65 and over	9,433	17.6%	4.0%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Arts, entertainment, recreation and food service (2,956)	
2. Educational services, and health care and social assistance (2,922)	
3. Professional, scientific and management (2,321)	
Leading Occupations (# of Employees)	
1. Management, business, science, and arts (5,654)	
2. Service (5,053)	
3. Sales (4,706)	

## HOUSING FACTS

Total Housing Units	27,668
% of County Total	3.4%
Single-Family (1 unit attached/detached)	13.1%
Multi-Family (5+ units)	76.0%
% Occupied	60.4%
% Owner-Occupied	29.1%
% Renter-Occupied	31.3%
Median Value	\$237,600
Median Gross Rent	\$1,248
Vacancy Rate	
Homeowner	2.7
Rental	6.7
Total Cost Burdened Households	8,881
% of Owner-Occupied Units	37.6%
% of Renter-Occupied Units	63.1%
H+T Affordability Index	54%

## 2017 DEMOGRAPHICS

Population	1,465
% Change 2012-2017	-10.1%
Race & Ethnicity	
White	97.7%
Black	0.9%
Other	1.4%
Hispanic	9.0%
Total Households	
Family Households	48.5%
Nonfamily Households	51.6%
% Working Family Households	
2012	60.4%
2017	45.7%
Median Household Income	
% Change 2012-2017	\$71,833 6.0%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	15	0	NA
25 to 34 years	44	61.4%	9.1%
35 to 54 years	209	84.2%	2.4%
16 and over	1,403	33.0%	1.8%
55 and over	1,135	22.9%	1.4%
65 and over	829	11.6%	0.0%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, scientific, and management (106)
2. Arts, entertainment and recreations (54)
3. Educational services, healthcare and social assistance (51)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (272)
2. Sales and office (129)
3. Service (47)

## HOUSING FACTS

Total Housing Units	2,322
% of County Total	0.3%
Single-Family (1 unit attached/detached)	10.3%
Multi-Family (5+ units)	86.8%
% Occupied	38.5%
% Owner-Occupied	30.8%
% Renter-Occupied	7.7%
Median Value	\$376,300
Median Gross Rent	\$1,784
Vacancy Rate	
Homeowner	2.1
Rental	18.6
Total Cost Burdened Households	
% of Owner-Occupied Units	35.1%
% of Renter-Occupied Units	44.7%
H+T Affordability Index	84%



## 2017 DEMOGRAPHICS

Population	153,625
% Change 2012-2017	5.8%
Race & Ethnicity	
White	67.5%
Black	18.3%
Other	14.2%
Hispanic	40.6%
Total Households	
Family Households	54,454
Nonfamily Households	58.6%
	41.4%
% Working Family Households	
2012	85.9%
2017	87.1%
Median Household Income	
% Change 2012-2017	\$50,775
	15.1%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	15,127	46.0%	18.5%
25 to 34 years	19,417	78.0%	7.2%
35 to 54 years	44,208	79.4%	6.7%
16 and over	123,536	60.0%	8.3%
55 and over	44,784	37.7%	6.9%
65 and over	24,949	18.0%	7.9%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Education services, and health care and social assistance (74,502)	
2. Professional, scientific, and management (10,226)	
3. Retail trade (9,705)	
Leading Occupations (# of Employees)	
1. Management, business, science, and arts (24,369)	
2. Sales and office (19,057)	
3. Service (15,509)	

## HOUSING FACTS

Total Housing Units	68,321
% of County Total	8.3%
Single-Family (1 unit attached/detached)	44.9%
Multi-Family (5+ units)	44.0%
% Occupied	79.7%
% Owner-Occupied	45.0%
% Renter-Occupied	34.7%
Median Value	\$261,700
Median Gross Rent	\$1,179
Vacancy Rate	
Homeowner	1.3
Rental	10.3
Total Cost Burdened Households	24,829
% of Owner-Occupied Units	35.7%
% of Renter-Occupied Units	56.0%
H+T Affordability Index	34%

## 2017 DEMOGRAPHICS

Population	6,441
% Change 2012-2017	5.4%
Race & Ethnicity	
White	92.9%
Black	3.5%
Other	3.6%
Hispanic	11.8%
Total Households	
Family Households	40.7%
Nonfamily Households	59.3%
% Working Family Households	
2012	69.8%
2017	66.1%
Median Household Income	
% Change 2012-2017	\$64,125 17.8%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	<b>276</b>	<b>52.5%</b>	<b>29.2%</b>
25 to 34 years	<b>468</b>	<b>84.8%</b>	<b>8.9%</b>
35 to 54 years	<b>1602</b>	<b>77.1%</b>	<b>3.3%</b>
16 and over	<b>6158</b>	<b>48.0%</b>	<b>3.9%</b>
55 and over	<b>3812</b>	<b>31.0%</b>	<b>1.7%</b>
65 and over	<b>2508</b>	<b>15.3%</b>	<b>2.0%</b>

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, scientific, and management (546)
2. Educational services, and health care and social assistance (416)
3. Arts, entertainment and recreation (336)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (1,474)
2. Sales and office (793)
3. Service (349)

## HOUSING FACTS

Total Housing Units	7,190
% of County Total	0.9%
Single-Family (1 unit attached/detached)	19.5%
Multi-Family (5+ units)	74.9%
% Occupied	53.6%
% Owner-Occupied	35.6%
% Renter-Occupied	18.0%
Median Value	\$459,100
Median Gross Rent	\$1,224
Vacancy Rate	
Homeowner	0.9
Rental	5.2
Total Cost Burdened Households	1,631
% of Owner-Occupied Units	40.1%
% of Renter-Occupied Units	46.6%
H+T Affordability Index	77%

## 2017 DEMOGRAPHICS

Population	34,744
% Change 2012-2017	5.6%
Race & Ethnicity	
White	11.7%
Black	84.7%
Other	3.6%
Hispanic	4.6%
Total Households	
Family Households	59.0%
Nonfamily Households	41.0%
% Working Family Households	
2012	85.8%
2017	85.6%
Median Household Income	
% Change 2012-2017	\$36,544 11.1%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	4,666	44.0%	29.5%
25 to 34 years	5,123	75.0%	12.2%
35 to 54 years	8,522	73.3%	7.4%
16 and over	27,587	55.0%	12.1%
55 and over	9,276	32.6%	7.6%
65 and over	5,494	15.4%	6.8%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (4,771)
2. Retail trade (2,419)
3. Arts, entertainment and recreations (2,153)

Leading Occupations (# of Employees)

1. Service (6,151)
2. Management, business, science, and arts (3,864)
3. Production, transportation and moving (2,931)

## HOUSING FACTS

Total Housing Units	16,186
% of County Total	2.0%
Single-Family (1 unit attached/detached)	26.1%
Multi-Family (5+ units)	62.6%
% Occupied	80.9%
% Owner-Occupied	40.8%
% Renter-Occupied	40.1%
Median Value	\$100,400
Median Gross Rent	\$988
Vacancy Rate	
Homeowner	3.2
Rental	5.7
Total Cost Burdened Households	5,929
% of Owner-Occupied Units	45.2%
% of Renter-Occupied Units	64.4%
H+T Affordability Index	52%

## 2017 DEMOGRAPHICS

Population	71,976
% Change 2012-2017	4.2%
Race & Ethnicity	
White	13.4%
Black	81.8%
Other	4.8%
Hispanic	8.4%
Total Households	
Family Households	22,167
Nonfamily Households	66.2%
	33.8%
% Working Family Households	
2012	82.8%
2017	87.9%
Median Household Income	
% Change 2012-2017	\$38,471
	12.6%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	9,064	43.2%	27.3%
25 to 34 years	9,533	74.5%	13.0%
35 to 54 years	18,327	74.9%	8.0%
16 and over	54,799	57.1%	10.9%
55 and over	17,875	36.5%	4.5%
65 and over	9,698	16.9%	2.6%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Educational services, and health care and social assistance (9,295)	
2. Retail trade (5,164)	
3. Arts, entertainment, and recreation (3,001)	
Leading Occupations (# of Employees)	
1. Sales and office (9,093)	
2. Service (7,383)	
3. Management, business, science, and arts (6,958)	

## HOUSING FACTS

Total Housing Units	28,070
% of County Total	3.4%
Single-Family (1 unit attached/detached)	40.9%
Multi-Family (5+ units)	52.1%
% Occupied	79.0%
% Owner-Occupied	39.4%
% Renter-Occupied	39.5%
Median Value	\$174,600
Median Gross Value	\$1,171
Vacancy Rate	
Homeowner	1.0
Rental	12.6
Total Cost Burdened Households	12,772
% of Owner-Occupied Units	41.4%
% of Renter-Occupied Units	68.5%
H+T Affordability Index	52%

## 2017 DEMOGRAPHICS

Population	30
% Change 2012-2017	25.0%
Race & Ethnicity	
White	100%
Black	0.0%
Other	0.0%
Hispanic	0.0%
Total Households	
Family Households	11.1%
Nonfamily Households	88.9%
% Working Family Households	
2012	-
2017	100%
Median Household Income	
% Change 2012-2016	\$248,250 111.3%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	0	NA	NA
25 to 34 years	10	90.0%	10.0%
35 to 54 years	15	100.0%	0.0%
16 and over	30	90.0%	3.3%
55 and over	5	60.0%	0.0%
65 and over	4	50.0%	0.0%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Finance and insurance, and real estate	(11)
2. Public administration	(9)
3. Professional, scientific and management	(6)
Leading Occupations (# of Employees)	
1. Service	(9)
2. Natural resources, construction and maintenance	(9)
3. Management, business, science and arts	(7)

## HOUSING FACTS

Total Housing Units	21
% of County Total	0.0%
Single-Family (1 unit attached/detached)	100%
Multi-Family (5+ units)	0.0%
% Occupied	42.9%
% Owner-Occupied	42.9%
% Renter-Occupied	0.0%
Median Value	\$1,062,500
Median Gross Rent	-
Vacancy Rate	
Homeowner	50.0
Rental	0
Total Cost Burdened Households	2
% of Owner-Occupied Units	22.2%
% of Renter-Occupied Units	-
H+T Affordability Index	62%

## 2017 DEMOGRAPHICS

Population	11,042
% Change 2012-2017	5.5%
Race & Ethnicity	
White	93.6%
Black	0.4%
Other	5.9%
Hispanic	10.6%
Total Households	
Family Households	61.6%
Nonfamily Households	38.4%
% Working Family Households	
2012	82.0%
2016	82.9%
Median Household Income	
% Change 2012-2016	\$80,604 9.5%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	39,526,048	49.5%	15.5%
25 to 34 years	44,044,173	75.9%	6.9%
35 to 54 years	83,747,562	77.0%	5.0%
16 and over	255,797,692	58.9%	6.6%
55 and over	88,479,909	37.5%	4.1%
65 and over	47,732,389	16.8%	3.9%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Educational services, and health care and social assistance (972)	
2. Professional, scientific, and management (863)	
3. Finance, insurance, and real estate (653)	
Leading Occupations (# of Employees)	
1. Management, business, science, and arts (2,455)	
2. Sales and office (1,716)	
3. Service (610)	

## HOUSING FACTS

Total Housing Units	6,151
% of County Total	0.7%
Single-Family (1 unit attached/detached)	61.3%
Multi-Family (5+ units)	32.1%
% Occupied	81.3%
% Owner-Occupied	65.3%
% Renter-Occupied	16.0%
Median Value	\$453,600
Median Gross Rent	\$986
Vacancy Rate	
Homeowner	1.8
Rental	4.2
Total Cost Burdened Households	1,912
% of Owner-Occupied Units	34.4%
% of Renter-Occupied Units	54.0%
H+T Affordability Index	78%

## 2017 DEMOGRAPHICS

Population	57,045
% Change 2012-2017	6.0%
Race & Ethnicity	
White	61.3%
Black	28.0%
Other	10.7%
Hispanic	23.9%
Total Households	
Family Households	24,643
Nonfamily Households	57.5%
	42.5%
% Working Family Households	
2012	86.5%
2017	86.5%
Median Household Income	
% Change 2012-2017	\$44,114
	1.3%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	5,443	47.3%	23.6%
25 to 34 years	7,486	81.3%	8.6%
35 to 54 years	15,302	80.3%	7.0%
16 and over	48,071	60.5%	8.1%
55 and over	19,840	41.0%	4.5%
65 and over	11,714	19.6%	4.2%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (6,553)
2. Retail trade (5,644)
3. Professional, scientific, and management (4,627)

Leading Occupations (# of Employees)

1. Sales and office (9,575)
2. Management, business, science, and arts (9,380)
3. Service (6,871)

## HOUSING FACTS

Total Housing Units	29,603
% of County Total	3.6%
Single-Family (1 unit attached/detached)	48.3%
Multi-Family (5+ units)	43.3%
% Occupied	83.2%
% Owner-Occupied	56.4%
% Renter-Occupied	26.8%
Median Value	\$204,500
Median Gross Rent	\$1,330
Vacancy Rate	
Homeowner	2.0
Rental	7.2
Total Cost Burdened Households	9,500
% of Owner-Occupied Units	35.4%
% of Renter-Occupied Units	65.5%
H+T Affordability Index	54%

## 2017 DEMOGRAPHICS

Population	140,323
% Change 2012-2017	9.0%
Race & Ethnicity	
White	45.7%
Black	44.3%
Other	9.9%
Hispanic	39.6%
Total Households	
Family Households	41,430
Nonfamily Households	74.5%
	25.5%
% Working Family Households	
2012	94.3%
2017	90.9%
Median Household Income	
% Change 2012-2017	\$70,381
	8.4%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	17089	39.2%	17.8%
25 to 34 years	19137	75.5%	8.5%
35 to 54 years	43173	82.8%	5.2%
16 and over	107464	64.6%	7.9%
55 and over	28065	44.4%	5.5%
65 and over	13038	17.4%	4.0%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Educational services, and health care and social assistance (20,596)	
2. Professional, scientific, and management (12,107)	
3. Arts, entertainment, and recreation (8,676)	
Leading Occupations (# of Employees)	
1. Management, business, science, and arts (29,906)	
2. Sales and office (18,029)	
3. Service (15,053)	

## HOUSING FACTS

Total Housing Units	44,287
% of County Total	5.4%
Single-Family (1 unit attached/detached)	80.3%
Multi-Family (5+ units)	14.9%
% Occupied	93.5%
% Owner-Occupied	62.5%
% Renter-Occupied	31.1%
Median Value	\$314,600
Median Gross Rent	\$1,236
Vacancy Rate	
Homeowner	3.9
Rental	3.7
Total Cost Burdened Households	18,091
% of Owner-Occupied Units	38.9%
% of Renter-Occupied Units	61.5%
H+T Affordability Index	61%



## 2017 DEMOGRAPHICS

Population	43,574
% Change 2012-2017	5.4%
Race & Ethnicity	
White	33.7%
Black	54.5%
Other	11.9%
Hispanic	28.1%
Total Households	
Family Households	15,322
Nonfamily Households	57.4%
	42.6%
% Working Family Households	
2012	92.6%
2017	93.0%
Median Household Income	
% Change 2012-2017	\$41,841
	0.1%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	5,585	46.1%	21.9%
25 to 34 years	7,074	77.6%	7.9%
35 to 54 years	12,411	82.6%	5.8%
16 and over	33,286	65.9%	10.2%
55 and over	8,216	44.0%	10.9%
65 and over	3,800	14.3%	12.2%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (5,018)
2. Professional, scientific, and management (3,165)
3. Construction (2,882)

Leading Occupations (# of Employees)

1. Service (6,480)
2. Sales (5,343)
3. Management, business, science, and arts (4,957)

## HOUSING FACTS

Total Housing Units	16,193
% of County Total	2.0%
Single-Family (1 unit attached/detached)	60.6%
Multi-Family (5+ units)	23.4%
% Occupied	94.6%
% Owner-Occupied	51.7%
% Renter-Occupied	43.0%
Median Value	\$162,900
Median Gross Rent	\$1,414
Vacancy Rate	
Homeowner	0.7
Rental	5.5
Total Cost Burdened Households	6,930
% of Owner-Occupied Units	42.9%
% of Renter-Occupied Units	67.4%
H+T Affordability Index	54%

## 2017 DEMOGRAPHICS

Population	44,085
% Change 2012-2017	5.4%
Race & Ethnicity	
White	57.8%
Black	28.0%
Other	14.1%
Hispanic	28.5%
Total Households	
Family Households	53.6%
Nonfamily Households	46.4%
% Working Family Households	
2012	92.7%
2017	89.5%
Median Household Income	
% Change 2012-2017	\$51,317 14.8%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	3,521	53.2%	24.4%
25 to 34 years	6,642	74.3%	11.9%
35 to 54 years	14,152	79.7%	7.0%
16 and over	36,578	64.5%	9.7%
55 and over	12,263	45.0%	7.3%
65 and over	5,246	26.7%	2.4%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (5,704)
2. Arts, entertainment, and recreation (3,463)
3. Retail (3,167)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (9,135)
2. Service (5,926)
3. Sales (5,063)

## HOUSING FACTS

Total Housing Units	19,904
% of County Total	2.4%
Single-Family (1 unit attached/detached)	53.0%
Multi-Family (5+ units)	36.3%
% Occupied	87.1%
% Owner-Occupied	52.3%
% Renter-Occupied	34.8%
Median Value	\$205,600
Median Gross Rent	\$1,182
Vacancy Rate	
Homeowner	2.7
Rental	7.5
Total Cost Burdened Households	6,944
% of Owner-Occupied Units	30.6%
% of Renter-Occupied Units	55.4%
H+T Affordability Index	54%

## 2017 DEMOGRAPHICS

Population	28,901
% Change 2012-2017	20.2%
Race & Ethnicity	
White	84.0%
Black	6.4%
Other	9.6%
Hispanic	19.8%
Total Households	
Family Households	9,608
Nonfamily Households	93.6%
	6.4%
% Working Family Households	
2012	95.4%
2017	88.6%
Median Household Income	
% Change 2012-2017	\$131,525
	9.8%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	2,966	32.6%	16.4%
25 to 34 years	1,883	72.5%	12.6%
35 to 54 years	8,914	81.5%	2.6%
16 and over	21,361	62.7%	5.1%
55 and over	7,598	50.1%	1.7%
65 and over	3,512	19.1%	2.9%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Professional, scientific and management (4,161)	
2. Educational services, and health care and social assistance (3,039)	
3. Manufacturing (1,925)	
Leading Occupations (# of Employees)	
1. Management, business, science, and arts (9,998)	
2. Sales and office (3,382)	
3. Service (1,445)	

## HOUSING FACTS

Total Housing Units	10,172
% of County Total	1.2%
Single-Family (1 unit attached/detached)	-
Multi-Family (5+ units)	-
% Occupied	94.5%
% Owner-Occupied	69.5%
% Renter-Occupied	25.0%
Median Value	\$613,000
Median Gross Rent	\$2,153
Vacancy Rate	
Homeowner	2.0
Rental	3.8
Total Cost Burdened Households	
% of Owner-Occupied Units	3.594
% of Renter-Occupied Units	34.5%
	68.2%
H+T Affordability Index	107%

## 2017 DEMOGRAPHICS

Population	6,491
% Change 2012-2017	6.8%
Race & Ethnicity	
White	35.2%
Black	57.6%
Other	7.2%
Hispanic	26.0%
Total Households	
Family Households	2,317
Nonfamily Households	68.6%
	31.4%
% Working Family Households	
2012	77.7%
2017	82.0%
Median Household Income	
% Change 2012-2017	\$35,680
	14.9%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	546	60.8%	0.0%
25 to 34 years	951	72.7%	0.5%
35 to 54 years	1,530	81.7%	0.0%
16 and over	4,512	58.8%	4.5%
55 and over	1,485	25.6%	13.2%
65 and over	836	12.0%	15.8%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Arts, entertainment, and recreation	(465)
2. Transportation, warehousing, and utilities	(363)
3. Educational services, and health care and social assistance	(332)
Leading Occupations (# of Employees)	
1. Service	(877)
2. Sales and office	(799)
3. Management, business, science, and arts	(337)

## HOUSING FACTS

Total Housing Units	3,717
% of County Total	0.5%
Single-Family (1 unit attached/detached)	9.2%
Multi-Family (5+ units)	31.1%
% Occupied	62.2%
% Owner-Occupied	29.5%
% Renter-Occupied	32.7%
Median Value	\$77,100
Median Gross Rent	\$1,215
Vacancy Rate	
Homeowner	6.5
Rental	8.6
Total Cost Burdened Households	965
% of Owner-Occupied Units	27.6%
% of Renter-Occupied Units	54.5%
H+T Affordability Index	47%

## 2017 DEMOGRAPHICS

Population	170,703
% Change 2012-2017	6.5%
Race & Ethnicity	
White	61.5%
Black	23.4%
Other	15.1%
Hispani	42.0%
^	
Total Households	56,680
Family Households	70.8%
Nonfamily Households	29.2%
% Working Family Households	
2012	87.8%
2017	87.3%
Median Household Income	\$72,056
% Change 2012-2017	23.9%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	18,968	42.7%	18.9%
25 to 34 years	22,525	79.7%	5.4%
35 to 54 years	46,661	82.3%	4.4%
16 and over	135,670	60.9%	7.4%
55 and over	47,516	38.3%	6.8%
65 and over	27,454	15.0%	7.4%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (18,119)
2. Retail trade (9,955)
3. Professional, scientific, and management (9,187)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (35,910)
2. Sales and office (22,726)
3. Service (12,278)

## HOUSING FACTS

Total Housing Units	63,099
% of County Total	7.7%
Single-Family (1 unit attached/detached)	63.9%
Multi-Family (5+ units)	30.3%
% Occupied	89.8%
% Owner-Occupied	61.8%
% Renter-Occupied	28.1%
Median Value	\$300,600
Median Gross Rent	\$1,378
Vacancy Rate	
Homeowner	0.3
Rental	7.5
Total Cost Burdened Households	22,734
% of Owner-Occupied Units	34.8%
% of Renter-Occupied Units	54.9%
H+T Affordability Index	67%

## 2017 DEMOGRAPHICS

Population	93,922
% Change 2012-2017	6.7%
Race & Ethnicity	
White	70.1%
Black	17.1%
Other	12.8%
Hispanic	29.5%
Total Households	
Family Households	33,537
Nonfamily Households	69.0%
	31.0%
% Working Family Households	
2012	89.5%
2017	84.1%
Median Household Income	
% Change 2012-2017	\$73,817
	11.4%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	8,785	47.8%	16.2%
25 to 34 years	14,714	75.9%	6.8%
35 to 54 years	25,221	82.9%	4.8%
16 and over	75,180	63.4%	6.0%
55 and over	26,460	43.1%	3.3%
65 and over	14,017	23.0%	1.8%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (11,227)
2. Professional, scientific, and management (7,043)
3. Finance, insurance and real estate (5,955)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (21,172)
2. Sales and office (13,866)
3. Service (6,148)

## HOUSING FACTS

Total Housing Units	37,752
% of County Total	4.6%
Single-Family (1 unit attached/detached)	55.2%
Multi-Family (5+ units)	38.7%
% Occupied	88.8%
% Owner-Occupied	56.0%
% Renter-Occupied	32.8%
Median Value	\$317,700
Median Gross Rent	\$1,551
Vacancy Rate	
Homeowner	2.8
Rental	12.2
Total Cost Burdened Households	12,883
% of Owner-Occupied Units	31.1%
% of Renter-Occupied Units	50.8%
H+T Affordability Index	69%

## 2017 DEMOGRAPHICS

Population	110,464
% Change 2012-2017	7.3%
Race & Ethnicity	
White	60.9%
Black	34.1%
Other	5.0%
Hispanic	18.8%
Total Households	
Family Households	42,621
Nonfamily Households	51.9%
	48.1%
% Working Family Households	
2012	82.4%
2017	83.5%
Median Household Income	
% Change 2012-2017	\$49,419
	20.4%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	10,649	42.2%	22.1%
25 to 34 years	15,312	72.0%	9.5%
35 to 54 years	28,005	73.2%	9.2%
16 and over	88,914	53.5%	10.3%
55 and over	34,948	32.9%	8.0%
65 and over	20,393	13.4%	8.8%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (8,694)
2. Professional, scientific, and management (8,501)
3. Arts, entertainment, and recreations (6,335)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (14,772)
2. Sales and office (12,612)
3. Service (11,619)

## HOUSING FACTS

Total Housing Units	57,675
% of County Total	7.0%
Single-Family (1 unit attached/detached)	33.7%
Multi-Family (5+ units)	55.4%
% Occupied	73.9%
% Owner-Occupied	39.4%
% Renter-Occupied	34.5%
Median Value	\$197,400
Median Gross Rent	\$1,249
Vacancy Rate	
Homeowner	0.6
Rental	7.1
Total Cost Burdened Households	18,823
% of Owner-Occupied Units	33.5%
% of Renter-Occupied Units	60.2%
H+T Affordability Index	58%

## 2017 DEMOGRAPHICS

Population	572
% Change 2012-2017	-33.6%
Race & Ethnicity	
White	98.6%
Black	0.0%
Other	1.4%
Hispanic	19.4%
Total Households	
Family Households	224
Nonfamily Households	64.7%
	35.3%
% Working Family Households	
2012	74.4%
2017	84.1%
Median Household Income	
% Change 2012-2017	\$138,750
	20.7%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	58	29.3%	NA
25 to 34 years	12	66.7%	0.0%
35 to 54 years	158	77.3%	0.8%
16 and over	468	56.0%	0.3%
55 and over	240	47.9%	0.0%
65 and over	129	27.1%	0.0%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Professional, scientific, and management	(65)
2. Educational services, and health care and social assistance	(46)
3. Finance, insurance and real estate	(35)
Leading Occupations (# of Employees)	
1. Management, business, science, and arts	(146)
2. Sales and office	(68)
3. Service	(41)

## HOUSING FACTS

Total Housing Units	321
% of County Total	0.0%
Single-Family (1 unit attached/detached)	82.2%
Multi-Family (5+ units)	10.9%
% Occupied	69.8%
% Owner-Occupied	62.6%
% Renter-Occupied	7.2%
Median Value	\$906,300
Median Gross Rent	\$2,125
Vacancy Rate	
Homeowner	0.9
Rental	0.0
Total Cost Burdened Households	
% of Owner-Occupied Units	62
% of Renter-Occupied Units	27.9%
	26.1%
H+T Affordability Index	84%



## 2017 DEMOGRAPHICS

Population	7,820
% Change 2012-2017	5.5%
Race & Ethnicity	
White	84.2%
Black	6.4%
Other	9.4%
Hispanic	33.0%
Total Households	
Family Households	83.8%
Nonfamily Households	16.2%
% Working Family Households	
2012	89.6%
2017	89.8%
Median Household Income	
% Change 2012-2017	\$92,228 -12.4%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	1100	50.5%	9.8%
25 to 34 years	692	80.9%	12.0%
35 to 54 years	2290	74.4%	6.4%
16 and over	6610	60.8%	9.6%
55 and over	2528	47.4%	11.7%
65 and over	1323	23.8%	21.9%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (824)
2. Professional, scientific, and management (533)
3. Retail (527)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (1,832)
2. Sales and office (1,201)
3. Service (418)

## HOUSING FACTS

Total Housing Units	2,769
% of County Total	0.3%
Single-Family (1 unit attached/detached)	97.6%
Multi-Family (5+ units)	0.7%
% Occupied	86.0%
% Owner-Occupied	80.7%
% Renter-Occupied	5.3%
Median Value	\$600,800
Median Gross Rent	\$2,855
Vacancy Rate	
Homeowner	1.3
Rental	0.0
Total Cost Burdened Households	982
% of Owner-Occupied Units	39.6%
% of Renter-Occupied Units	65.5%
H+T Affordability Index	98%

## 2017 DEMOGRAPHICS

Population	94,313
% Change 2012-2017	6.1%
Race & Ethnicity	
White	55.2%
Black	33.4%
Other	11.4%
Hispanic	31.3%
Total Households	
Family Households	30,548
Nonfamily Households	67.7%
	32.3%
% Working Family Households	
2012	87.8%
2017	90.8%
Median Household Income	
% Change 2012-2017	\$61,887
	23.5%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	10,564	49.9%	15.4%
25 to 34 years	13,280	79.9%	6.8%
35 to 54 years	24,607	77.9%	7.4%
16 and over	74,344	60.4%	7.7%
55 and over	25,893	38.2%	5.3%
65 and over	14,618	15.9%	5.5%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (10,704)
2. Professional, scientific, and management (7,081)
3. Retail (4,745)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (17,545)
2. Sales (12,353)
3. Service (8,943)

## HOUSING FACTS

Total Housing Units	33,935
% of County Total	4.1%
Single-Family (1 unit attached/detached)	50.8%
Multi-Family (5+ units)	42.4%
% Occupied	90.0%
% Owner-Occupied	63.5%
% Renter-Occupied	26.5%
Median Value	\$200,500
Median Gross Rent	\$1,674
Vacancy Rate	
Homeowner	1.4
Rental	9.8
Total Cost Burdened Households	13,592
% of Owner-Occupied Units	37.9%
% of Renter-Occupied Units	54.0%
H+T Affordability Index	42%

## 2017 DEMOGRAPHICS

Population	64,262
% Change 2012-2017	5.6%
Race & Ethnicity	
White	63.3%
Black	28.6%
Other	8.0%
Hispanic	27.5%
Total Households	
Family Households	27,783
Nonfamily Households	57.1%
	42.9%
% Working Family Households	
2012	80.2%
2017	82.2%
Median Household Income	
% Change 2012-2017	\$45,474
	8.3%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	6,014	50.6%	14.6%
25 to 34 years	6,816	87.1%	2.1%
35 to 54 years	15,989	84.1%	6.1%
16 and over	54,628	57.0%	6.4%
55 and over	25,809	33.8%	5.9%
65 and over	16,702	16.8%	5.8%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (6,808)
2. Retail trade (4,273)
3. Professional, scientific, and management (4,147)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (10,778)
2. Sales and office (9,766)
3. Service (6,775)

## HOUSING FACTS

Total Housing Units	31,327
% of County Total	3.8%
Single-Family (1 unit attached/detached)	51.3%
Multi-Family (5+ units)	45.5%
% Occupied	88.7%
% Owner-Occupied	66.3%
% Renter-Occupied	22.4%
Median Value	\$170,300
Median Gross Rent	\$1,316
Vacancy Rate	
Homeowner	1.8
Rental	4.1
Total Cost Burdened Households	11,238
% of Owner-Occupied Units	36.9%
% of Renter-Occupied Units	55.4%
H+T Affordability Index	56%

## 2017 DEMOGRAPHICS

Population	14,960
% Change 2012-2017	4.6%
Race & Ethnicity	
White	37.4%
Black	55.4%
Other	7.2%
Hispanic	30.1%
Total Households	
Family Households	4,163
Nonfamily Households	74.2%
	25.8%
% Working Family Households	
2012	89.8%
2017	89.0%
Median Household Income	
% Change 2012-2017	\$40,235
	-6.1%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	2,476	34.9%	39.5%
25 to 34 years	1,815	74.5%	11.3%
35 to 54 years	4,446	78.1%	6.4%
16 and over	11,996	59.2%	13.1%
55 and over	3,259	43.5%	3.1%
65 and over	1,703	19.9%	3.8%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (1,484)
2. Retail trade (1,234)
3. Construction (861)

Leading Occupations (# of Employees)

1. Sales and office (1,939)
2. Service (1,802)
3. Management, business, science, and arts (1,425)

## HOUSING FACTS

Total Housing Units	4,635
% of County Total	0.6%
Single-Family (1 unit attached/detached)	85.2%
Multi-Family (5+ units)	6.8%
% Occupied	89.8%
% Owner-Occupied	49.7%
% Renter-Occupied	40.2%
Median Value	\$155,600
Median Gross Rent	\$1,303
Vacancy Rate	
Homeowner	1.8
Rental	5.9
Total Cost Burdened Households	2,120
% of Owner-Occupied Units	44.4%
% of Renter-Occupied Units	58.9%
H+T Affordability Index	59%

## 2017 DEMOGRAPHICS

Population	70,927
% Change 2012-2017	4.9%
Race & Ethnicity	
White	78.9%
Black	7.1%
Other	14.1%
Hispanic	48.1%
Total Households	
Family Households	22,246
Nonfamily Households	84.1%
	15.9%
% Working Family Households	
2012	93.8%
2017	91.6%
Median Household Income	
% Change 2012-2017	\$97,908
	17.0%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	8,160	36.4%	19.0%
25 to 34 years	5,302	64.8%	8.0%
35 to 54 years	22,486	75.8%	5.2%
16 and over	52,040	61.2%	8.6%
55 and over	16,092	52.0%	8.2%
65 and over	7,487	26.5%	7.8%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (6,797)
2. Professional, scientific, and management (6,323)
3. Finance and insurance, and real estate (3,221)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (19,572)
2. Sales and office (6,161)
3. Service (3,480)

## HOUSING FACTS

Total Housing Units	25,494
% of County Total	3.1%
Single-Family (1 unit attached/detached)	76.9%
Multi-Family (5+ units)	20.0%
% Occupied	87.3%
% Owner-Occupied	66.2%
% Renter-Occupied	21.1%
Median Value	\$504,800
Median Gross Rent	\$1,962
Vacancy Rate	
Homeowner	1.3
Rental	9.4
Total Cost Burdened Households	8,526
% of Owner-Occupied Units	35.1%
% of Renter-Occupied Units	53.3%
H+T Affordability Index	123%

## 2017 DEMOGRAPHICS

Population	12,407
% Change 2012-2017	5.3%
Race & Ethnicity	
White	80.1%
Black	15.8%
Other	4.0%
Hispanic	12.5%
Total Households	
Family Households	26.8%
Nonfamily Households	73.2%
% Working Family Households	
2012	86.4%
2017	83.0%
Median Household Income	
% Change 2012-2017	\$57,368 12.7%

## AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	446	64.3%	0.0%
25 to 34 years	1,064	90.9%	2.1%
35 to 54 years	4,734	82.6%	5.3%
16 and over	11,467	63.8%	3.7%
55 and over	5,223	41.1%	2.8%
65 and over	2,742	22.6%	0.0%

## ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Professional, scientific, and management	(1,226)
2. Educational services, and health care and social assistance	(1,225)
3. Retail	(1,006)
Leading Occupations (# of Employees)	
1. Management, business, science, and arts	(3,092)
2. Sales and office	(1,837)
3. Service	(1,405)

## HOUSING FACTS

Total Housing Units	7,916
% of County Total	1.0%
Single-Family (1 unit attached/detached)	47.8%
Multi-Family (5+ units)	43.1%
% Occupied	84.7%
% Owner-Occupied	50.6%
% Renter-Occupied	34.1%
Median Value	\$301,900
Median Gross Rent	\$1,203
Vacancy Rate	
Homeowner	1.9
Rental	7.8
Total Cost Burdened Households	2,404
% of Owner-Occupied Units	30.3%
% of Renter-Occupied Units	44.1%
H+T Affordability Index	60%

# Appendix B: Unincorporated Area Neighborhood Profiles

Note: ACS Five-Year Estimates were used in the data analysis. The following unincorporated areas are not included in the report due to data availability: Northwest County Parcels, Hillsboro Ranches, Monarch Hill Renewable Energy Park, Water Treatment Facility, Landfill, Fort Lauderdale/Hollywood International Airport, and Sunrise Six.

## UNINCORPORATED AREA

### 2017 DEMOGRAPHICS

Population	504
% Change 2012-2017	98.4%
Race & Ethnicity	
White	85.7%
Black	8.3%
Other	6.0%
Hispanic	5.4%
Total Households	
Family Households	90.2%
Nonfamily Households	9.8%
% Working Family Households	
2012	100%
2017	89.8%
Median Household Income	
% Change 2012-2017	\$79,904 14.9%

### AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	131	54.9%	0.0%
25 to 34 years	28	NA	NA
35 to 54 years	161	98.1%	0.0%
16 and over	435	62.5%	0.0%
55 and over	115	12.2%	0.0%
65 and over	61	13.1%	0.0%

### ECONOMIC & EMPLOYMENT BASE

- Leading Industries (# of Employees)
1. Arts, entertainment, and recreation (59)
  2. Other services, except public administration (48)
  3. Educational services, healthcare, and social assistance (44)

- Leading Occupations (# of Employees)
1. Management, business, science, and arts (142)
  2. Service (82)
  3. Sales and office (48)

### HOUSING FACTS

Total Housing Units	163
% of County Total	0%
Single-Family (1 unit attached/detached)	92%
Multi-Family (5+ units)	0%
% Occupied	100%
% Owner-Occupied	75.5%
% Renter-Occupied	24.5%
Median Value	\$378,300
Median Gross Rent	N/A
Vacancy Rate	
Homeowner	0.0
Rental	0.0
Total Cost Burdened Households	51
% of Owner-Occupied Units	19.5%
% of Renter-Occupied Units	67.5%
H+T Affordability Index	77%

Note: This analysis may under-count the population of Hillsboro Pines CDP. According to Broward County Board of County Commissioners' (2011) *Broward County: Unincorporated Neighborhood Data* report, Hillsboro Pines should include Census Block Groups 1023, 1025, and 1026 within Census Tract 105.02. In 2010, it was estimated that these areas had an estimated population of 60. However, the latest data available for Block Groups was in 2010 making this data unavailability for 2017.



## UNINCORPORATED AREA

### 2017 DEMOGRAPHICS

Population	2,558
% Change 2012-2017	-11.1%
Race & Ethnicity	
White	8.3%
Black	87.8%
Other	3.8%
Hispanic	8.5%
Total Households	
Family Households	67.4%
Nonfamily Households	32.6%
% Working Family Households	
2012	83.9%
2017	95.0%
Median Household Income	
% Change 2012-2017	\$38,413 0.9%

### AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	365	34.5%	55.0%
25 to 34 years	406	68.5%	7.8%
35 to 54 years	659	62.0%	22.6%
16 and over	2,079	53.9%	18.5%
55 and over	649	47.5%	0.3%
65 and over	255	23.1%	0.0%

### ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Arts, entertainment and recreation	(245)
2. Educational services, and health care and social assistance	(164)
3. Construction	(163)
Leading Occupations (# of Employees)	
1. Sales and office	(413)
2. Service	(349)
3. Natural resources, construction and maintenance	(169)

### HOUSING FACTS

Total Housing Units	870
% of County Total	0.1%
Single-Family (1 unit attached/detached)	44.9%
Multi-Family (5+ units)	2.2%
% Occupied	84.6%
% Owner-Occupied	34.8%
% Renter-Occupied	49.8%
Median Value	\$111,100
Median Gross Rent	\$1,059
Vacancy Rate	
Homeowner	0.0
Rental	4.2
Total Cost Burdened Households	421
% of Owner-Occupied Units	26.1%
% of Renter-Occupied Units	79.0%
H+T Affordability Index	51%

## UNINCORPORATED AREA

### 2017 DEMOGRAPHICS

Population	1,537
% Change 2012-2017	0.5%
Race & Ethnicity	
White	1.2%
Black	98.2%
Other	0.6%
Hispanic	0.0%
Total Households	
Family Households	54.4%
Nonfamily Households	45.6%
% Working Family Households	
2012	81.5%
2017	80.5%
Median Household Income	
% Change 2012-2017	\$29,118 -24.6%

### AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	202	36.2%	37.1%
25 to 34 years	243	40.7%	11.3%
35 to 54 years	415	67.0%	13.0%
16 and over	1,297	43.5%	12.1%
55 and over	437	26.1%	0.0%
65 and over	188	11.7%	0.0%

### ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Retail (173)
2. Educational services, and health care and social assistance (129)
3. Construction (47)

Leading Occupations (# of Employees)

1. Service (195)
2. Production, transportation and moving (143)
3. Sales and office (57)

### HOUSING FACTS

Total Housing Units	566
% of County Total	0.1%
Single-Family (1 unit attached/detached)	88.0%
Multi-Family (5+ units)	0.0%
% Occupied	88.3%
% Owner-Occupied	55.7%
% Renter-Occupied	32.7%

Median Value \$112,900

Median Gross Rent \$989

Vacancy Rate

Homeowner	2.2
Rental	11.9

Total Cost Burdened Households 224

% of Owner-Occupied Units	48.3%
% of Renter-Occupied Units	38.9%

H+T Affordability Index 50%

Note: Washington Park CDP may be over-counted. **According to Broward County Board of County Commissioners' (2011) *Broward County: Unincorporated Neighborhood Data*** report, Census Block Group 2012 within Census Tract 414 should be excluded from Washington Park CDP and included within Franklin Park CDP. Census Block Group data is not available for 2017.

## UNINCORPORATED AREA

### 2017 DEMOGRAPHICS

Population	1,046
% Change 2012-2017	-7.0%
Race & Ethnicity	
White	0.8%
Black	99.2%
Other	40.0%
Hispanic	2.1%
Households	
Total Households	360
Family Households	69.4%
Nonfamily Households	30.6%
% Working Family Households	
2012	65.9%
2017	77.2%
Median Household Income	
% Change 2012-2017	\$39,532 79.2%

### AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	198	29.3%	35.4%
25 to 34 years	86	81.4%	0.0%
35 to 54 years	281	70.8%	18.7%
16 and over	676	55.8%	21.1%
55 and over	111	45.0%	18.0%
65 and over	33	0.0%	0.0%

### ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Arts, entertainment and recreation (95)
2. Educational services, and health care and social assistance (60)
3. Other services, except public administration (59)

Leading Occupations (# of Employees)

1. Sales and office (119)
2. Service (85)
3. Natural resources, construction and maintenance (71)

### HOUSING FACTS

Total Housing Units	421
% of County Total	0.1%
Single-Family (1 unit attached/detached)	17.8%
Multi-Family (5+ units)	17.8%
% Occupied	85.5%
% Owner-Occupied	7.6%
% Renter-Occupied	77.9%

Median Value \$120,000

Median Gross Rent \$826

Vacancy Rate

Homeowner	0.0
Rental	5.2

Total Cost Burdened Households

% of Owner-Occupied Units	50.0%
% of Renter-Occupied Units	47.9%

H+T Affordability Index 43%

Note: The Franklin Park CDP is under-counted in this assessment. **According to Broward County Board of County Commissioners' (2011) Broward County: Unincorporated Neighborhood Data** report, Census Block Group 2012 within Census Tract 414 should be included within Franklin Park CDP. This data is only available for the decennial census.

## UNINCORPORATED AREA

### 2017 DEMOGRAPHICS

Population	2,215
% Change 2012-2017	66.0%
Race & Ethnicity	
White	1.9%
Black	98.1%
Other	0.0%
Hispanic	1.0%
Total Households	
Family Households	74.1%
Nonfamily Households	25.9%
% Working Family Households	
2012	80.2%
2017	0.1%
Median Household Income	
% Change 2012-2017	\$46,395 57.5%

### AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	184	29.3%	0.0%
25 to 34 years	159	32.7%	67.3%
35 to 54 years	715	70.1%	13.2%
16 and over	1873	50.5%	10.8%
55 and over	815	41.5%	0.0%
65 and over	529	28.5%	0.0%

### ECONOMIC & EMPLOYMENT BASE

#### Leading Industries (# of Employees)

1. Educational services, health care, and social assistance (266)
2. Retail (207)
3. Other services, except public administration (155)

#### Leading Occupations (# of Employees)

1. Service (485)
2. Production, transportation and material moving (206)
3. Sales and office (137)

### HOUSING FACTS

Total Housing Units	599
% of County Total	0.1%
Single-Family (1 unit attached/detached)	100%
Multi-Family (5+ units)	0.0%
% Occupied	89.6%
% Owner-Occupied	53.8%
% Renter-Occupied	35.9%

Median Value \$123,900

Median Gross Rent \$1,490

#### Vacancy Rate

Homeowner	0.0
Rental	0.0

#### Total Cost Burdened Households

% of Owner-Occupied Units	184 22.7%
% of Renter-Occupied Units	51.6%

H+T Affordability Index 58%

## UNINCORPORATED AREA

### 2017 DEMOGRAPHICS

Population	7,963
% Change 2012-2017	16.2%
Race & Ethnicity	
White	69.0%
Black	17.5%
Other	13.5%
Hispanic	63.1%
Total Households	
Family Households	2,260
Nonfamily Households	81.9%
	18.1%
% Working Family Households	
2012	93.1%
2017	89.9%
Median Household Income	
% Change 2012-2017	\$36,950
	-1.1%

### AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	763	49.8%	5.9%
25 to 34 years	1,361	84.2%	0.4%
35 to 54 years	2,457	76.9%	3.7%
16 and over	294	6.5%	0.0%
55 and over	1,051	43.3%	3.8%
65 and over	589	14.0%	0.0%

### ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)	
1. Construction (1,068)	
2. Educational services, and health care and social assistance (692)	
3. Arts, entertainment and recreation (508)	
Leading Occupations (# of Employees)	
1. Natural resources, construction and maintenance (1,185)	
2. Service (851)	
3. Sales (722)	

### HOUSING FACTS

Total Housing Units	2,376
% of County Total	0.3%
Single-Family (1 unit attached/detached)	60.6%
Multi-Family (5+ units)	0.0%
% Occupied	95.1%
% Owner-Occupied	51.2%
% Renter-Occupied	43.9%
Median Value	\$140,900
Median Gross Rent	\$1,052
Vacancy Rate	
Homeowner	0.0
Rental	10.0
Total Cost Burdened Households	1.086
% of Owner-Occupied Units	30.2%
% of Renter-Occupied Units	68.9%
H+T Affordability Index	54%

## Appendix C:

# County & Municipal Affordable Housing Demand and Supply Analysis

## Existing Housing Supply/Demand Analysis Broward County

Total Owner-Occupied Units: 420,780

Median Household Income: \$54,895

Median Owner Value: \$223,400

Cost-Burdened Owner Units: 146,961 (34.9%)

**"Severely" Cost-burdened Owner Units: 67,304 (16.0%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,996 - \$43,916	54,224	\$83,989	\$131,748	50,309 (12.0%)	3,914 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,917 - \$65,874	66,528	\$131,749	\$197,622	71,879 (17.1%)	5,351 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,917 - \$65,874	114,635	\$131,749	\$197,622	71,879 (17.1%)	42,756 units

Total Renter-Occupied Units: 255,048

Median Renter Household Income: \$40,863

Median Gross Rent: \$1,271

Cost-Burdened Renter Units: 147,313 (57.8%)

**"Severely" Cost-burdened Renter Units: 77,677 (30.5%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$12,259	32,481	\$0	\$306	3,737 (1.5%)	28,744 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,260 - \$20,431	26,972	\$306	\$511	3,912 (2.0%)	23,060 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,432 - \$32,690	41,656	\$511	\$817	19,287 (8.0%)	22,369 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,691 - \$49,036	48,998	\$817	\$1,226	87,499 (34.0%)	38,501 units

## Existing Housing Supply/Demand Analysis Coconut Creek

Total Owner-Occupied Units: 14,627  
 Median Household Income: \$56,556  
 Median Owner Value: \$168,000  
 Cost-Burdened Owner Units: 5,166 (35.3%)  
**"Severely" Cost-burdened Owner Units: 1,991 (13.6%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$28,844 - \$45,245	2,283	\$86,531	\$135,734	2,793 (19.1%)	510 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,246 - \$67,867	2,527	\$135,735	\$203,602	2,236 (15.3%)	291 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,246 - \$67,867	4,121	\$135,735	\$203,602	2,236 (15.3%)	1,885 units

Total Renter-Occupied Units: 8,095  
 Median Renter Household Income: \$50,503  
 Median Gross Rent: \$1,649  
 Cost-Burdened Renter Units: 4,407 (54.4%)  
**"Severely" Cost-burdened Renter Units: 2,045 (25.3%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$15,151	863	\$0	\$379	48 (0.6%)	815 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,152 - \$25,252	794	\$379	\$631	79 (1%)	715 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,253 - \$40,402	1,511	\$631	\$1,010	822 (10%)	689 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,403 - \$60,604	1,511	\$1,010	\$1,515	3,387 (42%)	1,876 units



## Existing Housing Supply/Demand Analysis Cooper City

Total Owner-Occupied Units: 9,555  
 Median Household Income: \$98,029  
 Median Owner Value: \$346,800  
 Cost-Burdened Owner Units: 2,786 (29.2%)  
**"Severely" Cost-burdened Owner Units: 1,172 (12.3%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$49,995 - \$78,423	1,599	\$149,984	\$235,270	1,415 (14.8%)	184 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$78,424 - \$117,635	1,869	\$235,271	\$352,904	2,963 (31.0%)	1,094 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$78,424 - \$117,635	2,108	\$235,271	\$352,904	2,963 (31.0%)	855 units

Total Renter-Occupied Units: 1,600  
 Median Renter Household Income: \$66,053  
 Median Gross Rent: \$2,200  
 Cost-Burdened Renter Units: 888 (55.5%)  
**"Severely" Cost-burdened Renter Units: 361 (22.6%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$19,816	97	\$0	\$495	7 (0.5%)	89 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$19,816 - \$33,027	236	\$495	\$826	17 (1%)	219 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$33,028 - \$52,842	229	\$826	\$1,321	55 (3%)	174 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$52,843 - \$79,264	404	\$1,321	\$1982	455 (28%)	51 units

## Existing Housing Supply/Demand Analysis Coral Springs

Total Owner-Occupied Units: 24,852

Median Household Income: \$70,768

Median Owner Value: \$313,500

Cost-Burdened Owner Units: 7,674 (30.9%)

**"Severely" Cost-burdened Owner Units: 2,759 (11.1%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$36,092 - \$56,614	3,128	\$108,275	\$169,843	1,623 (6.5%)	1,505 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$56,615 - \$84,922	4,499	\$169,844	\$254,765	3,427 (13.8%)	1,072 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$56,615 - \$84,922	7,935	\$169,844	\$254,765	3,427 (13.8%)	4,508 units

Total Renter-Occupied Units: 16,407

Median Renter Household Income: \$48,743

Median Gross Rent: \$1,468

Cost-Burdened Renter Units: 9,330 (56.9%)

**"Severely" Cost-burdened Renter Units: 4,250 (25.9%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$14,623	1,712	\$0	\$306	306 (1.9%)	1,407 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$14,624 - \$24,372	1,573	\$366	\$203	203 (1%)	1,370 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$24,373 - \$38,994	2,895	\$609	\$1,627	1,627 (10%)	1,268 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$38,995 - \$58,492	3,391	\$975	\$7,144	7,144 (44%)	3,753 units

## Existing Housing Supply/Demand Analysis Dania Beach

Total Owner-Occupied Units: 5,983  
 Median Household Income: \$48,827  
 Median Owner Value: \$194,300  
 Cost-Burdened Owner Units: 2,003 (33.5%)  
**"Severely" Cost-burdened Owner Units: 931 (15.6%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$24,902 - \$39,062	733	\$74,705	\$117,185	855 (14.3%)	121 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$39,063 - \$58,592	1,019	\$117,186	\$175,777	1,589 (26.6%)	570 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$39,063 - \$58,592	2,235	\$117,186	\$175,777	1,589 (26.6%)	646 units

Total Renter-Occupied Units: 6,121  
 Median Renter Household Income: \$35,877  
 Median Gross Rent: \$1,238  
 Cost-Burdened Renter Units: 3,915 (64.0%)  
**"Severely" Cost-burdened Renter Units: 2,062 (33.7%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,763	799	\$0	\$269	8 (0.1%)	791 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,764 - \$17,939	618	\$269	\$448	171 (3%)	447 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$17,940 - \$28,702	964	\$448	\$718	447 (7%)	517 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,703 - \$43,052	1,284	\$718	\$1,076	1,307 (21%)	23 units

## Existing Housing Supply/Demand Analysis Davie

Total Owner-Occupied Units: 24,387  
 Median Household Income: \$63,243  
 Median Owner Value: \$281,200  
 Cost-Burdened Owner Units: 7,520 (30.8%)  
**"Severely" Cost-burdened Owner Units: 3,586 (14.7%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,254 - \$50,594	3,118	\$96,762	\$151,783	2,905 (11.9%)	212 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$50,595 - \$75,892	3,725	\$151,784	\$227,675	3,985 (16.3%)	260 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$50,595 - \$75,892	5,334	\$151,784	\$227,675	3,985 (16.3%)	1,348 units

Total Renter-Occupied Units: 10,567  
 Median Renter Household Income: \$37,214  
 Median Gross Rent: \$1,449  
 Cost-Burdened Renter Units: 5,863 (55.5%)  
**"Severely" Cost-burdened Renter Units: 3,414 (32.3%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,164	1,824	\$0	\$279	292 (2.8%)	1,532 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,165 - \$18,607	967	\$279	\$465	170 (2%)	797 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,608 - \$29,771	1,636	\$465	\$744	434 (4%)	1,202 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,772 - \$44,657	1,660	<b>\$744</b>	<b>\$1,116</b>	2,538 (24%)	879 units

## Existing Housing Supply/Demand Analysis Deerfield Beach

Total Owner-Occupied Units: 18,980  
 Median Household Income: \$46,238  
 Median Owner Value: \$165,100  
 Cost-Burdened Owner Units: 6,828 (36.0%)  
**"Severely" Cost-burdened Owner Units: 3,166 (16.7%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,581 - \$36,990	2,984	\$70,744	\$110,971	2,458 (13.0%)	526 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,991 - \$55,486	3,133	\$110,972	\$166,457	3,215 (16.9%)	83 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,991 - \$55,486	5,483	\$110,972	\$166,457	3,215 (16.9%)	2,268 units

Total Renter-Occupied Units: 12,775  
 Median Renter Household Income: \$38,623  
 Median Gross Rent: \$1,286  
 Cost-Burdened Renter Units: 6,774 (53.0%)  
**"Severely" Cost-burdened Renter Units: 3,765 (29.5%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,587	1,514	\$0	\$290	335 (2.6%)	1,179 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,588 - \$19,312	1,669	\$290	\$483	428 (3%)	1,241 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$19,313 - \$30,898	1,997	\$483	\$772	734 (6%)	1,262 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,899 - \$46,348	2,216	\$772	\$1,159	3,886 (30%)	1,669 units

## Existing Housing Supply/Demand Analysis Ft. Lauderdale

Total Owner-Occupied Units: 38,612  
 Median Household Income: \$56,309  
 Median Owner Value: \$329,500  
 Cost-Burdened Owner Units: 12,790 (33.1%)  
**"Severely" Cost-burdened Owner Units: 6,745 (17.5%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$28,718 - \$45,047	4,735	\$86,153	\$135,142	3,460 (9%)	1,275 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,048 - \$67,571	5,705	\$135,143	\$202,712	5,637 (14.6%)	68 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,048 - \$67,571	11,455	\$135,143	\$202,712	5,637 (14.6%)	5,818 units

Total Renter-Occupied Units: 13,455  
 Median Renter Household Income: \$37,214  
 Median Gross Rent: \$1,217  
 Cost-Burdened Renter Units: 20,240 (57.8%)  
**"Severely" Cost-burdened Renter Units: 10,954 (31.3%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,164	5,139	\$0	\$279	709 (5.3%)	4,430 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,165 - \$18,607	3,832	\$279	\$465	724 (5%)	3,108 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,608 - \$29,771	5,355	\$465	\$744	2,239 (17%)	3,116 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,772 - \$44,657	5,915	\$744	\$1,116	11,958 (89%)	6,043 units

## Existing Housing Supply/Demand Analysis Hallandale Beach

Total Owner-Occupied Units: 9,191  
 Median Household Income: \$41,171  
 Median Owner Value: \$237,600  
 Cost-Burdened Owner Units: 3,445 (37.6%)  
**"Severely" Cost-burdened Owner Units: 2,017 (21.9%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,997 - \$32,937	1,328	\$62,992	\$98,810	570 (6.2%)	758 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,938 - \$49,405	1,212	\$98,811	\$148,216	1,223 (13.3%)	11 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,938 - \$49,405	2,773	\$98,811	\$148,216	1,223 (13.3%)	1,550 units

Total Renter-Occupied Units: 8,598  
 Median Renter Household Income: \$33,436  
 Median Gross Rent: \$1,248  
 Cost-Burdened Renter Units: 5,426 (63.1%)  
**"Severely" Cost-burdened Renter Units: 2,667 (31.0%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,031	1,294	\$0	\$251	82 (0.9%)	1,213 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,032 - \$16,718	904	\$251	\$418	79 (1%)	825 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$16,719 - \$26,749	1,276	\$418	\$669	394 (4%)	972 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$26,750 - \$40,123	1,520	\$669	\$1,003	2,220 (26%)	700 units

## Existing Housing Supply/Demand Analysis Hillsboro Beach

Total Owner-Occupied Units: 715

Median Household Income: \$71,833

Median Owner Value: \$376,300

Cost-Burdened Owner Units: 251 (35.1%)

**"Severely" Cost-burdened Owner Units: 145 (20.3%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$36,635 - \$57,466	40	\$109,904	\$172,399	27 (3.7%)	14 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,467 - \$86,200	119	\$172,400	\$258,599	114 (15.9%)	5 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,467 - \$86,200	166	\$172,400	\$258,599	114 (15.9%)	52 units

Total Renter-Occupied Units: 179

Median Renter Household Income: \$58,906

Median Gross Rent: \$1,784

Cost-Burdened Renter Units: 80 (44.7%)

**"Severely" Cost-burdened Renter Units: 53 (29.6%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$17,672	13	\$0	\$442	4 (2.2%)	9 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$17,673 - \$29,453	10	\$442	\$736	0 (0%)	10 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$29,454 - \$47,125	30	\$736	\$1,178	0 (0%)	30 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$47,126 - \$70,687	49	\$1,178	\$1,767	71 (40%)	22 units



## Existing Housing Supply/Demand Analysis Hollywood

Total Owner-Occupied Units: 32,202

Median Household Income: \$50,775

Median Owner Value: \$261,700

Cost-Burdened Owner Units: 11,510 (35.7%)

**"Severely" Cost-burdened Owner Units: 5,294 (16.4%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,895 - \$40,620	1,701	\$77,686	\$121,860	3,638 (11.3%)	1,937 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,621 - \$60,930	5,087	\$121,861	\$182,790	5,820 (18.1%)	732 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,621 - \$60,930	9,951	\$121,861	\$182,790	5,820 (18.1%)	4,132 units

Total Renter-Occupied Units: 23,803

Median Renter Household Income: \$38,609

Median Gross Rent: \$1,179

Cost-Burdened Renter Units: 13,319 (56.0%)

**"Severely" Cost-burdened Renter Units: 6,817 (28.6%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,583	2,922	\$0	\$290	252 (1.1%)	2,670 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,584 - \$19,305	2,529	\$290	\$483	261 (1%)	2,268 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$19,306 - \$30,887	3,968	\$483	\$772	2,081 (9%)	1,187 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,888 - \$46,331	4,712	\$772	\$1,158	9,509 (40%)	4,797 units

## Existing Housing Supply/Demand Analysis Lauderdale-by-the-sea

Total Owner-Occupied Units: 2,562  
 Median Household Income: \$64,125  
 Median Owner Value: \$459,100  
 Cost-Burdened Owner Units: 1,028 (40.1%)  
**"Severely" Cost-burdened Owner Units: 620 (24.2%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,704 - \$51,300	434	\$98,111	\$153,900	146 (5.7%)	289 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,301 - \$76,950	222	\$153,901	\$230,850	290 (11.3%)	68 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,301 - \$76,950	406	\$153,901	\$230,850	290 (11.3%)	116 units

Total Renter-Occupied Units: 1,294  
 Median Renter Household Income: \$42,083  
 Median Gross Rent: \$1,224  
 Cost-Burdened Renter Units: 603 (46.6%)  
**"Severely" Cost-burdened Renter Units: 349 (27.0%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$12,625	180	\$0	\$ 316	0 (0%)	180 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,626 - \$21,042	151	\$316	\$526	0 (0%)	151 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,043 - \$33,666	243	\$526	\$842	123 (10%)	119 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,667 - \$50,500	169	\$842	\$1,262	504 (39%)	334 units

## Existing Housing Supply/Demand Analysis Lauderdale Lakes

Total Owner-Occupied Units: 5,969

Median Household Income: \$36,544

Median Owner Value: \$100,400

Cost-Burdened Owner Units: 2,697 (45.2%)

**"Severely" Cost-burdened Owner Units: 1,608 (26.9%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,637 - \$29,235	997	\$55,912	\$87,706	1,106 (18.5%)	109 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,236 - \$43,853	1,175	\$87,707	\$131,558	1,163 (19.5%)	12 units
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Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,236 - \$43,853	2,177	\$87,707	\$131,558	1,163 (19.5%)	1,014 units

Total Renter-Occupied Units: 5,016

Median Renter Household Income: \$28,558

Median Gross Rent: \$988

Cost-Burdened Renter Units: 3,232 (64.4%)

**"Severely" Cost-burdened Renter Units: 1,882 (37.5%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$8,567	514	\$0	\$214	97 (1.9%)	417 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$8,568 - \$14,279	483	\$214	\$357	103 (2%)	381 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$14,280 - \$22,846	933	\$357	\$571	229 (5%)	704 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$22,847 - \$34,270	970	\$571	\$857	870 (17%)	100 units

## Existing Housing Supply/Demand Analysis Lauderhill

Total Owner-Occupied Units: 11,936

Median Household Income: \$38,471

Median Owner Value: \$174,600

Cost-Burdened Owner Units: 4,937 (41.4%)

**"Severely" Cost-burdened Owner Units: 2,301 (19.3%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$19,620 - \$30,777	2,058	\$58,861	\$92,330	2,937 (24.6%)	879 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,778 - \$46,165	2,109	\$92,331	\$138,496	2,006 (16.8%)	104 units
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Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,778 - \$46,165	4,529	\$92,331	\$138,496	2,006 (16.8%)	2,523 units

Total Renter-Occupied Units: 11,433

Median Renter Household Income: \$30,458

Median Gross Rent: \$1,171

Cost-Burdened Renter Units: 7,835 (68.5%)

**"Severely" Cost-burdened Renter Units: 4,625 (40.5%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$9,137	1,172	\$0	\$228	65 (0.6%)	1,107 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$9,138 - \$15,229	1,247	\$228	\$381	194 (2%)	1,053 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$15,230 - \$24,366	2,199	\$381	\$609	310 (3%)	1,889 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$24,367 - \$26,550	2,118	\$609	\$914	2,146 (19%)	28 units

## Existing Housing Supply/Demand Analysis Lazy Lakes

Total Owner-Occupied Units: 9  
 Median Household Income: \$248,250  
 Median Owner Value: \$1,062,500  
 Cost-Burdened Owner Units: 2 (22.2%)  
**"Severely" Cost-burdened Owner Units: 0 (0%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median	8	51% Median	80% Median	51-80% Median	5 units
	\$126,608 - \$198,600		\$379,823	\$595,800	1 (8.5%)	
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$198,601 - \$297,900		\$595,801	\$893,700	2 (22.2%)	
Moderate Income Owners and Renters	81-120% Median	7	81% Median	120% Median	81-120% Median	5 units
	\$198,601 - \$297,900		\$595,801	\$893,700	2 (22.2%)	

Total Renter-Occupied Units: 0  
 Median Renter Household Income: \$248,250  
 Median Gross Rent: N/A  
 Cost-Burdened Renter Units: 0 (0%)  
**"Severely" Cost-burdened Renter Units: 0 (0%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median	0	0% Median	30% Median	0-30% Median	0 units
	\$0 - \$74,475		\$0	\$1,862	0 (0%)	
Very Low Income	31-50% Median	0	31% Median	50% Median	31-50% Median	0 units
	\$74,476 - \$124,125		\$1,862	\$3,103	0 (0%)	
Low Income Owners	51-80% Median	0	51% Median	80% Median	51-80% Median	0 units
	\$124,126 - \$198,600		\$3,103	\$4,965	0 (0%)	
Moderate Income Owners	81-120% Median	0	81% Median	120% Median	81-120% Median	0 units
	\$198,601 - \$297,900		\$4,965	\$7,448	0 (0%)	

## Existing Housing Supply/Demand Analysis Lighthouse Point

Total Owner-Occupied Units: 4,017  
 Median Household Income: \$80,604  
 Median Owner Value: \$453,600  
 Cost-Burdened Owner Units: 1,380 (34.4%)  
**"Severely" Cost-burdened Owner Units: 588 (14.6%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$41,108 - \$64,483	465	\$123,324	\$193,450	346 (8.6%)	120 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$64,484 - \$96,725	608	\$193,451	\$290,174	365 (9.1%)	243 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$64,484 - \$96,725	888	\$193,451	\$290,174	365 (9.1%)	523 units

Total Renter-Occupied Units: 986  
 Median Renter Household Income: \$58,106  
 Median Gross Rent: \$986  
 Cost-Burdened Renter Units: 532 (54.0%)  
**"Severely" Cost-burdened Renter Units: 143 (14.5%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$17,432	84	\$0	\$436	0 (0%)	84 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$17,433 - \$29,053	110	\$436	\$726	0 (1%)	100 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$29,054 - \$46,485	168	\$726	\$1,162	374 (38%)	206 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$46,486 - \$69,727	229	\$1,162	\$1,743	242 (25%)	13 units

## Existing Housing Supply/Demand Analysis Margate

Total Owner-Occupied Units: 15,347  
 Median Household Income: \$44,114  
 Median Owner Value: \$204,500  
 Cost-Burdened Owner Units: 5,434 (35.4%)  
**"Severely" Cost-burdened Owner Units: 2,761 (18.0%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,498 - \$35,291	2,060	\$67,494	\$105,874	2,048 (13.3%)	12 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$35,292 - \$52,937	2,391	\$105,875	\$158,810	2,134 (13.9%)	257 units
<b>Summary</b>						
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$35,292 - \$52,937	3,464	\$105,875	\$158,810	2,134 (13.9%)	1,330 units

Total Renter-Occupied Units: 6,209  
 Median Renter Household Income: \$34,629  
 Median Gross Rent: \$1,330  
 Cost-Burdened Renter Units: 4,066 (65.5%)  
**"Severely" Cost-burdened Renter Units: 2,264 (36.5%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,389	588	\$0	\$260	31 (0.5%)	588 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,390 - \$17,315	659	\$260	\$433	126 (2%)	533 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$17,316 - \$27,703	1,088	\$433	\$693	119 (2%)	969 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$27,704 - \$41,555	1,213	\$693	\$1,039	1,716 (28%)	503 units

## Existing Housing Supply/Demand Analysis Miramar

Total Owner-Occupied Units: 27,680

Median Household Income: \$70,381

Median Owner Value: \$314,600

Cost-Burdened Owner Units: 10,758 (38.9%)

**"Severely" Cost-burdened Owner Units: 4,763 (17.2%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$35,894 - \$56,305	4,486	\$107,683	\$168,914	4,313 (15.6%)	173 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$56,306 - \$84,457	5,613	\$168,915	\$253,372	6,030 (21.8%)	417 units
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Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$56,306 - \$84,457	8,075	\$168,915	\$253,372	6,030 (21.8%)	2,045 units

Total Renter-Occupied Units: 11,928

Median Renter Household Income: \$45,587

Median Gross Rent: \$1,236

Cost-Burdened Renter Units: 7,333 (61.5%)

**"Severely" Cost-burdened Renter Units: 3,505 (29.4%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,676	1,257	\$0	\$342	8 (0.1%)	1,249 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,677 - \$22,794	1,150	\$342	\$570	118 (1%)	1,032 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,795 - \$36,470	2,004	\$570	\$912	997 (8%)	1,007 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,471 - \$54,704	2,609	\$912	\$1,368	4,092 (34%)	1,483 units



## Existing Housing Supply/Demand Analysis North Lauderdale

Total Owner-Occupied Units: 6,922

Median Household Income: \$41,841

Median Owner Value: \$162,900

Cost-Burdened Owner Units: 2,967 (42.9%)

**"Severely" Cost-burdened Owner Units: 1,427 (20.6%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,339 - \$33,473	1,209	\$64,017	\$100,418	1,035 (15.0%)	174 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,474 - \$50,209	1,189	\$100,419	\$150,628	1,570 (22.7%)	381 units
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Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,474 - \$50,209	2,687	\$100,419	\$150,628	1,570 (22.7%)	1,117 units

Total Renter-Occupied Units: 5,881

Median Renter Household Income: \$37,637

Median Gross Rent: \$1,414

Cost-Burdened Renter Units: 3,963 (67.4%)

**"Severely" Cost-burdened Renter Units: 2,232 (38.0%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,291	772	\$0	\$282	0 (0%)	772 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,292 - \$18,819	572	\$282	\$470	61 (1%)	511 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,820 - \$30,110	884	\$470	\$753	155 (3%)	729 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,111 - \$45,164	1,295	\$753	\$1,129	1,169 (20%)	127 units

## Existing Housing Supply/Demand Analysis Oakland Park

Total Owner-Occupied Units: 8,875

Median Household Income: \$51,317

Median Owner Value: \$205,600

Cost-Burdened Owner Units: 2,716 (30.6%)

**"Severely" Cost-burdened Owner Units: 1,393 15.7(%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$26,172 - \$41,054	1,205	\$78,515	\$123,161	1,670 (18.8%)	465 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,055 - \$61,580	1,697	\$123,162	\$184,741	2,286 (25.8%)	589 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,055 - \$61,580	3,080	\$123,162	\$184,741	2,286 (25.8%)	795 units

Total Renter-Occupied Units: 7,630

Median Renter Household Income: \$36,247

Median Gross Rent: \$1,182

Cost-Burdened Renter Units: 4,228 (55.4%)

**"Severely" Cost-burdened Renter Units: 2,067 (27.1%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,874	914	\$0	\$272	21 (0.3%)	893 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,875 - \$18,124	644	\$272	\$453	78 (1%)	566 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,125 - \$28,998	1,248	\$453	\$725	445 (6%)	803 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,999 - \$43,496	1,561	\$725	\$1,087	2,791 37(%)	1,229 units

## Existing Housing Supply/Demand Analysis Parkland

Total Owner-Occupied Units: 7,669  
 Median Household Income: \$131,525  
 Median Owner Value: \$613,000  
 Cost-Burdened Owner Units: 2,649 (34.5%)  
**"Severely" Cost-burdened Owner Units: 1,177 (15.3%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$67,078 - \$105,220	1,305	\$201,233	\$315,660	627 (8.2%)	678 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$105,221 - \$157,830	4,928	\$315,661	\$473,490	1,952 (25.4%)	2,976 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$105,221 - \$157,830	5,448	\$315,661	\$473,490	1,952 (25.4%)	3,497 units

Total Renter-Occupied Units: 1,385  
 Median Renter Household Income: \$65,762  
 Median Gross Rent: \$2,153  
 Cost-Burdened Renter Units: 945 (68.2%)  
**"Severely" Cost-burdened Renter Units: 543 (39.2%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$19,729	348	\$0	\$493	22 (1.6%)	326 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$19,730 - \$32,881	186	\$493	\$822	0 (0%)	186 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,882 - \$52,610	300	\$822	\$1,315	47 (3%)	254 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$52,611 - \$78,914	309	\$1,315	\$1,973	416 (30%)	106 units

## Existing Housing Supply/Demand Analysis Pembroke Park

Total Owner-Occupied Units: 1,097  
 Median Household Income: \$35,680  
 Median Owner Value: \$77,100  
 Cost-Burdened Owner Units: 303 (27.6%)  
**"Severely" Cost-burdened Owner Units: 125 (11.4%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,197 - \$28,544	133	\$54,590	\$85,632	272 (24.8%)	139 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,545 - \$42,816	229	\$85,633	\$128,448	138 (12.5%)	91 units
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Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,545 - \$42,816	439	\$85,633	\$128,448	138 (12.5%)	301 units

Total Renter-Occupied Units: 1,215  
 Median Renter Household Income: \$35,927  
 Median Gross Rent: \$1,215  
 Cost-Burdened Renter Units: 662 (54.5%)  
**"Severely" Cost-burdened Renter Units: 366 (30.1%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,778	215	\$0	\$269	0 (0%)	215 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,779 - \$17,964	96	\$269	\$449	0 (0%)	96 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$17,965 - \$28,742	167	\$449	\$719	78 (6%)	89 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,743 - \$43,112	212	\$719	\$1,078	509 (42%)	297 units

## Existing Housing Supply/Demand Analysis Pembroke Pines

Total Owner-Occupied Units: 40,527  
 Median Household Income: \$72,056  
 Median Owner Value: \$300,600  
 Cost-Burdened Owner Units: 14,110 (34.8%)  
**"Severely" Cost-burdened Owner Units: 5,733 (14.1%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$36,749 - \$57,645	5,620	\$110,246	\$172,934	4,632 (11.4%)	988 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,646 - \$86,467	7,459	\$172,935	\$259,402	8,951 (22.1%)	1,492 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,646 - \$86,467	10,916	\$172,935	\$259,402	8,951 (22.1%)	1,965 units

Total Renter-Occupied Units: 15,717  
 Median Renter Household Income: \$51,743  
 Median Gross Rent: \$1,378  
 Cost-Burdened Renter Units: 8,624 (54.9%)  
**"Severely" Cost-burdened Renter Units: 4,049 (25.8%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$15,523	2,143	\$0	\$388	398 (2.5%)	1,745 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,524 - \$25,872	1,486	\$388	\$647	213 (1%)	1,273 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,873 - \$41,394	2,485	\$647	\$1,035	1,895 (12%)	590 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,395 - \$62,092	3,302	\$1,035	\$1,552	6,035 (38%)	2,732 units

## Existing Housing Supply/Demand Analysis Plantation

Total Owner-Occupied Units: 20,761

Median Household Income: \$73,817

Median Owner Value: \$317,700

Cost-Burdened Owner Units: 6,452 (31.1%)

**"Severely" Cost-burdened Owner Units: 2,493 (12.0%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$37,647 - \$59,054	2,836	\$112,940	\$177,161	2,449 (11.8%)	387 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$59,055 - \$88,850	3,799	\$177,162	\$265,741	3,739 (18.0%)	61 units
<b>Summary</b>						
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$59,055 - \$88,850	6,596	\$177,162	\$265,741	3,739 (18.0%)	2,857 units

Total Renter-Occupied Units: 12,665

Median Renter Household Income: \$54,647

Median Gross Rent: \$1,551

Cost-Burdened Renter Units: 6,431 (50.8%)

**"Severely" Cost-burdened Renter Units: 3,316 (26.2%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$16,394	1,315	\$0	\$410	43 (0.3%)	1,272 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$16,395 - \$27,324	1,464	\$410	\$683	86 (1%)	1,378 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,325 - \$43,718	2,214	\$683	\$1,093	1,611 (13%)	603 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,719 - \$65,576	2,557	\$1,093	\$1,639	5,199 (41%)	2,642 units

## Existing Housing Supply/Demand Analysis Pompano Beach

Total Owner-Occupied Units: 21,554  
 Median Household Income: \$49,419  
 Median Owner Value: \$197,400  
 Cost-Burdened Owner Units: 7,213 (33.5%)  
**"Severely" Cost-burdened Owner Units: 3,287 (15.3%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,204 - \$39,535	2,819	\$75,611	\$118,606	3,241 (15.0%)	422 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$39,535 - \$59,303	3,653	\$118,607	\$177,908	4,854 (22.5%)	1,201 units
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Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$39,535 - \$59,303	7,017	\$118,607	\$177,908	4,854 (22.5%)	<b>2,163 units</b>

Total Renter-Occupied Units: 19,271  
 Median Renter Household Income: \$34,145  
 Median Gross Rent: \$1,249  
 Cost-Burdened Renter Units: 11,610 (60.2%)  
**"Severely" Cost-burdened Renter Units: 7,065 (36.7%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,244	2,275	\$0	\$256	210 (1.1%)	<b>2,065 units</b>
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,245 - \$17,073	1,985	\$256	\$427	225 (1%)	<b>1,760 units</b>
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$17,074 - \$27,316	3,383	\$427	\$683	679 (4%)	<b>2,704 units</b>
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$27,316 - \$40,974	3,376	\$683	\$1,024	5,570 (29%)	2,194units

## Existing Housing Supply/Demand Analysis Sea Ranch Lakes

Total Owner-Occupied Units: 201  
 Median Household Income: \$138,750  
 Median Owner Value: \$906,300  
 Cost-Burdened Owner Units: 56 (27.9%)  
**"Severely" Cost-burdened Owner Units: 42 (20.9%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$70,763 - \$111,000	20	\$212,288	\$333,000	19 (9.5%)	1 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$111,001 - \$166,500	129	\$333,001	\$499,500	30 (14.9%)	99 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$111,001 - \$166,500	139	\$333,001	\$499,500	30 (14.9%)	109 units

Total Renter-Occupied Units: 23  
 Median Renter Household Income: \$105,625  
 Median Gross Rent: \$2,125  
 Cost-Burdened Renter Units: 6 (26.2%)  
**"Severely" Cost-burdened Renter Units: 6 (26.1%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$31,688	5	\$0	\$792	0 (0%)	5 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$31,689 - \$52,813	0	\$792	\$1,320	0 (0%)	0 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$52,814 - \$84,500	3	\$1,320	\$2,113	10 (45%)	7 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$84,501 - \$126,750	6	\$2,113	\$3,169	10 (42%)	4 units



## Existing Housing Supply/Demand Analysis Southwest Ranches

Total Owner-Occupied Units: 2,234  
 Median Household Income: \$92,228  
 Median Owner Value: \$600,800  
 Cost-Burdened Owner Units: 885 (39.6%)  
**"Severely" Cost-burdened Owner Units: 509 (22.8%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$47,036 - \$73,782	339	\$141,109	\$221,347	60 (2.7%)	279 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$73,783 - \$110,674	467	\$221,348	\$332,021	119 (5.3%)	348 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$73,783 - \$110,674	501	\$221,348	\$332,021	119 (5.3%)	382 units

Total Renter-Occupied Units: 148  
 Median Renter Household Income: \$92,228  
 Median Gross Rent: \$2,855  
 Cost-Burdened Renter Units: 97 (65.5%)  
**"Severely" Cost-burdened Renter Units: 68 (45.9%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$27,668	23	\$0	\$692	0 (0%)	23 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$27,669 - \$46,114	59	\$692	\$1,153	7 (0%)	52 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$46,115 - \$73,782	10	\$1,153	\$1,845	4 (0%)	6 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$73,783 - \$110,674	34	\$1,845	\$2,767	47 (0%)	13 units

## Existing Housing Supply/Demand Analysis Sunrise

Total Owner-Occupied Units: 20,442

Median Household Income: \$61,887

Median Owner Value: \$200,500

Cost-Burdened Owner Units: 7,752 (37.9%)

**"Severely" Cost-burdened Owner Units: 3,514 (17.2%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$31,562 - \$49,510	3,203	\$94,687	\$148,529	2,726 (13.3%)	476 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$49,511 - \$74,264	3,594	\$148,530	\$222,793	4,747 (23.2%)	1,153 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$49,511 - \$74,264	5,250	\$148,530	\$222,793	4,747 (23.2%)	503 units

Total Renter-Occupied Units: 10,819

Median Renter Household Income: \$47,015

Median Gross Rent: \$1,674

Cost-Burdened Renter Units: 5,840 (54.0%)

**"Severely" Cost-burdened Renter Units: 2,756 (25.5%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$14,105	1,464	\$0	\$353	347 (3.2%)	1,116 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$14,106 - \$23,508	884	\$353	\$588	180 (2%)	704 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,509 - \$37,612	1,663	\$588	\$940	841 (8%)	822 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,613 - \$56,418	2,148	\$940	\$1,410	4,053 (37%)	1,904 units

## Existing Housing Supply/Demand Analysis Tamarac

Total Owner-Occupied Units: 19,113  
 Median Household Income: \$45,474  
 Median Owner Value: \$170,300  
 Cost-Burdened Owner Units: 7,044 (36.9%)  
**"Severely" Cost-burdened Owner Units: 2,884 (15.1%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,192 - \$36,379	3,193	\$69,575	\$109,138	3,666 (19.2%)	473 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,380 - \$54,569	3,397	\$109,139	\$163,706	4,722 (24.7%)	1,325 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,380 - \$54,569	4,911	\$109,139	\$163,706	4,722 (24.7%)	189 units

Total Renter-Occupied Units: 7,570  
 Median Renter Household Income: \$43,682  
 Median Gross Rent: \$1,316  
 Cost-Burdened Renter Units: 4,194 (55.4%)  
**"Severely" Cost-burdened Renter Units: 2,185 (28.9%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,105	597	\$0	\$328	59 (0.8%)	520 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,106 - \$21,841	903	\$328	\$546	124 (2%)	779 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,841 - \$34,946	1,444	\$546	\$874	534 (7%)	910 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$34,947 - \$52,418	1,511	\$874	\$1,310	2,973 (39%)	1,462 units

## Existing Housing Supply/Demand Analysis West Park

Total Owner-Occupied Units: 2,302  
 Median Household Income: \$40,235  
 Median Owner Value: \$155,600  
 Cost-Burdened Owner Units: 1,023 (44.4%)  
**"Severely" Cost-burdened Owner Units: 479 (20.8%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,520 - \$32,188	265	\$61,560	\$96,564	449 (%)	184 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,189 - \$48,282	432	\$96,565	\$144,846	430 (%)	2 units
<hr/>						
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,189 - \$48,282	744	\$96,565	\$144,846	430 (%)	314 units

Total Renter-Occupied Units: 1,861  
 Median Renter Household Income: \$31,866  
 Median Gross Rent: \$1,303  
 Cost-Burdened Renter Units: 1,097 (58.9%)  
**"Severely" Cost-burdened Renter Units: 708 (38.0%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$9,560	240	\$0	\$239	17 (0.9%)	223 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,934 - \$25,493	305	\$239	\$398	0 (0%)	305 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$15,934 - \$25,493	90	\$398	\$637	99 (5%)	9 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$25,494 - \$38,239	409	\$637	\$956	174 (9%)	236 units

## Existing Housing Supply/Demand Analysis Weston

Total Owner-Occupied Units: 15,733  
 Median Household Income: \$97,908  
 Median Owner Value: \$504,800  
 Cost-Burdened Owner Units: 5,528 (35.1%)  
**"Severely" Cost-burdened Owner Units: 2,787 (17.7%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$49,933 - \$78,326	2,230	\$149,799	\$234,979	1,757 (11.2%)	474 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$78,327 - \$117,490	2,754	\$234,980	\$352,469	2,659 (16.9%)	94 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$78,327 - \$117,490	3,802	\$234,980	\$352,469	2,659 (16.9%)	1,142 units

Total Renter-Occupied Units: 5,628  
 Median Renter Household Income: \$67,019  
 Median Gross Rent: \$1,962  
 Cost-Burdened Renter Units: 2,998 53.3(%)  
**"Severely" Cost-burdened Renter Units: 1,456 (25.9%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$20,106	635	\$0	\$503	2 (0.03%)	633 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$20,107 - \$33,510	602	\$503	\$838	149 (3%)	453 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$33,511 - \$53,615	934	\$838	\$1,340	487 (9%)	447 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$53,616 - \$80,423	1,133	\$1,340	\$2,011	2,107 (37%)	974 units

## Existing Housing Supply/Demand Analysis Wilton Manors

Total Owner-Occupied Units: 4,007  
 Median Household Income: \$57,368  
 Median Owner Value: \$301,900  
 Cost-Burdened Owner Units: 1,213 (30.3%)  
**"Severely" Cost-burdened Owner Units: 550 (13.7%)**

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$ 29,258 - \$45,894	483	\$87,773	\$137,683	445 (11.1%)	39 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,895 - \$68,842	664	\$137,684	\$206,525	551 (13.8%)	113 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,895 - \$68,842	1,285	\$137,684	\$206,525	551 13.8(%)	734 units

Total Renter-Occupied Units: 2,698  
 Median Renter Household Income: \$45,350  
 Median Gross Rent: \$1,203  
 Cost-Burdened Renter Units: 1,191 (44.1%)  
**"Severely" Cost-burdened Renter Units: 598 (22.2%)**

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,605	332	\$0	\$340	66 (2.4%)	266 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,606 - \$22,675	184	\$340	\$567	39 (1%)	145 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,676 - \$36,280	484	\$567	\$907	534 (20%)	49 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,281 - \$54,420	635	\$907	\$1,361	945 (35%)	309 units



RECOMMENDED METHODOLOGY FOR SUPPLY & DEMAND  
ANALYSIS FOR BROWARD COUNTY'S AFFORDABLE  
HOUSING MARKET

PREPARED FOR  
BROWARD COUNTY  
110 NE 3<sup>RD</sup> STREET  
FT. LAUDERDALE, FLORIDA 33301

ATTN: MR. RALPH STONE, EXECUTIVE DIRECTOR

DATE OF REPORT  
JUNE 9, 2015

PREPARED BY  
MERIDIAN APPRAISAL GROUP, INC.

ROBERT VON, PRESIDENT  
STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ 1604



1331 SUNDIAL POINT  
WINTER SPRINGS, FLORIDA 32708  
TEL 407.875.6933  
FAX 407.875.1061

June 9, 2015

Mr. Ralph Stone, Executive Director  
Broward County  
110 NE 3<sup>rd</sup> Street  
Ft. Lauderdale, Florida 33301

**Re: Recommended Methodology for Supply & Demand Analysis for Broward County's Affordable Housing Market**

**Meridian File No: 15-SNT**

Dear Mr. Stone:

As requested, we have provided a recommended methodology for Supply & Demand Analysis for Broward County's Affordable Housing Market. The intended use of this report is to provide direction to the County in terms of accurately defining affordable housing supply and demand at the municipal level. The intended user of this report is Broward County. No other use or users are intended.

The analyses, opinions and conclusions were developed and this report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

This letter of transmittal precedes the consultation report, further describing the property and containing the reasoning and most pertinent data leading to the final conclusions. Your attention is directed to the "Certification," which have been included within the text of this report.

Respectfully submitted,  
**Meridian Appraisal Group, Inc.**

A handwritten signature in blue ink, appearing to read 'Robert Von', is written over the typed name.

Robert Von, President  
State-Certified General Real Estate Appraiser RZ 1604

RV:dmh



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### **ADDENDA**

APPRAISERS' QUALIFICATIONS

## CERTIFICATION

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As the undersigned consultant, I hereby certify that to the best of my knowledge and belief:

- the statements of fact contained in this report (upon which the analyses, opinion and conclusions expressed herein are based) are true and correct.
- the analysis, opinions and conclusion in the report are limited only by the assumptions and limiting conditions and special assumptions, if any, set forth and are the personal, unbiased professional analyses, opinions and conclusions of the consultant.
- I have no present or prospective interest in the subject property and have no personal bias with respect to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent upon the development or the reporting of a predetermined conclusion or conclusions that favor the cause of the client, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this report.
- My analyses and opinions were developed and this report has been prepared in conformity with (and the use of this report is subject to) all regulations issued by the appropriate regulatory entities regarding the enactment of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA) and any subsequent updates, the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of the Appraisal Foundation, and the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- no one, other than the undersigned, prepared the personal unbiased professional analyses, conclusions and opinions concerning real estate that are set forth in this report unless and except as acknowledged in this report.
- I have performed within the context of the competency provision of the Uniform Standards of Professional Appraisal Practice.

**Date of Report**

June 9, 2015

Certified by

**Meridian Appraisal Group, Inc.**



Robert Von, President

State-Certified General Real Estate Appraiser RZ 1604

## RECOMMENDED DATA SOURCE, DEFINITIONS & METHODOLOGY

---

### **Data Source:**

I recommend that the American Community Survey (ACS) from the United States Census Bureau, which is part of the United States Department of Commerce, be utilized as the primary data source for both supply and demand calculations. More specifically, the ACS five-year estimates which are released each year for communities across the United States should be used. The current release covers 2013 and the 2014 release is expected in the fall.

This data source is free, available on the internet, updated annually and easily downloaded into Excel format for easy use. I have found no other source that has all of these characteristics.

### **Definitions:**

**For the purpose of this analysis the following definitions have been utilized:**

*Very Low Income* is defined as households earning 50% of the county Area Median Income (AMI) or less.

*Low Income* is defined as households earning between 50.1 and 80% of AMI.

*Moderate Income* is defined as households earning between 80.1 and 120% of AMI.

*Affordable Housing* is defined as housing that costs no more than 30% of income for renters which includes rent plus utilities and 22% of income for home owners which includes principle and interest only. The lower “affordability” percentage for homeownership allows for some leeway regarding expenses such as mortgage insurance, taxes and other costs associated with home ownership.

### **Methodology:**

The rental analysis utilizes a banded approach comparing supply and demand within the Very Low, Low and Moderate income bands as defined above. The rental analysis assumes that households can afford to pay no more than 30% of their income for housing.

The home ownership analysis also utilized a banded approach by comparing supply and demand within the Very Low, Low and Moderate income bands. The bands do not overlap. The analysis assumes that an affordable house would result from 22% of household income being available for principal and interest payments only. The analysis also assumes a current fixed rate mortgage interest rate of 4.50%, a 30 year amortization schedule and a 3% down payment.

### **Example: The city of Ft. Lauderdale**

The data can be found within the American Fact Finder home page:

[http://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml) (control + click to follow link).

The screenshot shows the American FactFinder website interface. At the top, there is a navigation bar with 'U.S. Department of Commerce' and 'United States Census Bureau' logos. The main navigation menu includes 'MAIN', 'COMMUNITY FACTS', 'GUIDED SEARCH', 'ADVANCED SEARCH', and 'DOWNLOAD CENTER'. Below the navigation, a heading reads 'Community Facts - Find popular facts (population, income, etc.) and frequently requested data about your community.' A search input field contains 'Fort Lauderdale city, Florida' and a 'GO' button. On the left, a sidebar lists various data categories: Population, Age, Business and Industry, Education, Governments, Housing, Income, Origins and Language, Poverty, Race and Hispanic Origin, Veterans, and Show All. The main content area displays 'United States' with a dropdown menu set to 'Census 2010 Total Population'. The population value is '308,745,538' with a source note 'Source: 2010 Demographic Profile'. Below this, there are sections for 'Popular tables for this geography:' including '2010 Census', '2013 American Community Survey', '2013 Population Estimates Program', and 'Census 2000', each with a list of available data tables. Utility icons for 'Bookmark/Save' and 'Print' are also visible.

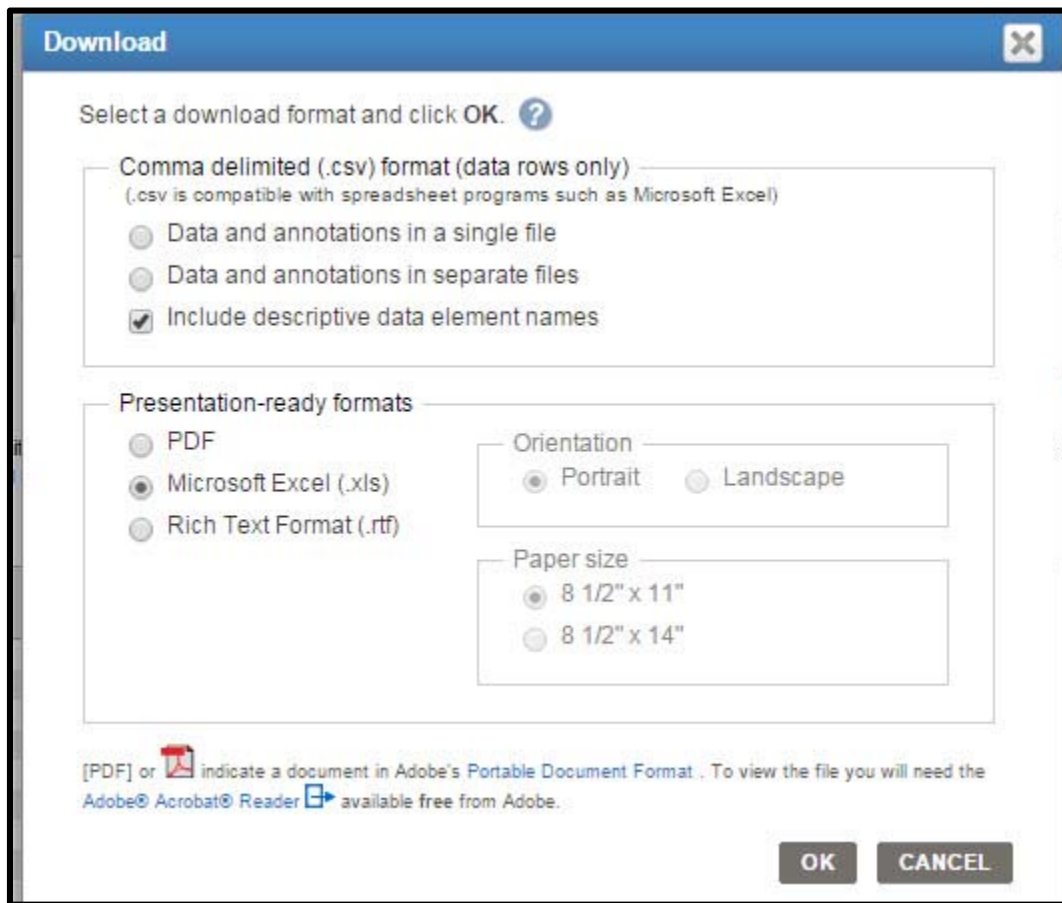
Enter the City in the dialogue box and then hit Go. The screen shot above is before hitting Go.

RECOMMENDED DATA SOURCE, DEFINITIONS AND METHODOLOGY (CONT'D)

Select the Housing Tab then select “Selected Housing Characteristics...” under the 2013 American Community Survey.

Subject	Fort Lauderdale city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>				
Total housing units	92,889	+/-1,319	92,889	(X)
Occupied housing units	71,749	+/-1,109	77.2%	+/-0.9
Vacant housing units	21,140	+/-972	22.8%	+/-0.9
Homeowner vacancy rate	4.3	+/-0.8	(X)	(X)
Rental vacancy rate	9.6	+/-1.2	(X)	(X)
<b>UNITS IN STRUCTURE</b>				
Total housing units	92,889	+/-1,319	92,889	(X)
1-unit, detached	34,274	+/-1,127	36.9%	+/-0.9
1-unit, attached	4,526	+/-388	4.9%	+/-0.4
2 units	5,199	+/-557	5.6%	+/-0.6
3 or 4 units	6,983	+/-565	7.5%	+/-0.6
5 to 9 units	5,582	+/-506	6.0%	+/-0.5
10 to 19 units	6,148	+/-585	6.6%	+/-0.6
20 or more units	29,110	+/-736	31.3%	+/-0.7
Mobile home	1,005	+/-198	1.1%	+/-0.2
Boat, RV, van, etc.	62	+/-49	0.1%	+/-0.1
<b>YEAR STRUCTURE BUILT</b>				
Total housing units	92,889	+/-1,319	92,889	(X)
Built 2010 or later	286	+/-90	0.3%	+/-0.1
Built 2000 to 2009	11,431	+/-641	12.3%	+/-0.7
Built 1990 to 1999	4,124	+/-470	4.4%	+/-0.5
Built 1980 to 1989	5,966	+/-443	6.4%	+/-0.5
Built 1970 to 1979	20,528	+/-854	22.1%	+/-0.9
Built 1960 to 1969	24,313	+/-1,054	26.2%	+/-1.1
Built 1950 to 1959	21,021	+/-1,003	22.6%	+/-1.0
Built 1940 to 1949	3,371	+/-375	3.6%	+/-0.4
Built 1939 or earlier	1,849	+/-302	2.0%	+/-0.3

All data from the American Community Survey can be downloaded into an Excel format for easy use.



Hit OK and then once the report fully loads hit Download. Make sure pop-ups are allowed for this site. The Download should appear in the Download folder within Windows Explorer or wherever your download path takes it. Open the file and save it to wherever you want to store it for this assignment. Open the ACS Template Excel file provided.

The ACS Template file has three tabs; one labeled ACS Template, one labeled ACS Input 1, and one labeled ACS Input 2.

The first download is copied into ACS Input 1. The area copied does not need to be the same size as in the template.

	A	B	C	E
1	DP04: SELECTED HOUSING			
2	2009-2013 American Community Survey			
3	Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the			

Click on the arrow to highlight the entire sheet and then hit Copy. Open the ACS Template file and click on the ACS Input 1 tab. Highlight the entire sheet by hitting the arrow and then hit Paste.

The supply portion of the for-sale analysis is now complete. On to demand.

Go back to the American Fact Finder screen. Above and to the right of the Download button is **Back to Community Facts**, hit that to retrieve the next data set.

RECOMMENDED DATA SOURCE, DEFINITIONS AND METHODOLOGY (CONT'D)

The next data set is the “Financial Characteristics ...” Download this file and retrieve as before. Repeat the same procedure as with the first download and paste into ACS Input 2.

That’s it. All the calculations should be complete and the analysis finished.

Ft. Lauderdale							
Demand(D)		Supply(S)	No Gap/(Gap)	Demand(D)		Supply(S)	No Gap/(Gap)
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	8,833	6,797	(2,037)	0-50%	14,704	5,931	(8,773)
\$0				\$0			
\$30,850	22.7%	17.5%		\$771	44.8%	18.9%	
50.1-80%	5,901	6,947	1,046	50.1-80%	6,481	12,956	6,475
\$30,912				\$773			
\$49,360	15.2%	17.8%		\$1,234	19.8%	41.2%	
80.1-120%	6,020	7,857	1,837	80.1-120%	5,331	6,867	1,535
\$49,422				\$1,236			
\$74,040	15.5%	20.2%		\$1,851	16.3%	21.8%	

The results for Ft. Lauderdale are shown above. The left side of the chart indicates there is a 2,037 unit shortage of affordable homes for 0-50% AMI owners and surpluses in the two higher income bands. The right side of the chart indicates there is an 8,773 unit shortage for renter households earning 50% or less of the AMI for Broward County and surpluses in the two higher income bands.

**Example #2 Davie**

The same process as applied above was used to produce the results for the city of Davie as shown below. The home ownership analysis indicates a small shortage in the 50.1-80% AMI income band. The rental analysis indicates a 2,849 unit shortage within the 0-50% AMI income band and surpluses in the two higher income bands.

Davie							
Demand(D)		Supply(S)	No Gap/(Gap)	Demand(D)		Supply(S)	No Gap/(Gap)
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	4,490	7,049	2,559	0-50%	3,904	1,056	(2,849)
\$0				\$0			
\$30,850	18.9%	29.7%		\$771	43.8%	12.4%	
50.1-80%	3,774	3,751	(23)	50.1-80%	1,683	3,235	1,552
\$30,912				\$773			
\$49,360	15.9%	15.8%		\$1,234	18.9%	38.1%	
80.1-120%	3,474	4,109	635	80.1-120%	1,615	2,628	1,013
\$49,422				\$1,236			
\$74,040	14.6%	17.3%		\$1,851	18.1%	31.0%	

**Example #3 Coral Springs**

The same process as used above was used to produce the results for the city of Coral Springs as shown below.

RECOMMENDED DATA SOURCE, DEFINITIONS AND METHODOLOGY (CONT'D)

Coral Springs							
Demand(D)		Supply(S)	No Gap/(Gap)	Demand(D)		Supply(S)	No Gap/(Gap)
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	3,456	3,793	337	0-50%	5,029	1,118	(3,911)
\$0				\$0			
\$30,850	13.1%	14.4%		\$771	35.6%	8.1%	
50.1-80%	3,231	2,714	(517)	50.1-80%	3,049	4,880	1,831
\$30,912				\$773			
\$49,360	12.2%	10.3%		\$1,234	21.6%	35.3%	
80.1-120%	4,668	7,274	2,607	80.1-120%	2,991	4,499	1,508
\$49,422				\$1,236			
\$74,040	17.7%	27.6%		\$1,851	21.2%	32.6%	

The home ownership analysis indicates a shortage in the 50.1-80% AMI income band. The rental analysis indicates a shortage of 3,911 units within the 0-50% AMI income band and surpluses within the two higher income bands.

**Conclusion**

Policies should be designed to provide affordable housing where there are shortages and give no credit for providing housing for income bands that have surpluses.



# ATTACHMENT 5

## Broward County Affordable Housing Supply/Demand 2009-2013 American Community Survey

2013 Median Income = \$61,700

No.	TOWNS/CITIES	OWNERS Income Band - No Gap/(Gap)			RENTERS Income Band - No Gap/(Gap)		
		0-50% Very Low	50.1-80% Low	80.1-120% Moderate	0-50% Very Low	50.1-80% Low	80.1-120% Moderate
1	Coconut Creek	2,531	15	1,037	(1,537)	554	1,078
2	Cooper City	(476)	227	1,106	(183)	54	(39)
3	Coral Springs	337	(517)	2,607	(3,911)	1,831	1,508
4	Dania Beach	190	582	345	(1,857)	887	651
5	Davie	2,559	(23)	635	(2,849)	1,552	1,013
6	Deerfield Beach	2,660	274	(642)	(3,280)	1,860	963
7	Fort Lauderdale	(2,037)	1,046	1,837	(8,773)	6,475	1,535
8	Hallandale Beach	(320)	740	195	(2,363)	1,345	789
9	Hillsboro Beach	(117)	(63)	62	(119)	70	54
10	Hollywood	1,039	1,585	640	(5,914)	4,338	1,389
11	Lauderdale Lakes	1,461	(119)	(397)	(1,772)	1,248	447
12	Lauderdale by the Sea	(641)	(4)	46	(317)	232	85
13	Lauderhill	2,822	803	(245)	(3,841)	2,411	1,140
14	Lazy Lake	0	(2)	(1)	(3)	1	2
15	Lighthouse Point	7	(252)	29	(223)	145	148
16	Margate	2,715	116	(114)	(1,772)	1,041	332
17	Miramar	1,698	2,451	(129)	(2,944)	706	627
18	North Lauderdale	1,741	932	(1,049)	(2,042)	896	973
19	Oakland Park	1,090	802	(39)	(2,384)	2,039	570
20	Parkland	(321)	(328)	(161)	(213)	(46)	68
21	Pembroke Park	279	(107)	(94)	(474)	341	94
22	Pembroke Pines	338	2,811	3,158	(4,185)	1,026	1,625
23	Plantation	901	444	1,228	(2,318)	1,071	1,323
24	Pompano Beach	345	1,718	(587)	(6,280)	3,933	1,563
25	Sea Ranch Lakes	(32)	(20)	(15)	(3)	0	4
26	Southwest Ranches	(217)	(150)	(192)	14	(17)	(11)
27	Sunrise	2,376	1,933	971	(2,535)	1,243	1,189
28	Tamarac	2,538	2,302	(610)	(1,967)	1,221	372
29	West Park	479	242	(257)	(426)	118	126
30	Weston	(1,000)	(235)	508	(831)	(433)	444
31	Wilton Manors	(185)	82	123	(803)	760	194
<b>TOTALS:</b>		<b>22,760</b>	<b>17,285</b>	<b>9,995</b>	<b>(66,105)</b>	<b>36,902</b>	<b>20,256</b>

**Affordable Housing:  
Moving Forward –  
Policy Options**



# Introduction

- Current Focus
  - Funding Programs
  - Recent Municipal initiatives
  - Who Are Affordable Renters?
  - Bonus Density
  - Land Use Plan Amendment review
- Linkage Fee Study
- H.B. 7103
- Policy Options



# Current Funding Programs

## Federal Grants

- Continue to be flat and may be reduced;
- CDBG \$ 2.7M Broward County only (\$13.5 M Countywide);
- HOME \$ 1.9M Broward County only (\$ 5.3 M Countywide).

## State Sadowski Trust Funds

- Broward contributes \$33M/year (10% total from all 67 counties);
- Broward County received \$2.5M SHIP Grant in FY19;
- Legislature swept \$332M of Sadowski Funds in FY19.

## Broward County General Fund Support

- Doubled FY20 allocation to \$10M for Gap Financing;
- Leverages \$50M in construction financing;
- Assigned former BARC site for affordable housing (value \$2.5M).



# Recent Municipal Initiatives

## Dania Beach

- Contributing Tax Increment funds for new infill affordable housing.

## Fort Lauderdale

- Gap financing for affordable multifamily development;
- Tax increment gap financing to match County funding (*proposed.*)

## Hollywood

- Using converted TIF funds for affordable home purchase assistance.

## Miramar

- Dedication of 16-20 acres for affordable development (*proposed.*)

## Pompano Beach

- Contributing City land and funding assistance for affordable project.

## Wilton Manors

- Gap financing for affordable senior special needs project.



# Who are Affordable Renters?

<b>Healthcare</b>	<b>Government</b>
Medical Assistant X-ray Technician Insurance Rep.	Clerk TSA Security Driver
<b>Corporate</b>	<b>Services</b>
Legal Assistant Receptionist Bookkeeper Admin. Assistant	Pool technician Sales Associate Waitress Cleaner
<b>Education</b>	<b>Other</b>
Teacher Cafeteria Worker	Pastor Retiree



# Who are Affordable Renters?

<b>Healthcare</b>	<b>Government</b>
Nurse Supervisor Home Health Aide Patient Care Tech	Court Specialist Benefits Clerk Legal Secretary
<b>Corporate</b>	<b>Services</b>
Accountant Receptionist Bookkeeper Office Manager	Hair Stylist Line Cook Cashier Groundskeeper
<b>Education</b>	<b>Other</b>
Pre-School Teacher School Bus Driver	Self-employed



# Broward County Land Use Plan

## **Bonus Density Policy 2.16.3** *(Adopted April 2017)*

- Can be used on any lands permitting residential uses.
- **Moderate:** 2 bonus units for every 1 moderate unit; or  
4 bonus units in Activity Center or near transit stop.
- **Very-Low/Low:** 4 bonus units for every 1 very-low/low unit; or  
6 bonus units in Activity Center or near transit stop.
- Affordable units must be restricted for a minimum of 15 years.
- Municipality may use regardless of whether provisions are incorporated in municipal plan.



## **Micro-Units Policy 2.2.5**

- Studio/efficiencies, up to 500 sq. ft. may count as 0.5 dwelling unit.



# Planning Council Survey – Bonus Density

150+ survey respondents:

- Local government
- Developers/agents
- Other interested parties.

Majority of respondents:

- Not aware of local government bonus density implementation;
- Not aware of local government micro-unit implementation.
- Generally support improvements to policies/provisions.

*Source: Broward County Planning Council Survey, Fall 2018.*



# Land Use Amendment Review

## Policy 2.16.2

- Review is applied where 100+ additional units proposed.
- Requirements of local government:
  1. Estimate its supply of affordable housing (Meridian Methodology);
  2. Demonstrate implementation or adoption of policies, methods and programs to maintain or achieve a sufficient affordable housing supply.
- Applicants can be proactive if Policy has not been met:
  - Set aside 15% of project units as affordable;
  - Commit to \$1 per sq. ft., paid at final development review;
  - Some applicants have been proactive even when the Policy has been met (e.g. \$250-\$500 per unit.)



# 2019 Linkage Fee Studies

- FIU/Metropolitan Center Broward County Studies:
  - Rational Nexus between new development and demand for affordable housing;
  - Included new Commercial and Residential development;
  - Found both create demand for affordable housing.
- Linkage fees are Impact fees.
- Similar studies have been used nationally to support local impact fee ordinances or “Linkage Fees.”



# H.B. 7103

- Specifically authorizes Inclusionary Zoning:
  - Requires Local government to “fully compensate” developers for required affordable units.
- Restricts the use of impact fees to funding infrastructure improvements:
  - Affordable Housing is not defined as “Infrastructure;”
  - Other communities use this definition (*Example: Boulder, CO impact fee ordinance.*)



# Policy Options

1. Linkage Fees
2. Land Use Amendment Review
3. Residential Inclusionary Policy
4. Bonus Density Formulas
5. Residential Use on Major Corridors



# 1. Linkage Fees

**Remove regulatory barrier to implementation of Commercial and Residential Linkage Fees.**

## Key Criteria:

- Linkage fees are impact fees;
- Impact fees can only be levied for infrastructure (per HB 7103).

## Potential Next Step:

Lobby State legislature to amend Section 163.31801, F.S. to define Affordable Housing as “Infrastructure.”



## 2. Land Use Amendment Review

**Revise the methodology/criteria used to evaluate land use plan amendments, by revising Policy 2.16.2 of the Broward County Land Use Plan.**

### Key Criteria:

- Consider replacing the “Meridian” methodology with recently issued “FIU Needs Assessment” or other;
- Consider requiring municipalities/applicants to address housing supply by income group (very-low, low, moderate), instead of total units.

### Potential Next Step:

Initiate Broward County Land Use Plan text amendment to revise Policy 2.16.12.



# 3. Residential Inclusionary Policy

**Require municipalities to adopt an “inclusionary” program for net new residential development through the County Land Use Plan.**

## Key Criteria:

- Minimum “set-aside” requirements (e.g. 15%, 10%, etc.)
- Bonus density /other incentives as an offset (to satisfy H.B. 7103)
- Threshold for implementation (e.g. all projects of 10+ units?)
- Minimum timeframe for affordable housing restrictions (e.g. 30 years?)
- Timeframe for local government compliance (e.g. 24 months?)
- Exempt lower income areas from this policy/program?

## Potential Next Step:

Initiate Broward County Land Use Plan text amendment.





## 4. Bonus Density Formulas

**Increase use and effectiveness of Bonus Density policy, by revising Policy 2.16.3 of the Broward County Land Use Plan.**

### Key Criteria:

- Update existing formulas from:
  - 2 market rate unit for 1 moderate unit,
  - 4 market rate units for 1 very-low/low unit.
- Consider increasing current 15-year restriction requirement for the affordable housing component.

### Potential Next Step:

Initiate Broward County Land Use Plan text amendment.



## 5. Residential Use on Major Corridors

**Allow residential in Commerce and Activity Center land uses, provided minimum set aside for affordable units.**



# CONCEPT GOALS

- **Increase affordable housing supply**
  - Every municipality has a deficiency of affordable housing at one or more critical income levels.
- **Increase overall housing supply**
- **Target strategic/appropriate locations**
- **Sustainability**
  - Reduce cars on the roads
  - Increase use of mass transit
  - Create walkable communities

# CONCEPT BENEFITS

- **Seek to leverage other county programs and tie into county funding policies**
- **Not in conflict with House Bill 7103**
  - It is not an inclusionary zoning ordinance;
  - It creates opportunity for new units without need for developer compensation.



# CRITERIA FOR NEW RESIDENTIAL DENSITY

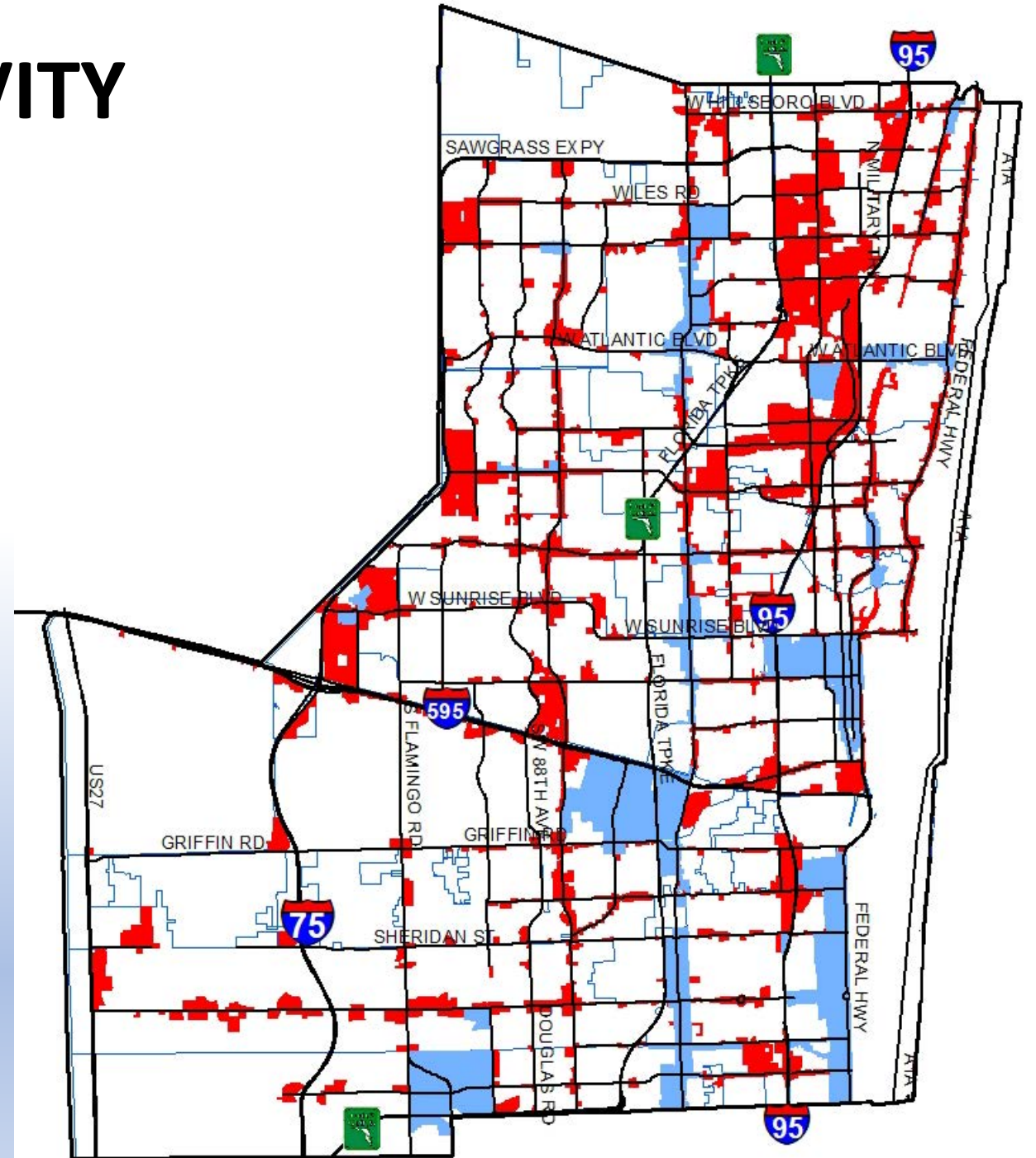
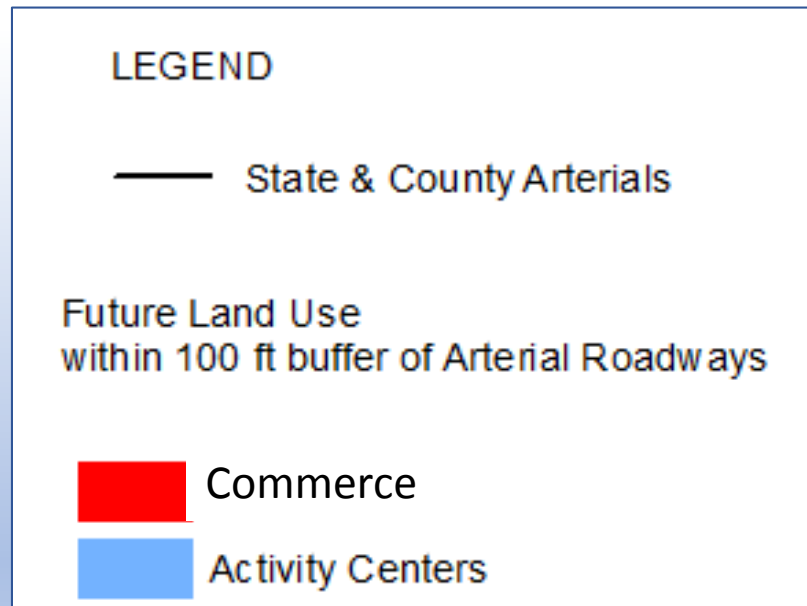
- **Give the right to build new residential units with affordable component on land with current Commerce and Activity Center land use designations**
- **Properties must meet location criteria**
  - West of and including US-1;
  - Must front and have direct access to State Road or County Major Arterial; and
  - Activity Center or Commerce on Broward County Land Use Plan.
  - Limited to major roads to protect existing neighborhoods
- **New development must have an affordable component**
  - Up to 6 Market Rate units for every 1 Moderate Income unit
  - Up to 9 Market Rate units for every 1 Low Income unit
  - Up to 19 Market Rate units for every 1 Very-Low Income unit

# CRITERIA FOR NEW RESIDENTIAL DENSITY

- **Affordable units restricted for at least 30 years**
- **Payment in-lieu option**
  - Approximately \$42,000 per unit being constructed
  - Money from buyouts would go into the Affordable Housing Trust Fund
- **Minimum 10% of Gross Floor Area required as Commercial or Office use**

# COMMERCE AND ACTIVITY CENTER LAND USE BY ARTERIAL ROADS\*

\* Includes Principal and Minor Arterials.



# BENEFITS TO MUNICIPAL ADOPTERS



**All Carrot**



**No Stick**

- **If municipalities make this a permitted use:**
  - **Bonus points for expired CRA funds projects**
  - **Bonus points for prospective surtax projects where substantial transportation-related benefits would be realized**
- **Municipalities are not forced to participate**
- **Other funding programs may be considered**
- **Municipalities could use additional permitted residential density as a conditional use or special exception without adopting entire plan**



# REMAINING QUESTIONS

- What's the correct ratio of bonus units per affordable unit?
- What's the right dollar amount for buyout? Construction cost of a unit?
- What's the proper criteria to ensure only major roadways?
- Should this include all the area between US-1 and SR441? Or US-1 and I-95?

# REMAINING QUESTIONS

- **What's the minimum density municipalities need to adopt to qualify? 16-25 units per acre?**
- **What provisions can be built in to protect existing neighborhoods? Height restrictions?**
- **What other provisions need to be included for conforming zoning and land use for cities that opt in?**
- **Options For Income Certification/Monitoring**

# Next Steps

Initiate Land Use Plan Amendment related to the policy option(s) where the Board has reached consensus:

1. Land Use Amendment Review
2. Residential Inclusionary Policy
3. Bonus Density Formulas
4. Residential Use on Major Corridors

## Timeline:

Nov. 5, 2019 - Agenda Item to initiate the Amendment(s)

Jan. 2020 - Broward County Planning Council review

Summer 2020 - Adoption hearing(s)



Questions?



Dept. Environmental Protection & Growth Management  
115 South Andrews Ave., Room 329  
Fort Lauderdale, FL 33301 (954) 357-6612

## ATTACHMENT 5

### County Staff Response Document – PCT 20-5 February 14, 2020

#### Comments from the City of Oakland Park

Date: January 9, 2020

*PCT 20-5 proposes to amend Policy 2.16.2 to require that local governments address affordable housing supply and programs in the “moderate,” “low” and “very-low” income categories and requires local governments to use the “Broward County Affordable Housing Needs Assessment” to estimate the supply of affordable housing. Regarding the proposed language to amend Policy 2.16.2(j) to require that local governments address affordable housing supply and programs in the “moderate,” “low” and “very-low” income categories, Oakland Park staff has no objections.*

#### **Response 1: Noted.**

*Regarding the proposed language to amend Policy 2.16.2(j) to require local governments to use the “Broward County Affordable Housing Needs Assessment” to estimate the supply of affordable housing, Oakland Park staff has no objections. However, we note that although the Administrative Rules Document allows a local government to submit additional data and analysis there is no requirement for that data to be considered by Broward County staff. Oakland Park staff proposes adding language to Policy 2.16.2(j) acknowledging that additional information and/or studies submitted by the local government shall be considered.*

#### **Response 2: Comment noted. Any additional information submitted by a municipality has been and will continue to be reviewed and considered by staff.**

*PCT 20-5 proposes to amend the Administrative Rules Document: BrowardNext to reflect the referenced Policy 2.16.2 amendment. Regarding the proposed language to amend the Administrative Rules Document, Oakland Park staff has no objections, consistent with our comments above related to Policy 2.16.2(j). However, Oakland Park staff **proposes** adding language to Section 5.4(B) requiring additional information and/or studies submitted by the local government to be considered.*

#### **Response 3: Comment noted. Any additional information submitted by a municipality has been and will continue to be reviewed and considered by staff.**

**Comments from Builder Association of South Florida**

**Date: January 10, 2020**

*PCT 20-5 originally proposed by Commissioner Nan Rich would require cities to conduct studies to show they provide affordably priced housing in each of three categories moderate, low and very low income. Currently, no such specificity is required. Further, the study recently updated by FIU's Metropolitan Center would be used now, instead of the current firm, Meridian Group.*

**Response 4: Comment noted.**

*PCT 20-5 and 20-6 will have to be evaluated more closely, considering recently adopted State legislation (HB 7103). That law now requires a local government which adopts a mandatory inclusionary zoning program, must provide builders with incentives that fully offset all costs of building such affordable housing units or their monetary, in-lieu contributions*

**Response 5: Comment noted.**

**Comments from the City of Deerfield Beach**

**Date: January 13, 2013**

*Exhibit 1 Policy 2.16.2: It is unclear how this existing code section applies to the newly proposed inclusionary zoning code section. Are developers required to address both?*

**Response 6: County staff's opinion is that municipal adoption and implementation of Policy 2.16.5 (i.e. inclusionary policy) would meet the requirements of Policy 2.16.2.**

*Exhibit 2 - Policy 2.16.2 -5.3 (Fifth paragraph) The City objects to the option of approval of the utilization of a contiguous local government's affordable housing if this approval would then condition the approving city that their affordable housing remain available. A provision such as this hinders redevelopment of such areas. Also, how would this be applied when a neighboring local government is in another County (ex. Boca Raton or Miami Gardens)? Is this provision still applicable to Broward municipalities that share borders with municipalities outside of Broward County?*

**Response 7: County staff does not object if the referenced provision is re-evaluated. It is noted that the current provision is subject to approval by the contiguous local government. There is also currently no prohibition to coordinating with a local government in an adjacent County.**

*5.4(A) Why is it necessary for local governments to provide an estimate of the existing supply of affordable housing if the county requires all local governments to adhere to the findings of the*

*"Broward County Affordable Housing Needs Assessment"? This is further stated in paragraph 3 of this document and in 2.16.2(i) This is a duplication of efforts.*

**Response 8:** Clarification is needed to respond.

**Comments from Dunay, Miskey and Backman, LLP**

**Date: January 13, 2020**

*No comments or questions at this time.*

**Response 9:** Noted.

**Comments from the City of Fort Lauderdale**

**Date: January 13, 2020**

*City supports this amendment and recommends adoption.*

**Response 10:** Noted.

**Comments from The Mellgren Planning Group**

**Date: January 13, 2020**

*This amendment proposes to amend Policy 2.16.2 to require that local governments address affordable housing supply and programs in the "moderate," "low" and "very-low" income categories and requires local governments to use the "Broward County Affordable Housing Needs Assessment" to estimate the supply of affordable housing; Also Amends ARD 5.4*

*ARD 5.4 – It appears part C will be removed. This will require updating the sequence of remaining items (D. and E.) to C. and D.*

**Response 11:** Comment noted. Thank you.

**Comments from the City of Pompano Beach**

**Date: January 13, 2020**

*The supply of subsidized housing (public housing, tax credit housing, section 8 housing, etc.), should be considered differently from free-market housing that happens to be affordable due to size, location or condition. Cities, like Pompano Beach, that have subsidized housing should be*

*given more latitude to determine where new affordable housing projects are located to avoid concentrations of poverty.*

**Response 12:** Comment noted. There is no prohibition for a municipality to submit additional information to be considered as part of a land use plan amendment review.

**Comments from the City of Weston**

**Date: January 13, 2020**

*The Broward County Needs Assessment completed by Florida International University's (FIU) Metropolitan Center provides a review of the status of the housing market in Broward Study. Although the study does provide a summary of the state of the housing market, it includes a one page sheet of each city's affordable housing need. The study does not provide any methodology on how this information was obtained nor is there any information on the source of the data. The existing methodology, created by the Meridian Appraisal Group is a simple, easy-to-use format that allows anyone to easily decipher and determine how the data was created. As there is no methodology provided, there is no way to determine how the data was created and if the data provides an accurate representation of each community's unique market.*

**Response 13:** Staff has requested FIU staff to provide additional information describing the methodology used. It is noted that the FIU data is been updated three times in the past ten (10) years so there is a benchmarking of the data and uniformity as to all municipalities and County

**Comments from the City of Sunrise**

**Date: January 13, 2020**

*Policy 2.16.2 - The City does not support modifications that preclude the opportunity for municipal review and comment or opportunity for public review and comments at public meetings.*

**Response 14:** Agreed. The proposed text amendment process has and will continue to provide opportunity for municipal and public review and comment.

**Comments from the City of Lauderdale**

**Date: February 6, 2020**

- a. *Requires local governments to address affordable housing supply and programs in each of the "moderate," "low," and "very-low" income categories*
  - *Only when proposing to add 100 or more residential dwelling units to existing densities already approved by the BCLUP...?*



- b. *Requires local governments to use the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center at Florida International University, to estimate its supply of affordable housing.*
- c. *The city of Lauderhill has no comment on the proposed amendment.*

**Response 15: Noted.**

**Comments from the City of Tamarac**

**Date: February 6, 2020**

*The City has no objection to the proposed requirements to address affordable housing supply in each of the income categories and the use of the Broward County Affordable Housing Needs Assessment 2018 as the tool for the estimates.*

**Response 16: Noted.**

**Comments from the City of Margate**

**Date: February 7, 2020**

*Margate staff echoes the concerns of these policies raised by Pompano Beach. This policy has the potential to create concentrations of poverty. Margate staff supports the proposal proffered by Oakland Park to consider additional information or studies provided by cities.*

*The City of Margate staff objects to this policy as written.*

**Response 17: Comments noted. Please see responses to Pompano Beach and Oakland Park above.**

## ATTACHMENT 6.A.



January 9, 2020

VIA EMAIL

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301



*BARBARA*  
Dear Ms. Boy:

Thank you for the opportunity to review and comment on the proposed amendments to the Broward County Land Use Plan. The City of Oakland Park values our partnership with Broward County and strives to work with the County to provide housing opportunities for all its residents.

Oakland Park Community and Economic Development staff have reviewed the proposed amendments, and after consultation with the City Manager's Office, offers the following comments:

**PCT 20-3** proposes to amend Policy 2.16.3 to increase the "market rate" formula for affordable housing units restricted for a period of 30 years.

- Regarding the proposed language to amend Policy 2.16.3(1) to separate the low-income category from the very low-income category, Oakland Park staff has **no objections** or comments.
- Regarding the proposed language to amend Policy 2.16.3(2) to increase the number of bonus "market rate" units in each of the affordability categories (moderate, low and very-low), Oakland Park staff has **no objections** to the proposed amendment. Oakland Park staff notes that the proposal continues to allow the City the right to regulate these provisions through its own Land Use Plan and Land Development Code, including application of these provisions in a more restrictive manner, or prohibition of such.
- Regarding the proposed language to amend Policy 2.16.3(3) to change the required affordability period from 15 years to 30 years, Oakland Park staff **opposes** this proposed amendment. Extending the affordability period to 30 years encourages stagnation and limits the individual property owners' ability to achieve economic advancement. Further, the longer affordability period restricts reinvestment in these units in years 16-30 at a time that they are more likely to physically deteriorate.

Barbara Blake Boy

January 9, 2020

PCT 20-4 proposes to add Policy 2.16.4 to allow additional permitted residential density on parcels designated "Commerce" or "Activity Center" on the Broward County Land Use Plan and adjacent to a roadway classified as a State road or County arterial, subject to inclusion of an affordable housing component.

- Regarding new proposed Policy 2.16.4 to allow residential density on parcels designated "Commerce" or "Activity Center," City of Oakland Park staff note the following:
  - Oakland Park staff is generally supportive of the concept of permitting residential density on parcels designated "Commerce" or "Activity Center." However, it is our opinion that a base permitted density of 16 dwelling units per gross acre should be permitted "by-right" in the Broward County Land Use Plan for these categories, with the affordable housing bonus density provisions of Policy 2.16.3 available as an additional incentive. Further, Oakland Park staff **opposes** the requirement that the parcel be located within a ¼ mile of a State road or County Arterial, as this proposal disproportionately concentrates the eligible areas in the municipalities that already provide a majority of affordable housing opportunities. Oakland Park staff recommends that these provisions apply to all parcels designated "Commerce" or "Activity Center."
  - 2.16.4(1) Oakland Park staff has **no objections**. Oakland Park staff notes that the proposal continues to allow the City the right to regulate these provisions through its own Land Use Plan and Land Development Code, including application of these provisions in a more restrictive manner, or prohibition of such.
  - 2.16.4(2) Oakland Park staff has **no objections**.
  - 2.16.4(3) Oakland Park staff has **no objections**.
  - 2.16.4(4) Consistent with our comments above, Oakland Park staff **opposes** the proposed 30-year affordability period and proposes a 15-year affordability period requirement.
  - 2.16.4(5) Oakland Park staff **opposes** the requirement to provide at least 10% of the gross floor area for office or commercial uses. Each parcel and development scenario is unique, and this requirement would eliminate some proposals.
  - 2.16.4(6) Oakland Park staff has **no comments**.
  - 2.16.4(7) Oakland Park staff has **no objections**.
  - 2.16.4(8) Oakland Park staff has **no objections**.
  - 2.16.4(9) The City of Oakland Park **strongly objects** to this provision. The proposed mandate to require municipal adoption of specific land development regulations in order to be considered favorably for County funding (i.e. Transportation Surtax, Broward Redevelopment Program, etc.) of future public infrastructure and economic development projects is an affront to Oakland Park's home rule. The

**Barbara Blake Boy**

**January 9, 2020**

proposed language conflicts with current land development regulations and with our local vision.

**PCT 20-5** proposes to amend Policy 2.16.2 to require that local governments address affordable housing supply and programs in the “moderate,” “low” and “very-low” income categories and requires local governments to use the “Broward County Affordable Housing Needs Assessment” to estimate the supply of affordable housing.

- Regarding the proposed language to amend Policy 2.16.2(j) to require that local governments address affordable housing supply and programs in the “moderate,” “low” and “very-low” income categories, Oakland Park staff has **no objections**.
- Regarding the proposed language to amend Policy 2.16.2(j) to require local governments to use the “Broward County Affordable Housing Needs Assessment” to estimate the supply of affordable housing, Oakland Park staff has **no objections**. However, we note that although the Administrative Rules Document allows a local government to submit additional data and analysis there is no requirement for that data to be considered by Broward County staff. Oakland Park staff **proposes** adding language to Policy 2.16.2(j) acknowledging that additional information and/or studies submitted by the local government **shall** be considered.

**PCT 20-5 ARD** proposes to amend the Administrative Rules Document: BrowardNext to reflect the referenced Policy 2.16.2 amendment.

- Regarding the proposed language to amend the Administrative Rules Document, Oakland Park staff has no objections, consistent with our comments above related to Policy 2.16.2(j). However, Oakland Park staff **proposes** adding language to Section 5.4(B) **requiring** additional information and/or studies submitted by the local government to be considered.

**PCT 20-6** proposes to add Policy 2.16.5 to require municipalities to adopt an inclusionary housing ordinance within its zoning or land development code no later than 24 months after the effective date of the text amendment for development resulting in a net increase of 10 or more dwelling units with exemptions for census tracts which have a median assessed value for residential properties at or below 80% of the Broward County median value.

- The City of Oakland Park **strongly objects** to this proposed amendment. The proposed mandate to require municipal adoption of inclusionary zoning is an affront to Oakland Park’s home rule.

**Barbara Blake Boy**

**January 9, 2020**

- It is our opinion that the requirement to adopt an inclusionary housing ordinance within the municipal zoning code or municipal land development code is outside the purview of the County's land-use authority.
- It is unclear what is meant by "development resulting in a net increase of 10 or more dwelling units." Policy 2.16.2 applies to amendments to the Broward County Land Use Plan that result in a net increase of 100 or more dwelling units to that plan. Does this language contemplate rezoning or flexibility allocations that do not require an amendment to the Broward County Land Use Plan triggering these provisions? Building permits for vacant lots in which 10 or more dwelling units are permitted by-right? Oakland Park staff **objects** to this provision as written.
- Consistent with our comments above, Oakland Park staff **opposes** the proposed 30-year affordability period and proposes a 15-year affordability period requirement.
- The proposed amendment requires the municipality to provide a full offset of the developers' affordable housing contribution, as required by House Bill 7103, to make the developer "whole." The City of Oakland Park **objects** to this unfunded mandate.

Although the City of Oakland Park is generally supportive of the County's efforts, we continue to have concerns. These proposed amendments appear to perpetuate the burden of bearing affordable housing projects on the cities with affordable property values while sparing the newer, wealthier communities. Further, they shift much of the burden of this regional issue to the municipalities.

Sincerely,



Peter Schwarz, AICP

Assistant Director of Community and Economic Development

cc: David Hebert, City Manager  
Jennifer Frastaj, Assistant City Manager  
Brad Ostroff, Acting Director of Community and Economic Development

## ATTACHMENT 6.B.



Main Office: 111 NW 183<sup>rd</sup> Street, # 111, Miami Gardens, FL 33169    Brickell Office: 1200 Brickell Ave, PH2, Miami, FL 33131

Barbara Blake Boy, Executive Director  
Broward county Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301



**Re: BCLUP Text Amendments PCT 20-4, 20-5 and 20-6.**

Dear Ms. Blake Boy:

I am writing to express the concerns of members of the Builders Association of South Florida (BASF) regarding the proposals referenced above regarding workforce and affordable housing. Their comments and concerns are below.

**Of the three (3) proposals referenced above, members support PCT 20-4, originally proposed by Senator Geller.** Briefly, it would provide that, on any property zoned Commerce, along transit lines, residential units can be built with various increasing bonuses ranging from 1 to 6 units (120% of AMI) up to 1 to 19 units (if 1 unit at 50% of AMI is built), before that City can apply for a land use change.

**PCT 20-5 originally proposed by Commissioner Nan Rich** would require cities to conduct studies to show they provide affordably priced housing in each of three categories moderate, low and very low income. Currently, no such specificity is required. Further, the study recently updated by FIU's Metropolitan Center would be used now, instead of the current firm, Meridian Group.

**PCT 20-6 originally proposed by County Vice-Mayor Dale Holness, proposes a 15% mandatory inclusionary zoning program.** This would include provisions of housing units in low, very low- and moderate-income levels.

**However, PCT 20-5 and 20-6 will have to be evaluated more closely, considering recently adopted State legislation (HB 7103).** That law now requires a local government which adopts a mandatory inclusionary zoning program, must provide builders with incentives that fully offset all costs of building such affordable housing units or their monetary, in-lieu contributions.

**It is important to note that PCT 20-4 already includes bonus units that could be put toward the offsetting cost provision of this new legislation.** For this and other reasons, BASF members respectfully recommend the adoption of PCT 20-4. This proposal would establish the start of meaningful, voluntary incentives that encourage the construction of what is needed most - more housing units – and does not raise the prices of goods or services for all other Broward residents.

BASF suggests that the Planning Council continue to explore additional ways to increase zoning and build more housing, in both municipalities and in unincorporated Broward County. As such a program matures, additional modifications and incentives can be added to this very worthy start toward providing affordably priced housing for Broward residents. Thank you for the opportunity to express the Association's views.

Sincerely,

***Truly Burton***

Truly Burton, Executive Vice President

Cc: Jose M. Gonzalez, BASF President.

## ATTACHMENT 6.C.



January 9, 2020

Broward County Planning Council  
Barbara Blake Boy, Executive Director  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

**RE: Response to Comments related to BCLUP Text Amendments to 20-3, 20-4, 20-5 & 20-6**

Mrs. Boy,

### General Comments

- The City does not agree with a County-wide one size fits all approach. The proposed legislation does not adequately account for cities with a sufficient stock of affordable housing.
- The new requirement to subject all development with 10 or more units will drastically hinder small scale redevelopment. Infill housing and redevelopment of small parcels of land which do not have a high return on investment and which cannot accommodate and therefore not benefit from the additional development rights provided in the proposed legislation, would be adversely impacted by these new requirements. Requiring small developers to pay for a in-lieu affordable housing fee would also deter this form of development/redevelopment.
- Why should any contribution made by a developer be given to Broward County Affordable Housing Trust Fund under this proposed legislation? Each municipality should have the exclusive right to use developer contributions to further their own affordable housing needs, particularly given that they would be financially responsible to the developer to fully offset the developer's cost of the contribution.
- Has the entire Broward County Land Use Plan been reviewed in relation to the proposed changes to ensure no additional conflicts exist? Specifically sections related to, allocation of flex units, impact fees needed to maintain 3 acres of local parks for every 1,000 existing and projected residents, existing affordable housing requirements for residential uses up to 10 acres, maximum number of dwelling units per plat, Broward Next Affordable Housing Strategies AH-1 through AH-4 and how these proposed requirements could affect the needs for the rapid construction of post-disaster redevelopment.

### Response to Exhibit 1 Policy 2.16.5

- This policy is an unfunded mandate. The County’s method for addressing affordable housing issues appears to be to force municipalities to (i) adopt inclusionary zoning requirements consistent with the proposed legislation, and (ii) be financially responsible to “provide incentives to fully offset all costs to the developer of its affordable housing contribution” as required by House Bill 7103 (Ch. 2019-165, Laws of Florida).
- The reference to “net new residential development” is ambiguous and raises a number of questions since it is not defined. For example, if an existing development of 10 units or more is demolished and replaced with a development with the same amount of units, does the policy apply? If a development is done in separate and distinct phases on separately platted parcels, how would the 10 unit threshold be applied?
  - Additionally, what qualifies as “new” residential development? For example, section 2.16.2 has existed for a number of years and has required developers to address affordable housing issues at the time of a approved LUPA for a development containing over 100 units. If development has not yet commenced, will the developer who satisfied the prior requirements at the LUPA stage be required to satisfy the new requirements as well?
  - If a parcel has already been rezoned but not yet received plat or site plan approval, would the development be considered “new” development for purposes of the proposed inclusionary zoning legislation?
- (1<sup>st</sup> paragraph) – The 10 unit threshold is too low and will hinder redevelopment potential on small lots. The City suggests there be further discussion as to a higher threshold that would trigger the inclusionary policy. This should be consistent with policy 2.16.2 100 or more residential dwelling units
- (1<sup>st</sup> paragraph) Clarify if there will be any discrepancies to rental versus owned units. i.e. as provided in Policy 2.16.3(2).
- (1<sup>st</sup> paragraph) What is the purpose of rounding down the percentage requirements? If the intention of this legislation are to gain additional affordable units throughout the County, it would be optimal to round up this percentage. Additionally, rounding down is inconsistent with other traditional practices, such as parking and landscaping ratios.
- (2<sup>nd</sup> paragraph) Will a remedy be placed in this legislation to handle discrepancies or grievances between developers and cities who disagree over the value of the developer’s affordable housing contribution? Without a clear understanding of the value of developer’s affordable housing contribution or the monetary value of development rights, developers will undoubtedly want to negotiate with cities over these values. This will create discrepancies between cities and disproportionately provide affordable housing options throughout the County. This could also lead to disproportionately hurting cities with smaller tax bases or lower assessed values who have limited means to compensate developers to address the offset required by state law and may result in loss of incentives such as impact fees, building fees, and infrastructure improvements via density bonuses. Policy 2.16.3(5) has not been amended to clearly state that proposed development is responsible for such new impacts to city public facilities.



- (3<sup>rd</sup> paragraph) Is it appropriate for each city to recalculate census tracts each year? Is it possible for all municipal agencies to perform this function? Additionally, what if a developer feels that the city information is not correct? It would be best if the county maintained this information and made it available for both developers and cities.
- (3<sup>rd</sup> paragraph) If a new development meets the requirement to be exempt from inclusionary housing, are they also exempt from the affordable housing ordinance requirements of Policy 2.16.2?
- (Definition) As this definition only states the term “residential construction”, this then includes single-family homes. How does this impact infill construction, in which only one home is being built? Most cities only require a building permit for this type of construction and single family home construction (not related to tract housing) has historically been exempt from affordable housing requirements. This should be clearer.
- The proposed inclusionary policy only applies to residential development. At the workshops there was discussion that non-residential development should also be included. Is there a reason non-residential is not included?

#### Response to Exhibit 1 Policy 2.16.2

- It is unclear how this existing code section applies to the newly proposed inclusionary zoning code section. Are developers required to address both?

#### Response to Exhibit 2 – Policy 2.16.2

- 5.3 (5th paragraph) The City objects to the option of approval of the utilization of a contiguous local government’s affordable housing if this approval would then condition the approving city that their affordable housing remain available. A provision such as this hinders redevelopment of such areas. Also, how would this be applied when a neighboring local government is in another County (ex. Boca Raton or Miami Gardens)? Is this provision still applicable to Broward municipalities that share borders with municipalities outside of Broward County?
- 5.4(A) Why is it necessary for local governments to provide an estimate of the existing supply of affordable housing if the county requires all local governments to adhere to the findings of the “Broward County Affordable Housing Needs Assessment”? This is further stated in paragraph 3 of this document and in 2.16.2(j) This is a duplication of efforts.

#### Response to Policy 2.16.4

- The City objects to any additional requirements to any existing Local Activity Centers (LAC) already approved by Broward County. Such requirements at this point would not only cripple the city’s redevelopment efforts, but make the City’s existing development rights program, which is intended to improve the walkable nature of Pioneer Grove, useless. If conditions are added to this section which impact existing LACs, Deerfield Beach will have no choice but to formally object to these proposed changes.
- (2) What is the reasoning to permit any reduction in the size of affordable units? Developers are already receiving net cost to build these units.

- (6) How can the county still request affordable unit costs when the cities are required to provide the means for developers to add affordable housing? Will the reduction of payment to this fund count to meet the requirements of inclusionary zoning? Also, why is this fee not paid to the city's affordable housing trust fund, if such a fund exists? This code section should not codify a dollar amount that will clearly change over time (\$300,133). It should instead reference how and where this amount can be found.
- (7) Does this item need to be incorporated in municipal comprehensive plans? Has the State agreed to this?
- (8)(a) Cities should be allowed some flexibility in this language as each development is different.
- (c)(2) The sentence "the local government may establish a maximum building height limit of not less than five (5) stories" is not clear.
- (9) Do ALL of the criteria need to be met, or just some? The concern with this criteria is that cities will be forced to apply for surtax projects on state/regional roads that meet the locational criteria for density bonuses rather than on local roads where there may be a greater need for transportation improvements. This may result in inefficient spending of surtax dollars, with dollars not being spent in the areas of greatest need. Does this affect current FY20 surtax projects that have already been submitted before this criteria was drafted?
- (9)(c)(1) – A minimum density of 25 du/ac in a City such as Deerfield Beach is currently the highest density able to be achieved in a residential zoning district. Is this section requiring a minimum 25 du/ac in order to receive bonus density? What if cities choose not to have a high density requirement as many cities in Broward County currently have?
- (9)(c)(2) – Establishing a minimum 5 story height limitation in the policy is problematic. It should be up to the local government to decide the appropriate height limitation for its community. Building height should not be dictated by the County or used as a criteria to achieve bonus density. This type of form based design is only considering one type of housing model, mid to high rise apartments.

### Response to Policy 2.16.3

- (2) The city of Deerfield Beach objects to providing additional bonus units east of the Intracoastal Waterway.
- (3) The sentence "thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing" should be consistent throughout all revisions.
- (4) Will this maximum be taken into consideration when parcels come to the County to re-plate or change land use? Developers will certainly decrease the number of allocated units to pay a smaller amount to the County. In addition, how will the increase of these units be measured for other County agencies such as traffic, water and sewer who also review plans and will review them at a final population that is less than what the final plan will be?
- (4) Percentages are not applicable for Commerce land uses. What about Activity Centers?

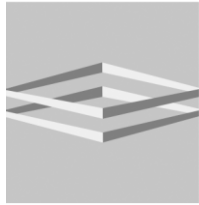
- (5) In addition to the above comment, many cities rely on the County to determine these findings of adequacy. Will they be accurate if county applications are not required to consider the bonus densities?
- (9) This section conflicts with newly proposed section 2.16.4(8)(a). As each development is different, cities should have the ability to amend this section.

Sincerely,



Eric M. Power AICP, LIAF  
Director, Planning and Development Services

## ATTACHMENT 6.D.



**DUNAY  
MISKEL  
BACKMAN** LLP

Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman  
Hope Calhoun

Dwayne Dickerson  
Ele Zachariades  
Matthew H. Scott  
Christina Bilenki  
Lauren G. Odom

To: Barbara Blake Boy, Executive Director  
Broward County Planning Council

From: Dunay, Miskel & Backman, LLP

Date: Monday, January 13, 2020

RE: BCLUP Text Amendments PCT 20-3, 20-4, 20-5 and 20-6



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*PCT 20-3 Bonus Density Text Amendment:* PCT 20-3 proposes to amend Policy 2.16.3 to increase the “market rate” formula for affordable housing units restricted for a period of 30 years.

- No comments or questions at this time.

*PCT 20-4 Commerce and AC Text Amendment*

PCT 20-4 proposes to add Policy 2.16.4 to allow additional permitted residential density on parcels designated “Commerce” or “Activity Center” on the Broward County Land Use Plan and adjacent to a roadway classified as a State road or County arterial, subject to inclusion of an affordable housing component.

- It is unclear how this new policy will be implemented. Each region designated as “Activity Center” includes an allocation of residential units under the Broward County Land Use Plan. Would the affordable housing requirements be applied to the residential units already permitted under a given Activity Center, or would it allow for additional residential units within an Activity Center when affordable housing is being provided above those units already noted in the Broward County Land Use Plan?
- Similarly, under the Broward County Land Use Plan, residential uses are permitted on parcels designated “Commerce” via local government allocation of “flexibility units” and/or “redevelopment units”. Under the proposed new policy, if a project is providing affordable housing using the unit formulas described, is the allocation of “flexibility units” and/or “redevelopment units” still required? If a local government allocates flexibility units to a parcel designated Commerce, is the developed required to comply with the affordable housing formula?

PCT 20-5 2.16.2 Text Amendment: PCT 20-5 2.16.2 proposes to amend Policy 2.16.2 to require that local governments address affordable housing supply and programs in the “moderate”, “low”, and “very-low” income categories and requires local governments to use the “Broward County Affordable Housing Needs Assessment” to estimate the supply of affordable housing.

- No comments or questions at this time.

PCT 20-6 Inclusionary Text

PCT 20-6 proposes to add Policy 2.16.5 to require municipalities to adopt an inclusionary housing ordinance within its zoning or land development code no later than 24 months after the effective date of the text amendment for development resulting in a net increase of 10 or more dwelling units with exemptions for census tracts which has a median assessed value for residential properties at or below 80% of the Broward County median value.

- Under the proposed inclusionary policy, a municipality is required to adopt an inclusionary housing ordinance within 24 months of the effective date of this policy, and the City is further responsible to offset the developer’s affordable housing contribution consistent with the requirements of 2019 Florida House Bill 7103. What happens in the event a municipality has not adopted such an ordinance within the 24 month time frame? If a developer is processing applications at both the City and County level, will the developer’s applications still be processed, or will they be put on hold until a City complies with this requirement? Further, what happens in the event a municipality does not want to offset the costs?

## ATTACHMENT 6.E.



CITY OF  
**FORT LAUDERDALE**



January 13, 2020

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301

**RECEIVED**  
01/13/2020

**Re: City of Fort Lauderdale – Comments on the Proposed Amendments to County Land Use Plan and Administrative Rules**

Ms. Boy:

The City of Fort Lauderdale is in receipt of the four proposed amendments to the Broward County Land Use Plan (BCLUP) concerning affordable housing. This letter outlines the City's comments and recommendations on each of the proposed amendments.

Amendment PCT 20-3 "Bonus Density"

Modifying the restrictive covenant from fifteen years to thirty years increases the effectiveness of the policy, doubling the duration of the affordability period. However, the percentage of market rate units permitted for development of one very-low income unit appears disproportionate to the benefit received. It is recommended Amendment PCT 20-3 be deferred so that County staff can conduct further analysis on the substantial increase in market rate units to the equivalent affordable unit. The analysis should include cost data, potential impacts on surrounding properties based on density increases, and impacts to public services.

Amendment PCT 20-4 "Commerce and Activity Center Residential Density"

City recommends against adoption of Amendment PCT 20-4. The amendment states the Broward County Board of County Commissioners shall consider future funding of public infrastructure and economic development projects for the adoption of specific zoning regulations, but does not specify the severity of the considerations. It is unknown how the City will be evaluated against municipalities who have chosen to adopt the proposed zoning language. Moreover, the amendment does not mention the future funding source. If adopted, the amendment may create unequal evaluation of projects that contain affordable housing if the municipality does not adopt the policy and zoning regulations versus a municipality that does. In addition, the payment in-lieu option would allow a developer to gain the additional density for a project, while not providing for affordable units, with such payments being made to the County not the City. The City would bear potential impacts of increased density on City neighborhoods, without the ability to plan and utilize the associated payment in-lieu fees.

Amendment PCT 20-5 2.16.2 "Income Categories"

City supports this amendment and recommends adoption.

Amendment PCT 20-6 "Inclusionary Ordinance"

City recommends against adoption of Amendment PCT 20-6 due to the requirement that cities would have to adopt an inclusionary housing ordinance, thereby forcing the City to offset developer costs, already regulated by State Statute. This amendment would also restrict the City's flexibility in creating its own affordable housing implementation policy, which is currently in progress.

The City of Fort Lauderdale is committed to providing housing options for all socioeconomic levels of the community with access to transportation, employment, local services, open space, schools, activity centers, and neighborhoods.

Thank you for your time and attention on this matter. If there are any questions, please do not hesitate to contact me at (954) 828-5980 or [ccooper@fortlauderdale.gov](mailto:ccooper@fortlauderdale.gov).

Sincerely,



Christopher Cooper, Deputy Director  
Department of Sustainable Development

Cc via email: Chris Lagerbloom, ICMA-CM, City Manager  
Rob Hernandez, Deputy City Manager  
Anthony Fajardo, Director, Department of Sustainable Development  
Ella Parker, Urban Design and Planning Manager, Department of Sustainable Development  
Jim Hetzel, Principal Urban Planner, Department of Sustainable Development  
Adam Schnell, Urban Planner II, Department of Sustainable Development

# ATTACHMENT 6.F.

**From:** [Stoudenmire, Scott](#)  
**To:** [Blake Boy, Barbara](#); [Von Stetina, Deanne](#)  
**Cc:** [Rose, Sheila](#); [Mehaffey, Kathryn](#)  
**Subject:** RE: REMINDER \*Proposed BrowardNext - BCLUP Text Amendments PCT 20-3, 20-4, 20-5 and 20-6 Request for Comments and Workshop\*  
**Date:** Monday, January 13, 2020 11:59:04 AM

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Good morning. Below, please find comments from City staff related to the proposed BCLUP Text Amendments related to affordable housing. The City very much appreciates the opportunity to participate in this process.

## 1. **PCT 20-3 Affordable Housing Bonus Density – Revising Policy 2.16.3**

**Workshop Comments:** None

## 2. **PCT 20-4 Commerce and AC (Activity Center) – adopts new policy 2.16.4**

Workshop Comments: This amendment may offer some beneficial development and affordable housing tools, however, Subsection (9), while well intentioned, should not be included with the proposed policy. This subsection negates the flexible and optional nature of the proposed amendment and instead holds local government's financially hostage. The tools in the proposed amendment are available without local government revisions providing flexibility and options to developers who wish to utilize the feature. Subsection 9 however, punishes a local government for conditions beyond their control - if there hasn't been applicable development or if developers haven't chosen to utilize the incentive. In addition, such provisions may or may not be relevant to the funding application being reviewed, depending on the type of public infrastructure or economic development project, the location of the project and type of funding application that is being reviewed. As such, the City is opposed to the provisions of Subsection (9).

## 3. **PCT 20-5 2.16.2 and ARD (Administrative Rules Document)**

Workshop Comments: With the reliance on the 2018 Broward County Affordable Housing needs Assessment as the required tool for determining compliance with this policy, it is unclear, given the significant gaps that have been identified in the referenced report, what will be considered "a sufficient supply of affordable housing". County staff should provide further guidance on this matter prior to adoption.

Comment Withdrawn via  
1/14/20 Email

## 4. **PCT 20-6 – Inclusionary housing – adopts new Policy 2.16.5 (requiring local government adoption of an inclusionary housing ordinance)**



Workshop Comments: The City is opposed to the proposed amendment. Adoption of an inclusionary housing ordinance is a local government decision, and should be left as such, particularly where local programs exist to address housing needs. The City currently operates an alternative program (linkage fee) instead of an inclusionary housing program.

Scott Stoudenmire, Deputy Director  
Department of Sustainable Development  
City of Coconut Creek  
*Butterfly Capital of the World*®  
4800 West Copans Road  
Coconut Creek, FL 33063  
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[www.coconutcreek.net](http://www.coconutcreek.net)

 ***Please consider the environment before printing this email. Thank you.***

## ATTACHMENT 6.G.

**From:** [Althea Jefferson](#)  
**To:** [Blake Boy, Barbara](#); [Von Stetina, Deanne](#)  
**Cc:** [Jeff Katims](#)  
**Subject:** RE: \*Proposed BrowardNext - BCLUP Text Amendments PCT 20-3, 20-4, 20-5 and 20-6 Request for Comments and Workshop Save the Date\*  
**Date:** Monday, January 13, 2020 11:07:30 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

### External Email

Hi Barbara.

The Mellgren Planning Group offers the following comments:

#### **PCT 20-5 – Amending Policy 2.16.2 and Administrative Rules Document**

This amendment proposes to amend Policy 2.16.2 to require that local governments address affordable housing supply and programs in the “moderate,” “low” and “very-low” income categories and requires local governments to use the “Broward County Affordable Housing Needs Assessment” to estimate the supply of affordable housing; Also Amends ARD 5.4

- ARD 5.4 – It appears part C will be removed. This will require updating the sequence of remaining items (D. and E.) to C. and D.

#### **PCT 20-4 – Proposes NEW Policy 2.16.4 – Affordable Housing - Additional Permitted Residential Density**

The proposed amendment increases the market rate formulas for affordable housing units; and restricts such units for 30 years (current = 15 years)

- Is part (7) and (9) in conflict with one another?
  - For BCC review of funding requests from local governments: How will items 9a through 9c be “considered”?
  - Will each item be weighted? What if the local government has used (new) Policy 2.16.4, but has not formally adopted items 9a through 9c in the local plan or LDC? Can this scenario be added as item 9d?
  -
- Broward Next should provide a definition for “market rate” unit?
- “Permitted Uses” - Commerce Use – update required for number 11 for continuity/consistency throughout BrowardNext
  - Update to reflect the proposed 30 year restriction on affordable housing (PCT 20-3)
  - Should the 15% be adjusted to 20 or 25 percent?
  - Will the residential uses be held to the 10% land area standard if the bonus density is used?
- Should language be added to reflect/support/recognize Part 7 of (new) Policy 2.16.4?
- 2.16.4: In addition to that otherwise permitted in those designated by their plan.. Does this mean more units or MF use where not otherwise permitted?
  - Does a micro unit = 1 AFU or ½ AFU (for bonus unit purposes)?

- Why are SF du not permitted? Don't we want as much AFU as possible?
- Delete #5
  - If there is an in lieu payment, how many bonus units are awarded?
  - Why is there a limitation of 25 du/ac?
  - What about townhomes? Activity Center MFHD?
  - Why 5-story minimum adjacent to low density or low-medium?

### **PCT 20-6 – Proposed NEW Policy 2.16.5 – Inclusionary Zoning**

This amendment proposes to add Policy 2.16.5 to require municipalities to adopt an inclusionary housing ordinance within its zoning or land development code no later than 24 months after the effective date of the text amendment for development resulting in a net increase of 10 or more dwelling units with exemptions for census tracts which have a median assessed value for residential properties at or below 80% of the Broward County median value.

- 2.16.5 v. 2.16.2: Why retain 2.16.2? How will 2.16.2 come into play at County level when cities already have a 15% or payment in lieu requirement?
- “Exempt” census tracts should be required to show plans and regulations to retain existing AFUs; and, any drop in current level/number of affordable units = disqualification of “exempt” status
- 2.16.5: Please explain “net new”? What if 10 units are demolished and two years later 10 new units are built? What is the “net new” in this scenario?

Overall comment: what happened to the proposed linkage fee? Please consider a proposal for a linkage fee.

Respectfully,

**Althea P. Jefferson, AICP**  
**Senior Associate**  
**954-475-3070 ext.800**



The Mellgren Planning Group  
3350 NW 53rd Street, Suite 101  
Fort Lauderdale, FL 33309

---

**From:** [Jeff Katims](#)  
**To:** [Blake Boy, Barbara](#); [Althea Jefferson](#)  
**Cc:** ["Andy Berns" \(aberns@southwestranches.org\)](#); [Michele Mellgren](#)  
**Subject:** Affordable Housing Policies  
**Date:** Monday, January 13, 2020 12:48:48 PM

---

Barbara, I have the following additional comments on proposed Policy 2.16.5 to add to those Althea sent on behalf of TMPG. I am sending these separately to emphasize how problematic the inclusionary mandate is to municipalities.

(1) With the understanding that in most cases a density bonus is the only feasible offset by a municipality, this policy would force municipalities to provide a density bonus in areas that cannot accommodate additional density without permanently changing the established and desired character of the area. I am referring to portions of western Broward County where large lots (i.e. 35,000 sf to two acres) are a minimum requirement and are essential to the character of the municipality or portion thereof.

(2) The bonus units needed to make the developer whole will in some cases cause a need for expensive infrastructure improvements that would not have been required without the bonus units. The cost of the improvements may exceed or substantially reduce the value to the developer of the bonus units, and may result in a lawsuit against the municipality for violating F.S. 2019-165.

(3) The county is shifting the liability under F.S. 2019-165 for its mandate to the municipalities, which are now responsible for determining how to offset developers' costs for complying with the mandate.

Finally, a request for clarification: under any of the policies, does an affordable micro unit count as one affordable housing unit or half of an affordable housing unit for the purpose of determining whether a development satisfies the minimum inclusionary requirement?

Thanks for the opportunity to comment, Barbara.

Jeff Katims  
Managing Principal  
The Mellgren Planning Group

## ATTACHMENT 6.H.

From: Jean Dolan  
Sent: Monday, January 13, 2020 11:07 AM  
To: Blake Boy, Barbara  
Cc: Greg Harrison ; Brian Donovan ; David Recor ; Jennifer Gomez ; Miriam Carrillo  
Subject: RE: REMINDER \*Proposed BrowardNext - BCLUP Text Amendments PCT 20-3, 20-4, 20-5 and 20-6 Request for Comments and Workshop\*

Dear Barbara – attached please find Pompano’s contribution to the affordable housing policy discussion per your request. Affordable housing has been a problem since long before you and I became planners so we recognize how challenging this issue is. Knowing that taxes and insurance are over half of the typical monthly housing cost and both of those expense items are projected to increase due to the cost of adapting to sea level rise and other climate change related impacts, the focus on construction, which is less than one-half of the cost of housing, is not adequate now and wasn’t in the past. As Broward Next eloquently states in Strategy MM-2, the housing-transportation connection (H+T index) needs to be the focus. Reducing transportation costs by improving mass transit and promoting transit-oriented development can reduce or even eliminate dependency on personal cars thus saving the typical resident critical funds that can be redirected to housing and other expenses. This has the additional, and more important benefit, of reducing carbon emissions which is essential if we have any hope of reversing or even slowing the rate of climate change.

Thank you again for the opportunity to make these comments. I look forward to seeing you at the workshop on Thursday.

Jean



# DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director

E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

January 13, 2020

Barbara Blake Boy  
Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301



VIA: Email: [bblakeboy@broward.org](mailto:bblakeboy@broward.org)

Dear Ms. Blake Boy:

## **CITY OF POMPANO BEACH COMMENTS ON COUNTY LAND USE PLAN AFFORDABLE HOUSING POLICY AMENDMENTS**

Thank you for the opportunity to comment on the County's proposed land use plan text amendments to revise affordable housing policies. The City of Pompano Beach staff has reviewed these proposals and offer the following input:

- [PCT 20-3 Bonus Density Transmittal](#) (pdf)  
[PCT 20-3 Bonus Density Text Amendment](#) (pdf) proposes to amend Policy 2.16.3 to increase the "market rate" formula for affordable housing units restricted for a period of 30 years.

**Response:** Please consider the following questions and general observation in your deliberations:

- (1) Does this density bonus provision apply to existing Activity Centers that require affordable housing construction? If so, how does it apply for a 100% affordable project? For example, if 100 units of low income affordable housing is built using the entitlements from the basket of rights for the District, are 100 additional units added to the Activity Center's entitlements based on the double density maximum?
- (2) Policy 2.16.3(5) - in addition to public facility capacity, approval criteria should also consider compatibility with land use densities of the surrounding area, the building heights allowed in current zoning districts in the area and the avoidance of a "concentration of poverty".
- (3) Policy 2.16.3(7) indicates that the provisions are available even if the local government has not included them in their local land use plans. It should be clear that the density bonus program is not "by right" and can be denied by the local government even though it is allowed by the County's LUP. Each project must be considered on its individual merit which may include consideration of the compatibility of the additional density with the building heights in the vicinity of the project; the allowed building mass and lot coverages allowed by the various provisions of the zoning code for a particular site; the City's goals

for development or redevelopment of a given area; and the existing concentration of subsidized housing in a specific location. Each City should have the ability to create their own process for consideration of bonus density requests without concern for legal challenge of these decisions as these bonuses are discretionary and cannot be considered entitlements by right.

- (4) The \* that requires tenants to move out when their income increases should be deleted. The assumption that tenants will want to upgrade their housing as their income rises and their personal financial condition becomes healthier is adequate to ensure the long-term availability of this supply of affordable housing. There has been no data presented to indicate that the “upwardly mobile renter” is the problem or is in any way exacerbating the affordable housing crisis. The enforcement of this provision is questionable from both a practical and cost-benefit perspective.
  - (5) Why would any market-rate housing developer use this provision when they can get more than double density with unrestricted Flex or Redevelopment Units? To our knowledge, the City of Pompano is the only city in Broward County that requires flex units to provide some affordable housing or pay an in lieu fee. Is the County considering affordable housing or max density restrictions on the future use of Flex and Redevelopment Units to ensure that projects looking for additional density don’t use that pool of units instead of providing affordable housing to get the additional density?
  - (6) **General observation:** The City of Pompano Beach, in Chapter 154 of the City Code, has required affordable housing and encouraged mixed income projects as a condition of approval of flex units for many years. No “mixed income” housing developers ever materialized and Pompano’s flex units were only used by subsidized housing developers (mainly tax credit housing) that build 100% affordable housing. Only since the City introduced the current in lieu of fee so that developers could buy out of the affordable housing requirement have the flex units been “moving” and now they are nearly gone. If Pompano’s experience is typical, the question should be asked “why isn’t mixed income housing commonly built in Broward County?” The answer could help determine what economic and market factors are influencing this decision. Until we figure that out, density bonus provisions will not necessarily result in mixed income housing projects and may result in larger subsidized housing projects which tend to be clustered where land values are relatively low and can result in less than optimal concentrations of poverty.
- [PCT 20-4 Commerce and AC Transmittal](#) (pdf)  
[PCT 20-4 Commerce and AC Text Amendment](#) (pdf) proposes to add Policy 2.16.4 to allow additional permitted residential density on parcels designated "Commerce" or "Activity Center" on the Broward County Land Use Plan and adjacent to a roadway classified as a State road or County arterial, subject to inclusion of an affordable housing component.

**Response:**

- (1) Our interpretation of this policy is no entitlements in an Activity Center's basket of rights will need to be used if a project comes in with either a mixed use, 100% affordable housing project or a mixed-use, mixed-income project that meets the criteria in Policy 2.16.4. Please confirm.
- (2) Policy 2.16.4 does not specify a maximum density so we are assuming the cities will set the max density through their zoning regulations for mixed use residential projects in their commercial corridors if the cities desire to set a density limit. Otherwise, the density will be controlled by the building mass limits already included in the commercial zoning district.
- (3) Policy 2.16.4(5) should eliminate the 10% requirement and only require an unspecified portion of the ground floor to be office or commercial uses not ancillary to the residential units. This is because (1) 10% is an arbitrary number and may not be the "right" number; (2) office/commercial only works on the ground floor so forcing upper stories to be nonresidential to meet the 10% GFA total will not meet the intent of activating the street and is likely to be unsuccessful; (3) 10% of large buildings may be too much resulting in buildings with vacant ground floor spaces thus having the opposite effect of deactivating the street. Residential buildings built on these primary commercial corridors may be competing with well established businesses in the corridor making their new and more expensive places more difficult to lease. A glut of commercial space leads to high vacancy rates and undesirable and unintended uses moving into the excess commercial space that would otherwise sit vacant. (4) The intent should be to ensure that parking garages on the ground floor are wrapped with nonresidential uses to the maximum extent practical and desirable to activate the street, capture trips and improve the pedestrian quality of the street while acknowledging that the lobby, management office, parking structure access, garbage truck access and other ancillary uses must be on the ground floor.
- (4) Policy 2.16.4(6) specifies the in lieu of fee to buy out of the affordable housing requirement is \$42,876. This raises several questions and issues. (1) Pompano Beach has the highest in lieu of fee in the County at \$2,333 for every market rate unit in a project that was required to provide 15% affordable housing units (the math works out to \$15,553 per affordable unit not built). If the \$42,876 must be paid for EVERY unit granted through this density bonus program, the proposed fee is 18 times higher than what Pompano is currently assessing. If it is just for each affordable unit not built it is 2.8 times higher than Pompano's fee. The challenge is to keep the in lieu fee at a level where it can be "made up" by choice of finishes or cost savings during construction to ensure that the cost is not passed on to the ultimate tenant through rents or sales prices. This would just further exacerbate the affordable housing crisis by making "market rate" units even more expensive thus pushing residents who may have been "marginally" able to afford a market rate unit to now need a subsidized unit. (2) Do the cities have access to the County's Affordable Housing Trust Fund or is that only spent by the County and the cities have no input on what those funds are used for or where they are spent?



- (5) Policy 2.16.4(7) allows the cities to use this density bonus provision even if it is not adopted in our local land use plans. As stated above in regard to the density bonus program, it should be clear that allowing density to be granted in commercial districts is not “by right” and can be denied by the local government even though it is allowed by the County’s LUP. Each project must be considered on its individual merit which may include consideration of the compatibility of the additional density with the building heights in the vicinity of the project; the allowed building mass and lot coverages allowed by the various provisions of the zoning code for a particular site; the City’s goals for development or redevelopment of a given area; and the existing concentration of subsidized housing in a specific location. Each City should have the ability to create their own process of consideration of commercial density requests without concern for legal challenge of these decisions as these bonuses are discretionary and cannot be considered entitlements by right.
- (6) As also stated above in regard to the density bonus program, it is not clear why any market-rate housing developer would use this provision when they can get residential density in commercial districts with Flex or Redevelopment Units. To our knowledge, the City of Pompano is the only city in Broward County that requires flex units to provide some affordable housing or pay an in lieu fee. Is the County considering affordable housing or max density restrictions on the future use of Flex and Redevelopment Units in commercial land use categories to ensure that projects looking for additional density don’t use that pool of units instead of providing affordable housing to get the residential entitlements?
- (7) Policy 2.16.4(9) should be eliminated for several reasons. (1) The County does not have the authority to dictate how cities write zoning regulations. The County’s charter authority is limited to land use planning only. (2) Cities can write zoning regulations that meet these criteria and still never approve an application for affordable housing. (3) The nexus between this *one method* of encouraging affordable housing and the need for funding for public infrastructure and economic development projects has not been made. Many cities, like Pompano Beach, already provide affordable housing and, more significantly, subsidized housing that serves the poorest of the County’s residents. The idea that cities that have no affordable housing could get more infrastructure and economic development funding over cities that already have a considerable affordable housing supply just because they adopt regulations that meet these criteria is, at a minimum, inequitable.
- (8) If the County insists on keeping Policy 2.16.4(9) it should be revised as follows:
  - (9) In addition to the provisions of this Policy, the Broward County Board of County Commissioners shall consider the following in their review of funding applications submitted by local governments for future public infrastructure and economic development projects:
    - ~~(a) Local government adoption of this Policy into the municipal Comprehensive Plan; (Note: 2.16.4(7) already makes this unnecessary)~~
    - (b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow ~~allocation of additional~~ residential density units as a permitted use, ~~by right~~, within specific nonresidential

zoning district(s) if residential entitlements are granted through County Land Use Policy 2.16.4;

- (c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:
1. Establishment of a minimum net residential density of twenty-five (25) dwelling units per acre within specific nonresidential zoning districts;
  2. Where a proposed mixed use building meeting the criteria in County Policy 2.16.4 is located within 100 feet of any parcel which ~~prohibits,~~ allows, through the applicable zoning regulations, residential development of (10) dwelling units per ~~gross net acre or less, or more,~~ the local government may establish a maximum building height limit of ~~not less than~~ five (5) stories or more within the applicable nonresidential zoning district; and
  3. ~~The~~ Zoning regulations that establish reduced on-site parking designated for residential uses built in nonresidential zoning districts in conformance with County Policy 2.16.4, as compared to standard residential zoning district parking standards, and with a minimum parking requirement of one (1) space per dwelling unit.

- [PCT 20-5 2.16.2 and ARD Transmittal](#) (pdf)  
[PCT 20-5 2.16.2 Text Amendment](#) (pdf) proposes to amend Policy 2.16.2 to require that local governments address affordable housing supply and programs in the “moderate,” “low” and “very-low” income categories and requires local governments to use the “Broward County Affordable Housing Needs Assessment” to estimate the supply of affordable housing  
[PCT 20-5 Administrative Rules Document Amendment](#) (pdf) proposes to amend the Administrative Rules Document: BrowardNext to reflect the referenced Policy 2.16.2 amendment.

**Response:** The supply of subsidized housing (public housing, tax credit housing, section 8 housing, etc.), should be considered differently from free-market housing that happens to be affordable due to size, location or condition. Cities, like Pompano Beach, that have subsidized housing should be given more latitude to determine where new affordable housing projects are located to avoid concentrations of poverty.

[PCT 20-6 Inclusionary Transmittal](#) (pdf)

[PCT 20-6 Inclusionary Text](#) (pdf) proposes to add Policy 2.16.5 to require municipalities to adopt an inclusionary housing ordinance within its zoning or land development code no later than 24 months after the effective date of the text amendment for development resulting in a net increase of 10 or more dwelling units with exemptions for census tracts which have a median assessed value for residential properties at or below 80% of the Broward County median value.

**Response:** The City of Pompano Beach staff is strongly opposed to this policy for several reasons.

(1) The County does not have zoning authority and should not be dictating to the cities how to do zoning.

(2) This policy is diametrically opposed to HB 7103 which was written to specifically discourage inclusionary zoning and was just adopted last legislative session so the cities haven't even figured out how this bill impacts our existing housing programs yet. Now is not the time for an inclusionary zoning ordinance requirement.

(3) The only way to fully compensate for this affordable housing requirement without paying cash to developers is through density and height bonuses and 10 unit projects are too small to take advantage of these types of bonuses. The land areas would be too small to park additional density and these small projects are usually townhomes that can't take advantage of height bonuses.

(4) The policy calls for an in lieu of option to buy out of the affordable housing requirement. How does the City fully compensate the developer for buying out of the affordable housing requirement per HB 7103? If more units won't fit on the site, the City would have to give the money back and the entire program is negated.

(5) Since this program would be a city zoning requirement, each city would set their own buyout amount so cities could set that amount low and diminish the relevance of this approach.

(6) Requiring density and height bonuses for every residential project over 10 units makes the densities shown on both the land use and zoning maps inaccurate for every residential district except for single-family residential. Making these maps that inaccurate does not seem supportable.

(7) The concept of excluding census tracts where the median assessed value is less than 80% of the "Broward County median value" doesn't take rental housing into account so census tracts dominated by rental property could be subject to the inclusionary zoning ordinance regardless of affordability status. It must be clarified that "Broward County Median Value" as stated in this part of the policy means "Broward County median assessed value" because if it means the "Broward County median market value" which is what the gap analysis is based on, the 80% or less target for assessed values would be much easier to achieve because market value is always greater than assessed value.

(8) Note: The base map for the census tract map provided in this agenda item should be more detailed in order for cities to determine how much of their city the County intends to exempt from this requirement.

(9) The City of Pompano staff encourages the County to go back to the "all carrot, no stick" approach because now is not the time to force cities to do inclusionary zoning right when the State prohibited it without full compensation.

Barbara Blake Boy

January 13, 2020

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(10) The City of Pompano staff reserves the right to make specific comments on any zoning-related policies the County considers adopting if the objections of the cities are disregarded and the County moves ahead with this approach.

We will attend the workshops the County has on this topic to answer any questions you may have and to provide additional input as necessary. Thank you again for the opportunity to provide input on the County's constructive efforts to try and address this ongoing, difficult problem.

Sincerely,

A handwritten signature in blue ink that reads "Jean E. Dolan". The signature is written in a cursive style.

Jean E. Dolan, AICP, CFM  
Principal Planner

## ATTACHMENT 6.I.



January 13, 2020

Via email: [BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)



Daniel J. Stermer  
*Mayor*

Thomas M. Kallman  
*Commissioner*

Margaret Brown  
*Commissioner*

Byron L. Jaffe  
*Commissioner*

Mary Molina-Macfie  
*Commissioner*

Donald P. Decker  
*City Manager/CEO*

Ms. Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

**Re: *The City of Weston's (the "City") Concerns Relating to Proposed Amendments PCT 20-3 Amendment to Policy 2.16.3 of the Broward County Land Use Plan (BCLUP), PCT 20-4 Amendment to 2.16.4 of the BCLUP, PCT 20-5 Amendment to Policy 2.16.2 of the BCLUP and Article 5 of the Administrative Rules Document of the BCLUP, and PCT 20-6 amending policy 2.16.5 of the BCLUP.***

Dear Barbara,

The City is in receipt of your email, dated November 26, 2019, regarding the City's opportunity to submit comments concerning the Proposed Amendments to the Broward County Land Use Plan (BCLUP). First and foremost, the City appreciates this opportunity to provide comments regarding this important matter.

After review and consideration, the City has identified four major concerns with the Amendments: (1) Encroachment upon home rule power; (2) Unfunded mandates; (3) Rational nexus of regulations to other funding sources; and (4) Inaccurate and incomplete methodology of the data and analysis.

(1) Encroachment Upon Home Rule Power

The City has a significant concern that the Amendments encroach upon its home rule powers granted pursuant to Section 2, Article VIII, of the Florida Constitution and Chapter 166, Florida Statutes. This concern is based upon the requirement in PCT 20-6 requiring the creation of an inclusionary housing ordinance. This requirement goes beyond the current requirements of Policy 2.16.2 of the BCLUP which allows cities to consider and implement ten specific policies to address affordable housing in their communities. Requiring an inclusionary housing ordinance mandates a one size fits all methodology and severely constrains the ability of cities to uniquely address affordable housing to meet the needs of their community.

Page 1 of 3

*The Nation's Premier Municipal Corporation<sup>SM</sup>*



January 13, 2020  
Ms. Barbara Blake Boy  
Page 2 of 3

(2) Unfunded Mandates

*If PCT 20-06 was to be adopted and an inclusionary ordinance established, cities will be required to refund any fee incurred regarding inclusionary housing to the developer. The Florida Legislature, through its adoption of House Bill 7103 requires cities to provide a full offset of the developers' cost for any fee imposed that does not directly impact infrastructure. As affordable housing is not identified as infrastructure, cities would be required to offset any inclusionary housing fees collected back to the developer which creates a financial burden to all cities.*

(3) Rational Nexus of Regulations to Other Funding Sources

*Within Amendment PCT 20-4, the County is proposing to allow for affordable housing in Broward County's commerce land use category as well as within Community Redevelopment Areas. While the City commends the ability to allow for affordable housing within this land use, the proposed amendments place specific restrictions on cities whether they implement these policies which impact a city's ability to implement zoning policies for their districts. In addition, if cities do not implement these specific policies, the Broward County Board of County Commissioners will consider the implementation of these policies (or lack of these policies), "...in their review of funding applications submitted by local governments for future public infrastructure and economic development projects." What type of infrastructure and economic development projects do these relate to? Will this impact cities abilities to apply for future funding through the infrastructure 1/2 penny sales tax recently approved? More information is needed to determine if a rational nexus exists between cities implementing these policies and other funding not directly related to affordable housing.*

(4) Inaccurate and incomplete Data and Analysis

*The Broward County Needs Assessment completed by Florida International University's (FIU) Metropolitan Center provides a review of the status of the housing market in Broward Study. Although the study does provide a summary of the state of the housing market, it includes a one page sheet of each city's affordable housing need. The study does not provide any methodology on how this information was obtained nor is there any information on the source of the data. The existing methodology, created by the Meridian Appraisal Group is a simple, easy-to-use format that allows anyone to easily decipher and determine how the data was created. As there is no methodology provided, there is no way to determine how the data was created and if the data provides an accurate representation of each community's unique market.*



January 13, 2020  
Ms. Barbara Blake Boy  
Page 3 of 3

Summary

*In general, the City of Weston agrees that affordable housing is an ongoing issue for Broward County and with continued collaboration and coordination with all levels of government, we can begin to make inroads to provide affordable housing to all. Additional coordination and collaboration between the County and its municipalities will be the only way to resolve this complex issue.*

*The City objects to the adoption of the Proposed Amendments and requests additional coordination and collaboration on a long-term solution for this complex issue.*

*Sincerely,*

**THE CITY OF WESTON**

A handwritten signature in blue ink that reads "Donald P. Decker". The signature is fluid and cursive, with a long horizontal line extending to the right.

Donald P. Decker  
City Manager/CEO

C: *Honorable Mayor and City Commissioners  
Chad Friedman, City Attorney  
Sarah Sinatra Gould, AICP  
James Hickey, AICP*

#73276

# ATTACHMENT 6.J.

## City of Sunrise Comments on Broward Next BCLUP Text Amendments – Affordable Housing

January 13, 2020



- **General Concerns**
  - The City has significant concerns with any amendment that mandates affordable housing requirements that pre-empts local City of Sunrise.
  - The City may have additional comments upon conclusion of the public meeting on January 23, 2020 and clarification on the items included.
- **Policy 2.16.3**
  - **Subsection 4:** In the last sentence, what is “similar designation” as Commerce? Are these simply the land use zones that were collapsed into Commerce?
  - Page 3, the asterisk (\*) is referenced in Section 1 for moderate, low, and very low incomes; however, the note appears to only account for increases in income for moderate. Is this correct?
  - Page 3, is the increase in income as prescribed by the asterisk (\*) only permitted one time, etc? What if the annual income maintains an increase of 20%, making a moderate family have an annual income of 140% for multiple years in a row?
- **Policy 2.16.4**
  - **Subsection 1 & 6:** This section requires affordable housing be included within a multi-family residential development as prescribed by the policy and Subsection 6 permits this requirement be satisfied by an in-lieu fee; however, it is not clear what the minimum number of affordable units required to be built are. It appears Subsection 1 defines what the bonus density is, not the minimum number of units to be built.
  - **Section 6:** In-lieu fees should be allocated directly to the City in which the project is located, such that the in-lieu fee can be utilized in the local impacted area.
  - **Section 7:** This section indicates cities do not have to amend their land use plan to utilize Policy 2.16.4; however, if a city is processing a LUPA not using this policy and has not amended their Comprehensive Plan to include this policy, will the Comprehensive Plan be out of compliance with the County?
  - **Subsection 9:** The City has significant concerns with linking the proposed affordable housing policy to County Commission review of funding applications submitted by local governments for future public infrastructure and economic development projects.
    - Is this intended to impact surtax funded municipal projects?
- **Policy 2.16.2**
  - The City does not support modifications that preclude the opportunity for municipal review and comment or opportunity for public review and comments at public meetings.
- **Policy 2.16.5**
  - The City does not support any policy that obligates a code amendment to local municipal code ordinances.



# ATTACHMENT 6.K.

**From:** [Lebrun, Nixon](#)  
**To:** [Blake Boy, Barbara](#)  
**Cc:** [Silva, Eric B.](#)  
**Subject:** City of Miramar Comments of the Proposed Amendments to the BCLUP  
**Date:** Monday, January 13, 2020 6:19:15 PM  
**Attachments:** [image001.png](#)

## External Email

Hello Barbara,

This email is in response to your November 26, 2019 email in which you had solicited input on the four proposed amendments to the BCLUP from all municipal mayors, planners and managers in the County. While the City of Miramar is generally in agreement with these amendments, the City would nonetheless like to offer the following comment, especially on PCT 20-4 Commerce and AC Text Amendment and PCT 20-6 Inclusionary Text Amendment.

- **PCT 20-4 Commerce and AC Text Amendment:** The proposed amendment will allow multifamily residential use on parcels designated “Commerce” or “Activity Center,” and fronting and with direct access to a roadway classified as a **State road or County arterial**, per the Broward Highway Functional Classification Map, in addition to the uses permitted otherwise in these designations. The City would love that definition to be expanded to include roadways that are designated as major corridors on a municipal comprehensive plan and otherwise not listed on the Broward County Highway Classification Map. For instance, Miramar Parkway is not listed as either a County arterial or State road, from University Drive westward. As written, the proposed amendment would be of no benefit to that segment of this corridor, which for the most part is 6-lane divided highway, bisects the City’s RAC and features many large parcels designated as Commercial on the City Future Land Use Map.
- **PCT 20-6 Inclusionary Text Amendment:** This amendment provides that the application of the percentage requirements to a development shall be rounded down (e.g. 15% of 10 units equals 1 unit). The City would like to offer the following language in lieu thereof:
  - In calculating the required number of Inclusionary Units, fractional units or percentage requirements of .75 or above will be rounded-up to a whole unit if the Residential Development consists of ten (10) to twenty (20) units; fractional units of .50 or above will be rounded-up to a whole unit if the Residential Development consists of twenty-one (21) or more units.

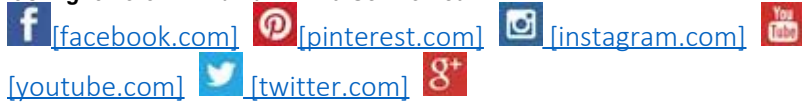
Additionally, the City would like to know what types of incentives would be, in addition to the density bonuses, available to the municipalities to offset the cost to the developers and ensure compliance with HB 7103. For cities that do not have a CRA and/or the financial wherewithal, that could be quite challenging.

Regards,

**Nixon Lebrun, AICP, MPA, CFM**



Senior Planner | Community Development Department  
City of Miramar | 2200 Civic Center Place, Miramar, FL 33025  
O: 954.602.3281 | F: 954.602.3497 | [nlebrun@miramarfl.gov](mailto:nlebrun@miramarfl.gov)  
Hours: M – Th., 7am – 6pm, F – Closed | [www.miramarfl.gov](http://www.miramarfl.gov) [[miramarfl.gov](http://miramarfl.gov)]  
***It's Right Here In Miramar... And So Are You!***



**“A vision is like a lighthouse, which illuminates rather than limits, giving direction rather than destination.” - James J. Mapes, Foresight First**

Please note: Florida has a very broad public records law. Most written communications to or from City officials regarding city business are public records, and are available to the public and media upon request. Your e-mail communications, including your email address, may therefore be subject to public disclosure. This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from public disclosure. If you have received this e-mail in error, please notify the City of Miramar immediately by return e-mail.

**ATTACHMENT 6.L.**



# DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director  
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504



January 16, 2020

Barbara Blake Boy  
Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

VIA: Email: [bblakeboy@broward.org](mailto:bblakeboy@broward.org)

Dear Ms. Blake Boy:

**CITY OF POMPANO BEACH ADDITIONAL COMMENT ON COUNTY LAND  
USE PLAN  
AFFORDABLE HOUSING POLICY AMENDMENTS**

Thank you for today's workshop on the County's potential affordable housing policies. It was very constructive and informative. At the workshop, you invited cities to provide additional comments by February 7, 2020 so I wanted to add a couple points.

- (1) In relation to giving "more credit" to cities with subsidized housing, I'd like to put that comment in context of "climate gentrification". Pompano has many canals with residential development that will soon be impacted by sea level rise and will have to upgrade their seawalls to meet the new 5 feet NAVD minimum seawall height standard. It is very likely that some of the long-time owners in those areas will not be able to afford the cost of a new seawall and may choose to their sell their properties and may move to "higher ground" in Pompano. The neighborhoods with the highest elevations are those that traditionally have been more affordable generally between Dixie Highway and I-95 north of Atlantic Boulevard. This migration to higher ground could conceivably increase the value of homes in those traditionally affordable areas. This phenomenon is being referred to in the media as "climate gentrification" and has already been documented as happening in Miami-Dade County. This highlights the importance of subsidized housing that is not subject to rising prices due to market forces like gentrification.
- (2) The 30-year deed restriction is also somewhat troubling when it comes to owner housing units to the extent that it guarantees that poor people stay poor. Most wealth in families with modest incomes results from selling property that has appreciated. Guaranteeing these families cannot build any wealth for 30-years to improve their financial status seems extreme and unequitable. Please consider other options where families that have purchased subsidized units can benefit from appreciation after a nominal number of years (5), even if only on a sliding scale allowing more appreciation to be captured the longer the buyer continues to live in the unit. This gives low income families a similar benefit of home ownership enjoyed by families of higher means.

Thank you for the opportunity to provide these additional comments for consideration.

Sincerely,

Jean E. Dolan, AICP, CFM  
Principal Planner

## ATTACHMENT 6.M.

---

**From:** Poliakoff, Keith M. <keith.poliakoff@saul.com>  
**Sent:** Tuesday, January 28, 2020 9:24 AM  
**To:** Blake Boy, Barbara <BBLAKEBOY@broward.org>  
**Cc:** Von Stetina, Deanne <DVONSTETINA@broward.org>  
**Subject:** BCLUP Proposed Text Amendments PCT 20-3, PCT 20-4, PCT 20-5/ARD and PCT 20-6:  
Comment Relating to Bonus Densities

### External Email

Dear Barbara:

As you may be aware, I serve as counsel for numerous affordable housing developers including Pinnacle Communities, the Broward County Housing Authority, and Cornerstone. My clients and I are thrilled to see that Broward County is working to address some of the County's affordable housing needs by offering bonus densities to those developers who agree to provide deed restricted affordable housing.

The problem with the instant language however, is that it unintentionally only rewards market rate developers for providing affordable units. The bonus densities being offered should be offered and should apply equally to both affordable and market rate units.

As such, the Planning Council should consider amending this language to award bonus densities regardless of whether the bonus density is utilized for market rate or affordable units. This could easily be addressed as follows:

Moderate-income: two (2) Six (6) bonus market rate" units per every one (1) "moderate-income" unit (including areas east of the Intracoastal Waterway).

Low-income: Nine (9) bonus market rate” units per every one (1) “ low-income” unit (including areas east of the Intracoastal Waterway.

Very-Low income: Nineteen (19) bonus “market rate” units per every one (1) “very-low income” unit (including areas east of the Intracoastal Waterway).

Thank you for your consideration of this text amendment.

Regards,



**Keith M. Poliakoff** | Attorney at Law  
**SAUL EWING ARNSTEIN & LEHR LLP**  
200 E. Las Olas Blvd., Suite 1000 | Fort Lauderdale, FL 33301  
Tel: 954.713.7644 | Fax: 954.208.8204 | Cell: 917.532.6492  
[keith.poliakoff@saul.com](mailto:keith.poliakoff@saul.com) | [www.saul.com](http://www.saul.com)

"Saul Ewing Arnstein & Lehr LLP (saul.com)" has made the following annotations:

+~~~~~+

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+~~~~~+

## ATTACHMENT 6.N.

# CITY OF LAUDERHILL



**MAYOR**  
Ken Thurston

**VICE MAYOR**  
Howard Berger

**COMMISSIONERS**  
M. Margaret Bates  
Richard Campbell  
Denise D. Grant

**CITY MANAGER**  
Charles Faranda, CM  
Desorae Giles-Smith, DCM  
Kennie Hobbs, Jr., ACM

**CITY ATTORNEY**  
Earl Hall, Esq.

**CITY CLERK**  
Andrea M. Anderson

## PLANNING & ZONING

**To:** Broward Planning Council

**From:** Zach Davis-Walker, Operations Administrator; and  
Chris Torres, City Planner

**Date:** February 6, 2020

**RE:** BrowardNext – Broward County Land Use Plan Text Amendments



### City of Lauderhill Response to Request for Comment

#### *I. PCT 20-3 Bonus Density Text Amendment*

- a. Revises the Policy to update and provide bonus formulas for "moderate," "low," and "very-low" income units;
- b. Revises the policy to require affordable units to be restricted as such for a minimum of 30 years.
  - i. *The City's median household income is \$38,805. Approximately 70% of the County's median annual income (\$54,895). Source: 2013-2017 American Community Survey 5-Year Estimates.*
  - ii. *Affordable housing generally defined as housing that is affordable to households that earn 120% or less of median area wide income.*
- c. ***The city of Lauderhill has no comment on the proposed amendment.***

#### *II. PCT 20-4 Commerce and Activity Center Text Amendment*

- a. Permits additional residential density with an affordable housing component within specified areas of the County designated "Commerce" or "Activity Center" on the Broward County Land Use Plan and adjacent to a roadway classified as a State road or County arterial.
- b. Provides "market rate" to "affordable housing" unit formulas and an in-lieu fee option.
  - i. The per unit in-lieu payment option shall be the Broward County FHFC average of the "garden ESS," "mid-rise ESS" and "high rise" total development cost (the average is currently \$300,133), divided by 7.

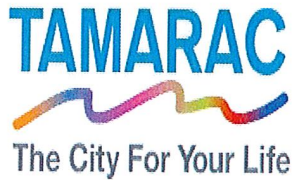
- c. Requires affordable units to be restricted as such for a minimum of 30 years.
- d. ***The City of Lauderhill recommends a minimum square footage or minimum dwelling unit count be established before triggering the ten percent (10%) gross floor area requirement within a residential development for office or commercial uses. There is a concern for the impact that the ten percent (10 %) requirement will have on small development within the “Commerce” and “Activity Center” Land Use Designation.***

III. *PCT 20-5 2.16.2 Text Amendment; and ARD Text Amendment*

- a. *Requires local governments to address affordable housing supply and programs in each of the "moderate," "low," and "very-low" income categories*
  - i. *Only when proposing to add 100 or more residential dwelling units to existing densities already approved by the BCLUP...?*
- b. *Requires local governments to use the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center at Florida International University, to estimate its supply of affordable housing.*
- c. ***The city of Lauderhill has no comment on the proposed amendment.***

IV. *PCT 20-6 Inclusionary Text*

- a. *Amends Policy 2.16.5 and Definitions Pertaining to Inclusionary Zoning and Affordable Housing Requirements.*
  - i. *The City of Lauderhill is comprised of multiple census tracts with a median home value for residential properties at or below 80% of the County's median home value.*
  - ii. *Requiring the affordable housing set aside for net new residential development in area of the City that do not fall within a census tract with median home value at or below 80% of the County's median home value will have undue burden and may restrict new market rate development.*
- b. ***The City of Lauderhill recommends that the proposed amendment be revised to exclude this requirement for those cities that have excess of Affordable Housing units to prevent stagnation in new market rate development or create a proliferation of affordable housing.***



## ATTACHMENT 6.O.

COMMUNITY DEVELOPMENT DEPARTMENT

Maxine A. Calloway, Esq., AICP

Director

February 6, 2020



Barbara Blake Boy, Executive Director  
Broward County Planning Council  
1115 South Andrews Avenue, Room, 307  
Fort Lauderdale, Florida 33301

### **RE: Comments on the Proposed Amendments to the Broward County Land Use Plan and Administrative Rules Document**

Dear Barbara Blake Boy,

The City of Tamarac ("City") thanks you for the opportunity to review and comment on the proposed amendments to the Broward County Land Use Plan and Administrative Rules Document and offers the following comments to each proposed amendment as outlined below:

#### **PCT 20-3 Bonus Density Text Amendment – Policy 2:16:3:**

The City has no real objections to the specific bonus density amounts being offered for each income category, and applauds the county for defining all income categories in the amendment. While the City's own affordability period is 15 years for all its housing programs, we understand the need to create and preserve mixed-income communities which is better achieved through a longer-term restriction.

#### **PCT 20-4 Commerce and AC Text Amendment**

Policy 2.16.4(5): Requiring the development of a minimum of 10% office or commercial use, while well intentioned, might impede redevelopment given the difficulty many developers express in occupying ground floor mixed use products. In addition, the sentence is not clear "not ancillary to the residential units".

Policy 2.16.4(6): The City of Tamarac has commissioned its own affordable housing in-lieu fee study which would provide for payment of the fee into the City's own Affordable Housing Trust Fund. The County proposed in-lieu payment of about \$42,000 per market rate unit can create some detrimental impacts to economic development and redevelopment opportunities in Tamarac. Additionally, there needs to be some consideration given to municipalities like Tamarac that already has a sufficient supply of affordable housing. Also, it is unclear as to how the funds would be disbursed and used once deposited into the County's Affordable Housing Trust Fund.

Policy 2.16.4(9): The City is vehemently opposed to the proposed punitive provision as written. The City does not agree with requiring municipalities to adopt the Policy in their Comprehensive Plan and Land Development Code or creating a penalty for opting out, by withholding future public infrastructure and



economic development projects funding. The proposed provision contradicts the intent of the surtax referendum and is punitive as written.

**PCT 20-5 2.16.2 and ARD Amendment**

The City has no objection to the proposed requirements to address affordable housing supply in each of the income categories and the use of the Broward County Affordable Housing Needs Assessment 2018 as the tool for the estimates.

**PCT 20-6 Inclusionary Text Amendment**

Policy 2.16.5: The City opposes the requirement of adopting an inclusionary housing ordinance within the Land Development Code no later than 24 months after the effective date of the Policy. The City has commissioned an in-lieu fee study and is in the process of creating its own program to address the deficits outlined in the Needs Assessment. The City believes the proposed provision is overreaching and lacks a level of customization that is necessary for each municipality to retain for the development of their own programs. The City is unclear as to the penalty, if any, if not adopted within the 24 months required.

The City is also unclear as to whether the City or the County would retain the in-lieu fee payment.

The City believes the provision and retention of affordable housing is an important and critical state and regional concern, one that is best managed by each local government. We thank you for the opportunity to comment and welcome any further dialogue on the subject matter.

Sincerely,



Maxine Calloway, AICP  
Director, Community Development

Cc: Michael Cernech, City Manager  
Kathleen Gunn, Assistant City Manager  
Frank Zickar, Assistant Community Development Director

MAC|ct

20 02 002L

## ATTACHMENT 6.P.



### PEMBROKE PINES CITY COMMISSION

Frank C. Ortis  
MAYOR  
fortis@ppines.com

Iris A. Siple  
VICE MAYOR - DISTRICT 3  
isiple@ppines.com

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DISTRICT 2  
jschwartz@ppines.com

Angelo Castillo  
DISTRICT 4  
acastillo@ppines.com

Charles F. Dodge  
CITY MANAGER  
cdodge@ppines.com

February 4, 2020

Ms. Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301



RE: BCLUP Proposed Text Amendments PCT 20-3, PCT 20-4, PCT 20-5/ARD and PCT 20-6.

Dear Ms. Boy: *BARBARA*

Thank you for the opportunity to review and provide comments on the above referenced proposed amendments. My department offers the following comments on behalf of the City:

PCT 20-3: The City has only one objection to this amendment regarding the required affordability period. The proposed increase from 15 to 30 years is inconsistent with the City's land use plan. The Residential (50 du/ac) category is one of the City's tools in providing for affordable housing units and currently restricts the required affordability to 15 years. In addition, it would preclude the owners from more optimal economic mortgage options that may become available to them in the 15 year period.

PCT 20-4: The City objects to the 30 year required affordability provision as similarly stated above. In addition, The City objects to the county mandating the adoption of specific City zoning regulations in order to consider future funding of public infrastructure and economic development projects. The City's right to adopt zoning regulations is part of home rule pursuant to State Statutes. The County Charter only refers to city zoning regulations with respect to permitted uses and densities. The proposed zoning regulations exceeds this limit set by the County Charter.

PCT 20-6: The City objects to this proposed amendment with respect the base number of units, the required affordability period and the county mandate for the City to adopt an inclusionary housing ordinance for all the same reasons enumerated above. In addition, the county appears to be adopting a "one size fits all" approach to addressing the affordable housing needs when the existing conditions suggest that some cities have a robust affordable housing program while others do not.

Although the City is generally in support of the County's efforts, we have major concerns about the three policies specified above. The City has been a proponent of affordable housing and will continue to address the City's needs.

In the event you have any questions or require additional information please contact Mrs. Sharon Williams at 954-392-2103 or [swilliams@ppines.com](mailto:swilliams@ppines.com). Thank you for your assistance in this matter.

Sincerely,  
City of Pembroke Pines

Michael Stamm Jr.  
Director, Planning and Economic Development Department.

MDS:sw

Planning and Economic  
Development Department  
954-392-2100

Charles F Dodge City Center  
601 City Center Way  
Pembroke Pines, FL 33025  
[www.ppines.com](http://www.ppines.com)



## ATTACHMENT 6.Q.

February 7, 2020



Barbara Blake-Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

Ms. Boy:

Thank you for the opportunity to review and provide comment on the proposed amendments to the Broward County Comprehensive Plan related to affordable housing. After careful review of the proposed amendments, the City of Margate staff offer the following comments:

### **PCT 20-3 Amendment to Policy 2.16.3 of the Broward County Comprehensive Plan**

The ratio of market rate dwelling units to affordable housing units that is proposed to increase from 4:1 to 19:1 is a drastic increase, which staff understands is a reaction to House Bill 7103. Amendments shown to Paragraph (4) of this policy clearly impose a maximum to the density bonus for eligible residential parcels, however the language provides that no such maximum would exist on eligible commercial parcels. Staff is concerned over policy with no limits, as this can be potentially detrimental for compatibility and community character.

While there is concern over a policy that would drastically increase density bonuses without imposing a maximum limit on parcels with a commerce designation, the City of Margate staff raise **no objections** to this policy provided the proposal continues to allow the City the right to regulate these provisions through its own Land Use Plan, including prohibition of such density bonus.

### **PCT 20-4 Creation of Policy 2.16.4 of the Broward County Comprehensive Plan**

This amendment classifies residential development within the commerce land use category as a permitted use. Unlike flexibility units, there is no described process of unit allocation which requires official action by the local government, no cap or maximum of the density bonus described in this policy, nor any policy direction as to compatibility between uses. The implementation of flexibility units and reserve units (now redevelopment units) have been successful because they have controls built into the Broward Next policies and the Broward Administrative Rules Document policies to assure compatibility and local elected oversight. No such controls have been offered with this density bonus. This policy has the potential to drastically and irrevocably change the vision and character of local development.

### **City Commission**

Mayor Tommy Ruzzano  
Vice Mayor Arlene R. Schwartz  
Antonio V. Arserio  
Anthony N. Caggiano  
Joanne Simone

### **City Manager**

Cale Curtis

### **City Attorney**

Janette M. Smith

### **City Clerk**

Joseph J. Kavanagh

### **Development Services Department**

901 NW 66<sup>th</sup> Avenue, Suite C, Margate, FL 33063 • Phone: (954) 979-6213  
www.margatefl.com • dsd@margatefl.com

To require any new residential development utilizing the density bonus to provide at least 10% of the gross floor area as office or commercial use is using an overly simplistic concept with a broad application. This policy will force mixed use within communities, and takes discretion away from local policy makers. This policy has the potential to create compatibility issues, as well as hamper the success of future projects designed under this requirement. As Jean E. Dolan, AICP of the City of Pompano Beach has accurately described, the 10% minimum is an arbitrary number which may end up resulting in adverse effects such as a deactivation of the streets, and a glut of commercial space which attracts unintended and undesirable uses.

Paragraph (2) mandates that affordable units are to be no smaller than 10% less than average gross floor area of the market rate units. The very next paragraph then prohibits single family dwelling units as part of the density bonus. Paragraph (2) provides equity for low income families, while Paragraph (3) undermines equity by prohibiting low-income families from enjoying the opportunity to reside in a detached single family home. Paragraph (3) also appears to reveal an underlying motivation for this policy to increase residential density, implemented under the guise of affordable housing. Paragraph (6) continues to undermine equity by providing an in-lieu payment option that simply allows developers to stroke a check and keep low-income families completely out of their development; further segregating the "haves and have nots" in Broward County. When the density bonus has been watered down to the point of 19 market rate units for each affordable housing unit, this appears to be an unnecessary "pay for play" option for the wealthy. Paragraph (8) raises further questions of equity. If 100% of the affordable units must be available for occupancy prior to the final 25% of market rate units are available, that has the potential to force the affordable units to be located on lower floors of a multi-story building, which erodes equity.

Paragraph (7) provides that the affordable housing density bonus may be used whether or not a municipality has adopted the policies, whether or not there are conflicting policies in the municipal comprehensive plan, and without having to amend the local or county land use maps. This language, combined with forcing residential as a permitted use in parcels designated as commerce with no stated maximum densities, provide a dangerous mix of policy that drastically reduces public involvement in the development process.

The most objectionable part of this proposal is the linking of funding of County infrastructure projects to the adoption of this policy by municipalities. This language, or anything even hinting at this concept, did not appear in the ballot language for the 2018 penny transportation surtax. To now marry the two unrelated issues is an unfair manipulation of what Broward voters approved. Peter Schwarz, AICP, of the City of Oakland Park judiciously described this amendment as an affront to home rule, and the City of Margate staff echoes that sentiment.

Paragraph (9) of this proposed policy, which provides the language that links the affordable housing density bonus to funding of infrastructure improvements, provides unclear language as to the extent of how the adoption of this policy would affect funding decisions, what exactly is required if a City chooses to adopt this policy, and treads into a jurisdictional overreach by prescribing specific zoning and land development regulations. Paragraph (9) starts with, "In addition to the provisions of this Policy, the Broward County Board of County Commissioners shall consider the following in their review of funding applications submitted by local government for future public infrastructure and economic development projects:" There is no language that describes what weight that this policy would have in the decision

making process for funding of future infrastructure or economic development projects. Subsection (9)(a) reads, "Local government adoption of this Policy into the municipal Comprehensive Plan." Later in the same paragraph, Subsection (9)(c)(2) reads, "Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories." It is not clear if this height limit is meant to be a recommendation or a requirement that would affect funding. If it is a recommendation, it is not clear of the severity of how a city would be penalized during the infrastructure project ranking in the event a city did not follow said recommendation. This recommendation further illuminates the underlying motivation to increase residential density under the guise of affordable housing. Subsection (9)(c)3 reads, "The zoning regulations that establish reduced on-site parking designated for residential use, and a minimum parking requirement of one (1) space per dwelling unit." Margate staff finds topics such as building height limitations and minimum parking requirements to be an inappropriate level of detail for a county comprehensive plan; these type of specific regulations belong in a municipal land development code, to be determined by said municipality.

The City of Margate staff **strongly objects** to this policy as written.

**PCT 20-5 Amendments to Policy 2.16.2 of the Broward County Comprehensive Plan, and amendments to the Administrative Rules Document**

Margate staff echoes the concerns of these policies raised by Pompano Beach. This policy has the potential to create concentrations of poverty. Margate staff supports the proposal proffered by Oakland Park to consider additional information or studies provided by cities.

The City of Margate staff **objects** to this policy as written.

**PCT 20-6 Creation of Policy 2.16.5 of the Broward County Comprehensive Plan**

The City of Margate staff recognizes this amendment, which includes mandatory directives of municipal zoning amendments, as a jurisdictional overstep of the County land use planning authority. During the workshop held on January 16, 2020, it was disturbing to hear that if a municipality had not complied with this unlawful order (if adopted) within the specified timeframe that the County would not process any other land use plan amendments, and would consider further legal action with county legal staff.

The City of Margate staff **objects** to this policy as written.

Margate recognizes these policies were written to stimulate the creation of affordable housing in Broward while providing developer incentives required by House Bill 7103, however, the methods presented appear problematic and very much a "one-size-fits-all" approach that does not seem to critically consider the potential negative impacts that these policies may create. While County staff may have had benevolent intentions in crafting these policies, they seem ripe for unintended consequences, such as creating concentrations of poverty in some areas while gentrifying others. The affordable housing density bonus policies seem to be an overly aggressive solution for all of Broward County, and the threats of funding loss and comprehensive plan decertification are unsettling. Thank you for your

Barbara Blake Boy

February 7, 2020

Page 4 of 4

time and attention to this matter, please keep me abreast of any status updates related to these amendments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Pinney', with a horizontal line underneath.

Andrew Pinney, AICP

Interim Development Services Director

cc: City Manager  
City Commission  
Josie P. Sesodia, AICP, Planning and Development Management Division Director

# ATTACHMENT 6.R.



February 24, 2020

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301

Re: Proposed BCLUP Text Amendments PCT 20-5 and PCT 20-6

**Christine Hunschofsky**  
MAYOR

Dear Ms. Blake Boy:

**Bob Mayersohn**  
VICE MAYOR  
DISTRICT 4

This letter provides comments from City of Parkland regarding proposed BrowardNext Broward County Land Use Plan Text Amendments PCT 20-5 and PCT 20-6.

**Stacy Kagan**  
COMMISSIONER  
DISTRICT 1

**PCT 20-5 – Affordable Housing Methodology** proposes to amend Policy 2.16.2 to require that local governments address affordable housing supply and programs in the “moderate,” “low” and “very-low” income categories and requires local governments to use the “Broward County Affordable Housing Needs Assessment” to estimate the supply of affordable housing

**Richard Walker**  
COMMISSIONER  
DISTRICT 2

- Regarding the proposed language to amend Policy 2.16.2(j) to require local governments to use the “Broward County Affordable Housing Needs Assessment” to estimate the supply of affordable housing, Parkland staff has no objections. However, we note that although the Administrative Rules Document allows a local government to submit additional data and analysis there is no requirement for that data to be considered by Broward County staff. Parkland staff proposes adding language to Policy 2.16.2(j) acknowledging that additional information and/or studies submitted by the local government shall be considered.

**Ken Cutler**  
COMMISSIONER  
DISTRICT 3

**Administrative Rules Document Amendment** - proposes to amend the Administrative Rules Document: BrowardNEXT to reflect the referenced Policy 2.16.2 amendment.

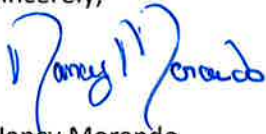
- Regarding the proposed language to amend the Administrative Rules Document, Parkland staff has no objections, consistent with our comments above related to Policy 2.16.2(j). However, Parkland staff proposes adding language to Section 5.4(B) requiring additional information and/or studies submitted by the local government to be considered.

**PCT 20-6 – Inclusionary Housing** proposes to add Policy 2.16.5 to require municipalities to adopt an inclusionary housing ordinance within its zoning or land development code no later than 24 months after the effective date of the text amendment for development resulting in a net increase of 10 or more dwelling units with exemptions for census tracts which have a median assessed value for residential properties at or below 80% of the Broward County median value.

- It is unclear what is meant by “development resulting in a net increase of 10 or more dwelling units.” Policy 2.16.2 applies to amendments to the Broward County Land Use Plan that result in a net increase of 100 or more dwelling units to that plan. Does this language contemplate rezoning or flexibility allocations that do not require an amendment to the Broward County Land Use Plan triggering these provisions? Parkland staff objects to this provision as written.
- The proposed amendment requires the municipality to provide a full offset of the developers’ affordable housing contribution, as required by House Bill 7103, to make the developer “whole.” The City of Parkland objects to this unfunded mandate.

Thank you for the opportunity to review and comment on the proposed amendments to the Broward County Land Use Plan. The City appreciates the continued assistance and cooperation of the Broward County Planning Council. Should you have any questions, please feel free to contact Althea Jefferson at 954.475.3070 or [Althea@FloridaPlanning.net](mailto:Althea@FloridaPlanning.net)

Sincerely,



Nancy Morando  
City Manager

cc: Michele Mellgren, AICP, Planning Director





A Baseline Model to Quantify the Levels of Affordable Housing  
Need and Supply in Broward County and its Municipalities

---

RECEIVED  
2/20/2020

PREPARED FOR  
BROWARD COUNTY, FLORIDA

**FIU**

**Jorge M. Pérez  
Metropolitan Center**



## Background

The purpose of the “Affordable Housing Supply and Demand Analysis Model,” utilized in the *2018 Broward Housing Needs Assessment* (see Appendix B), is to provide a baseline data source for quantifying the level of affordable housing need within the County and each municipality. The Affordable Housing Supply and Demand Analysis determines the supply and demand levels of affordable housing in the County and municipalities, using U.S. Census, American Community Survey (ACS) data which measures annually household income and the housing values of all owner- and renter-occupied housing units. The baseline data analysis also serves as a tool for monitoring change in affordable housing supply and demand on an annual basis.

## Methodology and Data Sources

Using U.S. Census ACS 5-year estimates, an owner and renter housing supply/demand analysis is performed for each of the following household income categories established by Broward County:

**Extremely Low Income:** households earning less than 30 percent of the County’s median household income;

**Very Low Income:** households earning from 31 percent to 50 percent of the County’s median household income;

**Low Income:** households earning from 51 percent to 80 percent of the County’s median household income; and

**Moderate Income:** households earning from 81 percent to 120 percent of the County’s median household income.

For owner units, affordability of home purchase is calculated using the standard 3:1 home value-to-household income ratio. Housing values are obtained from Table B25077, 2013-2017 ACS estimates. The affordable supply and demand analysis for owner housing includes households in the “Low” to “Moderate” household income categories earning from 51 to 120 percent of Broward County’s median household income. A separate owner calculation of housing supply and demand includes both “Moderate” income owners **and** renters. In this analysis, “Moderate” income renters are viewed as potential owners as most local housing programs include first time homebuyer programs targeting moderate income renters.

## A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County



The total owner household demand is derived by extracting the number of owner-occupied housing units from ACS Table S2503 within each household income category. Due to the rounded ranges provided by ASC estimates, a three (3) step calculation is applied:

- 1) Calculation of the percentage of units inside the ACS household income range utilizing the following formula:

**% =  $[1 - (X - \text{MIN})/(\text{MAX} - \text{MIN})] \times 100$**  for the beginning income point and  
**% =  $[(X - \text{MIN})/(\text{MAX} - \text{MIN})] \times 100$**  for the ending income point, where 'X' is an income point for each household income category and 'MIN/MAX' are established income ranges in the Table S2503;

- 2) Multiplication of derived percentage by the number of owner-occupied units available within a selected income range;
- 3) Summary of total owner-occupied housing units available should a household income category overlap with other income ranges from ACS Table S2503.

Example: Broward County (Individual municipalities will use same ACS tables and calculations)

Step 1: Using Broward County's 2017 median household income (\$54,895) as the starting point, the "Low" (51-80%) owner household income range is established (\$27,996 to \$43,916). This range overlaps within two income ranges in ACS Table S2503: \$25,000 to \$34,999 and \$35,000 to \$49,999.

Based on Broward County's median household income of \$54,895, the beginning income point for low income owners is \$27,996 ('X'), which falls within the \$25,000 ('MIN') to \$34,999 ('MAX') income range. To determine what percentage of low income owner households are included within the ACS range, the formula  $[1 - (27,996 - 25,000)/(34,999 - 25,000)] \times 100 = 70.03\%$  is applied. As noted above, \$43,916 ('X') is the end income point for low income owners, which falls into \$35,000 ('MIN') to \$49,999 ('MAX') income range. To calculate the percentage portion of the income range, the formula  $[(43,916 - 35,000)/(49,999 - 35,000)] \times 100 = 59.44\%$  is applied.

Step 2: First, based on ACS Table S2503, there are a total of 35,727 owner-occupied housing units available within the \$25,000 to \$34,999 income range. Multiplying 35,727 by 70.03% (percentage derived in step 1) results in a supply of 25,021 owner-occupied units. Next, based on ACS Table S2503, there are a total of 49,127 owner-occupied housing units within the \$35,000 to \$49,999 income range. Following the same calculation described above, there are 29,203 owner-occupied units within the \$35,000 to \$49,999 income range.

Step 3: Adding both derived numbers above (25,021 and 29,203 owner-occupied units) results in 54,224 total owner-occupied units available for low income owners.

The calculations for owner supply follow the same basic methodology as housing demand. To determine housing supply, the number of owner-occupied housing units by housing values corresponding to affordable housing price levels for each household income

## A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County



category (ACS Table B25075) is calculated. Due to rounded ranges provided by ASC estimates, the same basic three step calculation is applied:

- 1) Calculation of the percentage of owner units within the ACS housing value ranges utilizing the formula:  

$$\% = [1 - (Y - \text{MIN}) / (\text{MAX} - \text{MIN})] \times 100$$
 for the beginning housing value price point and  

$$\% = [(Y - \text{MIN}) / (\text{MAX} - \text{MIN})] \times 100$$
 for the ending housing value price point, where 'Y' is an affordable housing price level for each household income category and 'MIN/MAX' are established housing value ranges in ACS Table B25075;
- 2) Multiplication of derived percentage by the number of owner-occupied units available within selected housing value ranges;
- 3) Summary of total owner-occupied housing units available in instances where housing values overlap within the housing value ranges from ACS Table B25075.

Based on the above calculations, there are 50,309 of owner-occupied housing units available within the affordable price range for low income households. By subtracting the existing demand (54,225 of housing units) from existing supply (50,309 of housing units), the supply and demand analysis shows a gap of 3,914 affordable housing units for low income owners in Broward County (see table below).

### Existing Owner Supply/Demand Analysis

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
<b>Low Income Owners</b>	51-80% Median	54,224	51% Median	80% Median	50,309	3,914
	\$27,996 - \$43,916		\$83,989	\$131,748		
<b>Moderate Income Owners</b>	81-120% Median	66,528	81% Median	120% Median	71,879	5,351
	\$43,917 - \$65,874		\$131,749	\$197,622		
<b>Moderate Income Owners &amp; Renters</b>	81-120% Median	114,635	81% Median	120% Median	71,879	42,756
	\$43,917 - \$65,874		\$131,749	\$197,622		

Source: U.S. Census, 2017 ACS 5-Year Estimates; analysis and table prepared by FIU Metropolitan Center

For renter units, affordability is calculated using the <30 percent of household income/housing cost standard. In the supply/demand analysis for renter units only existing renters/renter units are included.

Following similar steps as above for owners, the total renter household demand is derived from ACS Table S2503 by extracting the number of renter-occupied housing units within each household income category. Due to rounded ranges, provided by ASC estimates, a three step calculation is applied:

## A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County



- 1) Calculation of the percentage of units inside the ACS household income range utilizing the following formula:

$\% = [1 - (X - \text{MIN})/(\text{MAX} - \text{MIN})] \times 100$  for the beginning income point and  
 $\% = [(X - \text{MIN})/(\text{MAX} - \text{MIN})] \times 100$  for the ending income point, where 'X' is an income point for each household income category and 'MIN/MAX' are established income ranges in the Table S2503;

- 1) Multiplication of derived percentage by the number of renter-occupied units available within selected income range;
- 2) Summary of total renter-occupied housing units available should a household income category overlap with other income ranges from Table S2503.

Example: Broward County (Individual municipalities will use same ACS tables and calculations)

Step 1: Using Broward County's 2017 median renter household income (\$40,863) as the starting point, the "Low" (51-80%) renter household income range is established (\$20,432 to \$32,690). This range overlaps within two income ranges in ACS Table S2503: \$20,000 to \$24,999 and \$25,000 to \$34,999.

Based on Broward County's median renter household income of \$40,863, the beginning income point for low income renters is \$20,432 ('X'), which falls within the \$20,000 ('MIN') to \$24,999 ('MAX') income range. To determine what percentage of low income renter households are included within the ACS range, the formula  $[1 - (20,432 - 20,000)/(24,999 - 20,000)] \times 100 = 91.37\%$  is applied. \$32,690 ('X') is an ending income point for low income renters, which falls within the \$25,000 ('MIN') to \$34,999 ('MAX') income range. To calculate the bottom portion of the income range, the formula  $[(32,690 - 25,000)/(34,999 - 25,000)] \times 100 = 76.91\%$  is applied.

Step 2: First, based on ACS Table S2503, there are 17,990 renter-occupied housing units available within the \$20,000 to \$24,999 income range. Multiplying 17,900 by 91.37% (percentage derived in step 1) results in 16,437 renter-occupied units within the income range. Next, based on ACS Table S2503, there are 32,789 renter-occupied housing units available within the \$25,000 to \$34,999 income range. Following the same calculation as above, 25,219 renter-occupied units are included in the renter income range.

Step 3: Adding both derived numbers (16,437 and 25,219 renter-occupied units) results in 41,656 total renter-occupied units available for low income renters.

The total renter household supply is derived from ACS Table B25063 by extracting the number of renter-occupied housing units by gross rent values corresponding to affordable rent levels for each household income category. Due to the rounded ranges provided by ASC estimates, a three step calculation is applied:

- 1) Calculation of the percentage of rental units within the ACS gross rent ranges utilizing the formula:

## A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County



$\% = [1 - (Y - \text{MIN}) / (\text{MAX} - \text{MIN})] \times 100$  for the beginning rent point and  
 $\% = [(Y - \text{MIN}) / (\text{MAX} - \text{MIN})] \times 100$  for the ending rent point, where 'Y' is an affordable rent level for each household income category and 'MIN/MAX' are established gross rent ranges in the Table B25063;

- 1) Multiplication of derived percentage by the number of renter-occupied units available within selected gross rent range;
- 2) Summary of total renter-occupied housing units available in instances where rent levels overlap within the gross rent ranges from ACS Table B25063.

Based on the above calculations, there are 50,309 of renter-occupied housing units available within the affordable price range for low income households. By subtracting the existing demand (41,656 units) from the existing supply (19,287 housing units), the supply and demand analysis shows a gap of 22,369 affordable housing units for low income renters in Broward County (see table below).

### Existing Renter Supply/Demand Analysis

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
<b>Extremely Low Income Renters</b>	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$12,259	32,481	\$0	\$306	3,737	28,744
<b>Very Low Income Renters</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,260 - \$20,431	26,972	\$306	\$511	3,912	23,060
<b>Low Income Renters</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,432 - \$32,690	41,656	\$511	\$817	19,287	22,369
<b>Moderate Income Renters</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,691 - \$49,036	48,998	\$817	\$1,226	87,499	38,501

Source: U.S. Census, 2017 ACS 5-Year Estimates; analysis and table prepared by FIU Metropolitan Center

# Data Extraction References

The following tables extracted from American FactFinder (AFF) are used to perform the supply and demand calculations:

## Table S2503 – Financial Characteristics



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S2503 FINANCIAL CHARACTERISTICS  
2013-2017 American Community Survey 5-Year Estimates

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Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	Broward County, Florida											
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housing units		Percent renter-occupied housing units	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	675,828	+/-3,153	675,828	+/-3,153	420,780	+/-3,734	420,780	+/-3,734	255,048	+/-3,353	255,048	+/-3,353
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED DOLLARS)												
Less than \$5,000	24,955	+/-1,188	3.7%	+/-0.2	12,259	+/-831	2.9%	+/-0.2	12,696	+/-821	5.0%	+/-0.3
\$5,000 to \$9,999	20,792	+/-1,066	3.1%	+/-0.2	8,152	+/-544	1.9%	+/-0.1	12,640	+/-863	5.0%	+/-0.3
\$10,000 to \$14,999	31,525	+/-1,459	4.7%	+/-0.2	15,713	+/-897	3.7%	+/-0.2	15,812	+/-943	6.2%	+/-0.3
\$15,000 to \$19,999	34,566	+/-1,398	5.1%	+/-0.2	17,814	+/-886	4.2%	+/-0.2	16,752	+/-1,201	6.6%	+/-0.5
\$20,000 to \$24,999	35,711	+/-1,372	5.3%	+/-0.2	17,721	+/-938	4.2%	+/-0.2	17,990	+/-1,018	7.1%	+/-0.4
\$25,000 to \$34,999	68,516	+/-2,069	10.1%	+/-0.3	35,727	+/-1,628	8.5%	+/-0.4	32,789	+/-1,299	12.9%	+/-0.5
\$35,000 to \$49,999	93,402	+/-2,324	13.8%	+/-0.3	49,127	+/-1,420	11.7%	+/-0.3	44,275	+/-1,768	17.4%	+/-0.7
\$50,000 to \$74,999	120,886	+/-2,540	17.9%	+/-0.4	73,399	+/-1,914	17.4%	+/-0.4	47,487	+/-1,958	18.6%	+/-0.7
\$75,000 to \$99,999	80,405	+/-2,009	11.9%	+/-0.3	55,152	+/-1,518	13.1%	+/-0.3	25,253	+/-1,267	9.9%	+/-0.5
\$100,000 to \$149,999	89,188	+/-2,192	13.2%	+/-0.3	68,834	+/-1,864	16.4%	+/-0.4	20,354	+/-1,153	8.0%	+/-0.4
\$150,000 or more	75,882	+/-1,532	11.2%	+/-0.2	66,882	+/-1,509	15.9%	+/-0.3	9,000	+/-726	3.5%	+/-0.3
Median household income (dollars)	54,895	+/-644	54,895	+/-644	67,225	+/-859	67,225	+/-859	40,863	+/-531	40,863	+/-531

# A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County



## Table B25075 – Value

United States Census Bureau **American FactFinder** MISSOURI KENTUCKY VIRGINIA NORTH

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B25075 VALUE  
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2013-2017 American Community Survey 5-Year Estimates

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Versions of this table are available for the following years:	Broward County, Florida		
	Estimate	Margin of Error	
2017	Total:	420,780	+/-3,734
2016	Less than \$10,000	7,585	+/-508
2015	\$10,000 to \$14,999	2,037	+/-268
2014	\$15,000 to \$19,999	2,231	+/-298
2013	\$20,000 to \$24,999	2,521	+/-357
2012	\$25,000 to \$29,999	2,643	+/-329
2011	\$30,000 to \$34,999	3,592	+/-366
2010	\$35,000 to \$39,999	2,950	+/-389
2009	\$40,000 to \$49,999	7,197	+/-642
	\$50,000 to \$59,999	8,872	+/-674
	\$60,000 to \$69,999	10,212	+/-765
	\$70,000 to \$79,999	10,302	+/-877
	\$80,000 to \$89,999	11,565	+/-740
	\$90,000 to \$99,999	9,658	+/-894
	\$100,000 to \$124,999	27,594	+/-1,084
	\$125,000 to \$149,999	22,622	+/-1,120
	\$150,000 to \$174,999	33,582	+/-1,253
	\$175,000 to \$199,999	24,071	+/-1,180
	\$200,000 to \$249,999	45,621	+/-1,443
	\$250,000 to \$299,999	39,753	+/-1,404
	\$300,000 to \$399,999	63,947	+/-1,798
	\$400,000 to \$499,999	33,118	+/-1,206
	\$500,000 to \$749,999	29,348	+/-1,047
	\$750,000 to \$999,999	9,883	+/-642
	\$1,000,000 to \$1,499,999	5,883	+/-500
	\$1,500,000 to \$1,999,999	1,694	+/-258
	\$2,000,000 or more	2,509	+/-328



# A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County



## Table B25063 – Gross Rent





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 2013-2017 American Community Survey 5-Year Estimates

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Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Versions of this table are available for the following years:	Broward County, Florida		
	Estimate	Margin of Error	
2017	Total:	255,048	+/-3,363
2016	With cash rent:	246,662	+/-3,374
2015	Less than \$100	170	+/-101
2014	\$100 to \$149	152	+/-92
2013	\$150 to \$199	615	+/-177
2012	\$200 to \$249	1,757	+/-334
2011	\$250 to \$299	905	+/-221
2010	\$300 to \$349	1,042	+/-241
2009	\$350 to \$399	1,045	+/-249
	\$400 to \$449	835	+/-214
	\$450 to \$499	839	+/-246
	\$500 to \$549	1,329	+/-258
	\$550 to \$599	1,471	+/-268
	\$600 to \$649	2,231	+/-346
	\$650 to \$699	2,345	+/-381
	\$700 to \$749	4,084	+/-490
	\$750 to \$799	5,371	+/-507
	\$800 to \$899	16,018	+/-1,024
	\$900 to \$999	21,938	+/-1,168
	\$1,000 to \$1,249	97,644	+/-1,818
	\$1,250 to \$1,499	44,675	+/-1,571
	\$1,500 to \$1,999	53,143	+/-1,808
	\$2,000 to \$2,499	17,669	+/-1,051
	\$2,500 to \$2,999	6,060	+/-535
	\$3,000 to \$3,499	3,063	+/-447
	\$3,500 or more	2,537	+/-401
	No cash rent	8,088	+/-636