

Broward County Affordable Housing Needs Assessment

September 2022



TABLE OF CONTENTS

I. INTRODUCTION	1
A. Overview	1
B. Why Housing Affordability Matters	2
C. Summary of Key Findings	3
A Real Affordable Housing Crisis	3
Affordable Housing and the Local Economy	3
Housing and Transportation Costs.....	4
Calculating Affordable Housing Need	4
D. Approach and Methodology	6
Key Data Points.....	7
II. HOUSING SUPPLY ANALYSIS	10
Housing Supply	10
Housing Tenure	13
Housing Age.....	14
Development and Market Trends	15
Development Trends	15
Housing Values and Market Trends	17
Market Trends	17
Single Family, Condominium and Rental Markets	19
Single-Family Home Market: Existing.....	19
Townhome/Condominium Market: Existing	22
Rental Market: New Units	25
Rental Market Activity.....	26
Tax Credit Projects.....	29
III HOUSING DEMAND ANALYSIS	30
Population Trends	30
Broward County Municipal Services District (BMSD).....	31
Population Characteristics	31
Economic Characteristics.....	33
Household Income	33
Poverty	33
Labor Force.....	34
Occupations	34
Commuter Characteristics.....	34
Current Economic Conditions	35

Calculating Housing Demand	38
Housing Affordability Analysis.....	40
Single-Family Affordability Analysis	40
Townhome/Condominium Analysis	41
Renter Housing Analysis	43
IV FUTURE HOUSING DEMAND ANALYSIS	44
Industry and Employment Growth	44
Occupational Growth	45
V CONCLUSION – BROWARD COUNTY’S AFFORDABLE HOUSING CHALLENGES ..	47
Critical Challenges	47
Planning and Policy Direction	48
APPENDIX A: MUNICIPAL PROFILES:	50
APPENDIX B: MUNICIPAL HOUSING SUPPLY AND DEMAND ANALYSES.....	89

TABLES AND FIGURES

Table 1.1: Metro Area Income Categories by Persons in Family	6
Table 2.1: Broward County Growth in Housing Inventory	10
Table 2.2: Broward County Housing Inventory	11
Table 2.3: Broward County Inventory of housing Units by Type.....	12
Table 2.4: Broward County Occupancy Characteristics	13
Table 2.5: Broward County Vacancy Characteristics	13
Table 2.6: Broward County Housing Units by Year Structure Built.....	14
Table 2.7: Broward County New Authorized Units	15
Table 2.8: New Rental Apartment Development	16
Table 2.9: Broward County Median Sales Price.....	19
Table 2.10: Broward County Distressed Markets	20
Table 2.11: Broward County Single-Family Median Sale Prices by Municipality	21
Table 2.12: Broward County Existing Condominium Units Sold2	22
Table 2.13: Broward County Townhouse/Condo Median Sale Price by Municipality	23
Table 2.14: Broward County Condominium Sale Price Distribution	24
Table 2.15: Broward County New Condominium Units	25
Table 2.16: Average Broward County Apartment Rent by Bedroom.....	26
Table 2.17: Broward County Average Monthly Rent by Submarket.....	27
Table 2.18: Broward County Rental Apartment Vacancies	29
Table 2.19: Broward County Apartment Vacancies by Submarket	29
Table 3.1: Broward Population Trends, Most Populous Municipalities	30
Table 3.2: Population Trend, Broward Municipal Services District.....	31

Table 3.3: Broward County Age Demographics	31
Table 3.4: Broward County, Race and Ethnicity Demographics	32
Table 3.5: Broward County Distribution of Household Types	32
Table 3.6: Broward County Household Income Brackets	33
Table 3.7: Broward County, Highest Municipal Poverty Rates	33
Table 3.8: Broward County Labor Force Participation.....	34
Table 3.9: Broward County Means of Transportation to Work.....	34
Table 3.10: Broward County Travel Time to Work	35
Table 3.11: Metropolitan Division Area, Nonagricultural Employment	37
Table 3.12: Broward County Occupations	38
Table 3.13: Broward County Housing Cost Burden by Tenure.....	39
Table 3.14: Broward County Renter Cost Burden Trend	39
Table 3.15: Broward County Cost Burden by Tenure	40
Table 3.16: Broward Homeowner Affordability Analysis.....	41
Table 3.17: Broward County Single-Family Home Affordability Analysis	42
Table 3.18: Broward County Townhome/Condo Affordability Analysis	42
Table 3.19: Broward County Renter Affordability Analysis	43
Table 4.1: Broward County Employment Projections.....	44
Table 4.2: Broward County Occupations by Most New Jobs.....	46
Figure 2.1: Broward County Housing Units by Year Built	14
Figure 2.2: Broward County New Authorized Units	16
Figure 2.3: New Rental Development Activity.....	16
Figure 2.4: Owner-occupied Change in Supply by Value.....	17
Figure 2.5: Renter-Occupied Change in Supply by Value	18
Figure 2.6: Broward County Condominium Sale Price Distribution	24
Figure 2.7: Condominium Unit Sales	25
Figure 2.8: Change in Average Broward County Apartment Rent	27
Figure 2.9: Broward County Market Rent by Bedroom	28

I. Introduction

A. Overview

The *2022 Broward County Affordable Housing Needs Assessment* (hereinafter referred to as the “Affordable Housing Needs Assessment”) provides a current market perspective on the key demand and supply factors affecting the production and availability of affordable housing in Broward County. Since 2020, unprecedented changes have occurred in the housing market that have impacted both owner and rental housing supply and demand and overall affordability. The contributing market factors and conditions include rampant investor buying, increasing renter housing demand, low rental vacancy rates, skyrocketing rent asking prices, a lack of affordable housing production, and depressed household incomes. Rapidly escalating asking rent prices fueled by investor buying and a rental housing shortage are significantly impacting Broward County’s working families and households. The vast majority of Broward County workers earn wages in low-wage service sector occupations within the leading industries of health services, retail trade, and leisure and hospitality.

The Affordable Housing Needs Assessment provides a clear understanding of the scope and scale of Broward County’s affordable housing issues, which can provide a data-driven platform for policy direction. Developing policies to alleviate Broward County’s critical affordable housing needs will require a full understanding of the dynamics of the housing market and the economic contexts underpinning the demand for affordable housing. This understanding and perspective was first accentuated by the COVID-19 pandemic and now by unprecedented housing market dynamics that have excluded local buyers and renters while creating financial distress for the majority of renter households. The Affordable Housing Needs Assessment measures the level of need and distress in the housing market and an understanding of how critical affordable housing is to the economic well-being and quality of life of Broward County’s residents.

The Affordable Housing Needs Assessment reached several critical findings:

- The scope and scale of Broward County’s affordable housing needs are substantial and impact a broad spectrum of economic, social, and quality of life issues;
- Renter households are the most vulnerable due to generally lower household incomes, low wage employment, and excessive cost-burden levels;
- The vast majority (94 percent) of Broward County residents are unable to afford the current median sale price (\$590,000) of a single-family home. Broward County’s median single-family home price-to-median household income ratio now stands at 9.8:1;
- Broward County’s economic competitiveness and resilience are at risk. The economies of Broward County and South Florida depend on the Leisure & Hospitality, Healthcare, and Retail industry sectors, each of which rely on service sector workers. This also applies to Broward County’s major institutions – hospitals, public schools, and colleges and universities; and

- The scope and scale of Broward County's affordable housing needs will demand a much greater public, private, and philanthropic response.

B. Why Housing Affordability Matters

Affordable housing is not merely a laudable social goal — it has far-reaching economic impacts on economic growth, opportunity, social mobility, and equity. Housing costs represent the single largest component of total household expenses for most American families and households. What residual income remains after housing expenses represents the income left for necessities (i.e., food, medicine, transportation, and insurance) and discretionary household spending, which drives spending patterns for local goods and services. As housing costs eat up increasing shares of household incomes, consumer spending at the local level suffers (The True Costs of Affordable Rental Housing, Jorge M. Perez FIU Metropolitan Center). We have seen this dynamic play out in the COVID-19 pandemic.

Housing affordability also affects educational performance and attainment. Households with better affordability ratios generally have higher savings rates, more cash, and higher levels of equity (homeownership) that can be applied to education spending for their children, including University education costs. In 2016, research from a team at Johns Hopkins University found that children of families spending around 30 percent of their income on housing costs had significantly higher math and reading test scores than families who spent more than 50 percent of their income on housing. The research team's reasoning for explaining the results is that homes with high housing cost-burdens have less disposable income to spend on computers, books, school supplies, educational trips, and other items which support intellectual development and school scores. Compounding lower performance, difficulty in school also puts lower-income children at a much higher risk of dropping out altogether. This concern was magnified by the COVID-19 pandemic and the inequities of remote classroom learning. For college graduates just entering the workforce, high housing costs create a difficult decision as to whether to stay in Broward County, given that wages are lower and housing costs are higher than in other regions in the US. High relative housing costs and tightening first-time homeownership opportunities can hamper local talent retention posing a threat to its sustainability and long-term prospects for advancing economic development in high-wage, high-skill sectors.

Lower housing costs and higher housing quality also lead to better family health outcomes. Households with lower cost burden rates have more income available for health care expenditures, including insurance, especially for middle and low-income households. Families on the margin of home affordability are often forced to choose between health care and paying the rent or mortgage, and a single unexpected health expense can throw a family into foreclosure or eviction. We witnessed these negative health impacts firsthand during the COVID-19 pandemic.

Numerous researchers have documented the local costs of income insecurity — that families with uncertain income prospects, or at risk of catastrophic personal financial events (job loss, health care costs, etc.) create rising public expenses, which are increasingly being forced on state and local governments. The pull-back of federal funding for housing has been a nearly continuous trend since the 1980s, meaning that strategic planning, program development, administration, and funding are increasingly the responsibility of local governments. If for no other reason than to avoid growing unrecoverable local costs, local governments are well-advised to develop sustainable, affordable housing policies and strategies.

Lastly, creating new opportunities for better-paying jobs and higher household incomes is also key to solving Broward County's long-term affordable housing issues. Implementing a coherent affordable housing delivery system should, therefore, be an opportunity to accomplish the multiple goals of affordable housing delivery and job creation. The COVID-19 pandemic has intensified this point. Going forward, local governments must create more resilient economies less vulnerable to economic and housing market disruptions.

C. Summary of Key Findings

The following "Summary of Key Findings" from the Affordable Housing Needs Assessment is intended to provide local officials, business leaders, nonprofit organizations, and philanthropists with discussion points on the most critical findings and issues identified in the research assessment. The value of the Affordable Housing Needs Assessment is its potential to provide clarity on Broward County's affordable housing issues and needs and provide evidence for consensus-building for policy direction and action. An aggressive planning and policy response is necessary to confront the harsh short- and long-term social and economic impacts of Broward County's affordable housing crisis.

A Real Affordable Housing Crisis

The housing affordability demands of low- and moderate-income workers in Broward County and its municipalities had not improved prior to the COVID-19 pandemic despite impressive post-recession job growth numbers and low unemployment. With 61.9 percent of renter households categorized as cost-burdened, Broward County was already one of the most unaffordable places to live in the US. The hardships associated with housing costs have been particularly severe for low-income seniors, single parents, individuals with disabilities, and other households with fixed incomes or necessary expenditures on healthcare, childcare, and other basic needs. These hardships and levels of distress have multiplied significantly during the past two years as rent prices have increased by over 30 percent, thereby increasing renter cost-burden levels throughout Broward County. Unfortunately, expecting any decline in the County's renter cost-burden is unrealistic. The dynamics driving housing affordability in Broward County have been moving in the wrong direction — housing prices and rents increasing extraordinarily faster than wages, slow higher-wage job creation, tightening vacancy rates, and rapid appreciation that permanently removes more units each year from the local market. The latter issue is particularly relevant given the shortage of affordable housing production in recent years. According to the Affordable Housing Needs Assessment, Broward County has lost an average of 15,711 affordable owner units and 9,602 affordable renter units annually over the past five years through market appreciation.

Affordable Housing and the Local Economy

The relative affordability of the housing market is important to Broward County's economy. In order to build economic resiliency and sustain economic growth, the County and its municipalities must offer a range of affordable housing options in keeping with current and future demand. A resilient housing market will yield a quantifiable economic output, including job creation, increased tax revenues, and rippling indirect benefits to related businesses. In addition, a clear relationship can be demonstrated between the production of affordable housing and stimulating the workforce, attracting new businesses and employees, revitalizing neighborhoods, and support for smart growth.

Unfortunately, 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 (57 percent) of these low-wage service sector occupations have hourly wages that translate to workers earning 40-60 percent of the County's median household income. The Affordable Housing Needs Assessment 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 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 has 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 more resilient and self-sustaining economy less susceptible to cyclical market swings and economic shocks like the Great Recession of the past decade and the COVID-19 pandemic. A spectrum of housing choices and opportunities also helps maintain a steady stream of new small businesses, entrepreneurs, and jobs required to sustain a healthy local economy.

Further, 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 choices and opportunities with respect to affordability, location, and access to jobs. As such, implementing affordable housing policies and programs will provide an opportunity to accomplish the multiple goals of affordable housing delivery, job creation and economic growth, and resiliency.

Housing and Transportation Costs

The Affordable Housing Needs Assessment further examined the critical link between affordable housing, transportation, and economic development. According to the Housing and Transportation (H+T) Affordability Index created by the Center for Neighborhood Technology, Broward County's median monthly housing costs, as a percentage of monthly household income, is 40 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 66 percent, far above the 45 percent H+T Affordability Index threshold.

According to the H+T Affordability Index, most communities in Broward County are far above the 45 percent H+T Affordability Index threshold. Municipalities with the highest H&T Indices include Weston (88 percent), Miramar (72 percent), Davie (71 percent), and Coral Springs (70 percent).

Calculating Affordable Housing Need

Affordable housing is usually misperceived as an issue impacting only the lowest income households. In fact, affordable housing is an issue that increasingly impacts households across the income spectrum. The fundamental measuring stick of affordability is the percentage of income a household pays for housing costs. As developed by the US Department of Housing and Urban Development

(HUD), the accepted guideline is that a household should not spend in excess of 30 percent of total income on all housing costs (Source: HUD User, 2019). Households that pay more than 30 percent are considered cost-burdened as they may have difficulty paying for non-housing needs such as food, clothing, transportation, childcare, and medical care. Households spending in excess of 50 percent of household income on housing expenses are defined as “severely” cost-burdened. Significantly, severely cost-burdened renters are the fastest growing segment of renters in Broward County.

Affordability, however, is not just about cost. Truly affordable housing is also defined by its quality, access to a range of housing types, safety and access to amenities, services and transportation. This fuller definition of housing affordability is embedded in HUD’s mission statement: “HUD’s mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.” [HUD.gov, 2019]

Each year, HUD calculates the Median Family Income (MFI) annually for each metropolitan area and non-metropolitan county. The metropolitan area definitions are the same ones HUD uses for Fair Market Rents. HUD calculates Income Limits as a function of the area's Median Family Income (MFI). The basis for HUD’s median family incomes is data from the American Community Survey, Table B19113 - Median Family Income in the Past 12 Months. The term “Area Median Income” (AMI) is the term used more generally in the industry. The purpose of establishing an area’s MFI/AMI is to set income limits that determine eligibility for assisted housing programs, including the Public Housing, Section 8 project-based, and Section 8 Housing Choice Voucher programs. Translating incomes into affordable housing costs, affordable rents for housing units will vary by the number of bedrooms in the housing unit. This is because the income limits vary by household size, and the number of bedrooms affects how many people a unit can comfortably house.

The three family income categories relative to HUD’s MHI/AMI are classified as follows:

- Extremely Low Income (ELI): Families with income at or below the Poverty Guideline or 30% of AMI, whichever is higher;
- Very Low Income (VLI): Families with income between 31% and 50% of AMI;
- Low Income (LI): Families with income between 51% and 80% of AMI;

As noted above, HUD uses MHI/AMI calculations to determine eligibility for every affordable housing program in a city or county. Broward County’s HUD MHI/AMI calculations and Income Limits for FY 2022 are shown in Table 1.1 below. Broward County’s HUD MHI/AMI is shown for program purposes but not for determining the County’s larger affordable housing needs. This is an important differentiation and a matter of concern for housing analysts as the accuracy of data calculations of household income is critical in determining a specific locality’s affordable housing demand and supply conditions. Further, Broward County’s affordable housing needs far exceed the program capacities of the County and other entitlement communities.

Table 1.1: Fort Lauderdale Metro Area Income categories by Persons in Family

	MFI (2022)	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Fort Lauderdale, FL HUD Metro FMR Area	\$82,100	Low- Income Limits	\$50,800	\$58,050	\$65,300	\$72,550	\$78,400	\$84,200	\$90,000	\$95,800
		Very Low- Income Limits	\$31,750	\$36,300	\$40,850	\$45,350	\$49,000	\$52,650	\$56,250	\$59,900
		Extremely Low- Income Limits	\$19,050	\$21,800	\$24,500	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630

Source: HUDuser.gov; FY 2022 Income Limits Summary

Approach and Methodology

The methodology used by the Jorge M. Pérez FIU Metropolitan Center in the research and preparation of the 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 population and provides several layers of affordability gap analysis based on prevailing wages, household incomes, and housing values. The geographical emphasis of the 2022 analysis includes Broward County, all 31 municipalities, and the unincorporated Municipal Services Districts (BMSDs) or Census Designated Places (CDPs).

The *Affordable Housing Needs Assessment* includes the following elements:

- **Housing Supply Analysis:** This section provides a current housing market assessment of Broward County's housing inventory/supply based on housing type, tenure, development activity, and values by municipality;
- **Housing Demand Analysis:** This section provides a current housing market assessment 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 a specific focus on household income categories;
- **Municipal Profiles:** This section provides a 1-page summary of each municipality within Broward County, highlighting major population, economic, and housing data points;

- **Municipal Housing Supply and Demand Analysis:** This section analyzes current housing supply and demand conditions in Broward County municipalities with the largest housing inventory.

Key Data Points

Key data finds from the affordable housing supply and demand analysis include the following:

Housing Supply Analysis

- Broward County's housing inventory increased by 8,000 units since 2017, less than one percent annually;
- There are currently 704,942 occupied housing units in Broward County, which represents an increase of 29,114 occupied units since 2017 (4.3 percent);
- Since 2015, renter-occupied units have increased by 7.2 percent (17,716 units), while owner-occupied units have decreased by 3.9 percent (16,942 units);
- The current total of vacant housing units (121,440 units) represents a 14.8 percent decrease (21,114 units) since 2017;
- Broward County's housing supply is aging with 69.9 percent (577,365 units) of the housing supply constructed prior to 1990;
- Only 5 percent (33,017 units) of Broward County's housing supply has been constructed since 2010;
- According to the latest MIAMI Association of Realtors South Florida Market Stats, the June 2022 median sale price of \$590,000 of a single-family home in Broward County represents a 54.4 percent increase from April 2020 and an 18.4 percent year-over-year increase;
- Most Broward County municipalities had 20+ percent year-over-year increases and soaring median and average sales prices;
- Broward County has lost an average of 15,711 affordable owner units and 9,602 affordable renter units annually over the past five years through market appreciation;
- According to Reinhold P. Wolff Economics Research, the overall average rent in Broward County in 4Q 2021 was \$2,503; and
- Average rents in Broward County range from \$2,109 for an efficiency apartment to \$3,298 for a three-bedroom unit.

Housing Demand Analysis

- According to 2020 ACS estimates, Broward County has a current population of 1,942,273 residents which represents a 2.7 percent increase (51,857 residents) since 2017;
- Broward County's growing Hispanic or Latino and Black or African American populations heightens the importance of housing equity as households of color are prone to housing discrimination;
- Broward County's most significant population increases were among Hispanic or Latinos (9.4 percent/50,249);
- Broward County's "White alone" population decreased by 4.4 percent/31,468 persons;
- Hispanic or Latinos and Black or African Americans now comprise 57.8 percent of Broward County's population;
- According to U.S. Census 2020 *American Community Survey* (ACS) estimates, the median household income in Broward County is \$60,922, up 10.9 percent since 2017;
- Broward County's overall poverty rate has decreased from 14.0 percent in 2017 to 12.7 percent since 2020;
- Poverty rates remain excessive in African American or Black Communities, including Pembroke Park (22.5 percent), Lauderdale Lakes (21.6 percent), North Lauderdale (18.7 percent), West Park (17.1 percent), and Lauderhill (19.1) percent;
- The median household income of renters (\$45,936) in Broward County is 75.4 percent of the County's median household income;
- There are 154,720 cost-burdened renter households (61.9 percent) in Broward County, of which 51.7 percent (80,121 renter households) are "severely" cost-burdened;
- Among Broward municipalities, the highest levels of cost-burdened renters are in West Park (75.6%), North Lauderdale (73.8%), Hallandale Beach (68.5%), Margate (68.3%), and Lauderdale Lakes (68.1%);
- There is an "existing" renter affordability supply gap of 74,124 units in Broward County among "Low, Very Low, and Extremely Low" renter households and an existing owner affordability gap of 72,918 units among "Very Low" to "Moderate" income households;

- Most suburban Broward County municipalities have Housing and Transportation (H&T) Cost Indices that far exceed the affordability threshold of 45 percent;
- Many of the leading occupations that comprise Broward County's employment base – retail salespersons, cashiers, and office clerks, represent the bottom of the occupation wage scale;
- According to the Florida Department of Economic Opportunity (DEO) 2022-2029 Employment Projections (EP) for Broward County, occupations projected to gain the "Most New Jobs" include fast food and counter cooks, waiters and waitresses, medical assistants, and maintenance and repair workers, who earn between 50-80 percent of the median household income; and
- Projected population and employment estimates indicate Broward County's future housing demand will continue to be substantially weighted towards renter households in the "Extremely Low" to "Low" household income categories.

II. Housing Supply Analysis

The *2022 Broward County Affordable Housing Needs Assessment* provides a current analysis of housing supply and demand conditions that affect housing accessibility and affordability. The housing supply analysis section of the housing needs assessment quantifies the extent to which the surge in post-COVID investor purchases and home prices have 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 county and municipal housing inventory, including changes in occupancy status, vacancies, development trends, and sales and rental activity.

Housing Supply

According to current 2016-2020 5-Year *American Community Survey* (ACS) estimates, Broward County's housing inventory has increased by 8,000 units since 2017, which is less than one percent annually (Table 2.1). The trend in the county's slowed growth in new housing starts dates back to 2006.

The most significant increase in units since 2017 was in multi-family structures of 20 or more units (5,123 units). Broward County's single-family, detached housing units increased by only 1,873 units since 2017.

Table 2.1: Broward County Growth in Housing Inventory, 2012-2020

Units in Structure	2012	2017	2020
Total housing units	810,220	818,382	826,382
1-unit, detached	332,959	339,603	341,476
1-unit, attached	65,003	68,307	67,420
2 units	22,420	20,569	20,548
3 or 4 units	35,645	36,645	37,618
5 to 9 units	46,899	45,407	45,280
10 to 19 units	56,842	61,349	61,891
20 or more units	227,835	223,189	228,312
Mobile home	22,080	22,746	23,084
Boat, RV, van, etc.	537	567	753

Source: U.S. Census, 2012 ACS, 2017 ACS, 2020 ACS.

Broward County's housing supply/inventory is concentrated in its major cities and towns. According to 2020 5-Year ACS estimates, 74.7 percent of Broward County's housing inventory is located in the thirteen (13) largest municipalities (Table 2.3). The Cities of Fort Lauderdale (95,057 units), Hollywood (69,538), Pembroke Pines (65,757 units), and Pompano Beach (55,421 units) have the largest total inventories. Fort Lauderdale (50,516 units), Pembroke Pines (42,140 units), and Hollywood (39,473 units) have the County's largest single-family inventories, while Fort Lauderdale (43,336 units), Pompano Beach (31,565 units), and Hollywood (29,090 units) have the largest multi-family inventories.

Since 2017, several cities have had significant increases in the supply of single-family units, including Margate (1,837 units), Miramar (1,788 units), North Lauderdale (1,650 units), Coral Springs (1,288 units), and Parkland (1,250 units). Significant increases in the supply of multi-family units were in Lauderdale Lakes (1,686 units), Fort Lauderdale (1,569 units), Davie (1,083 units), and Miramar (1,093 units).

Table 2.2: Broward County Inventory of Housing Units, 2017 and 2020

Municipality	2017		2020	
	Housing Units	% of County Total	Housing Units	% of County Total
Fort Lauderdale	95,843	11.7%	95,057	11.5%
Hollywood	69,754	8.5%	69,538	8.4%
Pembroke Pines	63,757	7.8%	65,001	7.9%
Pompano Beach	54,482	6.7%	55,421	6.7%
Coral Springs	44,493	5.4%	45,344	5.5%
Miramar	43,752	5.3%	44,929	5.4%
Deerfield Beach	41,585	5.1%	41,638	5.0%
Davie	39,149	4.8%	38,951	4.7%
Plantation	37,675	4.6%	38,006	4.6%
Sunrise	36,984	4.5%	38,440	4.7%
Tamarac	31,141	3.8%	30,979	3.7%
Hallandale Beach	28,406	3.5%	27,314	3.3%
Broward County	818,382	100.0%	826,382	100.0%

Source: U.S. Census, ACS 2017; ACS 2020

Table 2.3: Broward County Inventory of Housing Units by Type, 2017 and 2020

	2017		2020		Change '17-'20	
	Single-Family Units*	Multi-Family Units**	Single-Family Units	Multi-Family Units	Single-Family Units	Multi-Family Units
Boulevard Gardens***	599	0	470	17	(21.5%)	-
Broadview Park***	2118	0	2211	51	4.4%	-
Coconut Creek	11,212	14,236	11,394	14,515	1.6%	2.0%
Cooper City	11,121	357	10,937	707	(1.7%)	97.9%
Coral Springs	29,276	14,950	29,823	15,247	1.9%	2.0%
Dania Beach	8,280	4,776	8,104	5,034	(2.1%)	5.4%
Davie	23,255	10,688	22,496	11,174	(3.3%)	4.6%
Deerfield Beach	17,133	22,206	16,854	22,202	(1.6%)	0.0%
Fort Lauderdale	51,276	43,513	50,516	43,336	(1.5%)	(0.4%)
Franklin Park***	346	75	357	75	3.2%	-
Hallandale	6,193	21,475	5,461	21,064	(11.8%)	(1.9%)
Hillsboro	307	2,015	269	2,209	(12.4%)	9.6%
Hillsboro Pines***	163	0	173	0	6.1%	-
Hollywood	40,039	28,669	39,473	29,090	(1.4%)	1.5%
Lauderdale by the Sea	1,798	5,385	1,880	4,994	4.6%	(7.3%)
Lauderdale Lakes	5,406	8,681	5,008	10,473	(7.4%)	20.6%
Lauderhill	12,991	15,114	13,161	14,706	1.3%	(2.7%)
Lazy Lake	21	0	80	0	281.0%	-
Lighthouse Point	4,183	1,974	4,505	1,975	7.7%	0.0%
Margate	14,010	10,989	15,579	11,023	11.2%	0.3%
Miramar	35,264	7,000	36,280	7,868	2.9%	12.4%
North Lauderdale	8,985	4,366	9,737	4,520	8.4%	3.5%
Oakland Park	11,031	7,524	11,530	7,204	4.5%	(4.2%)
Parkland	9,073	623	9,686	609	6.8%	(2.3%)
Pembroke Park	576	1,160	683	1,018	18.5%	(12.2%)
Pembroke Pines	42,781	19,956	42,140	21,911	(1.5%)	9.8%
Plantation	23,622	13,789	24,198	13,534	2.4%	(1.8%)
Pompano Beach	22,991	30,510	22,966	31,565	(0.1%)	3.5%
Roosevelt Gardens***	851	19	783	85	(8.0%)	347.4%
Sea Ranch Lakes	286	35	188	13	(34.3%)	(62.9%)
Southwest Ranches	2,711	19	2,353	0	(13.2%)	(100.0%)
Sunrise	19,675	17,050	21,053	17,170	7.0%	0.7%
Tamarac	17,532	13,484	17,241	13,693	(1.7%)	1.5%
Washington Park***	566	0	817	0	44.3%	-
West Park	4,269	315	4,250	252	(0.4%)	(20.0%)
Weston	20,015	5,334	19,100	4,963	(4.6%)	(7.0%)
Wilton Manors	4,441	3,404	5,001	3,129	12.6%	(8.1%)
Broward Total	467,732	335,511	467,062	335,483	(0.1%)	0.0%

Source: U.S. Census, 2017 ACS, 2020 ACS; HUD definitions:

* Single-Family units include all structures with up to 4 units.

** Multi-Family units include all structures with 5 or more units.

*** Areas belonging to the Broward Municipal Services District.

Housing Tenure

According to 2016-2020 5-Year *ACS* estimates, there are currently 704,942 occupied housing units in Broward County, which represents an increase of 29,114 occupied units since 2017 (4.3 percent increase). Owner-occupied units (442,633 units) comprise 62.8 percent of Broward County's occupied housing inventory, with 262,309 units (37.2 percent) renter-occupied. However, since 2015, renter-occupied units have increased by 7.2 percent (17,716 units), while owner-occupied units have decreased by 3.9 percent (16,942 units). The current total of vacant housing units (121,440 units) represents a 14.8 percent decrease (21,114 units) since 2017 (Table 2.4).

Table 2.4: Broward County Occupancy Characteristics, 2015-2020

Housing Supply	2015	2017	2020	% Change '15-'17	% Change '17-'20
Occupied Housing Units	670,284	675,828	704,942	0.8%	4.3%
Owner Occupied	425,691	420,780	442,633	(1.2%)	5.2%
Renter Occupied	244,593	255,048	262,309	4.3%	2.8%
Vacant Housing Units	144,170	142,554	121,440	(1.1%)	(14.8%)
Homeowner Vacancy Rate	2.3	2.1	1.7	-	-
Rental Vacancy Rate	7.9	7.4	6.8	-	-
Total Housing Units	814,454	818,382	826,382	0.5%	1.0%

Source: U.S. Census, 2015 ACS, 2017 ACS, 2020 ACS

A key finding from the *2018 Broward County Affordable Housing Needs Assessment* was the overall decrease in the number of vacant units. Unlike prior affordable housing needs assessments, which documented significant annual (2000-2015) increases in housing vacancies, especially for seasonal, recreational or occasional uses, the 2018 study found a 1.2 percent (1,753 units) decrease in overall vacancies. According to 2016-2020 ACS estimates, that downward trend has accelerated in the past few years. Broward County's overall vacancies decreased by 21,114 units (14.8 percent) since 2017, including an 11,740 decrease (14.6 percent) in vacancies, especially for seasonal, recreational or occasional uses.

Table 2.5: Broward County Vacancy Status Characteristics, 2015-2020

Vacancy Status	2012	2017	2020
Total Vacant Units	144,307	142,554	121,440
For Rent	25,698	20,719	19,408
For Sale	14,068	9,099	7,895
Rented or Sold, Not Occupied	9,583	13,380	8,997
For Seasonal, Recreational, or Occasional Use	68,214	80,394	68,654
All Other Vacant	26,678	18,962	16,486

Source: U.S. Census, 2012 ACS, 2017 ACS, 2020 ACS.

Housing Age

The age of the housing stock is an important variable in assessing the overall characteristics of a local housing market. The older housing stock, particularly older rental housing, often has code and deferred maintenance issues that can impact the longevity of the housing structure which, in turn, impacts the housing supply in terms of having an adequate supply of safe, decent, and affordable housing. Broward County's housing supply is aging, with 69.9 percent (577,365 units) of the housing supply constructed prior to 1990. Only 5 percent (33,017 units) of the County's housing supply has been constructed since 2010.

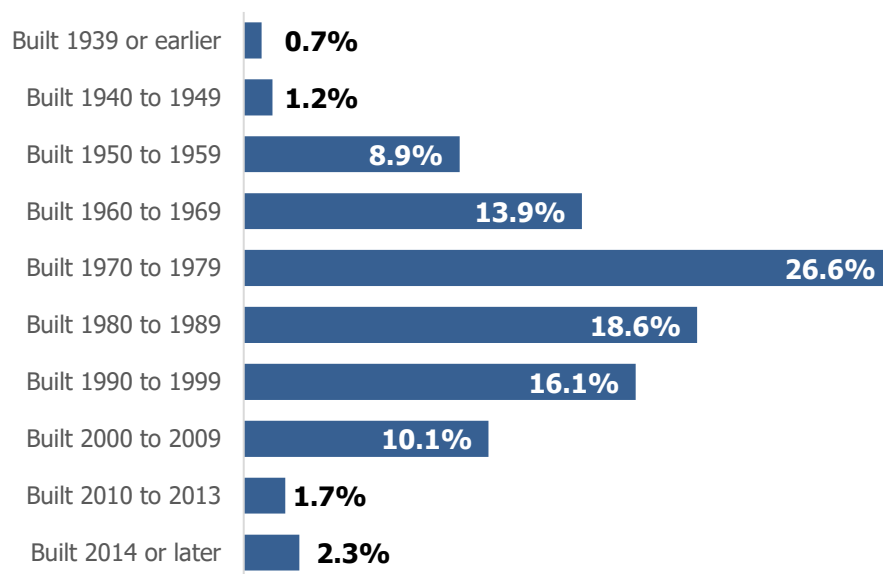


Figure 2.1: Broward County Housing Units by Year Structure Built

Source: U.S. Census, 2020 ACS.

Table 2.6: Broward County Housing Units by Year Structure Built

Total Housing Units 826,382		
Year Built	# of Units	% of Units
Built 2014 or later	18,878	2.3%
Built 2010 to 2013	14,139	1.7%
Built 2000 to 2009	83,056	10.1%
Built 1990 to 1999	132,944	16.1%
Built 1980 to 1989	153,813	18.6%
Built 1970 to 1979	219,851	26.6%
Built 1960 to 1969	114,712	13.9%
Built 1950 to 1959	73,195	8.9%
Built 1940 to 1949	9,738	1.2%
Built 1939 or earlier	6,056	0.7%

Source: U.S. Census, 2020 ACS.

Development and Market Trends

Development Trends

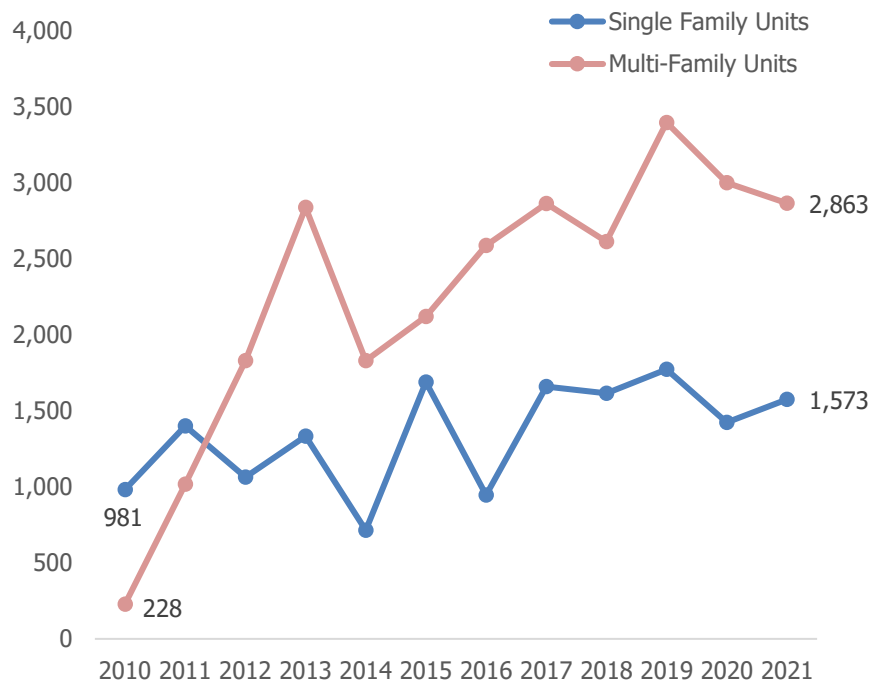
Following a sharp decrease in new housing development permit activity during the Great Recession, new development and redevelopment activity has steadily increased since 2011. Broward County has averaged 4,549 single- and multi-family building permits annually since 2016. While this represents a significant increase in building permits since the Great Recession years, the annual totals are far less than the period of 2001-2006 when Broward County averaged 8,800 single- and multi-family building permits annually.

Table 2.7: Broward County New Housing Units Authorized by Building Permits, 2010-2021

Year	Single-Family Units	Multi-Family Units	Total
2010	981	228	1,209
2011	1,399	1,016	2,415
2012	1,064	1,828	2,892
2013	1,333	2,835	4,168
2014	714	1,828	3,542
2015	1,687	2,119	3,806
2016	946	2,585	4,531
2017	1,658	2,862	4,520
2018	11,613	2,610	4,223
2019	1,771	3,394	5,165
2020	1,423	2,997	4,420
2021	1,573	2,863	4,436
Percent Change '11-'21	12.4%	181.8%	83.7%

Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

Figure 2.2: Broward County New Housing Units Authorized by Building Permits



Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

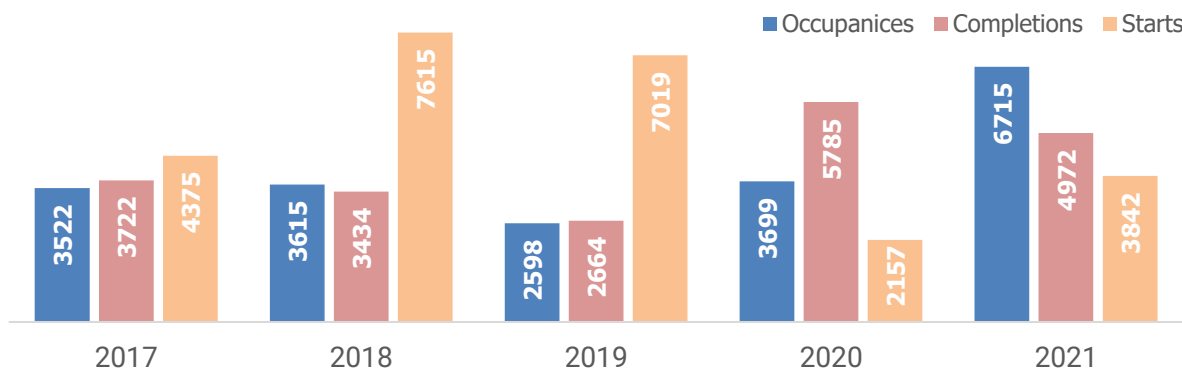
Broward County's new rental housing development activity has remained at higher levels during the past five (5) years. Occupancies increased by 81.5 percent (year-over-year 3,016 units) in 2021. However, rental housing starts have decreased significantly since peaking during 2018-2019.

Table 2.8: Broward County New Rental Apartment Development Activity, 2017-2021

Year	Occupancies	Completions	Starts
2017	3522	3722	4375
2018	3615	3434	7615
2019	2598	2664	7019
2020	3699	5785	2157
2021	6715	4972	3842

Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

Figure 2.3: Broward County New Rental Development Activity Starts and Completions



Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

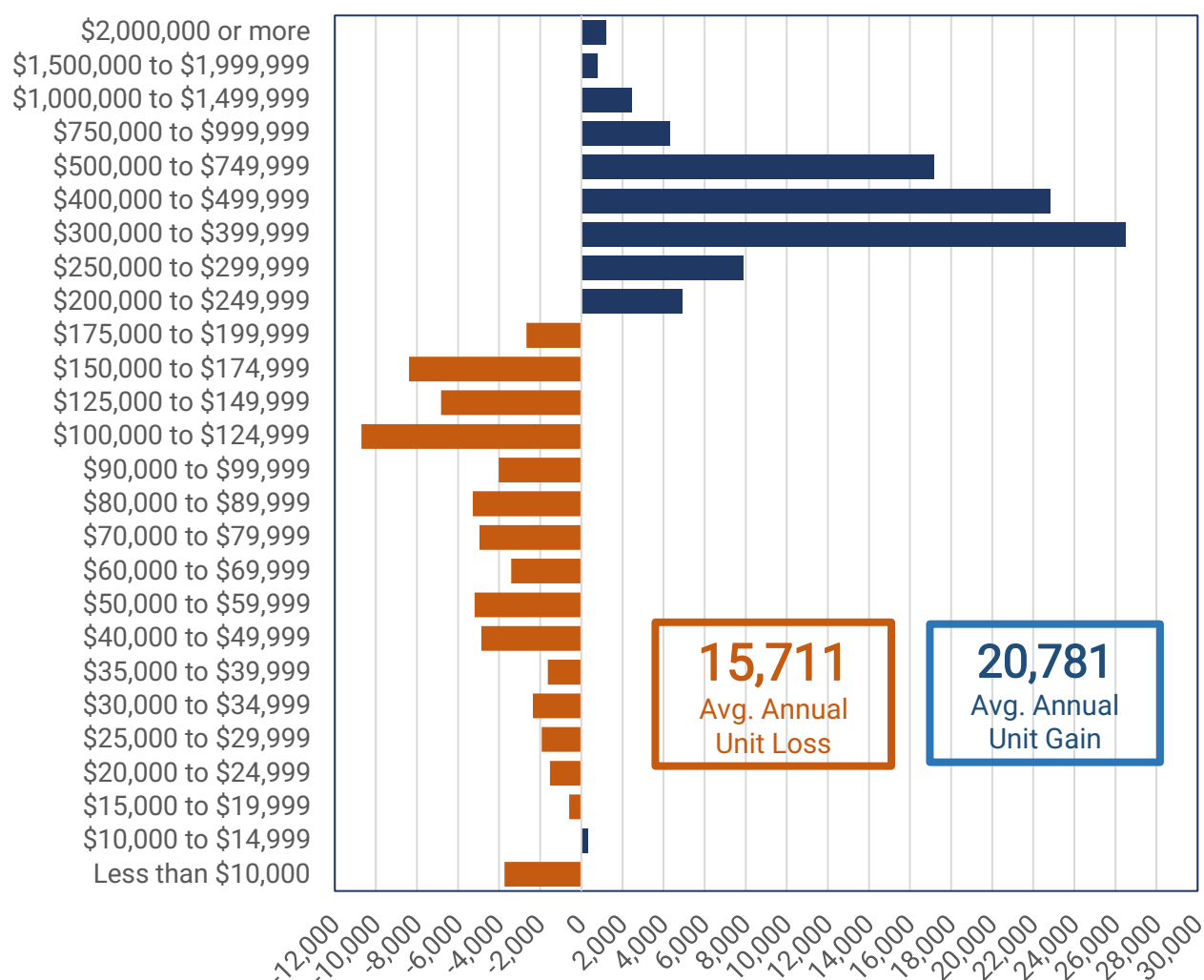
Housing Values and Market Trends

Market Trends

The “value” of occupied housing units is an important determinant of housing accessibility and affordability. Housing values fluctuated significantly in many housing markets during the previous housing bubble (2005-2007), followed by the subsequent collapse and economic recession. However, recent trends in the housing market show unprecedented increases in the value of both owner and rental housing in Broward County.

Broward County’s existing and future affordable housing demand is not just a production issue. From 2016-2020, Broward County has lost, due to market appreciation, an annual average of 15,711 units affordable to potential owner households earning less than 140 percent of the median household income and 9,602 units affordable to renters earning less than 120 percent of the median household income. The supply of owner and renter units affordable to households has declined rapidly in both absolute numbers and as a percentage of the total housing supply.

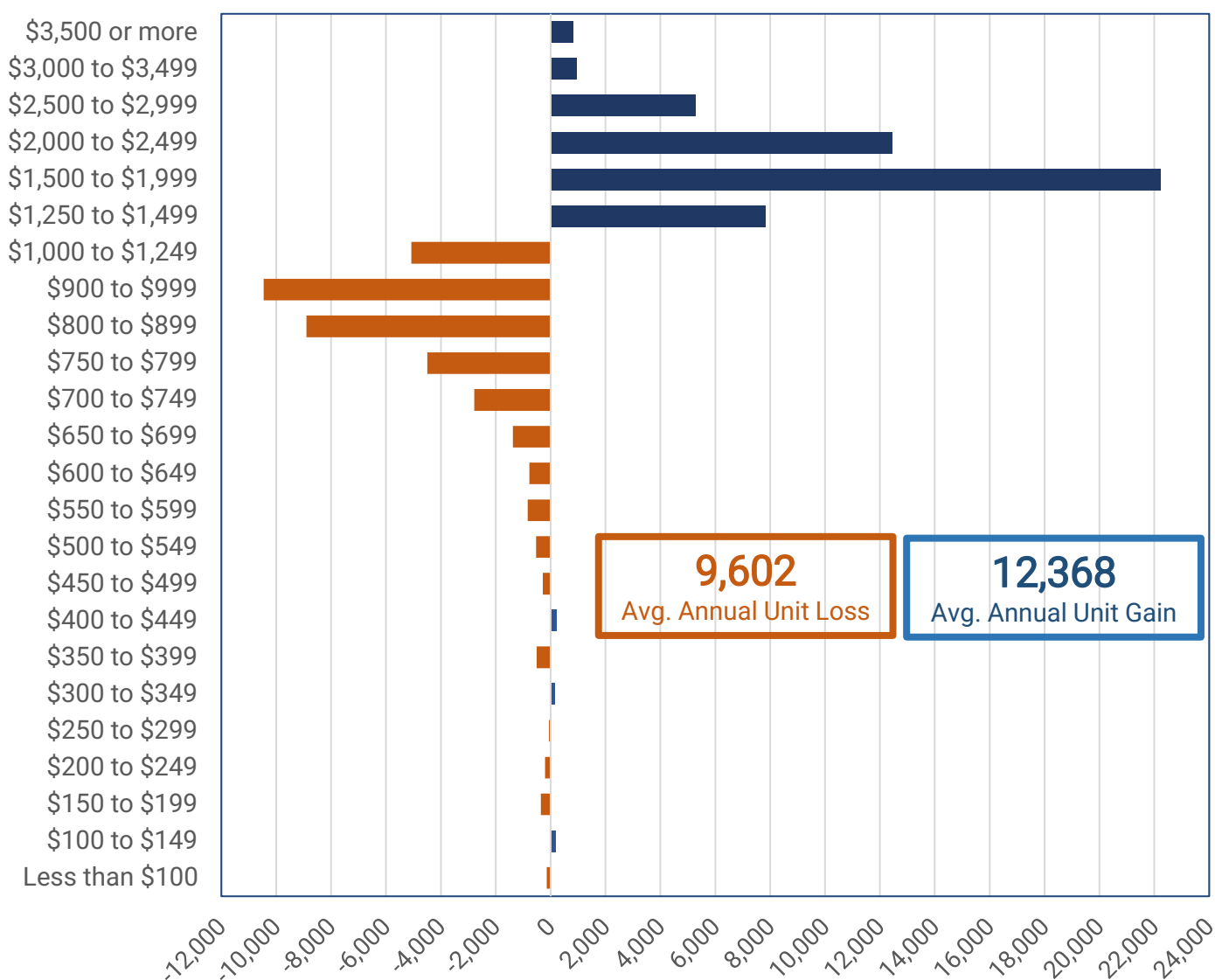
Figure 2.4: Owner-Occupied Units Supply: Change by Value, 2016-2020



Source: U.S. Census Bureau, ACS 5-Year Estimates 2016-2020

Broward County and all of South Florida are experiencing double-digit appreciation in the housing market brought on by a post-COVID surge in investor buying. The surge began in the summer of 2020 and has continued through the First Quarter of 2022. According to the latest MIAMI Association of Realtors' *South Florida Market Stats*, the April 2022 median sale price of \$560,000 for a single-family home in Broward County represents a 46.6 percent increase from April 2020 and a 20.7 percent year-over-year increase.

Figure 2.5: Renter- Occupied Units Supply: Change by Value, 2016-2020



Single Family, Condominium and Rental Markets

Single-Family Home Market: Existing

According to the MIAMI Association of Realtors, the median sale price of an existing single-family home has rapidly increased since the summer of 2020. Meanwhile, the median sale price of townhomes and condos has increased by 32.1 percent since March 2021 after slightly decreasing prior to 2020. March 2022 year-over-year data showed a 22.5 percent increase in the median sale price of single-family homes and a 32.1 percent increase in the median sale price of townhomes/condos. Significantly, sales activity for single-family homes has decreased by 17.6 percent year-over-year, and condo sales have been flat. Cash sales continue to increase for both single-family homes and townhomes/condos.

Table 2.9: Broward County Median Sales Price

	Mar-21	Mar-22	% Change
Single-Family Homes	\$445,000	\$545,000	22.5%
Closed Sales	1,870	1,541	(17.6%)
Cash Sales	410	448	9.5%
Townhomes/Condos	\$210,000	\$238,500	13.6%
Closed Sales	2,151	2,162	0.5%
Cash Sales	1,086	1,330	22.4%
Percent Cash Sales	37.2%	48.0%	-

Source: MIAMI Association of REALTORS, March 2022 Sales Report

The MIAMI Association of Realtors March 2022 report showed that “distressed” market sales continue to drop. Distressed sales include foreclosures or real estate-owned (REO) properties and short sales. Only 6.7 percent of single-family residential sales in Broward County were distressed in March and short sales have all but disappeared. Townhomes/condo distressed sales remain low though foreclosure sales ticked up slightly year-over-year.

Table 2.10: Broward County Distressed Markets

		Mar-21	Mar-22	% Change
Single-Family Homes				
Traditional	Closed Sales	1,836	1,517	(17.4%)
	Median Sale Price	\$450,000	\$545,500	21.2%
Foreclosures/REO	Closed Sales	15	16	6.7%
	Median Sale Price	\$340,000	\$423,000	24.4%
Short Sale	Closed Sales	19	8	(57.9%)
	Median Sale Price	\$260,000	\$482,500	85.6%
Townhouses and Condos				
Traditional	Closed Sales	2,131	2,141	0.5%
	Median Sale Price	\$211,000	\$240,000	13.7%
Foreclosures/REO	Closed Sales	16	20	25.0%
	Median Sale Price	\$159,325	\$191,000	19.9%
Short Sale	Closed Sales	4	1	(75.0%)
	Median Sale Price	\$189,500	\$239,000	26.1%

Source: MIAMI Association of REALTORS, March 2022 Sales Report.
REO – Real Estate Owned

The previous *2018 Broward County Affordable Housing Needs Assessment* found the median sales price of existing single-family homes had increased in most of Broward County's largest municipalities. The current state of Broward County's housing market finds the median sales price of existing single-family homes has increased substantially since 2021 among all municipalities. Most Broward municipalities had 20+ percent year-over-year increases and soaring median and average sales prices. Among the largest municipalities, March 2022 median sale prices range from a low of \$317,000 in Tamarac to a high of \$720,000 in Fort Lauderdale. Other major municipalities with median sale prices above the County median include Davie (\$630,000), Coral Springs (\$601,750), and Plantation (\$577,000).

Table 2.11: Broward County Existing Single-Family Median Sale Prices by Municipality

Municipality	Median Sale Price Q1 2022	Closed Sales Q1 2022
Broward County	\$520,000	3,852
Sea Ranch Lakes	\$1,735,000	1
Lighthouse Point	\$1,562,500	60
Southwest Ranches	\$1,400,000	35
Lauderdale-by-the-Sea	\$1,215,000	17
Parkland	\$1,020,000	136
Weston	\$839,250	156
Fort Lauderdale	\$720,000	487
Wilton Manors	\$710,000	45
Cooper City	\$630,000	65
Davie	\$630,000	166
Coral Springs	\$601,750	284
Plantation	\$577,625	183
Pembroke Pines	\$535,000	282
Miramar	\$532,750	239
Coconut Creek	\$515,000	66
Hillsboro Pines*	\$490,000	3
Hollywood	\$489,000	372
Dania Beach	\$485,000	53
Oakland Park	\$449,900	126
Sunrise	\$435,000	144
Deerfield Beach	\$420,000	150
Margate	\$415,000	131
Hallandale Beach	\$412,500	21
Pompano Beach	\$390,000	203
Broadview Park*	\$370,000	11
North Lauderdale	\$365,000	48
Lauderdale Lakes	\$357,500	21
Lauderhill	\$352,000	81
Roosevelt Gardens*	\$346,000	8
West Park	\$341,000	34
Tamarac	\$317,500	206
Pembroke Park	\$305,000	1
Boulevard Gardens*	\$272,500	6
Franklin Park*	\$260,000	1
Hillsboro Beach	-	0
Lazy Lake	-	0

Source: MIAMI Association of Realtors, Local Residential Market Metrics 2022.

* Broward Municipal Service District

Townhome/Condominium Market: Existing

The *2018 Broward County Affordable Housing Needs Assessment* found increasing sales activity and median sale prices for market townhomes and condominiums. The 2021-2022 housing market has seen a substantial increase in townhome/condo sales activity and median sale prices.

Table 2.12: Broward County Existing Condominium Units Sold

Year	Existing Units Sold
2010	22,477
2011	14,264
2012	13,464
2013	17,074
2014	17,355
2015	17,911
2016	17,599
2017	17,015
2018	17,372
2019	17,502
2020	15,094
2021	22,453
% Change '18-'19	0.7%
% Change '19-'20	(13.8%)
% Change '20-'21	48.8%

Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

As with the single-family market, Broward County's median sale prices of existing townhomes and condominiums have substantially increased since 2021 among all municipalities. Most of Broward County's municipalities had 20+ percent year-over-year increases and soaring median and average sales prices. Among the largest municipalities, March 2022 median sale prices range from a low of \$140,000 in Margate to a high of \$450,000 in Fort Lauderdale. Other major municipalities with median sale prices above the County median include Hollywood (\$319,000), Miramar (\$313,000), and Weston (\$300,000).

Table 2.13: Broward County Townhomes/Condos Median Sales Price

Municipality	Median Sale Price
Broward County	\$239,700
Lauderdale-by-the-Sea	\$575,000
Sea Ranch Lakes	\$560,000
Hillsboro Beach	\$540,000
Parkland	\$500,000
Fort Lauderdale	\$450,000
Cooper City	\$376,250
Hollywood	\$319,000
Miramar	\$313,000
Weston	\$300,000
Hallandale Beach	\$296,000
West Park	\$277,000
Pembroke Park	\$250,000
Pompano Beach	\$250,000
Dania Beach	\$245,000
Davie	\$237,000
Plantation	\$236,500
North Lauderdale	\$228,000
Pembroke Pines	\$225,000
Wilton Manors	\$224,000
Coconut Creek	\$220,000
Coral Springs	\$205,000
Lighthouse Point	\$189,900
Oakland Park	\$180,000
Tamarac	\$175,000
Deerfield Beach	\$160,000
Sunrise	\$156,500
Margate	\$140,000
Lauderhill	\$125,000
Lauderdale Lakes	\$96,000
Hillsboro Pines	-
Lazy Lake	-
Southwest Ranches	-

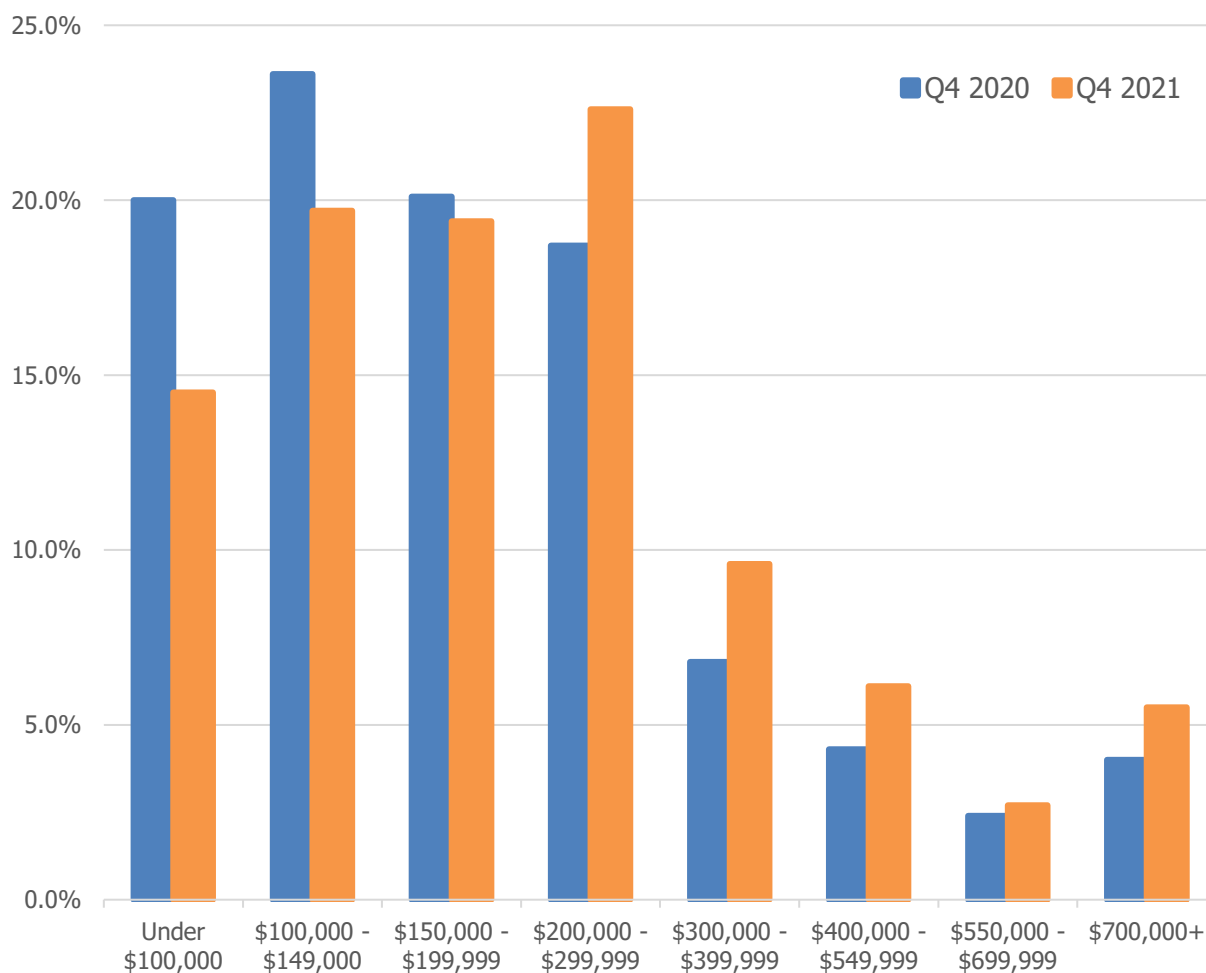
Source: MIAMI Association of Realtors, Local Residential Market Metrics 2022

Table 2.14: Broward County Sales Price Distribution of Existing Condominium Units Sold

Price Range	Q4 2020	Q3 2021	Q4 2021
Under \$100,000	20.0%	14.3%	14.5%
\$100,000 - \$149,000	23.6%	20.5%	19.7%
\$150,000 - \$199,999	20.1%	20.5%	19.4%
\$200,000 - \$299,999	18.7%	20.6%	22.6%
\$300,000 - \$399,999	6.8%	9.6%	9.6%
\$400,000 - \$549,999	4.3%	5.4%	6.1%
\$550,000 - \$699,999	2.4%	2.8%	2.7%
\$700,000+	4.0%	6.3%	5.5%
Median Price	\$165,721	\$187,050	\$190,842

Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

Figure 2.6: Broward County Sales Price Distribution of Existing Condominium Units Sold, 2020-2021

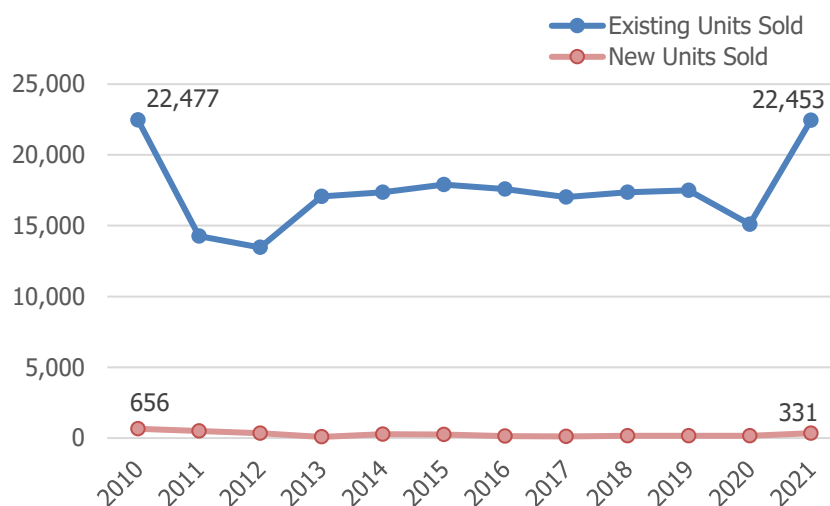


Source: MIAMI Association of Realtors, Market Statistics 2021

Rental Market: New Units

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 sold has remained at lower levels, averaging only 248 new condominium units sold per year. According to Reinhold P. Wolf Economic Research, 4Q 2021 sales showed the first uptick since 2014.

Figure 2.7: New and Existing Condominium Units Sold Over Time



Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

Table 2.15: Broward County New Condominium Units Sold

Year	New Units Sold
2010	656
2011	493
2012	347
2013	82
2014	262
2015	245
2016	131
2017	121
2018	167
2019	165
2020	167
2021	331
% Change '18-'19	-1.2%
% Change '19-'20	1.2%
% Change '20-'21	98.2%

Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

Rental Market Activity

Broward County's rental market activity has kept pace with the frenzied buyers' market since 2020. The post-COVID rental market has been marked by increasing demand, low vacancy rates, soaring year-over-year rent prices, and a lack of production. According to Reinhold P. Wolf's 4Q 2021 Report, rental housing occupancies and completions have increased significantly since 2019. However, rental development starts decreased during the 2020-2021 COVID pandemic period. Construction activity is projected to ramp up during 2022, with demand and rent growth remaining strong for developers at the higher end of the market. As of 2020, the Census Bureau reports 262,309 renter-occupied housing units in Broward County.

Asking rents have increased substantially in all Broward County municipalities, but suburban communities have seen the greatest increases, including Weston, Davie, Coral Springs, Pembroke Pines, Miramar, Plantation, and Sunrise.

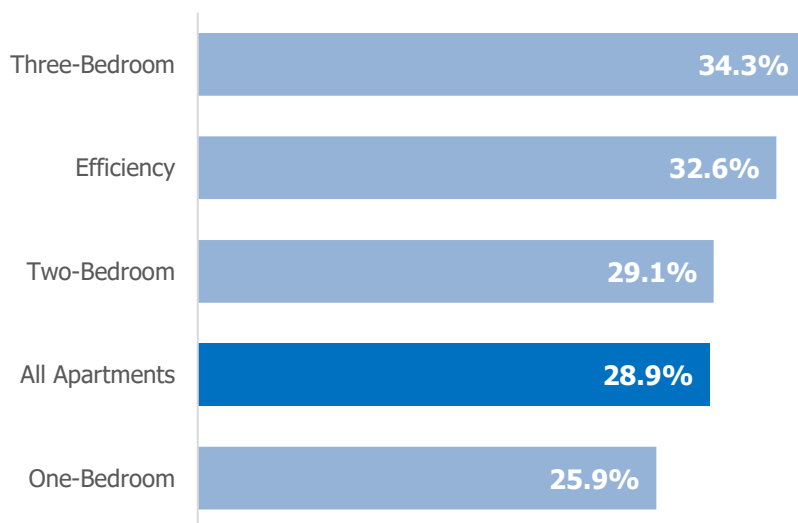
According to Reinhold Wolff Economics Research, the overall average rent in Broward County in 4Q 2021 was \$2,503, which represents a 4.6 percent year-over-year increase. Average rents range from \$2,109 for an efficiency apartment to \$3,298 for a three-bedroom unit. One- and two-bedroom apartments comprise 84 percent of the units surveyed.

Table 2.16: Average Broward County Apartment Rent by Bedroom

Unit Type	Feb-21	Feb-22
All Apartments	\$1,942	\$2,503
Efficiency	\$1,590	\$2,109
One-Bedroom	\$1,674	\$2,107
Two-Bedroom	\$1,999	\$2,581
Three-Bedroom	\$2,456	\$3,298

Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

**Figure 2.8: Change in Average Broward County Apartment Rent by Bedrooms,
Feb. 2021 – Feb. 2022**



Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

The most expensive rental submarkets in Broward County are Fort Lauderdale (\$3,374/2BR), Plantation (\$2,648/2BR), and Pembroke Pines/Miramar (\$2,645/2BR).

Table 2.17: Broward County Average Monthly Rent by Submarket

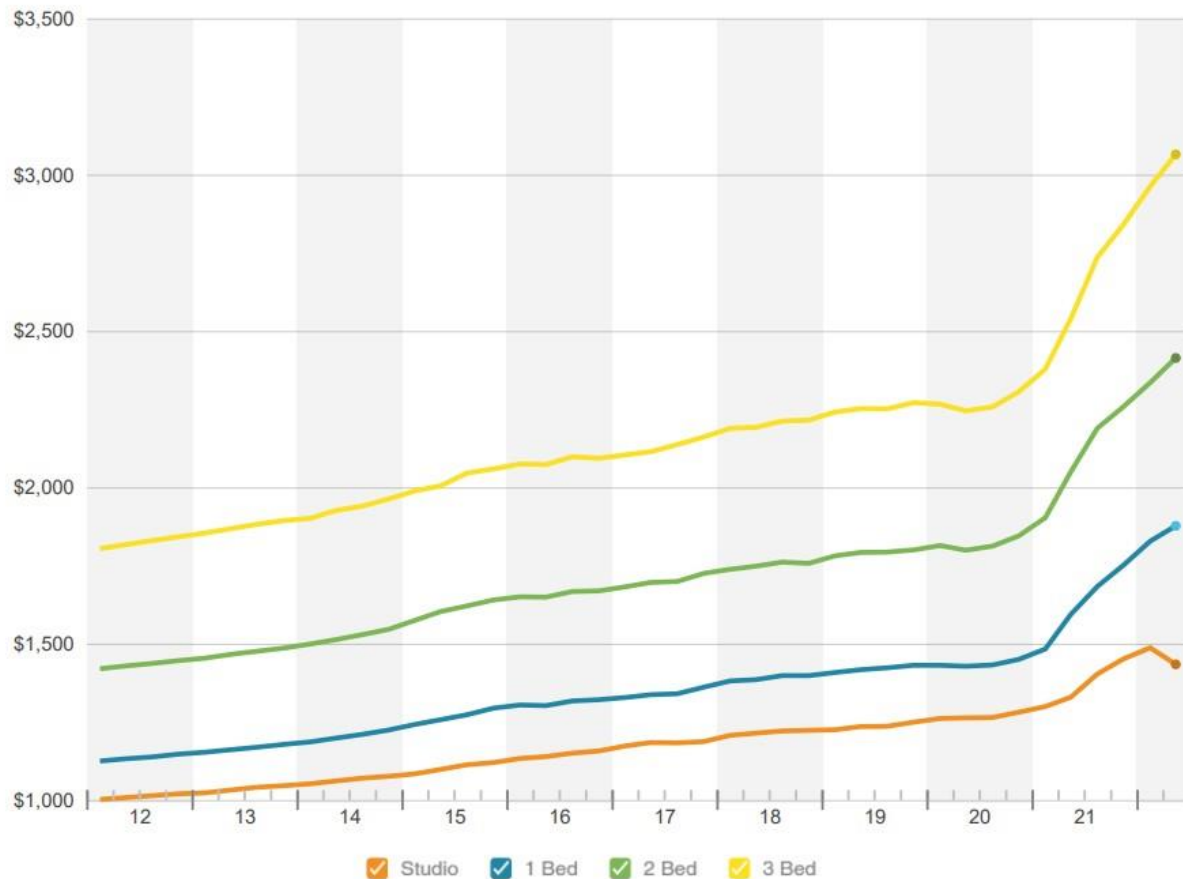
Submarket	1 BR	2 BR	3 BR
Hollywood/Hallandale	\$1,849	\$2,520	\$3,589
Pembroke Pines/Miramar	\$2,004	\$2,645	\$3,179
Davie/Cooper City	\$2,248	\$2,612	\$3,254
Plantation	\$2,116	\$2,648	\$3,343
Fort Lauderdale	\$2,547	\$3,374	\$4,801
Lauderhill/Lauderdale Lakes/Sunrise	\$1,779	\$2,067	\$2,429
Pompano Beach	\$1,997	\$2,500	\$3,690
North Lauderdale/Tamarac	\$1,893	\$2,211	\$2,495
North Pompano/Deerfield Beach	\$1,972	\$2,194	\$2,891
Coral Springs	\$2,195	\$2,591	\$3,092

Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

Rents are rising in all apartment types, with high-end properties leading the way in recent rent gains. However, most municipalities have seen over 30 percent 2021-2022 year-over-year increases in asking rents.

Figure 2.9: Broward County Market Rent By Bedroom, 2012-2021

Market Rent Per Unit By Bedroom



© 2022 CoStar Realty Information Inc.

4/26/2022

Source: CoStar Realty Information Market Reports 1Q21.

As previously noted, plummeting vacancy rates are greatly impacting Broward County's rental market. According to Reinhold P. Wolff Economic Research, Inc., Broward County's rental February 2022 vacancy rate stands at 1.4 percent, down from 2.9 percent year-over-year. The lowest vacancy rates are found in the submarkets of North Pompano Beach/Deerfield Beach (0.3 percent), North Lauderdale/Tamarac (0.5 percent), and Lauderhill/Lauderdale Lakes/Sunrise (0.6 percent); it should be noted that these submarkets are also home to some of the lowest rents.

Table 2.18: Broward County Vacancies in Rental Apartments

Date	# Units Surveyed	# Units Vacant	Percent Vacant
Feb. 2021	66,457	1,904	2.9%
Nov. 2021	69,674	640	1.3%
Feb. 2022	69,674	999	1.4%

Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

Table 2.19: Broward County Apartment Vacancy Rates by Submarket Area

	# Units Surveyed	# Units Vacant	Percent Vacant
Hollywood/Hallandale	3,762	42	1.1%
Pembroke Pines/Miramar	1,171	238	2.0%
Davie/Cooper City/Weston	6,172	96	1.6%
Plantation	7,419	176	2.4%
Fort Lauderdale	9,596	133	1.4%
Lauderhill/Lauderdale Lakes/Sunrise	6,249	39	0.6%
Pompano Beach	3,197	49	1.5%
North Lauderdale/Tamarac	4,472	28	0.6%
North Pompano/Deerfield Beach	5,715	15	0.3%
Coral Springs/Coconut Creek	11,321	183	1.6%
Total Broward	69,674	999	1.4%

Source: Reinhold P. Wolff Economic Research, Inc. 4Q21.

Tax Credit Projects

The 4Q/2021 survey by Reinhold P. Wolff Economic Research, Inc. of 45 (8,376 units) fully completed and absorbed tax credit developments in Broward County showed a 0.2 percent overall vacancy rate. The overall average monthly rent for apartments in the tax credit developments is \$1,147 or 54.1 percent lower than the average of \$2,503 found in Broward County's market rate developments.

As of February 2022, the average monthly rent for one-bedroom apartments in the tax credit developments was \$991 while two-bedroom rent for an average of \$1,195. Monthly rents for a three-bedroom apartment average \$1,254.

III Housing Demand Analysis

The 2022 *Broward County Housing Need Assessment* provides a current economic perspective on affordable 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 *2018 Broward County Affordable Housing Assessment* by providing the most recent industry and employment data and subsequent correlation to housing demand.

A basic premise of all housing markets is that a spectrum of housing choices and opportunities for local residents should exist. This axiom establishes that housing choice and needs differ in most communities due to a variety of factors, including employment mix, household income, population age, proximity of employment, and mere preference. Local housing and labor markets are inextricably linked to one another. Industries are served by local housing markets that should provide choices and opportunities for both current and future workers.

Population Trends

According to 2020 ACS estimates, Broward County's population has increased by 9.3 percent (126,867 persons) since 2014. The County's current population of 1,942,273 is the second largest in Florida behind Miami-Dade.

The largest municipality in Broward County is Fort Lauderdale (181,818 persons), followed by Pembroke Pines (171,979 persons) and Coral Springs (133,370 persons). The Town of Davie (4.0 percent) had the highest population growth rate since 2017, followed by Pompano Beach (3.4 percent) and Tamarac (3.4 percent).

Table 3.1: Population Trends of Top Contributors to County Housing Units

	2017	2020	% Change
Coral Springs	130,110	133,370	2.5%
Davie	101,543	105,594	4.0%
Deerfield Beach	79,468	80,822	1.7%
Fort Lauderdale	177,175	181,818	2.6%
Hallandale Beach	39,285	39,782	1.3%
Hollywood	149,750	153,834	2.7%
Miramar	136,415	140,479	3.0%
Pembroke Pines	166,530	171,979	3.3%
Plantation	92,126	94,366	2.4%
Pompano Beach	107,542	111,202	3.4%
Sunrise	92,272	94,657	2.6%
Tamarac	64,262	66,432	3.4%
Broward County	1,890,416	1,942,273	2.7%

Source: Source: U.S. Census, 2017, 2020 ACS.

Broward County Municipal Services District (BMSD)

The Broward Municipal Services District (BMSD) represents Unincorporated Broward County. The BMSD consists of six sub-geographies categorized by the U.S. Census as a Census-designated place (CDP). According to the U.S. Census definition, "Census-designated places are locally recognized communities with population clusters which lack legal status such as incorporation within the states where they are located."

The BMSD consists of six CDPs totaling 11.4 square miles and has a population of 16,088 residents. The Broward County Commission serves as the local government and municipal authority. Services provided by the County include business and housing developments, library and wellness programs, neighborhood parks and community assets, zoning and code enforcement, sustainability planning, solid waste and recycling services, and highway engineering.

Table 3.2: BMSD Population Trend

	2017	2020	% Change
Boulevard Gardens	2,215	1,652	(25.4%)
Broadview Park	7,963	8,156	2.4%
Franklin Park	1,046	1,549	48.1%
Hillsboro Pines	504	628	24.6%
Roosevelt Gardens	2,558	2,068	(19.2%)
Washington Park	1,537	2,035	32.4%

Source: Source: U.S. Census, 2017, 2020 ACS.

Population Characteristics

Age

According to 2020 ACS estimates, Broward County's overall population is aging. The County's population of 55+ grew by 8.4 percent since 2017, while the under-18 age group increased by only 1.0 percent. Significantly, Broward County's workforce age population (18-54) grew by only 0.2 percent.

Table 3.3: Broward County Age Demographics, 2017 and 2020

Broward County			
Age	2017	2020	Difference
Total Population	1,761,993	1,942,273	10.2%
Under 5 years	110,377	112,405	1.8%
5 to 17 years	296,263	298,582	0.8%
18 to 34 years	411,420	414,881	0.8%
35 to 54 years	534,050	532,695	(0.3%)
55 and over	538,306	583,710	8.4%
18 and over	1,483,776	1,531,286	3.2%
65 and over	294,961	323,755	9.8%

Source: U.S. Census, 2017 ACS, 2020 ACS.

Race & Ethnicity

Similar to prior years, the Hispanic or Latino (50,249 persons) and Black or African American (19,152 persons) populations experienced some of the most significant growth between 2017 and 2020. An emerging trend in the County has been the decline in White alone, Non-Hispanic or Latino residents. Another notable trend has been a significant increase in Broward County's multi-racial population, which more than doubled in just four years.

Table 3.4: Broward County Race and Ethnicity Demographics, 2017 and 2020

Population	2017	%	2020	%	% Change
Total	1,890,416	-	1,942,273	-	2.7%
White alone, Not Hispanic or Latino	721,241	38.2%	689,773	35.5%	(4.4%)
Black or African American alone	536,589	28.4%	555,741	28.6%	3.6%
Hispanic or Latino	535,987	28.4%	586,236	30.2%	9.4%
Asian alone	67,822	3.6%	70,561	3.6%	4.0%
Native Hawaiian and Other Pacific Islander alone	1,102	0.1%	1,241	0.1%	12.6%
Some other race alone	57,417	3.0%	67,771	3.5%	18.0%
Two or more races	57,432	3.0%	137,964	7.1%	140.2%

Source: Source: U.S. Census, 2017, 2020 ACS.

Table 3.5: Broward County Distribution of Household Types, 2017 and 2020

Household Types	2017	%	2020	%
Total Occupied Households	675,828		704,942	
Family Households	433,887	64.2%	447,453	63.5%
With own children Under 18 years	186,929	27.7%	179,819	25.5%
Married-couple family	293,275	43.4%	303,652	43.1%
With own children Under 18 years	117,587	17.4%	114,141	16.2%
Female householder, no spouse	105,446	15.6%	104,889	14.9%
With own children Under 18 years	54,358	8.0%	49,980	7.1%
Nonfamily Households	241,941	35.8%	257,489	36.5%
Householder Living alone	195,337	28.9%	210,351	29.8%
Householder 65 years and over	79,695	11.8%	86,855	12.3%
Average Household Size	2.77		2.73	
Average Family Size	3.47		3.45	

Source: U.S. Census, 2017, 2020 ACS.

According to 2020 ACS estimates, there are currently 704,942 households in Broward County, of which 447,453 (63.5 percent) are family households. Households with children under 18 years of age comprise 25.5 percent of households, which is down by 3.8 percent since 2017. Between 2017 and 2020, both total households and family households increased by 4.3 percent and 3.1 percent, respectively.

Economic Characteristics

Household Income

According to 2020 ACS Census estimates, Broward County's current median household income is \$60,922, which represents a 10.9 percent increase since 2017. U.S. Census figures show more significant increases in two household income groups - households earning \$50,000-\$74,999 (17.6 percent) and households earning \$100,000-\$149,999 (14.5 percent).

Table 3.6: Broward County Household Income Brackets

Households	2017	Percent	2020	Percent
\$0 - \$49,999	309,529	45.8%	292,551	41.5%
\$50,000 - \$99,999	201,397	29.8%	211,483	30.0%
\$100,000 to \$200,000 or more	164,902	24.4%	200,908	28.5%
Median Income	\$54,895	-	\$60,922	-
Mean Income	\$78,625	-	\$88,086	-

Source: U.S. Census, 2017 ACS, 2020 ACS

Poverty

Broward County's overall poverty rate has decreased from 14.0 percent in 2017 to 12.7 percent in 2020. However, poverty rates in African American or Black communities are far in excess of the County rate. African American or Black Communities with excessive poverty rates include Pembroke Park (22.5 percent), Lauderdale Lakes (21.6 percent), North Lauderdale (18.7 percent), West Park (17.1 percent), and Lauderhill (19.1 percent).

Table 3.7: Broward County Highest Poverty Rates, 2020

Municipality	Poverty Rate
Pembroke Park	22.5%
Lauderdale Lakes	21.6%
Hallandale Beach	20.7%
Lauderhill	19.1%
North Lauderdale	18.7%
Pompano Beach	17.3%
West Park	17.1%
Deerfield Beach	16.8%
Dania Beach	16.3%
Fort Lauderdale	15.8%

Source: U.S. Census, 2017 ACS, 2020 ACS.

Labor Force

According to 2020 ACS estimates, 65.7 percent (1,037,373 residents) of Broward County's civilian population age 16 and over are in the labor force, down slightly from 65.8 percent in 2017 in terms of the overall civilian population but an increase in the overall population in the labor force (46,149).

Table 3.8: Broward County Labor Force Participation, 2017 and 2020

	2017		2020	
Total Population	1,890,416		1,942,273	
Poverty Rate	14.0%		12.7%	
Labor Force Participation				
Total Population 16+	1,531,882		1,578,031	
Population in Labor Force	1,008,709	65.8%	1,037,402	65.7%
Employed Population	930,561	60.7%	974,826	61.8%

Source: U.S. Census, 2017, 2020 ACS.

Occupations

According to the U.S. Census, "occupation" describes the kind of work a person does on the job. Broward County's employed population 16 years and older is primarily employed in management, business, science, and art occupations (37.0 percent), followed by sales and office occupations (25.4 percent) and service occupations (19.5 percent). In comparison, Palm Beach County's workers are primarily employed in management, business, science, and art occupations (35.9 percent), followed by sales and office occupations (25.9 percent) and service occupations (22.0 percent). The highest median earnings are in management, business, science, and art occupations (\$47,637), with the lowest in service occupations (\$16,607). The median earnings for sales and office occupations were \$28,020.

Commuter Characteristics

According to 2020 ACS estimates, 747,612 Broward County workers (78.3 percent) commute to work by car, truck or van, and drove alone. Only 22,915 workers (2.4 percent) use public transportation, excluding taxicabs. The mean travel time to work is 28.2 minutes one way. Worker commute times have slightly increased to 28.9 minutes one way since 2017.

Table 3.9: Broward County Means of Transportation to Work, 2017 and 2020

Broward Commuters	2017		2020	
	Count	Percent	Count	Percent
Workers 16 years and over	912,672	-	954,804	-
Car, truck, or van -- drove alone	730,138	80.0%	747,612	78.3%
Car, truck, or van -- carpooled	82,140	9.0%	85,932	9.0%
Public transportation (excluding taxicab)	25,555	2.8%	22,915	2.4%
Walked	10,952	1.2%	11,458	1.2%
Other Means	19,166	2.1%	22,915	2.4%
Worked at home	44,721	4.9%	63,972	6.7%

Source: U.S. Census, 2017, 2020 ACS.

Table 3.10: Broward County Breakdown of Travel Times to Work

Commute Time	2017	Percent	2020	Percent
< 10 minutes	64,666	7.4%	62,328	7.0%
10 to 14 minutes	92,063	10.6%	88,177	9.9%
15 to 19 minutes	120,956	13.9%	119,848	13.5%
20 to 24 minutes	139,903	16.1%	147,472	16.6%
25 to 29 minutes	61,525	7.1%	64,727	7.3%
30 to 34 minutes	160,610	18.5%	161,856	18.2%
35 to 44 minutes	68,506	7.9%	76,712	8.6%
45 to 59 minutes	84,717	9.8%	90,636	10.2%
60 or more minutes	75,140	8.7%	79,063	8.9%
Total Commuters	868,086	-	890,819	-
Mean travel time (minutes)	28.2		28.9	-

Source: U.S. Census, 2017, 2020 ACS.

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. 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 consumption to no more than 45 percent of household income. The H+T Index was constructed to estimate three dependent variables (auto ownership, auto use, and transit use) as functions of 14 independent variables. 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. According to the CNT, Broward County's current H+T Index is 64 percent which is 19 percentage points higher than the affordability threshold of 45 percent.

According to the H+T Affordability Index, most communities in Broward County are far above the 45 percent H+T Affordability Index threshold. Municipalities with the highest H&T Indices include Weston (88 percent), Miramar (72 percent), Davie (71 percent), and Coral Springs (70 percent).

Current Economic Conditions

As previously noted, 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 for the variety of occupations that comprise the local industrial base.

The economic recovery following the Great Recession of the last decade masked disturbing employment trends in the Broward County and South Florida economies. Despite healthy job numbers, the pre-COVID economic recovery was marked by wage stagnation, an increasing number of working poor and growing levels of housing distress. With the rapid growth of unstable, low-paying jobs and the failure of even full-time work to pay family-supporting wages, the pre-COVID economy was already at a tipping point. After adjusting for inflation, today's average hourly wage has the same purchasing power it did in the early 1970s. In fact, in real terms, average hourly

earnings peaked more than 45 years ago. According to the Pew Research Center, the \$4.03 hourly rate recorded in January 1973 had the same purchasing power that \$23.68 would be today.

The COVID pandemic affected all segments of the community but was particularly harmful to those in the most vulnerable situations, including minority populations, individuals and families living in poverty, undocumented immigrants, the elderly, and persons with disabilities. Evidence now shows the health, economic, and community impacts of the COVID-19 pandemic were disproportionately borne by these population groups. Low-wage, service workers in food store chains, hospitals and clinics were also highly exposed to the dangers of the virus and associated community and economic impacts.

Significantly, in these occupations, many frontline workers generally receive lower wages on average and come disproportionately from socio-economically disadvantaged groups compared to the overall workforce. Frontline workers include healthcare workers, protective service workers, cashiers in grocery and general merchandise stores, production and food processing workers, janitors and maintenance workers, agricultural workers, truck drivers, and educators.

Broward County's employment growth in 2021 has been more robust, with total nonagricultural employment adding 33,900 jobs (4.1 percent growth). Employment growth occurred primarily in Leisure and Hospitality (9,800 jobs) and Retail Trade (3,400 jobs). Significant employment growth also occurred

in Professional and Business Services (2,900 jobs) and Education and Health Services (2,800).

According to the March 2022 Current Employment Statistics (CES) report published by the Florida Department of Economic Opportunity (DEO), Broward County has recovered most of the jobs lost in the first few months of the COVID pandemic. In February 2022, Broward County had 874,900 jobs but lost 137,500 jobs by April 2022.

**Table 3.11: Nonagricultural Employment and Growth by Industry, Fort Lauderdale-Pompano Beach-Deerfield Beach Metro Division Area
March 2021-March 2022**

Industry Title	March 2021	March 2022	March 2021 to March 2022	
			Count Growth	Percent Growth
Total Nonagricultural Employment	830,100	864,000	33,900	4.1%
Total Private	727,700	761,200	33,500	4.6%
Goods Producing	76,400	78,800	2,400	3.1%
Construction	48,700	49,600	900	1.8%
Specialty Trade Contractors	33,500	34,000	500	1.5%
Manufacturing	27,600	29,100	1,500	5.4%
Service Providing	753,700	785,200	31,500	4.2%
Private Service Providing	651,300	682,400	31,100	4.8%
Trade, Transportation, and Utilities	189,600	198,700	9,100	4.8%
Wholesale Trade	50,300	52,100	1,800	3.6%
Retail Trade	104,600	108,100	3,500	3.3%
Food and Beverage Stores	23,100	23,200	100	0.4%
Health and Personal Care Stores	8,300	9,000	700	8.4%
General Merchandise Stores	17,200	18,200	1,000	5.8%
Transportation, Warehousing, and Utilities	34,700	38,500	3,800	11.0%
Information	19,500	21,400	1,900	9.7%
Telecommunications	6,200	6,600	400	6.5%
Wired Telecommunications Carriers	4,800	5,400	600	12.5%
Financial Activities	64,200	67,100	2,900	4.5%
Finance and Insurance	42,400	44,200	1,800	4.2%
Credit Intermediation and Related Activities	15,100	15,100	0	0.0%
Insurance Carriers and Related Activities	23,300	24,900	1,600	6.9%
Real Estate, Rental, and Leasing	21,800	22,900	1,100	5.0%
Professional and Business Services	154,900	161,300	6,400	4.1%
Administrative and Support and Waste Services	82,400	84,700	2,300	2.8%
Education and Health Services	110,300	109,900	(400)	(0.4%)
Ambulatory Health Care Services	53,300	52,000	(1,300)	(2.4%)
Hospitals	12,600	12,800	200	1.6%
Leisure and Hospitality	81,000	90,800	9,800	12.1%
Accommodation and Food Services	70,300	81,000	10,700	15.2%
Other Services	31,800	33,200	1,400	4.4%
Total Government	102,400	102,800	400	0.4%
Federal	6,900	7,100	200	2.9%
State	9,000	8,900	(100)	(1.1%)
Local	86,500	86,800	300	0.3%

Source: Florida Department of Economic Opportunity, Current Employment Statistics: March 2022.

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 2022 Quarterly Census of Employment Wages (QCEW) 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 service-related workers (\$12.20). Broward County's average annual income from wages and salaries is \$52,485.

Calculating Housing Demand

Employment and Housing Demand

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 offer livable wages among some of the associated occupations, the vast majority 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.

Table 3.12: Broward County Breakdown of Occupations, 2017 and 2020

Occupations	2017		2020	
Total Civilian employed population 16+	930,561		974,826	
Management, business, science, and arts occupations	331,184	35.6%	360,817	37.0%
Service occupations	185,310	19.9%	189,623	19.5%
Sales and office occupations	255,604	27.5%	247,876	25.4%
Natural resources, construction, and maintenance occupations	78,284	8.4%	80,977	8.3%
Production, transportation, and material moving occupations	80,179	8.6%	95,533	9.8%

Source: U.S. Census, 2017 ACS; 2020 ACS.

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). However, this definition of housing affordability has its limitations because of the inability to determine whether households spend more than 30 percent of their income on housing by necessity or choice. Specifically, the definition does not consider that upper-income and smaller households can afford to spend much

more than 30 percent of their incomes on housing and still have enough income left over to satisfy other basic needs, whereas low-income households that pay even 10 percent of their incomes on housing costs may be forced to forgo essential medical care and healthy food.

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 (≤ 80 percent of median income limits) in Broward County. Low- and moderate-income (< 120 percent of median income limits) working households are especially impacted by high housing costs as housing choices and opportunities 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 2020 ACS estimates, 33.7 percent of owner households (147,140 households) and 61.9 percent of renter households (154,720 households) in Broward County are cost-burdened (> 30 percent of household income on housing costs). Significantly, 15.4 percent of owner households (67,241 households) and 32.0 percent of renter households (80,121 households) are severely cost-burdened (> 50 percent of household income on housing costs).

Table3.13: Broward County Housing Cost Burden by Tenure, 2017 & 2020

Households	2017				2020			
	30%+ on Housing		50%+ on Housing		30%+ on Housing		50%+ on Housing	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Overall Households	291,859	44.9%	143,418	22.1%	299,414	43.9%	145,912	21.4%
Owners	146,130	35.5%	66,847	16.2%	146,090	33.7%	66,708	15.4%
<i>With Mortgage</i>	110,851	42.2%	50,410	19.2%	105,578	40.1%	45,546	17.3%
<i>Without Mortgage</i>	35,279	23.7%	16,437	11.0%	40,512	23.7%	21,162	12.4%
Renters	145,729	61.1%	76,571	32.1%	153,324	61.9%	79,204	32.0%

Source: U.S. Census, 2020 ACS.

Table3.14: Broward County Renter Cost Burden Trend, 2012 – 2020

% of HH Income	2012	2017	2020	% Change '12-'17	% Change '17-'20
Total Renters	218,685	255,048	262,309	16.6%	2.8%
Less than 20%	31,009	36,421	38,873	17.5%	6.7%
20 to 29.9%	46,853	56,933	56,411	21.5%	(0.9%)
30 to 49.9%	60,687	69,636	74,599	14.7%	7.1%
50% or More	66,695	77,677	80,121	16.5%	3.1%

Source: U.S. Census, 2012; ACS, 2017; ACS, 2020 ACS.

Table 3.15: Broward County Cost Burden by Tenure and Income, 2020

Household Income	All occupied Units	Owner Occupied	Renter Occupied
Less than \$20,000			
30% + on housing	84.7%	89.7%	80.1%
\$20,000 to \$34,999			
30% + on housing	78.2%	62.6%	94.2%
\$35,000 to \$49,999			
30% + on housing	64.1%	48.6%	81.3%
\$50,000 to \$74,999			
30% + on housing	42.0%	36.7%	49.3%
\$75,000 or more			
30% + on housing	11.4%	11.3%	11.7%

Source: U.S. Census, 2020 ACS.

Housing Affordability Analysis

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 of 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 Affordability Analysis

The current housing needs assessment found substantial “affordability gaps” based on the current median sale prices of an existing single-family home in Broward County (Table 3.16). Due to the unprecedented surge in home prices since 2021, affordability gaps are excessive for most income groups. The 1Q/2022 median sales price of \$520,000 is more than double what a Broward County household earning the median household income could afford. According to the MIAMI Association of Realtors July 2022 Report, Broward County’s median single-family sales price now stands at \$600,000, which is 9.8 times the County’s median household income and nearly triple what a Broward County household earning the median household income could afford.

Table 3.16: Broward Homeowner Affordability Analysis, 2020

Owners		Broward County		
Median Household Income 2020 (MHI)		\$60,922		
Median Single-Family Sale Price, Q1 2022		\$520,000		
Median Townhouse/Condo Sale Price, Q1 2022		\$239,700		
Household Income Categories	Upper Range of Income	Affordable Home Purchase Price	Single-Family Home Gap/Surplus	Condominium Gap/Surplus
Low-Income (51-80% of MHI)	\$55,938	\$167,813	(\$352,187)	(\$71,887)
Moderate-Income (81-100% of MHI)	\$60,922	\$182,766	(\$337,234)	(\$56,934)
Middle-Income (101-120% of MHI)	\$83,906	\$251,719	(\$268,281)	\$12,019
Upper-Income (121% or greater of MHI)	\$84,606	\$253,817	(\$266,183)	\$14,117
Median Income	\$69,922	\$209,766	(\$310,234)	(\$29,934)

Source: U.S. Census, 2020 ACS; MIAMI Association of Realtors Market Statistics 1Q22.

Townhome/Condominium Analysis

Broward County affordability levels for existing condominiums vary considerably from one submarket to another. However, the recent post-COVID pandemic housing market surge has made townhomes and condominiums unaffordable to households earning less than the median household income. The median townhome/condominium sales price in many of Broward County's larger municipalities is unaffordable to households earning 120+ percent of the County's median household income, including Parkland (\$462,000), Fort Lauderdale (\$375,000), Cooper City (\$343,000), and Weston (\$332,000).

Table 3.17 Broward County Single-Family Home Affordability Analysis, 2020

Municipality	Median HH Income	Affordable Price @ Median	Median Sale Price Q1 2022	Affordability Gap @ Median
Fort Lauderdale	\$64,313	\$192,939	\$720,000	(\$527,061)
Hollywood	\$54,317	\$162,951	\$489,000	(\$326,049)
Pembroke Pines	\$40,024	\$120,072	\$305,000	(\$184,928)
Pompano Beach	\$52,565	\$157,695	\$390,000	(\$232,305)
Coral Springs	\$77,488	\$232,464	\$601,750	(\$369,286)
Miramar	\$70,477	\$211,431	\$532,750	(\$321,319)
Deerfield Beach	\$32,297	\$96,891	\$420,000	(\$323,109)
Davie	\$74,523	\$223,569	\$630,000	(\$406,431)
Plantation	\$75,780	\$227,340	\$577,625	(\$350,285)
Sunrise	\$54,701	\$164,103	\$435,000	(\$270,897)
Tamarac	\$51,799	\$155,397	\$317,500	(\$162,103)
Hallandale Beach	\$40,237	\$120,711	\$412,500	(\$291,789)

Source: U.S. Census, 2020 ACS; MIAMI Association of Realtors Market Statistics 1Q22.

Table 3.18: Broward County Townhome/Condominium Affordability Analysis, 2020

Municipality	2020 Median HH Income	Affordable Price @ Median	Median Sale Price Q1 2022	Affordability Gap @ Median
Fort Lauderdale	\$64,313	\$192,939	\$450,000	(\$257,061)
Hollywood	\$54,317	\$162,951	\$319,000	(\$156,049)
Pembroke Pines	\$40,024	\$120,072	\$250,000	(\$129,928)
Pompano Beach	\$52,565	\$157,695	\$250,000	(\$92,305)
Coral Springs	\$77,488	\$232,464	\$205,000	\$27,464
Miramar	\$70,477	\$211,431	\$313,000	(\$101,569)
Deerfield Beach	\$32,297	\$96,891	\$160,000	(\$63,109)
Davie	\$74,523	\$223,569	\$237,000	(\$13,431)
Plantation	\$75,780	\$227,340	\$236,500	(\$9,160)
Sunrise	\$54,701	\$164,103	\$156,500	\$7,603
Tamarac	\$51,799	\$155,397	\$175,000	(\$19,603)
Hallandale Beach	\$40,237	\$120,711	\$296,000	(\$175,289)

Source: U.S. Census, 2020 ACS; MIAMI Association of Realtors Market Statistics 1Q22.

Renter Housing Analysis

Applying 2020 ACS estimates for renter median household income and Reinhold P. Wolff's average rent of \$2,503 for Broward County, an affordability analysis of market-rate rental units shows substantial affordability gaps (\$1,113-\$2,158) for all renter households earning 120+ percent of the County's median renter household income.

Table 3.19: Broward County Renter Affordability Analysis, 2020

Renters		Broward County	
Median Renter Household Income 2020 (MHI)		\$45,936	
Average Apartment Rent		\$2,503	
Household Income Categories	Upper-Limit Range of Income	Affordable Rent	Gap/Surplus
Extremely Low-Income (0-30% of MHI)	\$13,781	\$345	(\$2,158)
Very Low-Income (31-50% of MHI)	\$22,968	\$574	(\$1,929)
Low-Income (51-80% of MHI)	\$36,749	\$919	(\$1,584)
Moderate-Income (81-100% of MHI)	\$45,936	\$1,148	(\$1,355)
Middle-Income (101-120% of MHI)	\$55,123	\$1,378	(\$1,125)
Upper-Income (121% or greater of MHI)	\$55,583	\$1,390	(\$1,113)

Source: U.S. Census, 2020 ACS; Reinhold P. Wolff Research Associates, Inc., 4Q21.

IV Future Housing Demand Analysis

Industry and Employment Growth

As of June 2022, Broward County has 1,033,906 employed working residents. The County has fully recovered from the 208,864 jobs lost in the first months of the COVID pandemic and has now surpassed pre-COVID job numbers. Most of the job growth in the past year has been in Professional and Business Services (13,100 jobs), Accommodation and Food Services (10,300 jobs), and Administrative and Support and Waste Services (6,900 jobs).

Table 4.1: Broward County Employment Projections

Industry Code	Industry Title	Employment in 2022	Employment in 2029	Total Change 2022-2029	Percent Change 2022-2029
	Total All Industries	894,051	1,004,415	110,364	12.3%
11	Agriculture, Forestry, Fishing and Hunting	634	652	18	2.8%
23	Construction	49,417	53,909	4,492	9.1%
31	Manufacturing	27,766	29,150	1,384	5.0%
	<i>Durable Goods Manufacturing</i>	18,323	18,567	244	1.3%
	<i>Non-Durable Goods Manufacturing</i>	9,366	10,508	1,142	12.2%
	Trade, Transportation and Utilities	185,515	203,880	18,365	9.9%
22	Utilities	858	834	-24	-2.8%
42	Wholesale Trade	49,794	52,190	2,396	4.8%
44	Retail Trade	102,805	112,121	9,316	9.1%
48	Transportation and Warehousing	32,058	38,735	6,677	20.8%
51	Information	18,621	20,404	1,783	9.6%
	Financial Activities	63,878	69,558	5,680	8.9%
52	Finance and Insurance	42,085	44,703	2,618	6.2%
53	Real Estate and Rental and Leasing	21,793	24,855	3,062	14.1%
	Professional and Business Services	154,563	174,092	19,529	12.6%
54	Professional and Technical Services	63,454	75,469	12,015	18.9%
55	Management of Companies and Enterprises	8,799	10,920	2,121	24.1%
56	Administrative and Waste Services	82,310	87,703	5,393	6.6%
1025	Education and Health Services	176,297	200,812	24,515	13.9%
61	Educational Services	20,526	23,797	3,271	15.9%
62	Health Care and Social Assistance	121,399	140,393	18,994	15.6%
	Leisure and Hospitality	83,552	106,594	23,042	27.6%
71	Arts, Entertainment, and Recreation	10,404	13,404	3,000	28.8%
72	Accommodation and Food Services	73,148	93,190	20,042	27.4%
81	Other Services (except Public Administrators)	30,527	36,509	5,982	19.6%
90	Government	101,680	109,152	7,472	7.3%
	Self-Employed and Unpaid Family Workers, All Jobs	52,420	54,961	2,541	4.8%

Source: Florida Department of Economic Opportunity, Employment Projections, 2022.

According to the 2021-2029 "Industry Employment Projections" published by the Florida Department of Economic Opportunity (DEO), Broward County's employment is projected to increase by 110,364

jobs (12.3 percent growth) during the next eight years. The 1.3 percent annual growth rate (13,796 new jobs annually) may be a conservative estimate as Broward County's total employment grew by 4.4 percent (36,800 jobs) from June 2021 to June 2022.

According to DEO's employment projections for 2021-2029, the five largest employment sectors will include Accommodation and Food Services (20,042 jobs), Retail Trade (9,316 jobs), Health Care and Social Assistance (18,994 jobs), and Professional and Technical Services (12,015 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).

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 factors 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 in Broward County. 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 by Most New Jobs

Rank	Title	2021 Employment	2029 Employment	Growth 2021- 2029	Percent Growth	Total Job Openings, 2021- 2029	Median Hourly Wage (Dollars)	Education Level
1	Fast Food and Counter Workers	18,529	23,428	4,899	26.4%	35,518	9.86	No Formal Education
2	Cooks, Restaurant	9,987	13,885	3,898	39.0%	16,250	14.03	Postsecondary No Degree
3	Waiters and Waitresses	14,553	17,686	3,133	21.5%	25,698	9.95	No Formal Education
4	Software Developers and Software Quality Assurance Analysts and Testers	7,777	9,998	2,221	28.6%	6,581	48.19	Bachelor's degree
5	General and Operations Managers	14,767	16,967	2,200	14.9%	11,626	48.86	Associate Degree
6	Medical Assistants	5,889	7,572	1,683	28.6%	7,028	17.46	Postsecondary, No Degree
7	Maintenance and Repair Workers, General	10,364	11,944	1,580	15.2%	9,255	17.50	Postsecondary, No Degree
8	Maids and Housekeeping Cleaners	6,062	7,603	1,541	25.4%	8,294	11.63	No Formal Education
9	Landscaping and Groundskeeping Workers	7,757	9,200	1,443	18.6%	9,431	15.85	No Formal Education
10	Home Health and Personal Care Aides	6,392	7,794	1,402	21.9%	7,794	11.34	Postsecondary, No Degree
11	Market Research Analysts & Marketing Specialists	5,130	6,434	1,304	25.4%	5,402	28.54	Bachelor's degree
12	Accountants and Auditors	8,957	10,238	1,281	14.3%	7,538	32.49	Bachelor's degree
13	Project Management Specialists and Business Operations Specialists, All Other	8,339	9,565	1,226	14.7%	7,357	30.20	Associate Degree

Source: Florida Department of Economic Opportunity, Employment Projections, 2022.

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 of the top growing occupations – Fast Food and Counter Workers, Retail Salespersons, Cooks, Restaurants, Waiters and Waitresses, Maids

and Housekeeping Cleaners, Home Health and Personal Care Aides, and Janitors and Cleaners earn less than \$15.00 an hour. A \$15.00 hourly wage translates to an annual income of \$31,200 based on a 40-hour work week. An annual income of \$31,200 is only 51.2 percent of the County's median household income of \$60,922.

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 Extremely Low to Low household income categories. Existing demand totals 74,124 renter households in these three categories. Existing demand for owners totals 72,918 owner households in the Low to Moderate Income categories. However, existing demand totals must also factor in an annual loss of an estimated 15,711 affordable owner units and 9,602 affordable renter units through ongoing market appreciation.

V Conclusion – Broward County's Affordable Housing Challenges

Critical Challenges

The *Broward County Affordable Housing Needs Assessment* provides elected officials, business and community leaders, and non-profit organizations with detailed background on the key market factors and conditions impacting the supply and demand for affordable housing in the County and its municipalities. The data-driven platform provides guidance for policy direction and programs on both a short- and long-term basis.

The Broward County Affordable Housing Needs Assessment reached several critical conclusions:

- The scope and scale of Broward County's affordable housing needs are substantial;
- Housing affordability in Broward County and each municipality are growing Economic and Quality of Life concerns that cannot be ignored;
- Housing affordability matters — it impacts a broad spectrum of economic and social issues that were accentuated by the COVID-19 pandemic;
- Broward County's affordable housing needs require an immediate focus on rental housing preservation and production;
- The scope and scale of Broward County's affordable housing issues should make it a top policy priority; and
- The scope and scale of Broward County's affordable housing needs will require a substantial level of public and private capital investment far in excess of traditional federal and state funding programs.

Planning and Policy Direction

The *Broward County Affordable Housing Needs Assessment* provides the analytic findings and underpinnings to support future affordable housing policies and strategies. Future policies and strategies should be formulated based on the following guiding principles:

- **Building a Sense of Urgency:** Broward County's affordable housing need is now at a crisis level brought on by unprecedented housing buying and investment in the past two years. Real transformational change in policy direction and a sense of urgency to act must be understood by local government, business leaders; institutions, and non-profit organizations;
- **Housing Affordability and Economic Resilience:** The *Broward County Affordable Housing Needs Assessment* provides compelling, visual, and transparent data analysis to determine current and future gaps in affordable housing supply and demand in Broward County. The market analytics link changes in the local housing market to demographic, economic, real estate, transportation, and investment market dynamics. This knowledge and understanding must be incorporated into all policies and strategies to build a more resilient economy in Broward County and improve the quality of life for all residents;
- **Focus on Race, Equity, and Inclusion:** The *Broward County Affordable Housing Needs Assessment* identifies economic and housing distress in many of the County's older Black communities. Poverty and high levels of cost-burdened renter households are disproportionate to the County as a whole. The County's affordable housing planning must affirmatively address these long-standing issues by connecting affordable housing to jobs, producing and preserving affordable housing where it is most needed, and aggressively resolving fair housing and lending issues;
- **The Need for an Effective, Targeted Affordable Housing Development Incentives "Toolbox":** Public-private financing, incentives, and readily available public development funding is critical to spurring new investment and development in affordable housing and preservation. Local leaders must focus on identifying and establishing funding sources and incentives that can be utilized quickly and improve Broward County's funding and leveraging capacities;
- **Collective Commitment to Focused Implementation Strategies:** Affordable housing implementation strategies must be based on a collective commitment of local government elected and appointed officials, local businesses, nonprofits, institutions, and philanthropic organizations. The result must be carefully crafted strategies, incentives, recommendations, and performance targets that are market responsive, highly prioritized, specific, realistic, and attainable. The role and responsibilities of all municipal governments in Broward County must be established and implemented; and
- **Leveraging Long-Term Strategy with Near-Term Opportunities:** Successful

affordable housing development strategies identify and prioritize small-scale projects that can be immediately implemented. Short-term affordable housing strategies should be able to “hit the ground running” - positioned to immediately implement the highest priority investments, programs, and projects.

Appendix A: Municipal Profiles:

2020 DEMOGRAPHICS

Population

% Change 2017-2020	1,942,273 2.7%
--------------------	--------------------------

Race & Ethnicity

White	35.5%
Black	27.6%
Other	6.7%
Hispanic	30.2%

Total Households

Family Households	704,942 63.5%
Nonfamily Households	36.5%

% Working Family Households

2017	35.0%
2020	

Median Household Income

% Change 2017-2020	\$60,922 11.0%
--------------------	--------------------------

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	199,254	46.9%	14.9%
25 to 34 years	262,372	79.1%	6.2%
35 to 54 years	532,695	81.6%	4.7%
16 and over	1,578,031	61.8%	6.2%
55 and over	583,710	41.0%	4.6%
65 and over	323,755	19.4%	4.4%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational Services, Health Care, and Social Assistance (203,637)
2. Professional, scientific, management, administrative, and waste management services (140,936)
3. Retail Trade (119,706)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (360,817)
2. Sales and office (189,623)
3. Service (247,876)

HOUSING FACTS

Total Housing Units

% of County Total	826,382 -
Single-Family (1 unit attached/detached)	56.6%
Multi-Family (5+ units)	40.6%
% Occupied	85.3%
% Owner-Occupied	62.8%
% Renter-Occupied	40.6%

Median Value

	\$282,400
--	------------------

Median Gross Rent

	\$1,433
--	----------------

Vacancy Rate

Homeowner	1.7
Rental	6.8

Total Cost Burdened Households

% of Owner-Occupied Units	301,860 33.7%
% of Renter-Occupied Units	61.9%

H+T Affordability Index

	64%
--	------------

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **60,935**
30.1%

Race & Ethnicity

White 54.9%
Black 15.3%
Other 6.0%
Hispanic 23.8%

Total Households

Family Households **24,137**
41.6%
Nonfamily Households 58.4%

% Working Family Households

2017 **33.7%**
8,136
2020 7,393

Median Household Income

% Change 2017-2020 **\$65,578**
16.0%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	6,182	58.9%	6.5%
25 to 34 years	7,824	86.5%	2.3%
35 to 54 years	17,364	87.8%	4.7%
16 and over	49,699	67.3%	4.3%
55 and over	18,329	40.8%	4.0%
65 and over	10,886	19.5%	4.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational Services, Health Care, and Social Assistance (6,071)
2. Professional, scientific, management, administrative, and waste management services (5,240)
3. Retail Trade (4,239)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (11,697)
2. Sales and office (10,019)
3. Service (5,140)

HOUSING FACTS

Total Housing Units

27,365
% of County Total 3.3%
Single-Family (≤4 units) 41.7%
Multi-Family (5+ units) 53.1%
% Occupied 88.2%
% Owner-Occupied 64.9%
% Renter-Occupied 35.1%

Median Value

\$192,900
Median Gross Rent \$1,700

Vacancy Rate

Homeowner 0.8
Rental 6.8

Total Cost Burdened Households

9,656
% of Owner-Occupied Units 34.5%
% of Renter-Occupied Units 53.8%

H+T Affordability Index

60%

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **35,715**
1.8%

Race & Ethnicity

White 51.5%
Black 6.1%
Other 11.9%
Hispanic 30.5%

Total Households

Family Households **11,319**
58.4%
Nonfamily Households 41.6%

% Working Family Households

2017 **51.8%**
2020 5,806
5,865

Median Household Income

% Change 2017-2020 **\$108,763**
10.9%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	4,569	44.8%	10.4%
25 to 34 years	3,269	80.6%	4.3%
35 to 54 years	10,561	86.2%	3.3%
16 and over	27,993	65.1%	5.1%
55 and over	9,594	46.3%	4.9%
65 and over	4,870	23.1%	6.1%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (4,401)
2. Professional, Scientific, Management, Admin., and Waste Management Services (2,439)
3. Arts, Entertainment, Recreation, and Accommodation and Food Services (1,896)

Leading Occupations (# of Employees)

1. Management, Business, Science and Arts (8,487)
2. Sales and Office (4,303)
3. Service (3,264)

HOUSING FACTS

Total Housing Units

11,730
% of County Total 1.4%
Single-Family (≤4 units) 93.3%
Multi-Family (5+ units) 6.0%
% Occupied 96.5%
% Owner-Occupied 84.0%
% Renter-Occupied 16.0%

Median Value

\$411,700
Median Gross Rent \$2,089

Vacancy Rate

Homeowner 0.6
Rental 3.8

Total Cost Burdened Households

3,696
% of Owner-Occupied Units 27.6%
% of Renter-Occupied Units 64.3%

H+T Affordability Index

79%

2020 DEMOGRAPHICS

Population

% Change 2017-2020	133,370 2.5%
--------------------	------------------------

Race & Ethnicity

White	40.5%
Black	22.1%
Other	9.2%
Hispanic	28.2%

Total Households

Family Households	42,504 76.5%
Nonfamily Households	23.5%

% Working Family Households

2017	46.4% 19,718
2020	19,069

Median Household Income

% Change 2017-2020	\$77,488 9.5%
--------------------	-------------------------

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	16,344	41.8%	25.8%
25 to 34 years	16,075	80.6%	5.8%
35 to 54 years	37,711	83.1%	5.3%
16 and over	103,241	65.8%	8.5%
55 and over	33,111	50.9%	5.0%
65 and over	15,497	24.7%	3.5%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (16,121)
2. Professional, Scientific, Management, Admin., and Waste Management (10,280)
3. Retail Trade (9,041)

Leading Occupations (# of Employees)

1. Management, Business, Science and Arts (28,061)
2. Sales and Office (17,462)
3. Service (12,033)

HOUSING FACTS

Total Housing Units

% of County Total	45,344 5.5%
Single-Family (≤4 units)	65.8%
Multi-Family (5+ units)	33.6%
% Occupied	93.7%
% Owner-Occupied	62.2%
% Renter-Occupied	37.8%

Median Value

\$370,600

Median Gross Rent

\$1,567

Vacancy Rate

Homeowner	0.7
Rental	7.5

Total Cost Burdened Households

% of Owner-Occupied Units	16,516 28.2%
% of Renter-Occupied Units	58.3%

H+T Affordability Index

70%

2020 DEMOGRAPHICS

Population

% Change 2017-2020	32,125
	1.9%

Race & Ethnicity

White	40.2%
Black	20.7%
Other	5.2%
Hispanic	33.8%

Total Households

Family Households	12,234
Nonfamily Households	61.8%
	38.2%

% Working Family Households

2017	31.4%
2020	3,415
	3,846

Median Household Income

% Change 2017-2020	\$45,187
	5.2%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	2,358	52.2%	13.1%
25 to 34 years	5,228	77.9%	8.4%
35 to 54 years	8,664	80.4%	5.6%
16 and over	26,060	60.3%	6.7%
55 and over	9,810	35.1%	5.3%
65 and over	5,452	18.9%	3.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (3,017)
2. Arts, Entertainment, Recreation, and Accommodation and Food Services (2,311)
3. Professional, Scientific, Management, Admin., and Waste Management (2,101)

Leading Occupations (# of Employees)

1. Management, Business, Science and Arts (4,909)
2. Sales and Office (4,052)
3. Service (3,477)

HOUSING FACTS

Total Housing Units

% of County Total	15,294
Single-Family (≤4 units)	1.9%
Multi-Family (5+ units)	53.0%
% Occupied	32.9%
% Owner-Occupied	80.0%
% Renter-Occupied	48.8%
	51.2%

Median Value

	\$201.600
Median Gross Rent	\$1,323

Vacancy Rate

Homeowner	0.6
Rental	7.9

Total Cost Burdened Households

% of Owner-Occupied Units	5,572
% of Renter-Occupied Units	32.1%
	62.2%

H+T Affordability Index

	57%
--	-----

2020 DEMOGRAPHICS

Population

Population	105,594
% Change 2017-2020	4.0%

Race & Ethnicity

White	41.1%
Black	7.5%
Other	10.6%
Hispanic	40.5%

Total Households

Total Households	34,644
Family Households	69.0%
Nonfamily Households	31.0%

% Working Family Households

% Working Family Households	41.1%
2017	14,031
2020	14,637

Median Household Income

Median Household Income	\$74,523
% Change 2017-2020	16.1%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	13,605	47.0%	10.3%
25 to 34 years	17,020	75.7%	5.3%
35 to 54 years	29,598	83.8%	3.1%
16 and over	85,229	65.4%	5.0%
55 and over	25,006	46.5%	4.0%
65 and over	12,907	24.0%	4.6%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (11,391)
2. Retail (7,695)
3. Professional, Scientific, Management, Admin., and Waste Management (7,310)

Leading Occupations (# of Employees)

1. Management, Business, Science and Arts (23,232)
2. Sales and Office (14,360)
3. Service (9,973)

HOUSING FACTS

Total Housing Units

Total Housing Units	38,951
% of County Total	4.7%
Single-Family (≤4 units)	57.7%
Multi-Family (5+ units)	28.6%
% Occupied	91.5%
% Owner-Occupied	66.8%
% Renter-Occupied	33.2%

Median Value

\$322,300

Median Gross Rent

\$1,558

Vacancy Rate

Homeowner	1.4
Rental	5.2

Total Cost Burdened Households

13,599

% of Owner-Occupied Units	27.5%
% of Renter-Occupied Units	64.5%

H+T Affordability Index

71%

Davie

2020 DEMOGRAPHICS

Population

Population	80,822
% Change 2017-2020	0.0%

Race & Ethnicity

White	46.8%
Black	26.5%
Other	5.2%
Hispanic	21.5%

Total Households

Total Households	32,297
Family Households	53.4%
Nonfamily Households	46.6%

% Working Family Households

% Working Family Households	26.8%
2017	7,917
2020	8,650

Median Household Income

Median Household Income	\$47,183
% Change 2017-2020	6.9%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	6,918	56.1%	14.4%
25 to 34 years	11,428	75.9%	6.7%
35 to 54 years	19,718	82.8%	4.8%
16 and over	67,195	57.7%	7.0%
55 and over	29,131	33.9%	6.9%
65 and over	18,355	17.6%	6.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (7,546)
2. Professional, Scientific, Management, Admin., and Waste Management (5,943)
3. Arts, Entertainment, Recreation, and Accommodation and Food Services (4,982)

Leading Occupations (# of Employees)

1. Management, Business, Science and Arts (10,915)
2. Service (10,788)
3. Sales and Office (8,568)

HOUSING FACTS

Total Housing Units

Total Housing Units	41,638
% of County Total	5.0%
Single-Family (≤4 units)	40.5%
Multi-Family (5+ units)	53.4%
% Occupied	77.6%
% Owner-Occupied	59.9%
% Renter-Occupied	40.1%

Median Value

\$182,100

Median Gross Rent

\$1,394

Vacancy Rate

Homeowner	2.7
Rental	5

Total Cost Burdened Households

14,735

% of Owner-Occupied Units	36.9%
% of Renter-Occupied Units	64.9%

H+T Affordability Index

55%

Deerfield Beach

2020 DEMOGRAPHICS

Population

% Change 2017-2020	181,818
	2.6%

Race & Ethnicity

White	46.6%
Black	31.1%
Other	3.5%
Hispanic	18.7%

Total Households

	74,968
Family Households	50.4%
Nonfamily Households	49.6%

% Working Family Households

	25.2%
2017	18,262
2020	18908

Median Household Income

	\$64,313
% Change 2017-2020	22.9%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	16,884	47.6%	15.3%
25 to 34 years	28,974	78.7%	7.2%
35 to 54 years	48,172	78.5%	5.1%
16 and over	153,271	60.4%	6.5%
55 and over	59,241	40.5%	4.9%
65 and over	32,506	22.1%	4.7%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, Scientific, Management, Admin., and Waste Management (16,824)
2. Education, Health Care, and Social Assistance (15,369)
3. Arts, Entertainment, Recreation, and Accommodation and Food Services (11,822)

Leading Occupations (# of Employees)

1. Management, Business, Science and Arts (36,478)
2. Sales and Office (21,652)
3. Service (18,409)

HOUSING FACTS

Total Housing Units

	95,057
% of County Total	11.5%
Single-Family (≤4 units)	53.2%
Multi-Family (5+ units)	45.5%
% Occupied	78.9%
% Owner-Occupied	53.9%
% Renter-Occupied	46.1%

Median Value

\$350,900

Median Gross Rent

\$1,353

Vacancy Rate

Homeowner	4.1
Rental	7

Total Cost Burdened Households

	31,446
% of Owner-Occupied Units	31.7%
% of Renter-Occupied Units	56.7%

H+T Affordability Index

62%

2020 DEMOGRAPHICS

Population

Population	39,782
% Change 2017-2020	1.3%

Race & Ethnicity

White	40.1%
Black	16.8%
Other	3.7%
Hispanic	39.4%

Total Households

Total Households	18,001
Family Households	50.7%
Nonfamily Households	49.3%

% Working Family Households

% Working Family Households	21.9%
2017	3,833
2020	3,938

Median Household Income

Median Household Income	\$40,237
% Change 2017-2020	11.5%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	3,383	51.3%	22.1%
25 to 34 years	5,516	78.1%	8.2%
35 to 54 years	9,248	78.7%	4.8%
16 and over	33,850	57.3%	8.2%
55 and over	15,703	38.7%	7.3%
65 and over	9,553	17.5%	7.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (3,924)
2. Arts, Entertainment, Recreation, and Accommodation and Food Services (2,863)
3. Professional, Scientific, Management, Admin., and Waste Management (2,469)

Leading Occupations (# of Employees)

1. Management, Business, Science and Arts (6,681)
2. Service (4,555)
3. Sales and Office (4,022)

HOUSING FACTS

Total Housing Units

Total Housing Units	27,314
% of County Total	3.3%
Single-Family (≤4 units)	20.0%
Multi-Family (5+ units)	77.2%
% Occupied	65.9%
% Owner-Occupied	52.8%
% Renter-Occupied	47.2%

Median Value

\$229,300

Median Gross Rent

\$1,289

Vacancy Rate

Homeowner	3.6
Rental	8.0

Total Cost Burdened Households

9,056

% of Owner-Occupied Units	40.5%
% of Renter-Occupied Units	68.5%

H+T Affordability Index

54%

2020 DEMOGRAPHICS

Population

Population	1,964
% Change 2017-2020	34.1%

Race & Ethnicity

White	88.4%
Black	1.0%
Other	0.8%
Hispanic	9.7%

Total Households

Total Households	1,173
Family Households	50.9%
Nonfamily Households	49.1%

% Working Family Households

% Working Family Households	13.7%
2017	62
2020	161

Median Household Income

Median Household Income	\$54,317
% Change 2017-2020	8.6%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	32	56.2%	-
25 to 34 years	32	71.9%	-
35 to 54 years	176	72.7%	-
16 and over	1,922	35.5%	2.9%
55 and over	1,682	30.5%	2.5%
65 and over	1,193	17.2%	-

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Finance, Insurance, real estate, and Rental/Leasing (140)
2. Education, Health Care, and Social Assistance (137)
3. Professional, Scientific, Management, Admin., and Waste Management (127)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (387)
2. Sales and Office (149)
3. Service (65)

HOUSING FACTS

Total Housing Units

Total Housing Units	2,478
% of County Total	0.3%
Single-Family (≤4 units)	0.0%
Multi-Family (5+ units)	0.0%
% Occupied	0.0%
% Owner-Occupied	0.0%
% Renter-Occupied	0.0%

Median Value

\$0

Median Gross Rent

\$0

Vacancy Rate

Homeowner	1.4
Rental	23.0

Total Cost Burdened Households

Total Cost Burdened Households	539
% of Owner-Occupied Units	41.7%
% of Renter-Occupied Units	71.7%

H+T Affordability Index

-2.9%

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **153,834**
2.7%

Race & Ethnicity

White 38.3%
Black 16.3%
Other 4.6%
Hispanic 40.8%

Total Households

Family Households **57,095**
62.1%
Nonfamily Households 37.9%

% Working Family Households

2017 35.3%
17,523
2020 20,169

Median Household Income

% Change 2017-2020 **\$54,317**
8.6%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	15,804	49.6%	13.4%
25 to 34 years	22,580	81.7%	6.8%
35 to 54 years	43,865	82.5%	4.8%
16 and over	127,587	63.4%	6.3%
55 and over	45,338	40.6%	4.9%
65 and over	24,408	19.2%	5.4%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (15,520)
2. Professional, Scientific, Management, Admin., and Waste Management (11,470)
3. Retail Trade (11,283)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (27,764)
2. Sales and Office (20,028)
3. Service (16,548)

HOUSING FACTS

Total Housing Units

69,539
% of County Total 8.4%
Single-Family (≤4 units) 56.7%
Multi-Family (5+ units) 41.9%
% Occupied 82.1%
% Owner-Occupied 56.9%
% Renter-Occupied 43.1%

Median Value

\$281,300

Median Gross Rent

\$1,262

Vacancy Rate

Homeowner 1.6
Rental 9.2

Total Cost Burdened Households

26,117
% of Owner-Occupied Units 35.9%
% of Renter-Occupied Units 62.5%

H+T Affordability Index

60%

Hollywood

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **6,703**
4.1%

Race & Ethnicity

White 74.3%
Black 3.4%
Other 5.5%
Hispanic 16.8%

Total Households

Family Households **3,756**
45.9%
Nonfamily Households 54.1%

% Working Family Households

2017 **17.8%**
494
2020 667

Median Household Income

% Change 2017-2020 **\$69,860**
8.9%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	305	75.4%	-
25 to 34 years	460	90.4%	0.0%
35 to 54 years	1,511	84.2%	3.0%
16 and over	6,427	51.3%	-
55 and over	4,151	33.2%	1.5%
65 and over	2,752	16.8%	-

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, Scientific, Management, Admin., and Waste Management (634)
2. Finance, Insurance, Real Estate, and Rental/Leasing (570)
3. Retail (467)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (1,772)
2. Sales and Office (1,153)
3. Service (193)

HOUSING FACTS

Total Housing Units

% of County Total **6,897**
0.8%
Single-Family (≤4 units) 27.3%
Multi-Family (5+ units) 72.4%
% Occupied 54.5%
% Owner-Occupied 73.7%
% Renter-Occupied 26.3%

Median Value

\$449,600

Median Gross Rent

\$1,437

Vacancy Rate

Homeowner 3.1
Rental 11.1

Total Cost Burdened Households

% of Owner-Occupied Units **1,591**
41.1%
% of Renter-Occupied Units 55.6%

H+T Affordability Index

77%

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **36,063**
3.8%

Race & Ethnicity

White 6.9%
Black 83.0%
Other 5.2%
Hispanic 4.9%

Total Households

Family Households **24,036**
61.1%
Nonfamily Households 38.9%

% Working Family Households

2017 **28.2%**
3,826
2020 3,589

Median Household Income

% Change 2017-2020 **\$36,103**
7.0%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	3,619	59.2%	10.4%
25 to 34 years	4,663	78.4%	10.4%
35 to 54 years	8,702	82.2%	3.2%
16 and over	27,666	6.4%	6.4%
55 and over	10,682	6.0%	6.0%
65 and over	6,754	2.6%	2.6%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (3,976)
2. Arts, Entertainment, Recreation, and Accommodation and Food Services (2,337)
3. Retail (2,319)

Leading Occupations (# of Employees)

1. Service (5,618)
2. Sales and Office (3,578)
3. Management, Business, Science and Arts (3,085)

HOUSING FACTS

Total Housing Units

15,669
% of County Total 1.9%
Single-Family (≤4 units) 31.9%
Multi-Family (5+ units) 66.9%
% Occupied 81.3%
% Owner-Occupied 50.0%
% Renter-Occupied 50.0%

Median Value

\$122,300
Median Gross Rent \$1,123

Vacancy Rate

Homeowner 2.8
Rental 3.5

Total Cost Burdened Households

7,045
% of Owner-Occupied Units 47.0%
% of Renter-Occupied Units 68.1%

H+T Affordability Index

52%

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **71,827**
1.2%

Race & Ethnicity

White 8.9%
Black 80.1%
Other 3.5%
Hispanic 7.5%

Total Households

24,036
Family Households 65.6%
Nonfamily Households 34.4%

% Working Family Households

33.5%
2017 7,520
2020 8,044

Median Household Income

\$43,658
% Change 2017-2020 12.5%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	7,875	44.8%	17.0%
25 to 34 years	9,767	74.1%	10.2%
35 to 54 years	18,788	77.7%	5.7%
16 and over	54,508	59.9%	7.9%
55 and over	18,078	40.3%	5.0%
65 and over	9,349	20.1%	3.1%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (9,336)
2. Retail (4,151)
3. Professional, Scientific, Management, Admin., and Waste Management (3,774)

Leading Occupations (# of Employees)

1. Sales and Office (9,101)
2. Management, Business, Science and Arts (8,685)
3. Service (7,780)

HOUSING FACTS

Total Housing Units

28,361
% of County Total 3.4%
Single-Family (≤4 units) 46.5%
Multi-Family (5+ units) 51.9%
% Occupied 84.8%
% Owner-Occupied 51.3%
% Renter-Occupied 48.7%

Median Value

\$178,500
Median Gross Rent \$1,265

Vacancy Rate

Homeowner 1.3
Rental 6.3

Total Cost Burdened Households

12,271
% of Owner-Occupied Units 69.4%
% of Renter-Occupied Units 36.2%

H+T Affordability Index

52%

2020 DEMOGRAPHICS

Population

	25
% Change 2017-2020	-16.7%

Race & Ethnicity

White	100.0%
Black	0.0%
Other	0.0%
Hispanic	0.0%

Total Households

	8
Family Households	12.5%
Nonfamily Households	87.5%

% Working Family Households

	0.0%
2017	0
2020	0

Median Household Income

	\$250,000+
% Change 2017-2020	-

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	0	-	-
25 to 34 years	7	-	-
35 to 54 years	14	100%	0.0%
16 and over	25	-	-
55 and over	4	-	-
65 and over	4	-	-

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Finance, Insurance, Real Estate, and Rental/Leasing (9)
2. Public Administration (7)
3. Professional, Scientific, Management, Admin., and Waste Management (5)

Leading Occupations (# of Employees)

1. Natural Resources, Construction, and Maintenance (9)
2. Service (7)
3. Management, Business, Science, and Arts (6)

HOUSING FACTS

Total Housing Units

	80
% of County Total	0.0%
Single-Family (≤4 units)	-
Multi-Family (5+ units)	-
% Occupied	-
% Owner-Occupied	-
% Renter-Occupied	-

Median Value

	-
Median Gross Rent	-

Vacancy Rate

Homeowner	89.7
Rental	-

Total Cost Burdened Households

	1
% of Owner-Occupied Units	12.5%
% of Renter-Occupied Units	-

H+T Affordability Index

	62%
--	------------

Lazy Lake

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **11,238**
1.8%

Race & Ethnicity

White 85.5%
Black 0.9%
Other 3.0%
Hispanic 10.5%

Total Households

Family Households **5,475**
55.3%
Nonfamily Households 44.7%

% Working Family Households

2017 **29.3%**
2020 1,500
1,604

Median Household Income

% Change 2017-2020 **\$76,001**
-5.7%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	778	51.3%	4.3%
25 to 34 years	853	77.5%	3.5%
35 to 54 years	2,775	83.0%	6.0%
16 and over	10,026	56.1%	2.4%
55 and over	5,620	40.3%	0.3%
65 and over	3,335	20.5%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, Scientific, Management, Admin., and Waste Management (979)
2. Education, Health Care, and Social Assistance (915)
3. Finance, Insurance, Real Estate, and Rental/Leasing (753)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (2,549)
2. Sales and Office (1,618)
3. Service (666)

HOUSING FACTS

Total Housing Units

6,480
% of County Total 0.8%
Single-Family (≤4 units) 69.5%
Multi-Family (5+ units) 30.5%
% Occupied 84.5%
% Owner-Occupied 80.1%
% Renter-Occupied 19.9%

Median Value

\$505,200
Median Gross Rent \$1,459

Vacancy Rate

Homeowner 1.3
Rental 6.3

Total Cost Burdened Households

2,300
% of Owner-Occupied Units 36.9%
% of Renter-Occupied Units 65.7%

H+T Affordability Index

78%

2020 DEMOGRAPHICS

Population

% Change 2017-2020	58,465 2.5%
--------------------	-----------------------

Race & Ethnicity

White	35.0%
Black	30.6%
Other	8.1%
Hispanic	26.2%

Total Households

Family Households	24,577 59.3%
Nonfamily Households	40.7%

% Working Family Households

2017	30.8% 7,058
2020	7,568

Median Household Income

% Change 2017-2020	\$46,460 6.1%
--------------------	-------------------------

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	4,676	48.8%	15.0%
25 to 34 years	7,790	82.5%	5.7%
35 to 54 years	14,244	85.3%	2.2%
16 and over	50,270	60.2%	3.8%
55 and over	23,560	39.9%	1.9%
65 and over	14,242	21.1%	1.9%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (7,035)
2. Retail (4,898)
3. Professional, Scientific, Management, Admin., and Waste Management (3,710)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (9,659)
2. Sales and Office (7,376)
3. Service (6,846)

HOUSING FACTS

Total Housing Units

% of County Total	27,810 3.4%
Single-Family (≤4 units)	56.1%
Multi-Family (5+ units)	39.6%
% Occupied	88.4%
% Owner-Occupied	73.4%
% Renter-Occupied	26.6%

Median Value

\$215,300

Median Gross Rent

Vacancy Rate	
Homeowner	1.8
Rental	6.9

Total Cost Burdened Households

% of Owner-Occupied Units	40.5%
% of Renter-Occupied Units	68.3%

H+T Affordability Index

57%

Margate

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **140,479**
3.0%

Race & Ethnicity

White 11.1%
Black 46.2%
Other 9.0%
Hispanic 33.7%

Total Households

Family Households **42,256**
77.0%
Nonfamily Households 23.0%

% Working Family Households

2017 **46.6%**
19,235
2020 19,702

Median Household Income

% Change 2017-2020 **\$70,477**
5.9%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	14,745	46.3%	11.6%
25 to 34 years	19,199	81.2%	4.6%
35 to 54 years	44,417	83.1%	4.3%
16 and over	111,042	67.1%	4.9%
55 and over	32,681	46.3%	2.8%
65 and over	16,261	17.0%	2.9%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (20,086)
2. Retail (9,397)
3. Professional, Scientific, Management, Admin., and Waste Management (8,307)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (29,028)
2. Sales and Office (19,592)
3. Service (13,275)

HOUSING FACTS

Total Housing Units

44,929
% of County Total 5.4%
Single-Family (≤4 units) 80.7%
Multi-Family (5+ units) 17.5%
% Occupied 94.1%
% Owner-Occupied 68.9%
% Renter-Occupied 31.1%

Median Value

\$314,200
Median Gross Rent \$1,485

Vacancy Rate

Homeowner 2.0
Rental 5.4

Total Cost Burdened Households

16,924
% of Owner-Occupied Units 32.0%
% of Renter-Occupied Units 61.3%

H+T Affordability Index

72%

Miramar

2020 DEMOGRAPHICS

Population

% Change 2017-2020	44,189 1.4%
--------------------	-----------------------

Race & Ethnicity

White	4,600%
Black	23,804%
Other	3,429%
Hispanic	12,356%

Total Households

	0
Family Households	0.0%
Nonfamily Households	0.0%

% Working Family Households

2017	40.0% 5,239
2020	5,065

Median Household Income

% Change 2017-2020	\$46,594 11.4%
--------------------	--------------------------

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	6,060	45.9%	25.0%
25 to 34 years	7,056	80.3%	5.5%
35 to 54 years	13,134	83.2%	5.2%
16 and over	34,569	67.6%	8.1%
55 and over	8,319	48.2%	2.6%
65 and over	4,079	26.2%	0.4%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (4,866)
2. Retail (3,764)
3. Construction (2,897)

Leading Occupations (# of Employees)

1. Sales and Office (6,146)
2. Service (5,484)
3. Management, Business, Science, and Arts (5,014)

HOUSING FACTS

Total Housing Units

	15,068
% of County Total	1.8%
Single-Family (≤4 units)	64.6%
Multi-Family (5+ units)	30.1%
% Occupied	93.2%
% Owner-Occupied	55.5%
% Renter-Occupied	44.5%

Median Value

	\$185,000
--	------------------

Median Gross Rent

	\$1,506
--	----------------

Vacancy Rate

Homeowner	1.9
Rental	6.0

Total Cost Burdened Households

	7,877
% of Owner-Occupied Units	43.9%
% of Renter-Occupied Units	73.8%

H+T Affordability Index

	54%
--	------------

2020 DEMOGRAPHICS

Population

Population	44,950
% Change 2017-2020	2.0%

Race & Ethnicity

White	37.0%
Black	28.6%
Other	4.2%
Hispanic	30.2%

Total Households

Total Households	16,971
Family Households	52.8%
Nonfamily Households	47.2%

% Working Family Households

% Working Family Households	29.8%
2017	4,451
2020	5,065

Median Household Income

Median Household Income	\$53,744
% Change 2017-2020	11.1%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	4,579	56.0%	14.3%
25 to 34 years	6,606	82.5%	9.2%
35 to 54 years	14,140	86.3%	2.9%
16 and over	37,617	68.6%	6.1%
55 and over	12,292	45.6%	5.1%
65 and over	5,627	27.6%	2.2%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (4,175)
2. Professional, Scientific, Management, Admin., and Waste Management (3,829)
3. Arts, Entertainment, Recreation, and Accommodation and Food Services (3,632)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (8,182)
2. Service (6,090)
3. Sales and Office (5,472)

HOUSING FACTS

Total Housing Units

Total Housing Units	19,004
% of County Total	2.3%
Single-Family (≤4 units)	60.7%
Multi-Family (5+ units)	37.9%
% Occupied	89.3%
% Owner-Occupied	57.4%
% Renter-Occupied	42.6%

Median Value

Median Value	\$243,200
Median Gross Rent	\$1,277

Vacancy Rate

Homeowner	1.7
Rental	4.9

Total Cost Burdened Households

Total Cost Burdened Households	7,062
% of Owner-Occupied Units	32.4%
% of Renter-Occupied Units	57.6%

H+T Affordability Index

H+T Affordability Index	54%
-------------------------	------------

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **32,878**
13.8%

Race & Ethnicity

White 63.2%
Black 8.0%
Other 12.5%
Hispanic 16.3%

Total Households

Family Households **9,819**
86.8%
Nonfamily Households 13.2%

% Working Family Households

2017 **49.1%**
4,262
2020 4,817

Median Household Income

% Change 2017-2020 **\$159,692**
21.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	3,213	26.1%	20.2%
25 to 34 years	2,066	73.5%	8.6%
35 to 54 years	10,503	77.6%	2.4%
16 and over	23,350	59.9%	5.1%
55 and over	7,568	45.9%	1.3%
65 and over	3,781	17.1%	1.2%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, Scientific, Management, Admin., and Waste Management (2,802)
2. Education, Health Care, and Social Assistance (2,749)
3. Finance, Insurance, Real Estate, and Rental/Leasing (1,770)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (8,853)
2. Sales and Office (2,806)
3. Service (1,337)

HOUSING FACTS

Total Housing Units

10,364

% of County Total 1.3%
Single-Family (≤4 units) 93.5%
Multi-Family (5+ units) 6.0%
% Occupied 94.7%
% Owner-Occupied 83.3%
% Renter-Occupied 16.7%

Median Value

\$631,000

Median Gross Rent

\$2,670

Vacancy Rate

Homeowner 0.8
Rental 0.0

Total Cost Burdened Households

3,527

% of Owner-Occupied Units 31.7%
% of Renter-Occupied Units 60.0%

H+T Affordability Index

107%

2020 DEMOGRAPHICS

Population

% Change 2017-2020	6,716 3.5%
--------------------	----------------------

Race & Ethnicity

White	16.2%
Black	41.4%
Other	3.4%
Hispanic	39.0%

Total Households

Family Households	2,428 61.3%
Nonfamily Households	38.7%

% Working Family Households

2017	28.4% 554
2020	689

Median Household Income

% Change 2017-2020	\$40,024 12.2%
--------------------	--------------------------

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	797	66.0%	4.4%
25 to 34 years	1,484	76.6%	0.0%
35 to 54 years	1,274	80.9%	7.4%
16 and over	5,256	61.9%	10.0%
55 and over	1,701	32.8%	23.5%
65 and over	939	12.8%	35.4%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Retail (554)
2. Professional, Scientific, Management, Admin., and Waste Management (498)
3. Transportation and Warehousing and Utilities (443)

Leading Occupations (# of Employees)

1. Service (# of Employees)
2. Sales and Office (# of Employees)
3. Production, Transportation, and Material Moving (647)

HOUSING FACTS

Total Housing Units

% of County Total	3,805 0.5%
Single-Family (≤4 units)	17.9%
Multi-Family (5+ units)	26.8%
% Occupied	63.8%
% Owner-Occupied	37.4%
% Renter-Occupied	62.6%

Median Value

\$47,100

Median Gross Rent

\$1,218

Vacancy Rate

Homeowner	0.0
Rental	1.2

Total Cost Burdened Households

% of Owner-Occupied Units	1,244 28.3%
% of Renter-Occupied Units	67.2%

H+T Affordability Index

47%

2020 DEMOGRAPHICS

Population	171,979
% Change 2017-2020	3.3%
Race & Ethnicity	
White	26.8%
Black	20.8%
Other	7.5%
Hispanic	45.0%
Total Households	60,210
Family Households	68.4%
Nonfamily Households	31.6%
% Working Family Households	39.6%
2017	22,846
2020	23,815
Median Household Income	\$68,683
% Change 2017-2020	4.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	18,523	40.3%	15.2%
25 to 34 years	21,309	76.4%	6.5%
35 to 54 years	46,740	83.7%	3.5%
16 and over	141,250	59.6%	5.9%
55 and over	54,678	38.9%	4.5%
65 and over	31,729	16.8%	6.3%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)
1. Education, Health Care, and Social Assistance (18,973)
2. Professional, Scientific, Management, Admin., and Waste Management (11,136)
3. Retail (9,760)
Leading Occupations (# of Employees)
1. Management, Business, Science, and Arts (35,206)
2. Sales and Office (22,736)
3. Service (13,299)

HOUSING FACTS

Total Housing Units	65,001
% of County Total	7.9%
Single-Family (≤4 units)	64.9%
Multi-Family (5+ units)	33.8%
% Occupied	92.6%
% Owner-Occupied	70.6%
% Renter-Occupied	29.4%
Median Value	\$302,900
Median Gross Rent	\$1,564
Vacancy Rate	
Homeowner	0.9
Rental	6.9
Total Cost Burdened Households	22,637
% of Owner-Occupied Units	32.1%
% of Renter-Occupied Units	55.7%
H+T Affordability Index	67%

Source: U.S. Census, 2017 ACS, 2020 ACS; Center for Neighborhood Technology (CNT)

2020 DEMOGRAPHICS

Population	94,366
% Change 2017-2020	2.4%
Race & Ethnicity	
White	42.4%
Black	22.2%
Other	9.1%
Hispanic	26.4%
Total Households	34,532
Family Households	65.8%
Nonfamily Households	34.2%
% Working Family Households	36.9%
2017	12,303
2020	12,759
Median Household Income	\$75,780
% Change 2017-2020	9.0%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	9,100	44.1%	11.9%
25 to 34 years	13,645	79.9%	5.8%
35 to 54 years	26,294	83.1%	5.2%
16 and over	76,910	64.7%	4.8%
55 and over	27,871	46.8%	1.6%
65 and over	15,414	24.0%	1.9%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)
1. Education, Health Care, and Social Assistance (11,115)
2. Professional, Scientific, Management, Admin., and Waste Management (8,192)
3. Retail (5,827)
Leading Occupations (# of Employees)
1. Management, Business, Science, and Arts (22,745)
2. Sales and Office (13,279)
3. Service (7,492)

HOUSING FACTS

Total Housing Units	38,006
% of County Total	4.6%
Single-Family (≤4 units)	63.6%
Multi-Family (5+ units)	35.7%
% Occupied	90.9%
% Owner-Occupied	64.4%
% Renter-Occupied	35.6%
Median Value	\$343,000
Median Gross Rent	\$1,735
Vacancy Rate	
Homeowner	1.6
Rental	8.3
Total Cost Burdened Households	13,711
% of Owner-Occupied Units	31.4%
% of Renter-Occupied Units	58.8%
H+T Affordability Index	69%

Source: U.S. Census, 2017 ACS, 2020 ACS; Center for Neighborhood Technology (CNT)

2020 DEMOGRAPHICS

Population

% Change 2017-2020	111,202
	3.4%

Race & Ethnicity

White	41.8%
Black	29.6%
Other	4.7%
Hispanic	23.9%

Total Households

Family Households	34,532
Nonfamily Households	55.8%
	44.2%

% Working Family Households

2017	27.2%
2020	9,904
	11,649

Median Household Income

% Change 2017-2020	\$52,565
	17.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	9,521	48.9%	12.1%
25 to 34 years	17,367	78.3%	4.6%
35 to 54 years	27,128	73.3%	10.3%
16 and over	91,857	55.7%	7.4%
55 and over	37,841	34.5%	5.5%
65 and over	21,451	13.9%	4.9%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, Scientific, Management, Admin., and Waste Management (8,088)
2. Education, Health Care, and Social Assistance (7,402)
3. Construction (6,769)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (13,981)
2. Sales and Office (12,239)
3. Service (11,090)

HOUSING FACTS

Total Housing Units

% of County Total	55,421
Single-Family (≤4 units)	6.7%
Multi-Family (5+ units)	41.4%
% Occupied	57.0%
% Owner-Occupied	77.1%
% Renter-Occupied	52.9%
	47.1%

Median Value

	\$227,600
Median Gross Rent	\$1,314

Vacancy Rate

Homeowner	2.4
Rental	6.3

Total Cost Burdened Households

% of Owner-Occupied Units	19,238
% of Renter-Occupied Units	31.9%
	62.6%

H+T Affordability Index

	58%
--	-----

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **519**
-9.3%

Race & Ethnicity

White 81.5%
Black 1.0%
Other 0.8%
Hispanic 16.8%

Total Households

175
Family Households 82.9%
Nonfamily Households 17.1%

% Working Family Households

27.4%
2017 60
2020 48

Median Household Income

\$196,250
% Change 2017-2020 41.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	87	4.6%	80.5%
25 to 34 years	17	76.5%	0.0%
35 to 54 years	117	63.3%	0.0%
16 and over	423	43.7%	16.5%
55 and over	202	46.5%	0.0%
65 and over	84	33.4%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (34)
2. Retail (33)
3. Professional, Scientific, Management, Admin., and Waste Management (28)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (96)
2. Sales and Office (65)
3. Service (12)

HOUSING FACTS

Total Housing Units

201
% of County Total 0.0%
Single-Family (≤4 units) 0.0%
Multi-Family (5+ units) 0.0%
% Occupied 0.0%
% Owner-Occupied 0.0%
% Renter-Occupied 0.0%

Median Value

\$1,221,800

Median Gross Rent

-

Vacancy Rate

Homeowner 4.8
Rental 0

Total Cost Burdened Households

54
% of Owner-Occupied Units 26.9%
% of Renter-Occupied Units 84.6%

H+T Affordability Index

84%

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **7,947**
1.6%

Race & Ethnicity

White 50.7%
Black 5.6%
Other 5.7%
Hispanic 38.0%

Total Households

Family Households **2,024**
85.5%
Nonfamily Households 14.5%

% Working Family Households

2017 **57.0%**
1,119
2020 1,154

Median Household Income

% Change 2017-2020 **\$133,750**
45.0%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	1,121	59.4%	8.2%
25 to 34 years	674	78.7%	10.5%
35 to 54 years	2,088	76.2%	4.0%
16 and over	6,390	63.5%	4.5%
55 and over	2,507	50.7%	1.6%
65 and over	1,424	27.3%	2.5%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (1,218)
2. Professional, Scientific, Management, Admin., and Waste Management (654)
3. Retail (461)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (2,236)
2. Sales and Office (860)
3. Service (540)

HOUSING FACTS

Total Housing Units

2,355
% of County Total 0.3%
Single-Family (≤4 units) 100.0%
Multi-Family (5+ units) 0.0%
% Occupied 86.0%
% Owner-Occupied 2.6%
% Renter-Occupied 97.4%

Median Value

\$670,100

Median Gross Rent

\$2,311

Vacancy Rate

Homeowner 1.2
Rental 0.0

Total Cost Burdened Households

561
% of Owner-Occupied Units 27.8%
% of Renter-Occupied Units 49.1%

H+T Affordability Index

98%

2020 DEMOGRAPHICS

Population

% Change 2017-2020	94,657 2.6%
--------------------	-----------------------

Race & Ethnicity

White	25.4%
Black	34.3%
Other	8.1%
Hispanic	32.2%

Total Households

Family Households	34,356 63.6%
Nonfamily Households	14.5%

% Working Family Households

2017	37.5% 12,040
2020	12,899

Median Household Income

% Change 2017-2020	\$54,701 2.7%
--------------------	-------------------------

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	9,670	52.9%	12.5%
25 to 34 years	12,881	83.6%	4.9%
35 to 54 years	23,645	81.7%	6.5%
16 and over	77,541	60.4%	6.5%
55 and over	31,345	37.2%	5.3%
65 and over	18,294	15.4%	3.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (10,067)
2. Retail (6,839)
3. Professional, Scientific, Management, Admin., and Waste Management (6,414)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (15,402)
2. Sales and Office (13,641)
3. Service (9,530)

HOUSING FACTS

Total Housing Units

% of County Total	38,440 4.7%
Single-Family (≤4 units)	54.7%
Multi-Family (5+ units)	44.7%
% Occupied	89.4%
% Owner-Occupied	31.4%
% Renter-Occupied	68.6%

Median Value

\$220,600

Median Gross Rent

Vacancy Rate	
Homeowner	1.0
Rental	8.9

Total Cost Burdened Households

% of Owner-Occupied Units	38.3%
% of Renter-Occupied Units	64.5%

H+T Affordability Index

57%

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **66,432**
3.4%

Race & Ethnicity

White 36.3%
Black 27.8%
Other 5.1%
Hispanic 30.8%

Total Households

Family Households **27,330**
56.5%
Nonfamily Households 43.5%

% Working Family Households

2017 **28.4%**
7,817
2020 7,769

Median Household Income

% Change 2017-2020 **\$51,799**
13.9%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	5,377	50.5%	18.3%
25 to 34 years	7,401	82.6%	6.1%
35 to 54 years	16,415	85.0%	3.8%
16 and over	56,213	56.7%	5.9%
55 and over	27,020	33.6%	4.8%
65 and over	18,062	16.6%	4.6%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (7,121)
2. Professional, Scientific, Management, Admin., and Waste Management (4,272)
3. Retail (3,373)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (9,913)
2. Sales and Office (9,164)
3. Service (6,536)

HOUSING FACTS

Total Housing Units

30,979
% of County Total 3.7%
Single-Family (≤4 units) 55.6%
Multi-Family (5+ units) 44.2%
% Occupied 88.2%
% Owner-Occupied 26.5%
% Renter-Occupied 73.5%

Median Value

\$186,000
Median Gross Rent \$1,449

Vacancy Rate

Homeowner 1.2
Rental 2.7

Total Cost Burdened Households

12,193
% of Owner-Occupied Units 39.1%
% of Renter-Occupied Units 64.3%

H+T Affordability Index

56%

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **70,965**
1.7%

Race & Ethnicity

White 37.0%
Black 3.5%
Other 7.8%
Hispanic 51.7%

Total Households

Family Households **21,297**
88.5%
Nonfamily Households 11.5%

% Working Family Households

2017 **48.4%**
9,754
2020 10,298

Median Household Income

% Change 2017-2020 **\$113,032**
17.5%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	8,756	38.0%	13.0%
25 to 34 years	4,614	66.0%	5.9%
35 to 54 years	23,457	77.5%	3.3%
16 and over	53,606	62.0%	6.3%
55 and over	16,779	51.8%	7.0%
65 and over	7,598	24.3%	8.6%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (6,802)
2. Professional, Scientific, Management, Admin., and Waste Management (5,953)
3. Finance, Insurance, Real Estate, and Rental/Leasing (4,023)

Leading Occupations (# of Employees)

1. Management, Business, Science, and Arts (18,873)
2. Sales and Office (8,502)
3. Service (2,966)

HOUSING FACTS

Total Housing Units

24,156
% of County Total 2.9%
Single-Family (≤4 units) 79.0%
Multi-Family (5+ units) 20.6%
% Occupied 88.2%
% Owner-Occupied 26.1%
% Renter-Occupied 73.9%

Median Value

\$505,400
Median Gross Rent \$2,229

Vacancy Rate

Homeowner 0.6
Rental 5.5

Total Cost Burdened Households

8,224
% of Owner-Occupied Units 30.5%
% of Renter-Occupied Units 64.6%

H+T Affordability Index

88%

Weston

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **15,052**
0.6%

Race & Ethnicity

White 13.5%
Black 47.8%
Other 1.0%
Hispanic 37.6%

Total Households

4,260
Family Households 88.5%
Nonfamily Households 11.5%

% Working Family Households

43.3.0%
2017 1,708#
2020 1,845

Median Household Income

\$47,755
% Change 2017-2020 18.7%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	1,717	44.8%	23.6%
25 to 34 years	2,858	82.5%	8.5%
35 to 54 years	3,481	80.0%	7.4%
16 and over	12,093	63.1%	10.2%
55 and over	4,037	42.6%	8.2%
65 and over	1,879	20.0%	4.6%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (1,257)
2. Retail Trade (1,109)
3. Other Services, Excluding Public Admin. (942)

Leading Occupations (# of Employees)

1. Service (# of Employees)
2. Management, Business, Science, and Arts (1,792)
3. Sales and Office (1,656)

HOUSING FACTS

Total Housing Units

4,618
% of County Total 0.6%
Single-Family (≤4 units) 92.0%
Multi-Family (5+ units) 5.5%
% Occupied 92.2%
% Owner-Occupied 37.3%
% Renter-Occupied 62.7%

Median Value

\$194,600

Median Gross Rent

\$1,434

Vacancy Rate

Homeowner 1.0
Rental 5.9

Total Cost Burdened Households

2,138
% of Owner-Occupied Units 37.3%
% of Renter-Occupied Units 75.6%

H+T Affordability Index

59%

2020 DEMOGRAPHICS

Population	15,052
% Change 2017-2020	0.6%
Race & Ethnicity	
White	13.5%
Black	47.8%
Other	1.0%
Hispanic	37.6%
Total Households	7,034
Family Households	32.3%
Nonfamily Households	67.7%
% Working Family Households	14.7%
2017	960
2020	1,031
Median Household Income	\$72,070
% Change 2017-2020	25.6%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	1,717	44.8%	23.6%
25 to 34 years	2,858	82.5%	8.5%
35 to 54 years	3,481	80.0%	7.4%
16 and over	12,093	63.1%	10.2%
55 and over	4,037	42.6%	8.2%
65 and over	1,879	20.0%	4.9%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)
1. Education, Health Care, and Social Assistance (1,257)
2. Retail Trade (1,109)
3. Other Services, Excluding Public Admin. (942)

Leading Occupations (# of Employees)
1. Service (2,144)
2. Management, Business, Science, and Arts (1,792)
3. Sales and Office (1,656)

HOUSING FACTS

Total Housing Units	8,180
% of County Total	1.0%
Single-Family (≤4 units)	61.2%
Multi-Family (5+ units)	38.2%
% Occupied	86.0%
% Owner-Occupied	38.6%
% Renter-Occupied	61.4%
Median Value	\$383,200
Median Gross Rent	\$1,632
Vacancy Rate	
Homeowner	2.5
Rental	6.8
Total Cost Burdened Households	2,534
% of Owner-Occupied Units	23.6%
% of Renter-Occupied Units	59.4%
H+T Affordability Index	60%

2020 DEMOGRAPHICS

Population	1,652
% Change 2017-2020	-25.4%
Race & Ethnicity	
White	0.0%
Black	59.1%
Other	0.0%
Hispanic	40.9%
Total Households	445
Family Households	78.9%
Nonfamily Households	21.1%
% Working Family Households	42.5%
2017	279
2020	189
Median Household Income	\$50,099
% Change 2017-2020	8.0%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	236	1.0%	-
25 to 34 years	214	46.7%	-
35 to 54 years	375	48.3%	0.0%
16 and over	1,224	40.8%	-
55 and over	399	43.6%	-
65 and over	189	32.3%	-

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)
4. Arts, Entertainment, Recreation, and Accommodation and Food Services (112)
5. Other Services, except Public Admin. (100)
6. Manufacturing (61)

Leading Occupations (# of Employees)
5. Service (499)
6. Management, Business, Science and Arts (141)
7. Sales and office (115)

HOUSING FACTS

Total Housing Units	487
% of County Total	0.1%
Single-Family (1 unit attached/detached)	96.5%
Multi-Family (5+ units)	3.5%
% Occupied	91.4%
% Owner-Occupied	64.9%
% Renter-Occupied	35.1%
Median Value	\$196,300
Median Gross Rent	\$1,388
Vacancy Rate	
Homeowner	-
Rental	-
Total Cost Burdened Households	155
% of Owner-Occupied Units	13.1%
% of Renter-Occupied Units	100.0%
H+T Affordability Index	58%

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **8,156**
2.4%

Race & Ethnicity

White 22.0%
Black 8.9%
Other 1.3%
Hispanic 67.8%

Total Households

2,470
Family Households 80.0%
Nonfamily Households 20.0%

% Working Family Households

48.2%
2017 1,012
2020 1,190

Median Household Income

\$45,209
% Change 2017-2020 22.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	886	59.9%	0.0%
25 to 34 years	1,164	71.3%	2.2%
35 to 54 years	2,487	76.1%	7.1%
16 and over	6,514	61.6%	-
55 and over	1,977	40.8%	-
65 and over	1,152	21.4%	-

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Construction (857)
2. Education, Health Care, and Social Assistance (556)
3. Arts, Entertainment, Recreation, and Accommodation and Food Services (498)

Leading Occupations (# of Employees)

1. Natural resources, construction, and maintenance (1,309)
2. Service (1,123)
3. Sales and office (749)

HOUSING FACTS

Total Housing Units

2,524
% of County Total 0.3%
Single-Family (1 unit attached/detached) 87.6%
Multi-Family (5+ units) 2.0%
% Occupied 97.9%
% Owner-Occupied 58.9%
% Renter-Occupied 41.1%

Median Value

\$197,700

Median Gross Rent

\$1,196

Vacancy Rate

Homeowner 0.0
Rental 13.9

Total Cost Burdened Households

0
% of Owner-Occupied Units 0.0%
% of Renter-Occupied Units 0.0%

H+T Affordability Index

0%

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **1,549**
48.1%

Race & Ethnicity

White 0.6%
Black 99.4%
Other 0.0%
Hispanic 0.0%

Total Households

Family Households **417**
Nonfamily Households 68.1%
31.9%

% Working Family Households

2017 **21.3%**
2020 83
89

Median Household Income

% Change 2017-2020 **\$39,461**
-0.2%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	92	91.3%	0.0%
25 to 34 years	171	51.5%	0.0%
35 to 54 years	271	49.1%	10.7%
16 and over	731	58.4%	-
55 and over	197	61.9%	-
65 and over	109	37.7%	-

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Arts, Entertainment, Recreation, and Accommodation and Food Services (97)
2. Construction (78)
3. Wholesale trade (77)

Leading Occupations (# of Employees)

1. Sales and office (159)
2. Service (80)
3. Natural resources, construction, and maintenance (78)

HOUSING FACTS

Total Housing Units

% of County Total **432**
Single-Family (1 unit attached/detached) 0.1%
Multi-Family (5+ units) 82.6%
% Occupied 17.4%
% Owner-Occupied 96.5%
% Renter-Occupied 4.1%
95.9%

Median Value

\$826

Vacancy Rate

Homeowner -
Rental -

Total Cost Burdened Households

% of Owner-Occupied Units **0**
% of Renter-Occupied Units 39.4%
0.0%

H+T Affordability Index

43%

Franklin Park

2020 DEMOGRAPHICS

Population	628
% Change 2017-2020	24.6%
Race & Ethnicity	
White	47.8%
Black	48.4%
Other	0.0%
Hispanic	3.8%
Total Households	173
Family Households	68.2%
Nonfamily Households	31.8%
% Working Family Households	36.4%
2017	105
2020	63
Median Household Income	\$78,542
% Change 2017-2020	-1.7%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	117	58.1%	-
25 to 34 years	125	100.0%	0.0%
35 to 54 years	113	90.3%	0.0%
16 and over	508	77.8%	-
55 and over	153	65.3%	0.0%%
65 and over	47	42.5%	-

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (102)
2. Public administration (64)
3. Transportation, warehousing, and utilities (53)

Leading Occupations (# of Employees)

1. Service (160)
2. Production, transport, and material moving (84)
3. Management, Business, Science and Arts (77)

HOUSING FACTS

Total Housing Units	173
% of County Total	0.0%
Single-Family (1 unit attached/detached)	100.0%
Multi-Family (5+ units)	0.0%
% Occupied	100%
% Owner-Occupied	93.6%
% Renter-Occupied	6.4%
Median Value	\$404,700
Median Gross Rent	-
Vacancy Rate	
Homeowner	-
Rental	-
Total Cost Burdened Households	61
% of Owner-Occupied Units	37.7%
% of Renter-Occupied Units	0.0%
H+T Affordability Index	77%

2020 DEMOGRAPHICS

Population	2,068
% Change 2017-2020	-19.2%
Race & Ethnicity	
White	6.9%
Black	85.1%
Other	1.4%
Hispanic	6.7%
Total Households	808
Family Households	51.7%
Nonfamily Households	48.3%
% Working Family Households	25.9%
2017	223
2020	209
Median Household Income	\$40,572
% Change 2017-2020	5.6%

AGE & EMPLOYMENT

		Employment	Unemployment
Age	Total	Rate	Rate
16 to 24 years	270	25.6%	-
25 to 34 years	349	54.5%	14.3%
35 to 54 years	533	70.9%	8.3%
16 and over	1,653	52.2%	-
55 and over	501	45.1%	6.4%
65 and over	141	26.3%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (318)
2. Arts, Entertainment, Recreation, and Accommodation and Food Services (108)
3. Professional, Scientific, Management, Admin., and Waste Management Services (99)

Leading Occupations (# of Employees)

1. Service (318)
2. Management, Business, Science and Arts (237)
3. Sales and office (118)

HOUSING FACTS

Total Housing Units	868
% of County Total	0.1%
Single-Family (1 unit attached/detached)	90.2%
Multi-Family (5+ units)	9.8%
% Occupied	93.1%
% Owner-Occupied	38.4%
% Renter-Occupied	61.6%
Median Value	\$146,400
Median Gross Rent	\$1,072
Vacancy Rate	
Homeowner	-
Rental	-
Total Cost Burdened Households	473
% of Owner-Occupied Units	40.6%
% of Renter-Occupied Units	74.5%
H+T Affordability Index	51%

2020 DEMOGRAPHICS

Population

% Change 2017-2020 **2,035**
32.4%

Race & Ethnicity

White 2.2%
Black 96.7%
Other 1.2%
Hispanic 0.0%

Total Households

Family Households **793**
Nonfamily Households 59.8%
40.2%

% Working Family Households

2017 **23.0%**
2020 113
182

Median Household Income

% Change 2017-2020 **\$36,645**
25.8%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	447	17.9%	57.7%
25 to 34 years	116	-	-
35 to 54 years	670	75.8%	7.0%
16 and over	1,716	-	-
55 and over	483	60.2%	0.0%
65 and over	211	49.3%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education, Health Care, and Social Assistance (235)
2. Arts, Entertainment, Recreation, and Accommodation and Food Services (176)
3. Professional, Scientific, Management, Admin., and Waste Management Services (147)

Leading Occupations (# of Employees)

1. Service (527)
2. Sales and office (211)
3. Management, Business, Science and Arts (131)

HOUSING FACTS

Total Housing Units

% of County Total **817**
0.1%
Single-Family (1 unit attached/detached) 100.0%
Multi-Family (5+ units) 0.0%
% Occupied 97.1%
% Owner-Occupied 66.2%
% Renter-Occupied 33.8%

Median Value

\$201,400

Median Gross Rent

\$1,407

Vacancy Rate

Homeowner -
Rental -

Total Cost Burdened Households

% of Owner-Occupied Units **384**
55.2%
% of Renter-Occupied Units 46.8%

H+T Affordability Index

50%

Appendix B: Municipal Housing Supply and Demand Analyses

Existing Housing Supply/Demand Analysis
Broward County

Exhibit 1
Page 94 of 131

Total Owner-Occupied Units: 442,633
Median household Income: \$60,922
Median Owner Value: \$282,400
Cost-Burdened Owner Units: 147,140 (33.7%)
"Severely" Cost-Burdened Owner Units: 67,241 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$31,070 - \$48,738	58,599	\$93,211	\$146,213	39,775	-18,824
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$48,739 - \$73,106	70,888	\$146,214	\$219,319	69,749	-1,139
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$48,739 - \$73,106	122,704	\$146,214	\$219,319	69,749	-52,955

Total Renter-Occupied Units: 262,309
Median Renter household Income: \$45,936
Median Gross Rent: \$1,433
Cost-Burdened Renter Units: 154,720 (61.9%)
"Severely" Cost-Burdened Renter Units: 80,121 (32.0%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,781	33,031	\$0	\$345	4,058	-28,972
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,782 - \$22,968	25,690	\$345	\$574	3,885	-21,806
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,969 - \$36,749	43,391	\$574	\$919	20,045	-23,346
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,750 - \$55,123	50,842	\$919	\$1,378	88,513	37,671

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Coconut Creek

Exhibit 1
Page 95 of 131

Total Owner-Occupied Units: 15,664
Median household Income: \$65,578
Median Owner Value: \$192,500
Cost-Burdened Owner Units: 5,350 (34.5%)
"Severely" Cost-Burdened Owner Units: 2,080 (13.4%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$33,445 - \$52,462	2,445	\$100,334	\$157,387	3,097	652
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$52,463 - \$78,694	2,461	\$157,388	\$236,081	2,534	73
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$52,463 - \$78,694	4,186	\$157,388	\$236,081	2,534	-1,653

Total Renter-Occupied Units: 8,473
Median Renter household Income: \$63,027
Median Gross Rent: \$1,700
Cost-Burdened Renter Units: 4,306 (53.8%)
"Severely" Cost-Burdened Renter Units: 2,105 (26.3%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$18,908	939	\$0	\$473	159	-780
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$18,909 - \$31,514	1,264	\$473	\$788	173	-1,091
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$31,515 - \$50,422	1,264	\$788	\$1,261	939	-308
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$50,423 - \$75,632	1,695	\$1,261	\$1,891	4,290	2,595

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Cooper City

Exhibit 1
Page 96 of 131

Total Owner-Occupied Units: 9,510
Median household Income: \$108,763
Median Owner Value: \$411,700
Cost-Burdened Owner Units: 2,606 (27.6%)
"Severely" Cost-Burdened Owner Units: 1,063 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$55,469 - \$87,010	1,343	\$166,407	\$261,031	929	-414
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$87,011 - \$130,516	2,030	\$261,032	\$391,547	3,101	1,070
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$87,011 - \$130,516	2,309	\$261,032	\$391,547	3,101	792

Total Renter-Occupied Units: 1,809
Median Renter household Income: \$64,980
Median Gross Rent: \$2,089
Cost-Burdened Renter Units: 1,090 (64.3%)
"Severely" Cost-Burdened Renter Units: 474 (28.0%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$19,494	266	\$0	\$487	0	-266
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$19,495 - \$32,490	212	\$487	\$812	25	-187
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,491 - \$51,984	238	\$812	\$1,300	212	-26
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,985 - \$77,976	325	\$1,300	\$1,949	493	168

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Coral Springs

Exhibit 1
Page 97 of 131

Total Owner-Occupied Units: 26,424
Median household Income: \$77,488
Median Owner Value: \$370,600
Cost-Burdened Owner Units: 7,431 (28.2%)
"Severely" Cost-Burdened Owner Units: 3,189 (12.1%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$39,519 - \$61,990	3,181	\$118,557	\$185,971	2,086	-1,098
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$61,991 - 92,986	4,684	\$185,972	\$278,957	2,953	-1,731
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$61,991 - 92,986	8,308	\$185,972	\$278,957	2,953	-5,355

Total Renter-Occupied Units: 16,080
Median Renter household Income: \$54,611
Median Gross Rent: \$1,567
Cost-Burdened Renter Units: 9,085 (58.3%)
"Severely" Cost-Burdened Renter Units: 4,201 (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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$16,383	1,608	\$0	\$410	451	-1,157
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$16,384 - \$27,306	1,714	\$410	\$683	304	-1,410
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,307 - \$43,689	2,816	\$683	\$1,092	1,482	-1,333
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,690 - \$65,533	3,557	\$1,092	\$1,638	6,423	2,866

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Dania Beach

Total Owner-Occupied Units: 5,971

Median household Income: \$45,187

Median Owner Value: \$201,600

Cost-Burdened Owner Units: 5,067 (32.1%)

"Severely" Cost-Burdened Owner Units: 805 (13.9%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,046 - \$36,150	791	\$69,136	\$108,449	621	-170
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,151 - \$54,224	835	\$108,450	\$162,673	949	114
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,151 - \$54,224	2,128	\$108,450	\$162,673	949	-1,179

Total Renter-Occupied Units: 6,263

Median Renter household Income: \$41,273

Median Gross Rent: \$1,323

Cost-Burdened Renter Units: 3,712 (62.2%)

"Severely" Cost-Burdened Renter Units: 2,102 (35.2%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$12,382	900	\$0	\$310	41	-859
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,383 - \$20,637	442	\$310	\$516	34	-409
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,638 - \$33,018	1,175	\$516	\$825	262	-913
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,019 - \$49,528	1,416	\$825	\$1,238	2,334	919

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Davie

Total Owner-Occupied Units: 23,802

Median household Income: \$74,523

Median Owner Value: \$322,300

Cost-Burdened Owner Units: 6,519 (27.5%)

"Severely" Cost-Burdened Owner Units: 2,746 (11.6%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$38,007 - \$59,618	3,077	\$114,020	\$178,855	2,896	-180
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$59,619 - \$89,428	4,398	\$178,856	\$268,283	3,161	-1,237
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$59,619 - \$89,428	6,388	\$178,856	\$268,238	3,161	-3,227

Total Renter-Occupied Units: 11,842

Median Renter household Income: \$45,736

Median Gross Rent: \$1,558

Cost-Burdened Renter Units: 7,080 (64.5%)

"Severely" Cost-Burdened Renter Units: 3,470 (31.6%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,721	1,698	\$0	\$343	330	-1,367
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,722 - \$22,868	1,249	\$343	\$572	133	-1,116
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,869 - \$36,589	1,896	\$572	\$915	677	-1,213
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,590 - \$54,883	3,090	\$915	\$1,372	3,049	959

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Deerfield Beach

Exhibit 1
Page 100 of 131

Total Owner-Occupied Units: 19,335
Median household Income: \$47,183
Median Owner Value: \$182,100
Cost-Burdened Owner Units: 6,940 (36.9%)
"Severely" Cost-Burdened Owner Units: 3,346 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$24,063 - \$37,746	448	\$72,190	\$113,239	2,171	1,723
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,747 - \$56,620	2,638	\$113,240	\$169,859	2,715	77
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,747 - \$56,620	4,716	\$113,240	\$169,859	2,715	-2,001

Total Renter-Occupied Units: 12,962
Median Renter household Income: \$40,967
Median Gross Rent: \$1,394
Cost-Burdened Renter Units: 7,795 (64.9%)
"Severely" Cost-Burdened Renter Units: 4,399 (36.6%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$12,290	1,770	\$0	\$307	354	-1,416
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,291 - \$20,484	1,453	\$307	\$512	213	-1,240
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,485 - \$32,774	1,860	\$512	\$819	559	-1,301
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,775 - \$49,160	2,621	\$819	\$1,229	3,039	418

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Fort Lauderdale

Total Owner-Occupied Units: 40,388

Median household Income: \$64,313

Median Owner Value: \$350,900

Cost-Burdened Owner Units: 12,693 (31.7%)

"Severely" Cost-Burdened Owner Units: 6,012 (15.0%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,800 - \$51,450	5,092	\$98,399	\$154,351	2,815	-2,278
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,451 - \$77,176	6,241	\$154,352	\$231,527	6,004	-238
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,451 - \$77,176	12,273	\$154,352	\$231,527	6,004	-6,269

Total Renter-Occupied Units: 34,580

Median Renter household Income: \$47,108

Median Gross Rent: \$1,353

Cost-Burdened Renter Units: 18,773 (56.7%)

"Severely" Cost-Burdened Renter Units: 9,053 (27.3%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$14,132	5,132	\$0	\$353	776	-4,356
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$14,133 - \$23,554	3,170	\$353	\$589	799	-2,371
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,555 - \$37,686	5,136	\$589	\$942	4,556	-570
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,687 - \$56,530	6,246	\$942	\$1,413	12,065	5,819

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Hallandale Beach

Total Owner-Occupied Units: 9,508

Median household Income: \$40,237

Median Owner Value: \$229,300

Cost-Burdened Owner Units: 3,669 (40.5%)

"Severely" Cost-Burdened Owner Units: 2,154 (23.6%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,521 - \$32,190	1,153	\$61,563	\$96,569	518	-635
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,191 - \$48,284	1,245	\$96,570	\$144,853	1,343	98
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,191 - \$48,284	3,156	\$96,570	\$144,853	1,343	-1,813

Total Renter-Occupied Units: 8,493

Median Renter household Income: \$36,125

Median Gross Rent: \$1,289

Cost-Burdened Renter Units: 5,387 (68.5%)

"Severely" Cost-Burdened Renter Units: 2,891 (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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,838	1,345	\$0	\$271	101	-1,244
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,839 - \$18,063	677	\$271	\$452	99	-578
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,064 - \$28,900	1,260	\$452	\$723	169	-1,091
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,901 - \$43,350	1,826	\$723	\$1,084	2,069	243

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Hillsboro Beach

Exhibit 1
Page 103 of 131

Total Owner-Occupied Units: 975
Median household Income: \$69,766
Median Owner Value: \$450,800
Cost-Burdened Owner Units: 397 (41.7%)
"Severely" Cost-Burdened Owner Units: 301 (31.2%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$35,581 - \$55,813	79	\$106,742	\$167,438	15	-64
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$55,814 - \$83,719	126	\$167,439	\$251,158	86	-39
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$55,814 - \$83,719	151	\$167,439	\$251,158	86	-65

Total Renter-Occupied Units: 198
Median Renter household Income: \$56,667
Median Gross Rent: \$2,245
Cost-Burdened Renter Units: 142 (71.7%)
"Severely" Cost-Burdened Renter Units: 91 (46.0%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$17,000	5	\$0	\$425	5	0
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$17,001 - \$28,334	5	\$425	\$708	0	-5
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$28,335 - \$45,334	62	\$708	\$1,133	3	-58
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,335 - \$68,000	47	\$1,133	\$1,700	40	-7

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis

Hollywood

Total Owner-Occupied Units: 35,502
 Median household Income: \$54,317
 Median Owner Value: \$281,300
 Cost-Burdened Owner Units: 11,542 (35.5%)
 "Severely" Cost-Burdened Owner Units: 5,154 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,702 - \$43,454	3,959	\$83,105	\$130,361	2,475	-1,484
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,455 - \$65,180	5,690	\$130,362	\$195,541	3,896	-1,794
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,455 - \$65,180	10,752	\$130,362	\$195,541	3,896	-6,856

Total Renter-Occupied Units: 24,593
 Median Renter household Income: \$43,079
 Median Gross Rent: \$1,262
 Cost-Burdened Renter Units: 14,575 (62.5%)
 "Severely" Cost-Burdened Renter Units: 7,286 (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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$12,924	2,881	\$0	\$323	222	-2,659
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,925 - \$21,540	2,359	\$323	\$538	386	-1,973
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,541 - \$34,463	4,464	\$539	\$862	2,296	-2,168
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$34,464 - \$51,695	5,279	\$862	\$1,292	9,423	4,145

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Lauderdale by the Sea

Exhibit 1
Page 105 of 131

Total Owner-Occupied Units: 2,768
Median household Income: \$69,890
Median Owner Value: \$449,600
Cost-Burdened Owner Units: 1,128 (41.1%)
"Severely" Cost-Burdened Owner Units: 448 (16.3%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$35,629 - \$55,888	339	\$106,886	\$167,664	211	-188
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$55,889 - \$83,832	434	\$167,665	\$251,496	326	-108
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$55,889 - \$83,832	617	\$167,665	\$251,496	326	-292

Total Renter-Occupied Units: 988
Median Renter household Income: \$50,917
Median Gross Rent: \$1,437
Cost-Burdened Renter Units: 463 (55.6%)
"Severely" Cost-Burdened Renter Units: 296 (35.5%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$15,275	210	\$0	\$382	0	-210
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,276 - \$25,459	84	\$382	\$636	0	-84
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,460 - \$40,734	149	\$636	\$1,018	212	63
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,735 - \$61,100	111	\$1,018	\$1,528	304	193

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Lauderdale Lakes

Exhibit 1
Page 106 of 131

Total Owner-Occupied Units: 6,365
Median household Income: \$36,103
Median Owner Value: \$122,300
Cost-Burdened Owner Units: 2,830 (47.0%)
"Severely" Cost-Burdened Owner Units: 1,368 (22.5%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,413 - \$28,882	656	\$55,238	\$86,647	1,441	785
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,883 - \$43,324	960	\$86,648	\$129,971	547	-382
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,883 - \$43,324	2,030	\$86,648	\$129,971	547	-1,482

Total Renter-Occupied Units: 6,371
Median Renter household Income: \$29,582
Median Gross Rent: \$1,123
Cost-Burdened Renter Units: 4,215 (68.1%)
"Severely" Cost-Burdened Renter Units: 2,617 (42.3%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$8,875	677	\$0	\$222	122	-555
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$8,876 - \$14,791	1,126	\$222	\$370	115	-1,011
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$14,792 - \$23,666	800	\$370	\$592	344	-456
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$23,667 - \$35,498	919	\$592	\$887	909	-10

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Lauderhill Owners

Total Owner-Occupied Units: 12,331

Median household Income: \$43,658

Median Owner Value: \$178,500

Cost-Burdened Owner Units: 2,830 (36.2%)

"Severely" Cost-Burdened Owner Units: 1,778 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,266 - \$34,926	1,596	\$66,797	\$104,779	1,933	338
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$34,927 - \$52,390	241	\$104,780	\$157,169	1,871	1,630
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$34,927 - \$52,390	2,656	\$104,780	\$157,169	1,871	-786

Total Renter-Occupied Units: 11,705

Median Renter household Income: \$35,422

Median Gross Rent: \$1,265

Cost-Burdened Renter Units: 7,854 (69.4%)

"Severely" Cost-Burdened Renter Units: 4,293 (37.9%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,627	1,233	\$0	\$266	88	-1,145
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,628 - \$17,711	906	\$266	\$443	226	-681
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$17,712 - \$28,338	2,577	\$443	\$708	299	-2,278
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,339 - \$42,506	2,153	\$708	\$1,063	1,310	-843

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Lazy Lake

Exhibit 1
Page 108 of 131

Total Owner-Occupied Units: 8
Median household Income: \$250,000+
Median Owner Value: \$1,107,100
Cost-Burdened Owner Units: 1 (12.5%)
"Severely" Cost-Burdened Owner Units: 1 (12.5%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	-	0	-	-	-	-
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	-	1	-	-	-	-
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	-	1	-	-	-	-

Total Renter-Occupied Units: 0
Median Renter household Income: -
Median Gross Rent: -
Cost-Burdened Renter Units: 0
"Severely" Cost-Burdened Renter Units: 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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	-	0	-	-	-	-
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	-	0	-	-	-	-
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	-	0	-	-	-	-
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	-	0	-	-	-	-

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Lighthouse Point

Exhibit 1
Page 109 of 131

Total Owner-Occupied Units: 4,388
Median household Income: \$76,001
Median Owner Value: \$505,200
Cost-Burdened Owner Units: 1,610 (36.9%)
"Severely" Cost-Burdened Owner Units: 876 (20.1%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$38,761 - \$60,801	436	\$116,282	\$182,402	306	-131
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$60,802 - \$91,201	651	\$182,403	\$273,604	287	-364
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$60,802 - \$91,201	844	\$282,403	\$273,604	287	-557

Total Renter-Occupied Units: 1,087
Median Renter household Income: \$44,313
Median Gross Rent: \$1,459
Cost-Burdened Renter Units: 690 (65.7%)
"Severely" Cost-Burdened Renter Units: 428 (40.7%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,294	113	\$0	\$332	0	-113
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,295 - \$22,157	78	\$332	\$554	1	-77
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,158 - \$35,450	126	\$554	\$886	33	-94
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$35,451 - \$53,176	326	\$886	\$1329	389	64

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis

Margate

Exhibit 1
Page 110 of 131

Total Owner-Occupied Units: 18,044
Median household Income: \$46,460
Median Owner Value: \$215,300
Cost-Burdened Owner Units: 7,210 (40.5%)
"Severely" Cost-Burdened Owner Units: 2,954 (16.5%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,695 - \$37,168	1,907	\$71,084	\$111,504	2,135	228
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,169 - \$55,752	3,924	\$111,505	\$167,256	1,828	-2,095
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,169 - \$55,752	5,001	\$111,505	\$167,256	2,828	-3,172

Total Renter-Occupied Units: 6,533
Median Renter household Income: \$33,999
Median Gross Rent: \$1,330
Cost-Burdened Renter Units: 4,367 (68.3%)
"Severely" Cost-Burdened Renter Units: 2,985 (46.7%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,200	602	\$0	\$255	43	-559
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,201 - \$17,000	924	\$255	\$425	122	-802
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$17,001 - \$27,199	1,000	\$425	\$680	175	-824
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$27,200 - \$40,799	1,253	\$680	\$1,020	1,133	-121

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Miramar

Total Owner-Occupied Units: 29,129

Median household Income: \$70,477

Median Owner Value: \$314,200

Cost-Burdened Owner Units: 9,248 (32.0%)

"Severely" Cost-Burdened Owner Units: 4,265 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$35,943 - \$56,382	4,262	\$107,830	\$169,145	2,245	-2,018
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$56,383 - \$84,572	5,675	\$169,146	\$253,717	5,731	56
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$56,383 - \$84,572	8,750	\$169,146	\$253,717	5,731	-3,019

Total Renter-Occupied Units: 13,127

Median Renter household Income: \$51,605

Median Gross Rent: \$1,485

Cost-Burdened Renter Units: 7,676 (61.3%)

"Severely" Cost-Burdened Renter Units: 2,806 (22.4%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$15,482	1,289	\$0	\$387	51	-1,238
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,483 - \$25,803	823	\$387	\$645	96	-727
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,804 - \$41,284	2,437	\$645	\$1,032	986	-1,452
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,285 - \$61,926	3,250	\$1,032	\$1,548	5,667	2,417

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
North Lauderdale

Exhibit 1
Page 112 of 131

Total Owner-Occupied Units: 7,797
Median household Income: \$46,594
Median Owner Value: \$185,000
Cost-Burdened Owner Units: 3,398 (43.9%)
"Severely" Cost-Burdened Owner Units: 1,800 (23.2%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,763 - \$37,275	1,270	\$71,289	\$11,826	790	-480
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,276 - \$55,913	1,269	\$111,827	\$167,738	1,556	288
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,276 - \$55,913	2,525	\$111,827	\$167,738	1,556	-968

Total Renter-Occupied Units: 6,252
Median Renter household Income: \$37,375
Median Gross Rent: \$1,506
Cost-Burdened Renter Units: 4,479 (73.8%)
"Severely" Cost-Burdened Renter Units: 2,852 (47.0%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,213	566	\$0	\$280	0	-566
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,214 - \$18,688	616	\$280	\$467	44	-572
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,689 - \$29,900	1,057	\$467	\$748	172	-885
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,901 - \$44,850	1,298	\$748	\$1,121	671	-627

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Oakland Park

Exhibit 1
Page 113 of 131

Total Owner-Occupied Units: 9,745
Median household Income: \$53,744
Median Owner Value: \$243,200
Cost-Burdened Owner Units: 3,109 (32.4%)
"Severely" Cost-Burdened Owner Units: 1,437 (14.9%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,409 - \$42,995	1,175	\$82,228	\$128,986	1,083	-93
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$42,996 - \$64,493	1,877	\$128,987	\$193,478	1,922	46
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$42,996 - \$64,493	3,313	\$128,987	\$193,478	1,922	-1,391

Total Renter-Occupied Units: 7,226
Median Renter household Income: \$44,213
Median Gross Rent: \$1,277
Cost-Burdened Renter Units: 3,953 (57.6%)
"Severely" Cost-Burdened Renter Units: 2,095 (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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,264	911	\$0	\$332	110	-800
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,265 - \$22,107	784	\$332	\$553	27	-757
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,108 - \$35,370	1,160	\$553	\$884	554	-606
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$35,371 - \$53,056	1,577	\$884	\$1,326	3,173	1,596

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis Parkland

Total Owner-Occupied Units: 8,184
Median household Income: \$159,692
Median Owner Value: \$631,000
Cost-Burdened Owner Units: 2,559 (31.7%)
"Severely" Cost-Burdened Owner Units: 1,085 (13.3%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$81,443 - \$127,754	1,331	\$244,329	\$383,261	206	-1,124
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	127,755 - \$191,630	3,761	\$383,262	\$574,891	195	-3,567
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	127,755 - \$191,630	3,579	\$383,262	\$574,891	195	-3,384

Total Renter-Occupied Units: 1,635
Median Renter household Income: \$77,094
Median Gross Rent: \$2,670
Cost-Burdened Renter Units: 968 (60.0%)
"Severely" Cost-Burdened Renter Units: 629 (39.0%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$23,128	1,795	\$0	\$578	0	-1,795
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$23,129 - \$38,547	1,367	\$578	\$964	53	-1,314
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$38,548 - \$61,675	1,720	\$964	\$1,542	133	-1,587
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$61,676 - \$92,513	1,183	\$1,542	\$2,313	453	-730

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Pembroke Park

Exhibit 1
Page 115 of 131

Total Owner-Occupied Units: 907
Median household Income: \$40,024
Median Owner Value: \$47,100
Cost-Burdened Owner Units: 238 (28.3%)
"Severely" Cost-Burdened Owner Units: 104 (12.4%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,412 - \$32,019	151	\$61,237	\$96,058	69	-82
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,020 - \$48,029	195	\$96,059	\$144,086	86	-109
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,020 - \$48,029	598	\$96,059	\$144,086	86	-512

Total Renter-Occupied Units: 1,521
Median Renter household Income: \$41,073
Median Gross Rent: \$1,218
Cost-Burdened Renter Units: 1,006 (67.2%)
"Severely" Cost-Burdened Renter Units: 639 (42.7%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$12,322	187	\$0	\$308	0	-187
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,323 - \$20,537	157	\$308	\$513	5	-152
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,538 - \$32,858	201	\$513	\$821	36	-166
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,859 - \$49,288	432	\$821	\$1,232	751	318

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Pembroke Pines

Exhibit 1
Page 116 of 131

Total Owner-Occupied Units: 42,485
Median household Income: \$68,683
Median Owner Value: \$302,900
Cost-Burdened Owner Units: 13,379 (32.1%)
"Severely" Cost-Burdened Owner Units: 6,558 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$35,028 - \$54,946	5,669	\$105,085	\$164,839	5,237	-432
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$54,947 - \$82,420	6,612	\$164,840	\$247,259	6,398	-214
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$54,947 - \$82,420	10,664	\$164,840	\$247,259	6,398	-4,266

Total Renter-Occupied Units: 17,725
Median Renter household Income: \$55,731
Median Gross Rent: \$1,564
Cost-Burdened Renter Units: 9,258 (55.7%)
"Severely" Cost-Burdened Renter Units: 4,246 (25.6%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$16,719	2,758	\$0	\$418	384	-2,373
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$16,720 - \$27,866	1,373	\$418	\$697	112	-1,261
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,867 - \$44,585	2,930	\$697	\$1,115	2,639	-291
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$44,586 - \$66,877	3,914	\$1,115	\$1,672	6,605	2,691

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis Plantation

Total Owner-Occupied Units: 22,238
Median household Income: \$75,780
Median Owner Value: \$343,000
Cost-Burdened Owner Units: 6,877 (31.4%)
"Severely" Cost-Burdened Owner Units: 2,607 (11.8%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$38,648 - \$60,624	2,997	\$115,943	\$181,872	1,921	-1,076
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$60,625 - \$90,936	3,617	\$181,873	\$272,808	3,699	82
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$60,625 - \$90,936	6,281	\$181,873	\$272,808	3,699	-2,581

Total Renter-Occupied Units: 12,294
Median Renter household Income: \$56,380
Median Gross Rent: \$1,735
Cost-Burdened Renter Units: 6,834 (58.8%)
"Severely" Cost-Burdened Renter Units: 3,607 (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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$16,914	1,029	\$0	\$423	38	-991
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$16,915 - \$28,190	1,280	\$423	\$705	28	-1,252
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$28,191 - \$45,104	2,539	\$705	\$1,128	769	-1,770
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,105 - \$67,656	2,260	\$1,128	\$1,691	4,670	2,410

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Pompano Beach

Exhibit 1
Page 118 of 131

Total Owner-Occupied Units: 22,598
Median household Income: \$52,565
Median Owner Value: \$227,600
Cost-Burdened Owner Units: 7,086 (31.9%)
"Severely" Cost-Burdened Owner Units: 3,516 (15.8%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$26,808 - \$42,052	2,951	\$80,424	\$126,156	2,208	-743
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$42,053 - \$63,078	3,822	\$126,157	\$189,234	4,651	829
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$42,053 - \$63,078	7,593	\$126,157	\$189,234	4,651	-2,943

Total Renter-Occupied Units: 20,159
Median Renter household Income: \$45,295
Median Gross Rent: \$1,314
Cost-Burdened Renter Units: 12,152 (62.6%)
"Severely" Cost-Burdened Renter Units: 6,748 (34.7%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,589	2,452	\$0	\$340	212	-2,240
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,590 - \$22,648	2,625	\$340	\$566	401	-2,224
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,649 - \$36,236	897	\$566	\$906	2,265	1,368
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,237 - \$54,354	3,547	\$906	\$1,359	10,069	6,522

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Sea Ranch Lakes

Total Owner-Occupied Units: 160

Median household Income: \$196,250

Median Owner Value: \$1,221,800

Cost-Burdened Owner Units: 43 (26.9%)

"Severely" Cost-Burdened Owner Units: 25 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$100,088 - \$157,00	58	\$300,263	\$471,000	0	-58
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$157,001 - \$235,500	38	\$471,001	\$706,500	2	-36
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$157,001 - \$235,500	38	\$471,001	\$706,500	2	-36

Total Renter-Occupied Units: 15

Median Renter household Income: -

Median Gross Rent: -

Cost-Burdened Renter Units: 11 (84.6%)

"Severely" Cost-Burdened Renter Units: 0 (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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	-	-	-	-	-	-
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	-	-	-	-	-	-
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	-	-	-	-	-	-
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	-	-	-	-	-	-

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
Southwest Ranches

Exhibit 1
Page 120 of 131

Total Owner-Occupied Units: 1,971
Median household Income: \$133,750
Median Owner Value: \$670,100
Cost-Burdened Owner Units: 535 (27.8%)
"Severely" Cost-Burdened Owner Units: 179 (9.3%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$68,213 - \$107,000	106	\$204,638	\$321,000	29	-77
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$107,001 - \$160,500	1,288	\$321,001	\$481,500	301	-987
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$107,001 - \$160,500	1,308	\$321,001	\$481,500	301	-1,006

Total Renter-Occupied Units: 53
Median Renter household Income: \$94,018
Median Gross Rent: \$2,311
Cost-Burdened Renter Units: 26 (49.1%)
"Severely" Cost-Burdened Renter Units: 0 (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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$28,205	0	\$0	\$705	6	6
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$28,206 - \$47,009	5	\$705	\$1,175	0	-5
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$47,010 - \$75,214	1	\$1,175	\$1,880	0	-1
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$75,215 - \$112,822	28	\$1,800	\$2,821	33	5

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Sunrise

Total Owner-Occupied Units: 23,584

Median household Income: \$54,701

Median Owner Value: \$220,600

Cost-Burdened Owner Units: 8,940 (38.3%)

"Severely" Cost-Burdened Owner Units: 4,215 (17.9%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,898 - \$43,761	3,360	\$83,693	\$131,282	2,314	-1,046
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,762 - \$65,641	3,341	\$131,283	\$196,924	2,720	-621
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,762 - \$65,641	5,846	\$131,283	\$196,924	2,720	-3,129

Total Renter-Occupied Units: 10,772

Median Renter household Income: \$50,455

Median Gross Rent: 1,617

Cost-Burdened Renter Units: 6,833 (64.5%)

"Severely" Cost-Burdened Renter Units: 3,488 (32.9%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$15,137	1,315	\$0	\$378	221	-1,094
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,138 - \$25,228	807	\$378	\$631	98	-708
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,229 - \$40,364	1,877	\$631	\$1,009	737	-1,140
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,365 - \$60,546	2,438	\$1,009	\$1,514	3,526	1,089

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Tamarac

Total Owner-Occupied Units: 20,089

Median household Income: \$51,799

Median Owner Value: \$186,600

Cost-Burdened Owner Units: 7,750 (39.1%)

"Severely" Cost-Burdened Owner Units: 3,503 (17.6%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$26,417 - \$41,439	3,088	\$79,252	\$124,318	3,243	155
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,440 - \$62,159	3,476	\$124,319	\$186,476	4,515	1,039
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,440 - \$62,159	4,922	\$124,319	\$186,476	4,515	-407

Total Renter-Occupied Units: 7,241

Median Renter household Income: \$47,362

Median Gross Rent: \$1,449

Cost-Burdened Renter Units: 4,443 (64.3%)

"Severely" Cost-Burdened Renter Units: 2,439 (35.3%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$14,209	571	\$0	\$355	3	-567
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$14,210 - \$23,681	943	\$355	\$592	80	-863
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,682 - \$37,890	1,354	\$592	\$947	363	-991
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,891 - \$56,834	1,290	\$947	\$1,421	2,807	1,517

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis

Weston

Total Owner-Occupied Units: 15,731
 Median household Income: \$113,032
 Median Owner Value: \$505,400
 Cost-Burdened Owner Units: 4,760 (30.5%)
 "Severely" Cost-Burdened Owner Units: 2,036 (13.0%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$57,646 - \$90,426	1,970	\$172,939	\$271,277	1,478	-492
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$97,427 - \$135,638	3,096	\$281,278	\$406,915	2,709	-389
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$97,427 - \$135,638	3,987	\$271,278	\$406,915	2,709	-1,278

Total Renter-Occupied Units: 5,566
 Median Renter household Income: \$71,477
 Median Gross Rent: \$2,229
 Cost-Burdened Renter Units: 3,464 (64.6%)
 "Severely" Cost-Burdened Renter Units: 1,524 (28.4%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$21,443	432	\$0	\$536	0	-432
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$21,444 - \$35,739	678	\$536	\$893	67	-611
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$35,740 - \$57,182	875	\$893	\$1,430	362	-513
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,183 - \$85,772	1,269	\$1,430	\$2,144	2,026	757

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

West Park

Total Owner-Occupied Units: 2,672

Median household Income: \$47,755

Median Owner Value: \$194,600

Cost-Burdened Owner Units: 996 (37.3%)

"Severely" Cost-Burdened Owner Units: 532 (19.9%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$24,355 - \$38,204	367	\$73,065	\$114,612	271	-96
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$38,205 - \$57,306	576	\$114,613	\$171,918	549	-26
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$38,205 - \$57,306	994	\$114,613	\$171,918	549	-444

Total Renter-Occupied Units: 1,588

Median Renter household Income: \$38,540

Median Gross Rent: \$1,142

Cost-Burdened Renter Units: 1,142 (75.6%)

"Severely" Cost-Burdened Renter Units: 614 (40.6%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,562	109	\$0	\$289	0	-109
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,563 - \$19,270	199	\$289	\$482	0	-199
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$19,271 - \$30,832	271	\$482	\$771	164	-107
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,833 - \$46,248	440	\$771	\$1,156	269	-171

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Wilton Manors

Total Owner-Occupied Units: 4,321

Median household Income: \$72,070

Median Owner Value: \$383,200

Cost-Burdened Owner Units: 989 (23.6%)

"Severely" Cost-Burdened Owner Units: 571 (13.5%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$36,756 - \$57,656	567	\$110,267	\$172,968	457	-117
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,657 - \$86,484	792	\$172,969	\$259,452	476	-315
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,657 - \$86,484	1,174	\$172,969	\$259,452	476	-697

Total Renter-Occupied Units: 2,713

Median Renter household Income: \$48,614

Median Gross Rent: \$1,632

Cost-Burdened Renter Units: 1,545 (59.4%)

"Severely" Cost-Burdened Renter Units: 826 (31.8%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$14,584	194	\$0	\$365	0	-194
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$14,585 - \$24,307	246	\$365	\$608	192	-54
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$24,308 - \$38,891	674	\$608	\$972	174	-501
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$38,892 - \$58,337	378	\$972	\$1,458	745	366

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

BMSD - Boulevard Gardens

Total Owner-Occupied Units: 289

Median household Income: \$50,099

Median Owner Value: \$196,300

Cost-Burdened Owner Units: 38 (13.1%)

"Severely" Cost-Burdened Owner Units: 0 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,550 - \$40,079	68	\$76,651	\$120,238	18	-51
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,080 - \$60,119	105	\$120,239	\$180,356	78	-27
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,080 - \$60,119	120	\$120,239	\$180,356	78	-43

Total Renter-Occupied Units: 156

Median Renter household Income: \$16,542

Median Gross Rent: \$1,388

Cost-Burdened Renter Units: 117 (100.0%)

"Severely" Cost-Burdened Renter Units: 97 (82.9%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$4,963	21	\$0	\$124	0	-21
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$4,964 - \$8,271	0	\$124	\$207	0	0
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$8,272 - \$13,234	13	\$207	\$331	0	-13
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$13,235 - \$19,850	82	\$331	\$496	19	-63

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

BMSD – Broadview Park

Total Owner-Occupied Units: 1,455

Median household Income: \$45,209

Median Owner Value: \$197,700

Cost-Burdened Owner Units: 478 (33.4%)

"Severely" Cost-Burdened Owner Units: 261 (18.2%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,057 - \$36,167	241	\$69,170	\$108,502	97	-144
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,168 - \$54,251	322	\$108,503	\$162,752	214	-108
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,168 - \$54,251	543	\$108,503	\$162,752	214	-329

Total Renter-Occupied Units: 1,015

Median Renter household Income: \$41,495

Median Gross Rent: \$1,196

Cost-Burdened Renter Units: 642 (66.1%)

"Severely" Cost-Burdened Renter Units: 374 (38.5%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$12,449	173	\$0	\$311	0	-173
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,449 - \$20,748	129	\$311	\$519	16	-113
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	20,748 - \$33,196	96	\$519	\$830	136	39
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,197 - \$49,794	208	\$830	\$1,245	372	163

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

BMSD – Hillsboro Pines

Total Owner-Occupied Units: 162

Median household Income: \$78,542

Median Owner Value: \$404,700

Cost-Burdened Owner Units: 61 (37.7%)

"Severely" Cost-Burdened Owner Units: 20 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$40,056 - \$62,834	37	\$120,169	\$188,501	0	-37
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$62,835 - \$94,250	40	\$188,502	\$282,751	0	-40
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$62,835 - \$94,250	40	\$188,502	\$282,751	0	-40

Total Renter-Occupied Units: 11

Median Renter household Income: N/A

Median Gross Rent: N/A

Cost-Burdened Renter Units: 0 (0.0%)

"Severely" Cost-Burdened Renter Units: 0 (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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	-	-	-	-	-	-
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	-	-	-	-	-	-
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	-	-	-	-	-	-
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	-	-	-	-	-	-

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

BMSD – Franklin Park

Total Owner-Occupied Units: 17

Median household Income: \$39,461

Median Owner Value: N/A

Cost-Burdened Owner Units: 0 (0.0%)

"Severely" Cost-Burdened Owner Units: 0 (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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,125 - \$31,569	0	\$60,375	\$94,706	0	0
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$31,570 - \$47,353	9	\$94,707	\$142,060	0	-9
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$31,570 - \$47,353	129	\$94,707	\$142,060	0	-129

Total Renter-Occupied Units: 400

Median Renter household Income: \$39,095

Median Gross Rent: \$826

Cost-Burdened Renter Units: 154 (39.4%)

"Severely" Cost-Burdened Renter Units: 121(30.9%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,729	67	\$0	\$293	0	-67
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,730 - \$19,548	60	\$293	\$489	0	-60
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$31,277 - \$46,914	35	\$489	\$782	125	90
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$31,277 - \$46,914	116	\$782	\$1,173	254	138

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

BMSD - Roosevelt Gardens

Total Owner-Occupied Units: 310

Median household Income: \$40,572

Median Owner Value: \$146,400

Cost-Burdened Owner Units: 126 (40.6%)

"Severely" Cost-Burdened Owner Units: 45 (14.5%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,692 - \$32,458	51	\$62,075	\$97,373	33	-18
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,459 - \$48,686	48	\$97,374	\$146,059	102	53
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,459 - \$48,686	266	\$97,374	\$146,059	102	-164

Total Renter-Occupied Units: 498

Median Renter household Income: \$38,750

Median Gross Rent: \$1,072

Cost-Burdened Renter Units: 347 (74.5%)

"Severely" Cost-Burdened Renter Units: 206 (44.2%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,625	65	\$0	\$291	0	-65
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,626 - \$19,375	65	\$291	\$484	0	-65
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$19,376 - \$31,000	71	\$484	\$775	91	20
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$31,001 - \$46,500	192	\$775	\$1,163	204	13

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

Existing Housing Supply/Demand Analysis
BMSD – Washington Park

Exhibit 1
Page 131 of 131

Total Owner-Occupied Units: 525
Median household Income: \$36,645
Median Owner Value: \$201,400
Cost-Burdened Owner Units: 290 (55.2%)
"Severely" Cost-Burdened Owner Units: 179 (34.1%)

	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
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,689 - \$29,316	43	\$56,067	\$87,948	29	-14
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,317 - \$43,974	57	\$87,949	\$131,922	95	38
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,317 - \$43,974	89	\$87,949	\$131,922	95	6

Total Renter-Occupied Units: 268
Median Renter household Income: N/A
Median Gross Rent: \$1,407
Cost-Burdened Renter Units: 94 (46.8%)
"Severely" Cost-Burdened Renter Units: 94 (46.8%)

	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
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	-	-	-	-	-	-
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	-	-	-	-	-	-
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	-	-	-	-	-	-
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	-	-	-	-	-	-

*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.