

EXHIBIT 2

SECTION I
AMENDMENT TO THE
ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT

“ARTICLE 3.3”

RECOMMENDATIONS/ACTIONS

DATE

I. Executive Committee Recommendation

March 27, 2025

The Executive Committee supported the proposed amendment and directed staff to distribute to local governments and interested parties for comment.

II. Planning Council Staff Recommendation

May 13, 2025

It is recommended that the proposed revisions to the *Administrative Rules Document: BrowardNext* (ARD) be approved. **See Attachment 1.**

The proposed ARD amendment does not require transmittal to or review by the State of Florida review agencies. In addition, the amendment requires approval and adoption by the Broward County Board of County Commissioners.

III. Planning Council Public Hearing Recommendation

May 22, 2025

Approved per Planning Council staff recommendation. (Vote of the board; Unanimous: 15-0: Abramson, Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Rosenof, Ryan, Zeman and DiGiorgio)

SECTION II
AMENDMENT TO THE
ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT

ARTICLE 3.3

BACKGROUND INFORMATION

The *Administrative Rules Document: BrowardNext* (ARD) is maintained, as per the requirements of the BrowardNext - Broward County Land Use Plan (BCLUP), by the Broward County Planning Council for the purpose of providing direction, assistance and guidance to local governments, the general public and Planning Council staff in implementing the BCLUP. Appropriate portions of the ARD are also approved and adopted by the Broward County Board of County Commissioners.

The 2017 adoption of BCLUP Policy 2.35.1 permitted dwelling units equal to three percent (3%) of the total dwelling units permitted by the BCLUP (32,810 Redevelopment Units). The rules and regulations for local governments to apply for an allocation of Redevelopment Units can be found in Article 3 of the *Administrative Rules Document: BrowardNext* (ARD).

At its January 23, 2025, Planning Council meeting, the Council initiated an amendment to the ARD: Article 3.3 to address the December 10, 2024, request of the Broward County Board of County Commissioners regarding the consideration of an increased affordable housing requirement for the Redevelopment Unit incentive.

ANALYSIS

Redevelopment Units provide local governments an additional discretionary tool that may assist in the provision of needed residential development for the projected growth of Broward County and its municipalities. Redevelopment Units replaces the concept of Flexibility Units. Per BCLUP Policy 2.35.1, municipalities that have fewer than 250 combined Flexibility Units or Redevelopment Units may apply to the Broward County Planning Council for the allocation of Redevelopment Units in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less.

Currently, local governments may apply for an allocation of 500 Redevelopment Units with no affordable housing component or 750 Redevelopment Units if at least 10% of the units are committed as affordable housing at the low-income (80% of area median income) or very-low income (50% of area median income) levels, inclusive of an at least 30 year legally enforceable commitment.

As housing affordability and density has been identified as a critical need in Broward County by both the Broward County Ten-Year Housing Affordability Master Plan and the BrowardNext Update Framework, Planning Council staff is proposing to modify the Redevelopment Unit criteria to shift the affordability requirement to any application for 500 Redevelopment Units to be inclusive of a minimum of 10% of the units restricted to at least low-income affordable housing. In addition, Planning Council staff proposes that applications for 750 Redevelopment Units require at least 10% of the units be restricted to at least low-income affordable housing **and** 10% of the units would be restricted to at least moderate-income (120% of area median income) affordable housing. **See Attachment 1.**

ANALYSIS (continued)

The proposed amendment:

- Maintains the low-income affordability ratio consistent with existing BCLUP Policies 2.16.3 and 2.16.4 (i.e. 10%);
- Shifts the affordability component to 10% (at least low-income) for allocations of 500 Redevelopment Units and to 20% (10% at least low-income and 10% moderate-income) for allocations of 750 Redevelopment Units;
- Transitions the requirement to “at least” low-income from low-income or very low-income. The purpose of the transition is to recognize that very low-income is not naturally occurring as it is highly likely to require a government subsidy (e.g. tax credit, etc.). However, the transition to “at least” low-income does not prohibit a very low-income or extremely low-income (30% of area median income) product; and
- Emphasizes the importance of housing affordability by layering the requirement for any Redevelopment Unit application and not only for the 750 unit increment.

Planning Council staff notes that these allocations do not assign Redevelopment Units to any specific sites as that process occurs on a case-by-case basis through a rezoning or other official action by the applicable local government. As of this writing, the following local governments have been allocated Redevelopment Units: Pompano Beach (500 Units), Miramar (500 Units), Pembroke Park (568 Units including at least 10% for low- or very low- income affordable housing) and Wilton Manors (750 Units including at least 10% for low- or very low-income affordable housing). **See Attachment 2.**

Planning Council staff distributed a draft of the proposed changes via email to municipal planning directors, County review agencies and interested parties. The municipal comments, as well as Planning Council staff responses, are summarized and included in **Attachments 3.A. and 3.B.**

An excerpt of the 2022 Broward County Needs Assessment – Municipal Housing Supply/Demand data is attached for your information. **See Attachment 4.**

Recommendation

The proposed amendment was supported at the March 27, 2025, Executive Committee Meeting.

Planning Council staff recommends approval of the proposed amendment to the *Administrative Rules Document: BrowardNext* (ARD), Article 3.3. The Broward County Board of County Commissioners will consider the adoption of the proposed ARD amendment subsequent to the Planning Council’s action.

It is noted that the corresponding ARD amendment requires a single Planning Council and County Commission hearing and does not require transmittal to or review by the State of Florida review agencies.

SECTION III
AMENDMENT TO THE
ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT

ARTICLE 3.3

ATTACHMENTS

1. Proposed Amendment to the *Administrative Rules Document: BrowardNext* – Article 3.3
2. Current Redevelopment Unit Allocation Tally
3.
 - A. Summary of Municipal Comments including Planning Council Staff Responses
 - B. Municipal Comments as Submitted
4. 2022 Broward County Needs Assessment – Municipal Housing Supply/Demand Excerpt

ATTACHMENT 1

BROWARDNEXT – BROWARD COUNTY LAND USE PLAN

Section 2: Policies

...

REDEVELOPMENT UNITS

POLICY 2.35.1 “Redevelopment Units” are defined as additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan. Municipalities that have fewer than 250 combined “flexibility units” or “redevelopment units” may apply to the Broward County Planning Council for the allocation of “redevelopment units” in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever number is less, in accordance with this Plan and the criteria established within the “Administrative Rules Document: BrowardNext.”

...

ADMINISTRATIVE RULES DOCUMENT: BrowardNext

ARTICLE 3

FLEXIBILITY, REDEVELOPMENT UNITS AND SPECIAL RESIDENTIAL FACILITIES

...

3.3 REDEVELOPMENT UNITS

- (A) Redevelopment units, as defined in Section 2, “Definitions,” of the Broward County Land Use Plan, means additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan.
- (B) Municipalities that have fewer than 250 combined “flexibility units” or “redevelopment units” may apply to the Broward County Planning Council for the allocation of “redevelopment units” in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, if the municipality demonstrates a commitment that a minimum of 10% of the redevelopment units will be restricted to at least low-income affordable housing, with a legally enforceable mechanism recorded in the public records of Broward County, Florida, to the satisfaction of Broward County, for a minimum period of 30 years for renter occupied and 15 years for owner occupied.

- (C) The number of units per application may be increased to 750, or 15% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, if the municipality demonstrates a commitment ~~for that a~~ minimum of 10% very-low or of the redevelopment units will be restricted to at least low-income affordable housing and a minimum of 10% of the redevelopment units will be restricted to moderate-income affordable housing, with a legally enforceable mechanism recorded in the public records of Broward County, Florida, to the satisfaction of Broward County, for a minimum period of 30 years for renter occupied and 15 years for owner occupied.
- (D) Assignment of redevelopment units by a local government shall be subject to meeting the provisions and criteria of Appendix 3 of this Document.
- (E) Upon assignment of redevelopment units, the local government shall notify the Planning Council in writing and submit revised charts, in the format certified by the Planning Council, which reflect the current total.
- (F) The Planning Council, upon determination that a local government has failed to report assignment of redevelopment units in a timely or sufficient manner or has assigned redevelopment units improperly, shall take such actions as may be necessary and proper, including decertification of the local land use plan, to enforce the requirements of the Broward County Land Use Plan and this document.
- (G) The Planning Council and County Commission shall hold one (1) public hearing with “due public notice” to approve the initial allocation.
- (H) For subsequent municipal requests for “redevelopment units” after the first allotment, the Planning Council may consider the number of additional dwelling units at one (1) public hearing with “due public notice” at such time that 5% or fewer “redevelopment units” remain, subject to review of a report regarding the status of the previously allocated units as prepared by the requesting municipality.

...

**BROWARD COUNTY PLANNING COUNCIL
REDEVELOPMENT UNITS
TRACKING TABLE**

DATE	MUNICIPALITY	REFERENCE NUMBER	REDEVELOPMENT UNITS
April 25, 2017 (Adoption of BrowardNext)			32,810
April 5, 2022	City of Pompano Beach	PCRU 22-1	500
October 25, 2022	City of Miramar	PCRU 22-2	500
December 12, 2023	Town of Pembroke Park	PCRU 23-1	568*
December 10, 2024	City of Wilton Manors	PCRU 24-2	750*
TOTAL REMAINING			30,492

*Note: At least 10% of the Redevelopment Units will be deed restricted to low- or very low-income affordable housing for a period of at least 30 years.

ATTACHMENT 3.A.

Summary of Municipal Comments including Planning Council Staff Responses

Town of Davie Comment: The proposed amendment includes affordable housing mandates that may conflict with existing municipal inclusionary housing requirements (e.g. income levels and restriction periods).

Planning Council Staff Response: The Broward County Land Use Plan Redevelopment Unit Policy is a voluntary, incentive-based program that is not mandated and provides discretion for redevelopment opportunities at the municipal level, without requiring a Broward County Land Use Plan amendment.

Town of Davie Comment: The requirements could also conflict with statutory requirements that requiring local governments to provide incentives to fully offset the cost of inclusionary housing requirements (Sec. 166.04151, Affordable Housing).

Planning Council Staff Response: In consultation with the Council Attorney and Broward County Office of the County Attorney, it has been determined that the incentive-based program is voluntary and not mandated; therefore, the program is not considered in conflict with Florida Statutes 166.04151.

Broward Municipal Services District Comment: Policy 2.16.3 requires a restrictive covenant to ensure affordable housing density bonus units are affordable for at least thirty (30) years and a restrictive covenant is applied to the property. Broward County and the property owner are party to the restrictive covenant. The proposed change to allow additional redevelopment units requires a commitment by the municipality that 10% of the units in the 500-unit pool would be for affordable housing, as required through a legally enforceable mechanism. Potentially, 450 units may be allocated by a municipality before any of the remaining 50 units are required to be affordable and the final 50 units may never be allocated.

Planning Council Staff Response: The stated timeframe by the BMSD staff is the existing criteria; however, the proposed update aligns with the anticipated timeframe requirements in the draft BrowardNext directives of at least 30 years for renter occupied and 15 years for owner occupied. Further, if a municipality fails to allocate the affordable Redevelopment Units, it is unlikely that future applications would be approved if unresolved.

Broward Municipal Services District Comment: The proposed change requires the redevelopment units to be restricted to “at least” low-income affordable housing. The “at least” clause may be interpreted to preclude very low-income housing. It is recommended the language be revised to state a minimum of 10% of the redevelopment units will be restricted to at least very low or low-income affordable housing.

Planning Council Staff Response: The intent of the language stating “...at least low-income” also permits the development of very low or extremely low-income. The

development of privately funded very low or extremely low-income is highly unlikely to be privately funded without the enhancement of a tax credit deal.

City of Coconut Creek Comment: The City has one of the few affordable housing in-lieu fee programs in the State of Florida, which requires a fee for all new construction, additions, or renovations of non-residential buildings. Revenues generated through this program are directed into the City's Affordable Housing Trust Fund to support a range of initiatives aimed at increasing affordable housing options. While the City does not object to the proposed amendment language, we respectfully request that programs such as ours be explicitly recognized as an acceptable alternative to the requirements outlined in the amendment. This approach is consistent with existing provisions in Policy 5.2 of the Administrative Rules Document and Policy 2.16.2 of the Broward Next Plan, which already acknowledge and support the use of alternative mechanisms to meet affordable housing goals.

Planning Council Staff Response: As the City stated, its affordable housing in-lieu fee program is consistent with Broward County Land Use Plan (BCLUP) Policy 2.16.2 and the corresponding Administrative Rules Document (ARD), Article 5. When applying for the incentive-based Redevelopment Unit, the City would likely provide that information in support of the Redevelopment Unit Application outlined in the ARD, Appendix 3, Number 5 "Describe how the municipality will comply with BCLUP policies regarding affordable housing." Planning Council does not support alternatives to the provision of affordable housing for Redevelopment Units.

City of Weston Comment: While the City does not object to the requirement that 10% of all Redevelopment units be affordable, the City is concerned additional restrictions on the specificity of the type of affordable income unit will place further constraints on the construction of new affordable housing units. Specifically, the City recommends allowing any income level of affordable housing for the 10% affordable Redevelopment units and not restrict the percentage of the affordable housing unit built.

Planning Council Staff Response: The City suggests that the affordability level should not be prescribed. The current Redevelopment Unit ARD criteria has no affordability requirement for applications of 500 units and a 10% low or very-low requirement for applications of 750 units. The proposed amendment shifts the affordability component to any application of Redevelopment Units, not only applications for 750 units. Planning Council staff has attached the Municipal Housing Supply/Demand Excerpt of the 2022 Broward County Affordable Housing Needs Assessment for additional information. See Attachment 4.

City of Margate Comment: No comment.

ATTACHMENT 3.B.

From: [David Quigley](#)
To: [Von Stetina, Deanne](#)
Cc: [Blake Boy, Barbara](#); [Teetsel, Dawn](#); [Richard J. Lemack](#); [Phillip Holste](#); [Leona Henry](#); [Glenda Martinez](#)
Subject: Redevelopment Unit Proposal
Date: Monday, April 7, 2025 8:11:05 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image001.png](#)

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Deanne,

Please find the following comments from the Town of Davie:

The proposed amendment includes affordable housing mandates that may conflict with existing municipal inclusionary housing requirements (e.g. income levels and restriction periods). The requirements could also conflict with statutory requirements that requiring local governments to provide incentives to fully offset the cost of inclusionary housing requirements ([Sec. 166.04151, Affordable Housing](#)).



David Quigley, AICP

Planning and Zoning Manager

Planning and Zoning | Town of Davie

8800 SW 36th Street, Davie, FL, 33328

dquigley@davie-fl.gov | www.davie-fl.gov

T: 954-797-1075 (rolls to mobile)



Town of Davie's hours of operation are Mon-Thurs, 7:30 a.m. - 5:30 p.m. Municipal offices are closed Fri-Sun. 911 and emergency services are not impacted by these hours of operation. Learn more at www.davie-fl.gov/NewHours.

Please Note: The Town of Davie is a public agency. The law provides that any records made or received by any public agency during of its official business are available for inspection,

unless specifically exempted by the Legislature (Chapter 119 of the Florida Statutes). Email messages are covered under such laws and thus subject to disclosure.

From: Von Stetina, Deanne <DVONSTETINA@broward.org>

Sent: Friday, March 28, 2025 10:41 AM

Cc: Blake Boy, Barbara <BBLAKEBOY@broward.org>; Teetsel, Dawn <DTEETSEL@broward.org>

Subject: Redevelopment Unit Proposal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

(Please note that this email is being sent to all local government mayors, managers and planning directors, as well as interested parties)

Good morning,

The Planning Council is in the process of updating the *Administrative Rules Document: BrowardNext* (ARD) in regards to Redevelopment Units.

Planning Council staff requests that your municipality review the attached document and **submit any comments by May 2, 2025.**

Feel free to contact me if you have questions.

Thank you for your continued assistance and collaboration in the development of the BCLUP and the ARD.

Deanne D. Von Stetina, AICP, Assistant Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6690 (direct) www.Broward.org/PlanningCouncil

My regular office hours are Tuesday - Friday from 8:00 am to 6:00 pm

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Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DATE: April 7, 2025

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

FROM: Josie P. Sesodia, AICP, Director
Urban Planning Division 

SUBJECT: Redevelopment Unit Proposal Comments

The Urban Planning Division (UPD) reviewed proposed changes to the Administrative Rules Document (ARD) regarding “redevelopment units” and offers the following comments regarding ARTICLE 3 - FLEXIBILITY, REDEVELOPMENT UNITS AND SPECIAL RESIDENTIAL FACILITIES, SECTION 3.3 REDEVELOPMENT UNITS:

1. Redevelopment units, as defined in Section 2, “Definitions,” of the Broward County Land Use Plan, means additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan.

Municipalities that have fewer than 250 combined “flexibility units” or “redevelopment units” may apply to the Broward County Planning Council for the allocation of “redevelopment units” in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, if the municipality demonstrates a commitment that a minimum of 10% of the redevelopment units will be restricted to at least low-income affordable housing, with a legally enforceable mechanism recorded in the public records of Broward County, Florida, to the satisfaction of Broward County, for a minimum period of 30 years for renter occupied and 15 years for owner occupied.

UPD Comment: Policy 2.16.3 requires a restrictive covenant to ensure affordable housing density bonus units are affordable for at least thirty (30) years and a restrictive covenant is applied to the property. Broward County and the property owner are party to the restrictive covenant. The proposed change to allow additional redevelopment units requires a commitment by the municipality that 10% of the units in the 500-unit pool would be for affordable housing, as required through a legally enforceable mechanism. Potentially, 450 units may be allocated by a municipality

Redevelopment Unit Proposal Comments

before any of the remaining 50 units are required to be affordable and the final 50 units may never be allocated.

UPD Comment: The proposed change requires the redevelopment units to be restricted to “at least” low-income affordable housing. The “at least” clause may be interpreted to preclude very low-income housing. It is recommended the language be revised to state a minimum of 10% of the redevelopment units will be restricted to at least very low or low-income affordable housing

If you have any questions, please contact me at 954-357-6602 or jsesodia@broward.org.

From: [Proffitt, Justin](#)
To: [Von Stetina, Deanne](#)
Cc: [Aguilar, Lizet](#); [Blake Boy, Barbara](#); [Teetsel, Dawn](#)
Subject: FW: Redevelopment Unit Proposal
Date: Thursday, April 24, 2025 5:48:06 PM
Attachments: [Redevelopment Unit ARD Excerpt.pdf](#)

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Hi Deanne,

Here are Coconut Creek's comments on this amendment:

The City has one of the few affordable housing in-lieu fee programs in the State of Florida, which requires a fee for all new construction, additions, or renovations of non-residential buildings. Revenues generated through this program are directed into the City's Affordable Housing Trust Fund to support a range of initiatives aimed at increasing affordable housing options. While the City does not object to the proposed amendment language, we respectfully request that programs such as ours be explicitly recognized as an acceptable alternative to the requirements outlined in the amendment. This approach is consistent with existing provisions in Policy 5.2 of the Administrative Rules Document and Policy 2.16.2 of the Broward Next Plan, which already acknowledge and support the use of alternative mechanisms to meet affordable housing goals.

Thank you,

Justin Proffitt, AICP, Director

Department of Sustainable Development

City of Coconut Creek

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4800 West Copans Road

Coconut Creek, FL 33063

954.973.6756

www.coconutcreek.net

 ***Please consider the environment before printing this email. Thank you.***

From: Von Stetina, Deanne <DVONSTETINA@broward.org>

Sent: Friday, March 28, 2025 10:41 AM

Cc: Blake Boy, Barbara <BBLAKEBOY@broward.org>; Teetsel, Dawn <DTEETSEL@broward.org>

Subject: [EXTERNAL] Redevelopment Unit Proposal

(Please note that this email is being sent to all local government mayors,

managers and planning directors, as well as interested parties)

Good morning,

The Planning Council is in the process of updating the *Administrative Rules Document: BrowardNext* (ARD) in regards to Redevelopment Units.

Planning Council staff requests that your municipality review the attached document and submit any comments by May 2, 2025.

Feel free to contact me if you have questions.

Thank you for your continued assistance and collaboration in the development of the BCLUP and the ARD.

Deanne D. Von Stetina, AICP, Assistant Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6690 (direct) www.Broward.org/PlanningCouncil

My regular office hours are Tuesday - Friday from 8:00 am to 6:00 pm

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vision 2030 inclusive, innovative, progressive



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Margaret Brown
Mayor

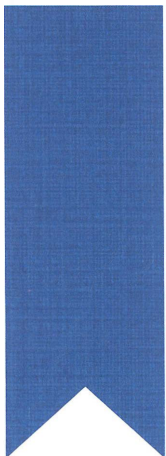
Henry Mead
Vice Mayor

Byron L. Jaffe
Commissioner

Mary Molina-Macfie
Commissioner

Fabio A. Andrade
Commissioner

Donald P. Decker
City Manager/CEO



April 29, 2025

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 S. Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

**RE: Amendment to the Administrative Rules Document Regarding
Redevelopment Units**

Dear Ms. Boy:

This letter is in response to the Planning Council's request for comments regarding the update to the Administrative Rules Document with respect to changes regarding Redevelopment Units. The updates pertain to Article 3 Flexibility, Redevelopment Units and Special Residential Facilities: 3.3 Redevelopment units and the following is the City's response to the text amendments.

The City of Weston believes that housing for low- to moderate-income residents is important for every community. While the City does not object to the requirement that 10% of all Redevelopment units be affordable, the City is concerned additional restrictions on the specificity of the type of affordable income unit will place further constraints on the construction of new affordable housing units. Specifically, the City recommends allowing any income level of affordable housing for the 10% affordable Redevelopment units and not restrict the percentage of the affordable housing unit built. As you are aware, these types of affordable units are extremely difficult to build due to a myriad of funding sources needed from City, County, State, and Federal funding given today's market realities. The City believes a regional approach is needed to plan and construct both rental- and owner-occupied units.

The County should also consider the ability to utilize affordable redevelopment units if the developer is willing to pay an in-lieu fee to the City's or the County's affordable housing trust fund. These funds could be for all types of affordable housing or specifically targeted to the construction of very-low- and low-income housing.

Another consideration to the success of affordable housing is the location of these units close to public transit or workforce centers. Providing access to various modes of transportation to residents of affordable housing units is an important aspect to the success of affordable units.



April 29, 2025

Barbara Blake Boy, Executive Director

Page 2 of 3

In addition, the requirement of the affordability period is not something the City is opposed to, however, there should be a mechanism in place for a future low- to moderate-income homeowner to obtain some equity if they sell the property. This would provide the opportunity to move into market rate housing and establish generational wealth. This amount could be a sliding scale based on the amount of funds received and number of years the homeowner lives at the property.

We would recommend the following language to this portion of the Administrative Rules Document:

3.3 Redevelopment Units

- (B) Municipalities that have fewer than 250 combined “flexibility units” or “redevelopment units” may apply to the Broward County Planning Council for the allocation of “redevelopment units” in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, if the municipality demonstrates a commitment that a minimum of 10% of the redevelopment units will be restricted to at least low income affordable housing, with a legally enforceable mechanism recorded in the public records of Broward County, Florida, to the satisfaction of Broward County, for a minimum period of 30 years for renter occupied and 15 years for owner occupied.*
- (C) The number of units per application may be increased to 750, or 15% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, if the municipality demonstrates a commitment for that a minimum of 10% very low or of the redevelopment units will be restricted to at least low income affordable housing and a minimum of 10% of the redevelopment units will be restricted to moderate income affordable housing, with a legally enforceable mechanism recorded in the public records of Broward County, Florida, to the satisfaction of Broward County, for a minimum period of 30 years for renter occupied and 15 years for owner occupied.*



April 29, 2025
Barbara Blake Boy, Executive Director
Page 3 of 3

The City of Weston believes affordable housing is one of the most pressing issues facing Broward County. Allowing the maximum amount of affordable housing, regardless of the level of affordability (very-low-, low- or moderate-income housing) will allow for the highest amount of affordable housing to be built. Further coordination and collaboration will be needed for very-low- and low- income housing. The City will continue to work with other municipalities, the County, developers, and non-profit organizations to maximize the construction and preservation of affordable housing.

Should you have any additional questions regarding this information, please contact Jim Hickey, Weston's Director of Development Services at jhickey@cgasolutions.com or via telephone (954) 766-2786 with any questions.

Sincerely,

THE CITY OF WESTON

A handwritten signature in blue ink, which appears to read 'Donald P. Decker', followed by a long, sweeping horizontal line.

Donald P. Decker City
Manager/CEO

#82571v2

From: Elizabeth Taschereau
Sent: Monday, May 5, 2025 9:55 AM
To: DVONSTETINA@broward.org
Cc: PlanningZoning <PlanningZoning@margatefl.com>
Subject: FW: ---FW: Redevelopment Unit Proposal Response Comments

Hello Deanne,

Please excuse the delay as just noticed item stayed in Draft Folder.

Our Team and administration reviewed the proposal and do not have any comments.

Thank you for your time.

Elizabeth (Liz) Taschereau

Director of Development Services
City of Margate
O: 954-884-3686 | C: 954-218-9798
etaschereau@margatefl.com

901 NW 66th Avenue
Margate, FL 33063
www.margatefl.com



Broward County Affordable Housing Needs Assessment

Municipal Housing Supply/Demand Excerpt Only

September 2022



Existing Housing Supply/Demand Analysis

Broward County

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

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

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

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.

Existing Housing Supply/Demand Analysis

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.

Existing Housing Supply/Demand Analysis

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

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.

Existing Housing Supply/Demand Analysis

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.

Existing Housing Supply/Demand Analysis

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

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

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

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.

Existing Housing Supply/Demand Analysis

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

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

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

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.

Existing Housing Supply/Demand Analysis

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

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

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

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

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

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.

Existing Housing Supply/Demand Analysis

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

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.

Existing Housing Supply/Demand Analysis

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.

Existing Housing Supply/Demand Analysis

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.

Existing Housing Supply/Demand Analysis

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.

Existing Housing Supply/Demand Analysis

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.

Existing Housing Supply/Demand Analysis

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.

Existing Housing Supply/Demand Analysis

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.

Existing Housing Supply/Demand Analysis

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.

Existing Housing Supply/Demand Analysis

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.

Existing Housing Supply/Demand Analysis

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

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.