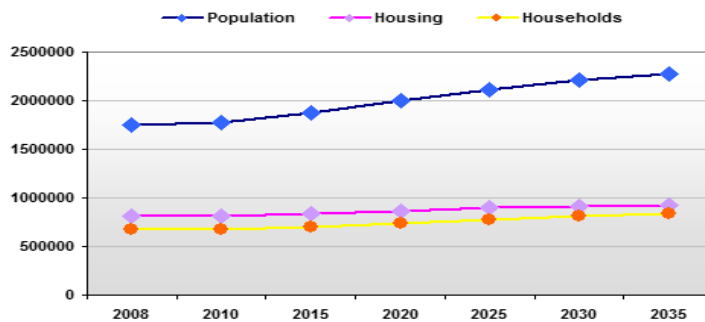


## 2009 BROWARD COUNTY AFFORDABLE HOUSING NEEDS ASSESSMENT



The Metropolitan Center prepared an affordable housing needs assessment of Broward County for the Broward County Housing Council (BCHC). This study included a comprehensive housing market analysis of the

key supply and demand factors that impacted the production and availability of affordable housing in the County.

The project was comprised of eight parts. The first was demographic and housing data for Broward County and each municipality. The second and third parts were the housing demand analysis and the housing supply analysis. Each were done concurrently. A public housing inventory was task four. This included the number of units by bedroom size, the number and percentage of vacancies by unit and bedroom size, and an analysis of the different types of support services that were available and provided. The next task was a housing market analysis which included a five year summary of Broward County mean rental rates. The market analysis was followed by the housing affordability analysis. This was broken down by type of housing unit, single-family, condominium, or rental, and by municipality. Next, workforce housing was analyzed. This included the number of units needed by area median income (AMI), the barriers to development, and ways to remove them. The final portion included projected employment growth by industries and wages, occupation projections, housing as a barrier to economic development, and affordability gap analysis.

The project deliverables included a final study with the following sections: demographic and housing data, housing demand and supply analysis, public housing, housing market analysis, housing affordability analysis, workforce housing, and labor market and economic base analysis. A final PowerPoint presentation was also included. The project began in August 2009 and was completed in November 2009.