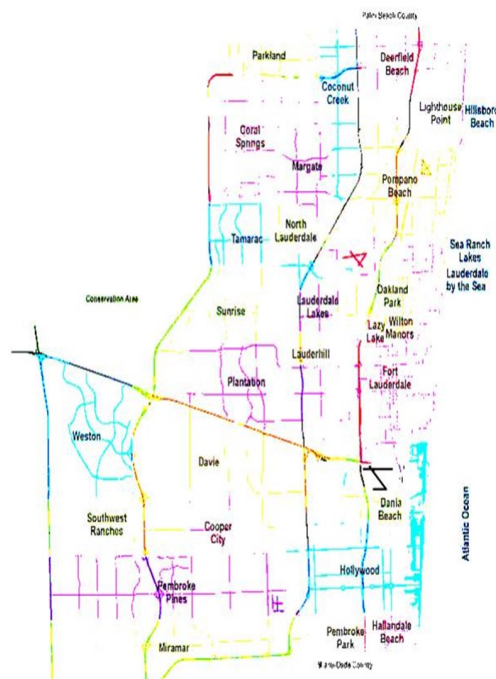


2011 BROWARD COUNTY AFFORDABLE HOUSING NEEDS ASSESSMENT

The Metropolitan Center undertook a current affordable housing needs assessment of Broward County for the Broward County Housing Council (BCHC). The purpose of this study was to provide a comprehensive housing market analysis of the key supply and demand factors that were impacting the production and availability of affordable housing in the County. The housing needs assessment included affordability calculations for households earning 30, 50, 80, 120, and 140 percent of area median income (AMI).

The housing market update was broken down into eight sections. The first was a demographic analysis for the County and its municipalities. Also included in this section was additional housing data such as presence of lead-based paint and the percentage of units with water and sewer facilities. The second and third tasks were a housing demand analysis and housing supply analysis. The fourth component was public housing followed by a housing market analysis. The sixth task was a housing affordability analysis broken down by type of housing unit. Next was the workforce housing analysis. This included housing units needed by AMI, barriers to development, and ways to combat those barriers. The final task was the labor market and economic base analysis.



Deliverables included a 2011 Housing Market Update Report that included the following sections: demographic and housing data, housing demand analysis, housing supply analysis, public housing, housing market analysis, housing affordability analysis, workforce housing, and labor market and economic base along with a PowerPoint presentation. The project started in September 2011 and was completed in December 2011.