

# 2014

## Broward County Affordable Housing Needs Assessment



**The Metropolitan Center  
Florida International University**

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The Metropolitan Center at Florida International University (FIU) delivers information and expertise to decision makers, community leaders and citizens as they seek to forge solutions to urban problems. The Center is engaged in the study of housing, demographics, economics and politics in South Florida. The overall goal of the Center, as an "applied research" institute, is to provide decision-makers with the best possible information to forge solutions to the problems confronting South Florida's urban areas. Toward that goal, the Center provides research, training, and technical assistance to governmental and nonprofit institutions in South Florida.

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## **Executive Summary**

The 2014 *Broward County Affordable Housing Needs Assessment* provides a current market perspective on the key demand and supply factors impacting the production and availability of affordable housing in Broward County. The previous 2011 study, prepared on behalf of the Broward County Housing Council, found that increasing levels of affordability for existing single-family and condominiums brought on by the collapse of the “housing bubble” had not improved overall housing affordability for homebuyers and renters alike. The current assessment of Broward County’s affordable housing needs found the housing recovery well underway with new construction activity, rising home prices and growing demand. And, while the rental market also continues to strengthen by most indicators, income stagnation and the loss of the more affordable rental stock are leading many working families and households to fall further behind.

The study found the housing market in Broward County has undergone significant changes since the collapse of the housing bubble and subsequent economic recession. In fact, Broward County has been in a housing and economic recovery mode for the past two years as evidenced by increased housing sales activity and job growth which has exceeded State of Florida employment projections. The following are the key findings from the study:

### **Shifts in Housing Demand and Supply**

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The study found the housing market in Broward County, and South Florida in general, is far more complex than what existed during the height of the residential boom period of 2004-2006. The study concluded that increasing levels of affordability for existing single-family homes and condominiums brought on by the collapse of the housing bubble has not improved overall housing affordability for existing owners and renters alike. This is due to a number of contributing factors including loss of equity, prolonged job loss, low production activity, escalating rents and rising transportation costs.

### **Growing Housing Affordability Gaps**

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The number of cost-burdened owner and renter households in Broward County has continued to increase at the same rates as during the housing bubble. The study found 49.7 percent of households in Broward County (330,624 households) are cost-burdened (paying in excess of 30 percent of their incomes on housing costs). There are 127,382 cost-burdened renter households in Broward County, of which, 52 percent are “extremely” cost-burdened (paying in excess of 50 percent of their incomes on housing costs). In fact, extremely cost-burdened renter households in Broward County have increased by 15.2 percent (8,804 renter households) since 2009.

### **Worker Resident Impacts**

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Escalating housing prices are significantly impacting Broward County’s working families and households. Most working families and households earn salaries and wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The majority (54 percent) of Broward County’s workers are employed in low-wage service sector occupations with hourly wages that translate to workers earning 40-60 percent of the County’s median household income. The study found over 65 percent of owners and 90 percent of renters

in these income categories are cost-burdened. This limits the choices of most service sector working households and families to affordable rental housing opportunities, where available.

## **Housing and Transportation Costs**

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The study further examined the critical link between affordable housing, transportation and economic development. According to the H+T Affordability Index, Broward County's median monthly housing costs as a percentage of household monthly income is 35.3 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 61.8 percent, far above the 45 percent H+T Affordability Index threshold. Of the 28 out of 29 Broward County municipalities with an H&T Affordability Index, all had an Affordability Index far above the 45 percent threshold.

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The *2014 Broward County Affordable Housing Needs Assessment* includes a "Municipal Profile" and "Affordable Housing Supply and Demand Analysis" of all 31 Broward County municipalities (see Appendix A and B). The purpose of the Municipal Profiles and Affordable Housing Supply and Demand Analyses is to quantify the level of affordable housing need within each municipality. The Municipal Profiles provide basic demographic, economic, employment and housing data for each municipality. The Affordable Housing Supply and Demand Analyses quantify the supply and demand of affordable housing in each municipality by household income category and serves as a baseline analysis for monitoring change in affordable housing supply and demand on an annual basis. The Municipal Profiles reveal certain economic and housing trends that provide some understanding of the extent of Broward County's affordable housing supply and demand issues. The Municipal Profiles show the median household incomes and percentage of working family households have decreased in many of the County's larger municipalities since 2007. Findings from the "Affordable Housing Supply and Demand Analysis" found significant gaps in the supply of affordable owner and renter housing in the "Very Low" and "Low" household income categories in most municipalities. Significant gaps in the supply of affordable owner housing were also found in nearly all municipalities for "Moderate" income households with renter housing affordability gaps found at the lower end of the Moderate household income category (81-100 percent of the median household income).

The following are the key findings of the *2014 Broward County Housing Needs Assessment*:

#### Key Findings

- From 2007-2012, Broward County experienced a 2 percent decrease in households (10,471 households), the majority of which were families (7,017 family households);
- From 2009-2012, the number of Broward County's owner-occupied housing units decreased by 4.8 percent (4,559 units);
- From 2009-2012, the number of Broward County's renter-occupied housing units increased by 8.9 percent (17,852 units);
- Despite an increase in new housing development permit activity in the past few years, Broward County's single-and multi-family housing starts are down from 11,750 permits during the peak in 2002 to 3,765 units through 3Q-2013;
- Broward County's total vacant housing units increased by 51 percent (44,126 units) from 2000-2009 and an additional 10.4 percent (13,583 units) from 2009-2012;
- A March 2013-2014 year-over-year analysis of housing market activity in Broward County by the Greater Fort Lauderdale Realtors shows a continuing but slowing trend in "distressed" market sales activity;
- The March 2013-2014 year-over-year data shows a 10.7 percent increase in the median sales price of single family homes and a 25.7 percent increase in the median sales price of townhomes and condos;
- The current \$268,500 median sales price of an existing single-family home and \$120,000 median sales price of townhomes and condos are the highest in Broward County since 2008;
- The \$268,500 median sale price is affordable to households earning 208 percent and above the County's median household income (20 percent of Broward County's households);
- The median sales price of 3 and 4 bedroom existing single-family homes has increased in most of Broward County's largest municipalities;
- The 3Q 2013 median sales price of new single-family homes in Broward County was \$370,832, which represents a 20 percent increase from 2012;
- The average monthly rent for a two-bedroom apartment in Broward County is \$1,369;
- Broward County's annual average wage of \$43,964 translates to individual workers earning 91 percent of the median household income;
- The majority (54 percent) of Broward County's workers are employed in lower wage service sector occupations with hourly wages that translate to workers earning 40-60 percent of the median household income;

- According to 2008-2012 5-Year ACS estimates, 49.7 percent of all households in Broward County (330,624 households) are cost-burdened (pay in excess of 30 percent of their incomes on housing costs);
- There are 127,382 cost-burdened renter households in Broward County, of which, 52 percent are “extremely” cost-burdened (pay in excess of 50 percent of their incomes on housing costs);
- Extremely cost-burdened renter households in Broward County have increased by 15.2 percent (8,804 renter households) since 2009;
- The study found growing “affordability gaps” based on the median sale prices of existing 3-4 bedroom single-family homes in Broward County;
- The study found growing and substantial affordability gaps for “Very Low” and “Low” income renter households and “Moderate” income renter households earning less than 100 of the median household income;
- Broward County’s employment is projected to increase by 78,229 jobs (9.6 percent growth) during the next eight years;
- The projected 1.2 percent annual growth rate (9,779 new jobs annually) may be a conservative estimate as Broward County doubled that total with 18,900 jobs added from October 2012 to October 2013;
- According to employment projections, the occupations projected to gain the “most new jobs” include Retail Salespersons (3,979 jobs), Registered Nurses (2,979 jobs), Customer Service Representatives (1,813 jobs), Office Clerks (1,577 jobs) and Food Preparation & Serving Workers (1,396 jobs);
- Based on current and projected population and employment estimates, Broward County’s existing and future housing demand will continue to be substantially weighted towards renter households in the “Very Low” to “Moderate” household income categories.

## TABLE OF CONTENTS

<b>I. INTRODUCTION AND METHODOLOGY</b> .....	<b>11</b>
<b>Defining Affordable Housing and Measuring Affordability</b> .....	<b>12</b>
Affordability Indices.....	13
<b>Link between Economic Growth and Housing Need</b> .....	<b>15</b>
<b>Methodology and Scope of Study</b> .....	<b>15</b>
<b>II. HOUSING SUPPLY ANALYSIS</b> .....	<b>17</b>
<b>Housing Inventory by Type</b> .....	<b>17</b>
Inventory of Single-Family and Multi-Family Units .....	17
Owner and Renter-Occupied Units .....	19
<b>Development and Market Trends</b> .....	<b>20</b>
Development Trends.....	20
Market Trends.....	23
<b>Single Family, Condominium and Rental Markets:</b> .....	<b>23</b>
Single-Family Home Market: Existing.....	23
Single-Family Home Market: New .....	25
Condominium Market: Existing.....	27
Condominium Market: New .....	29
Rental Market.....	32
<b>Home Foreclosure Activity</b> .....	<b>34</b>
<b>III. HOUSING DEMAND ANALYSIS</b> .....	<b>35</b>
<b>Labor Market and Economic Base</b> .....	<b>35</b>
<b>Calculating Housing Demand</b> .....	<b>37</b>
Employment and Housing Demand .....	37
Household Composition and Household Income .....	37
<b>Housing Affordability and Cost Burden</b> .....	<b>39</b>
Single-Family Market Affordability Analysis.....	39
Condominium Market Affordability Analysis.....	41
Renter Market Affordability Analysis .....	43
<b>IV. FUTURE HOUSING SUPPLY AND DEMAND</b> .....	<b>45</b>
<b>Industry and Employment Growth</b> .....	<b>45</b>
<b>Occupational Growth</b> .....	<b>47</b>
<b>IV. CONCLUSIONS</b> .....	<b>49</b>
<b>Shifts in Housing Demand and Supply</b> .....	<b>49</b>
<b>Growing Housing Affordability Gaps</b> .....	<b>49</b>
<b>Worker Resident Impacts</b> .....	<b>50</b>
<b>Housing and Transportation Costs</b> .....	<b>50</b>
<b>V. MUNICIPAL PROFILES and HOUSING SUPPLY/DEMAND ANALYSIS</b> .....	<b>52</b>
<b>Appendix A: Municipal Profiles</b> .....	
<b>Appendix B: Municipal Affordable Housing Demand and Supply Analysis</b> .....	



# LIST OF TABLES

*Table 2.1: Broward County Growth in Housing Inventory, 2006-2012..... 17*

*Table 2.2: Broward County Inventory of Housing Units, 2009 and 2012..... 18*

*Table 2.3: Broward County Inventory of Single and Multi-Family Housing Units, 2009 and 2012  
..... 19*

*Table 2.4: Broward County Occupancy Characteristics, 2000-2012.....19*

*Table 2.5: Broward County Vacancy Status Characteristics, 2006-2012.....20*

*Table 2.6: Broward County New Housing Units Authorized by Building Permits, 2002-2013 .....21*

*Table 2.7: Broward County New Rental Development Activity, 2005-2013.....22*

*Table 2.8: Broward County Median Sale Price.....23*

*Table 2.9: Broward County Distressed Markets.....24*

*Table 2.10: Existing Single-Family Median Sale Prices by Municipality .....25*

*Table 2.11: Broward County Sales Price Distribution of New Single-Family Homes Sold.....26*

*Table 2.12: Broward County Existing Condominium Units Sold.....27*

*Table 2.13: Broward County Sales Price Distribution of Existing Condominium Units Sold .....28*

*Table 2.14: Existing Condominium Median Sales Price, 2013 3Q .....29*

*Table 2.15: Broward County New Condominium Units Sold.....30*

*Table 2.16: Broward County Distribution of New Condominium Units Sold .....31*

*Table 2.17: New Condominium Median Sale Prices, 2013 Q3 .....32*

*Table 2.18: Broward County Average Monthly Rent.....33*

*Table 2.19: Average Monthly Rent by Submarket.....33*

*Table 2.20: Top 5 Cities with the Highest Foreclosure Rates .....34*

*Table 3.1: Nonagricultural Employment by Industry, Ft. Lauderdale-Pompano Beach-Deerfield  
Beach Metro Division .....36*

*Table 3.2: Broward County Housing Cost as a Percentage of Housing Income.....38*

*Table 3.3: Broward County Gross Rent as a Percentage of Household Income .....39*

*Table 3.4: Affordability Index for Existing 3 BR Single-Family Homes.....40*

*Table 3.5: Affordability Index for Existing 4 BR Single-Family Homes.....40*

*Table 3.6: Broward County New Single-Family Sales by Major Submarket.....41*

*Table 3.7: Broward County Affordability for Existing Condominiums in Major Submarkets.....42*

*Table 3.8: Broward County Affordability for New Condominiums in Major Submarkets .....43*

*Table 3.9: Recent Apartment Rent Trend.....44*

*Table 3.10: Broward County Rent Affordability by Household Income Categories.....44*

*Table 4.1: Broward County Employment Projections .....46*

*Table 4.2: Broward County Top 13 Occupations Gaining the Most New Jobs .....47*

**TABLE OF FIGURES**

*Figure 2.1: Broward County New Housing Units Authorized by Building Permits.....21*

*Figure 2.2: Broward County New Rental Development Activity Starts and Completions.....22*

*Figure 2.3: Broward County Sales Price Distribution of New Single-Family Homes Sold.....26*

*Figure 2.4: Broward County Sales Price Distribution of Existing Condominium Units Sold.....28*

*Figure 2.5: New and Existing Condominium Units Sold Over Time.....30*

*Figure 2.6: Broward County Sales Price Distribution of New Condominium Units Sold.....31*

## I. INTRODUCTION AND METHODOLOGY

The 2014 *Broward County Affordable Housing Needs Assessment* provides a current market perspective on the key demand and supply factors impacting the production and availability of affordable housing in Broward County. The previous 2011 study, prepared on behalf of the Broward County Housing Council, found that increasing levels of affordability for existing single-family and condominiums brought on by the collapse of the “housing bubble” had not improved overall housing affordability for homebuyers and renters alike. This was due to a number of contributing factors including lack of new housing production, loss of equity, income stagnation and increasing rent prices. In fact, the study found the associated impacts of the housing bubble collapse caused a significant alteration in affordable housing supply and demand relationships, including the American family dream of homeownership that has been lost for hundreds of thousands of families displaced through home foreclosures. At the same time, access to traditional lending instruments and credit has been severely diminished for foreclosed homeowners and most working families with homebuyer aspirations.

The current assessment of Broward County’s affordable housing needs found the housing recovery well underway with new construction activity, rising home prices and growing demand. And, while the rental market also continues to strengthen by most indicators, income stagnation and the loss of the more affordable rental stock are leading many working families and households to fall further behind. As noted in the *State of the Nation’s Housing 2013* report by the Joint Center for Housing studies at Harvard, the housing recovery has pushed up rents and house prices even as high unemployment has pushed down real incomes for a broad spectrum of households. In fact, the percentage of cost-burdened owner and renter households has continued to increase at the same rates as during the housing bubble.

Significantly, studies have found that rental housing investment has become highly competitive and lucrative given the supply shortage and growing rental housing demand. Recently, there has been intense competition for real estate owned (REO) and “short sale” properties by a wide-range of prospective investors, many whose investment objectives may not align with the production of affordable housing.

The availability of and accessibility to affordable housing has clear and direct policy implications with respect to transportation, land use and economic development. Housing and transportation costs can severely limit a working household’s choice both in terms of housing and job location. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the Housing and Transportation (H+T) Affordability Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. According to the H+T Affordability Index, Broward County’s median monthly housing costs as a percentage of household monthly income is 35.3 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 61.8 percent, far above the 45 percent H+T Affordability Index threshold.

As supply struggles to keep up with demand, both owner and rental vacancy continues to decline. The FIU Metropolitan Center’s on-going analysis of the South Florida housing market has determined that not all households and families are benefiting from the rebound of the housing market as affordability continues to be a challenge, particularly for renters. Rent prices are outpacing inflation and incomes are not keeping up. Significantly, the median household income

in Broward County has fallen 2.0 percent below the 2007 peak level. During this time, the number of owner-occupied units in Broward County decreased by 8.5 percent while renter-occupied units increased 23.5 percent.

This is also a national trend. In fact, cost-burdened households have increased substantially in recent years. According to the Harvard Study, 42.3 million households (37 percent) are spending 30 percent or more of their income on housing and nearly half of those households (20.6 million) are “severely” cost-burdened, defined as spending at least 50 percent of their income on housing. This represents an increase of 6.7 million households with severe cost-burden between 2001 and 2011. Spending such high amounts on housing has spillover effects—compared to similar families living in more affordable housing, severely cost-burdened low-income families spend one-third less on food, one-half less on clothing and four-fifths less on health care.

According to the Center for Housing Policy, working renters have faced steadily rising housing costs since 2009. The foreclosure crisis in the U.S. turned many foreclosed homeowners into renters and limited credit availability, preventing many would-be homebuyers from transitioning into homeownership. These factors have driven up demand and prices for a constrained supply of rental housing and unless the availability of affordable rental housing increases, it will be difficult to make additional progress in reducing the number of severely cost-burdened working households.

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

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

## **Defining Affordable Housing and Measuring Affordability**

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

through the State of Florida's Housing Finance Corporation (FHFC) and Department of Economic Opportunity (DEO). However, this definition of housing affordability has its limitations because of the inability to determine whether households spend more than 30 percent of their income on housing by necessity or choice. Specifically, the definition does not consider that upper income and smaller households can afford to spend much more than 30 percent of their incomes on housing and still have enough income left over to satisfy other basic needs, whereas low income households that pay even 10 percent of their incomes on housing costs may be forced to forgo essential medical care and healthy food (The Brookings Institution, 2002).

People mean many things when they say "affordable housing." Affordable to whom? Affordable for how long? Affordable for rental or ownership? There are many different answers to those questions, but there are also some ways to define the term and compare the different projects that fall under it. Public agencies often define affordability in terms of area median income (AMI). AMI is published by the U.S. Department of Housing and Urban Development (HUD) for every county and metropolitan area. It is the most common benchmark to determine eligibility for federal housing programs. AMI is defined as the median family income (MFI) for metropolitan statistical areas (MSA). Households earning between 80 and 120 percent AMI are considered "moderate-income"; below 80 percent AMI, "low-income"; below 50 percent AMI, "very low-income" and below 30 percent AMI, "extremely low-income."

As previously noted, the commonly accepted standard for affordability is that a household's monthly housing costs should not exceed 30 percent of its monthly net household income. Housing is usually considered "affordable" if it would meet this 30 percent standard for families considered "low-income," meaning they earn below 80 percent of the area median income (AMI). Because AMI is defined across a large area, the metropolitan definition of low-income is higher in many communities than what residents would consider "low-income" in their specific community. It is important to adjust the official definitions of "low-income," and therefore of "affordable," to fit the local situation.

How long housing will be affordable is also a major consideration. Some housing sources distinguish between housing with affordability restrictions and private, market-rate housing that happens to be priced low at the moment due to economic conditions. Market-rate housing is sometimes available at a low cost, but as the demand for housing rises, owners can raise the price as they choose. Since a basic effect of gentrification is that market-rate housing rapidly increases in price, only housing with affordability restrictions of some sort will guarantee a lasting supply of affordable housing.

### ***Affordability Indices***

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

### National Association of Realtors (NAR) Index

The most common index is that produced by the National Association of Realtors (NAR). The affordability index measures whether or not a typical family could qualify for a mortgage loan on a typical home. A typical home is defined as the national median-priced, existing single-family home as calculated by NAR. The typical family is defined as one earning the median family income as reported by the U.S. Bureau of the Census. The prevailing mortgage interest rate is the effective rate on loans closed on existing homes from the Federal Housing Finance Board and HSH Associates, Butler, N.J. These components are used to determine if the median income family can qualify for a mortgage on a typical home. To interpret the indices, a value of 100 means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. For example, a composite Housing Affordability Index (HAI) of 120.0 means a family earning the median family income has 120 percent of the income necessary to qualify for a conventional loan covering 80 percent of a median-priced existing single-family home. An increase in the HAI, then, shows that this family is more able to afford the median priced home. The calculation assumes a down payment of 20 percent of the home price and it assumes a qualifying ratio of 25 percent. That means the monthly principal and interest (P&I) payment cannot exceed 25 percent of the median family monthly income.

### Housing Opportunity Index

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

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

### Housing and Transportation Affordability Index

As noted above, housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard HUD definition that households should spend no more than 30 percent of their income on housing costs is most frequently used by various units of government. However, a number of housing studies in recent years have shown a clear correlation between workforce housing demand and transportation costs. The critical link between housing and transportation costs has significant implications with respect to housing choice and affordability. Housing and transportation costs can severely limit a working

household's choice both in terms of housing and job location. Rising gas and overall transportation costs have significant impacts on both homeowners and renters. The location of affordable rental housing is particularly relevant as proximity to job centers and access to transit is vital to a renter dominated workforce principally comprised of low- and moderate income households.

The Housing and Transportation Affordability Index (H+T Index) developed by the Center for Neighborhood Technology (CNT) demonstrates the inadequacy of traditional measures of housing cost burden. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the H+T Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. Why does this matter? According to CNT, a typical household's transportation costs can range from 12 percent of household income in communities with compact development and access to transit options, to more than 32 percent in the far exurbs.

Unfortunately, new data show that workers have further distanced themselves from their jobs. According to the U.S. Census Bureau, the number of "extreme commuters," those who travel ninety minutes or more each way, has reached 3.5 million, almost double their number in 1990. Statistics show that South Florida's sprawl development pattern has significantly increased commute times. In 1990, 210,802 South Florida workers commuted 45+ minutes to their place of employment. According to 2010 U.S. Census figures, that number has more than doubled to 429,963 workers.

## **Link between Economic Growth and Housing Need**

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Broward County's housing affordability problem has widespread economic impacts, including a growing recognition of the important link between an adequate affordable housing supply and economic growth. During the height of the residential boom of 2003-2005, many of Florida's business sectors, including professional services, retail trade, and health care, were finding it increasingly difficult to attract and maintain workers for entry and mid-management positions. There was increasing evidence that working families had begun to move to locations which had more affordable housing, both in and outside the State of Florida.

## **Methodology and Scope of Study**

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The methodology used by the FIU Metropolitan Center in the research and preparation of the *2014 Broward County Affordable Housing Needs Assessment* was to assess current market data and conditions to determine changes in existing and future housing demand. The housing demand and supply assessment examines the existing and future housing needs of Broward County's resident worker population and provides several layers of affordability gap analysis based on prevailing wages, household incomes, and housing values. The geographical emphasis of the 2014 analysis includes Broward County and all 31 municipalities.



The study includes the following elements:

- **Housing Supply Analysis:** This section provides an update of Broward County's housing inventory/supply based on housing type, tenure, development activity and values by municipality;
- **Housing Demand Analysis:** This section provides an update of Broward County's current housing demand (need) based on an economic base analysis of the County and its impact on owner and renter households;
- **Future Housing Supply and Demand Analysis:** This section analyzes economic and population projections for Broward County to determine future housing supply and demand with specific focus on the supply and demand by household income category.



## II. HOUSING SUPPLY ANALYSIS

The *2014 Broward County Affordable Housing Needs Assessment* provides a current analysis of housing supply and demand conditions that impact housing accessibility and affordability. The housing supply analysis section of the housing needs assessment quantifies the extent to which the recent volatility of the housing market has further impacted Broward County's affordable housing supply. In order to develop an understanding of Broward County's housing supply conditions, it is important to assess the existing housing inventory, including changes in occupancy status, vacancies, development trends, and sales and rental activity. The definitions of the various housing types are as follows:

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

### Housing Inventory by Type

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

According to the current 2008-2012 5-Year American Community Survey (ACS) estimates, Broward County's housing inventory increased by 13,685 units since 2006, of which, 9,024 units (66 percent) were added since 2009 (Table 2.1). The 2006-2012 growth rate of 1.7 percent, however, was substantially below 2000-2006 when the County's housing inventory increased by 55,492 units (7 percent). The most significant increase from 2006-2012 occurred in the growth of 1-unit, attached units (7,074 units) and multi-family housing of 20 or more units (6,095 units).

Table 2.1: Broward County Growth in Housing Inventory, 2006-2012

Units in Structure	2006	2009	2012	% Change 2006-2009	% Change 2009-2012
Total housing units	796,535	801,196	810,220	0.59%	1.13%
1-unit, detached	329,531	329,808	332,959	0.08%	0.96%
1-unit, attached	57,929	59,711	65,003	3.08%	8.86%
2 units	23,609	23,673	22,420	0.27%	-5.29%
3 or 4 units	34,396	35,524	35,645	3.28%	0.34%
5 to 9 units	44,048	44,488	46,899	1.00%	5.42%
10 to 19 units	59,855	58,144	56,842	-2.86%	-2.24%
20 or more units	221,740	225,813	227,835	1.84%	0.90%
Mobile home	24,743	23,581	22,080	-4.70%	-6.37%
Boat, RV, van, etc.	684	454	537	-33.63%	18.28%

Source: U.S. Census, 2006 ACS, 2009 ACS, 2012 ACS

Broward County's housing inventory is concentrated in its major cities and towns. According to 2008-2012 5-Year ACS estimates, 72 percent of Broward County's housing inventory is located in the twelve (12) largest municipalities (Table 2.2). The Cities of Fort Lauderdale (11.4 percent), Hollywood (8.8 percent), Pembroke Pines (7.7 percent) and Pompano Beach (7.0 percent) have the largest total inventories. Fort Lauderdale (9.6 percent), Pembroke Pines (9.4 percent), and Hollywood (8.5 percent) have the County's largest single-family inventories, while Fort Lauderdale (14.0 percent), Pompano Beach (9.0 percent) and Hollywood (9.4 percent) have the largest multi-family inventories in the County.

**Table 2.2: Broward County Inventory of Housing Units, 2009 and 2012**

Municipality	2009		2012	
	Housing Units	% of County Total	Housing Units	% of County Total
Coral Springs	46,327	5.8%	45,064	5.6%
Davie	35,836	4.5%	36,171	4.5%
Deerfield Beach	40,743	5.1%	42,705	5.3%
Ft. Lauderdale	97,936	12.2%	92,100	11.4%
Hollywood	71,028	8.9%	71,363	8.8%
Lauderhill	29,230	3.6%	29,642	3.7%
Miramar	35,610	4.4%	40,711	5.0%
Pembroke Pines	57,244	7.1%	62,107	7.7%
Plantation	36,105	4.5%	37,291	4.6%
Pompano Beach	57,017	7.1%	56,926	7.0%
Sunrise	37,807	4.7%	36,506	4.5%
Tamarac	32,005	4.0%	32,041	4.0%
Total for Top Municipalities	576,888	72.0%	582,627	71.9%
Total for Broward County	801,196	100.0%	810,220	100.0%

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

**Table 2.3: Broward County Inventory of Single and Multi-Family Housing Units, 2009 and 2012**

Municipality	2009		2012		% Change 2009-2012	
	Single-Family Units <sup>1</sup>	Multi-Family Units <sup>2</sup>	Single-Family Units <sup>1</sup>	Multi-Family Units <sup>2</sup>	Single-Family Units <sup>1</sup>	Multi-Family Units <sup>2</sup>
Coral Springs	30,374	15,839	29,300	15,551	-3.5%	-1.8%
Davie	20,503	9,142	21,505	9,169	4.9%	0.3%
Deerfield Beach	16,194	22,676	16,976	23,654	4.8%	4.3%
Ft. Lauderdale	53,935	42,686	50,671	40,347	-6.1%	-5.5%
Hollywood	40,661	29,015	40,693	29,709	0.1%	2.4%
Lauderhill	13,043	16,187	13,481	16,083	3.4%	-0.6%
Miramar	28,948	6,045	33,369	6,649	15.3%	10.0%
Pembroke Pines	36,634	20,036	39,845	21,733	8.8%	8.5%
Plantation	23,398	12,179	24,392	12,558	4.2%	3.1%
Pompano Beach	24,405	31,372	23,814	31,783	-2.4%	1.3%
Sunrise	21,345	16,327	20,470	15,912	-4.1%	-2.5%
Tamarac	17,520	14,474	17,683	14,302	0.9%	-1.2%
Total for Top Municipalities	326,960	235,978	332,199	237,450	1.6%	0.6%
Total for Broward County	448,716	328,445	456,027	331,576	1.6%	1.0%

<sup>1</sup>Single-family units include all structures with up to 4 units

<sup>2</sup>Multi-family units include all structures with 5 or more units

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

### **Owner and Renter-Occupied Units**

According to 2008-2012 5-Year ACS estimates, there are currently 665,913 occupied housing units in Broward County which represents a decrease of 4,559 occupied units since 2009 (0.7 percent decrease). Owner-occupied units (447,228 units) comprise 67 percent of Broward County's occupied housing inventory with 218,685 units (33 percent) renter-occupied. The current total of vacant housing units (144,307 units) represents a 10.4 percent increase (13,583 units) since 2009 (Table 2.4).

**Table 2.4: Broward County Occupancy Characteristics, 2000-2012**

Housing Supply	2000	2009	2012	% Change 2000-2009	% Change 2009-2012
Occupied Housing Units	654,445	670,472	665,913	2.4%	-0.7%
Owner-Occupied	454,750	469,639	447,228	3.3%	-4.8%
Renter-Occupied	199,695	200,833	218,685	0.6%	8.9%
Vacant Housing Units	86,598	130,724	144,307	51.0%	10.4%
Homeowner Vacancy Rate	2.6	3.3	3.0	-	-
Rental Vacancy Rate	6.5	9.6	10.4	-	-
Total Housing Units	741,043	801,196	810,220	8.1%	1.1%

Source: U.S. Census, 2000 Decennial Census, 2009 ACS, 2012 ACS

The total number of vacant housing units in Broward County has grown steadily since 2000. Broward County's total vacant housing units increased by 51 percent (44,126 units) from 2000-2009 and an additional 10.4 percent (13,583 units) from 2009-2012.

The recent increase in Broward County's housing vacancies continues to be the growing number of "seasonal" vacancies or second homes and "for rent" vacancies (Table 2.5). Seasonal vacancies increased by 5,609 units (9 percent) from 2009-2012 and 21,744 units (44 percent) since 2006. For rent vacancies increased by 3,937 units (18 percent) from 2009-2012 and 11,855 units (57 percent) since 2006. The categories "for sale only" and "rented or sold, not occupied" show decreases in vacancies since 2009, which is attributed to the decreasing foreclosure inventory and improving homebuyer market.

**Table 2.5: Broward County Vacancy Status Characteristics, 2006-2012**

Vacancy Status	2006	2009	2012	% Change 2006-2009	% Change 2009-2012
Total Vacant Units	86,598	130,724	144,307	51.0%	10.4%
For Rent	13,843	21,761	25,698	57.2%	18.1%
For Sale Only	12,129	16,073	14,068	32.5%	-12.5%
Rented or Sold, Not Occupied	5,636	10,034	9,583	78.0%	-4.5%
For Seasonal, Recreational, or Occasional Use	46,470	62,605	68,214	34.7%	9.0%
All Other Vacant	8,376	20,140	26,678	140.4%	32.5%

Source: U.S. Census, 2006 ACS, 2009 ACS, 2012 ACS

## Development and Market Trends

### *Development Trends*

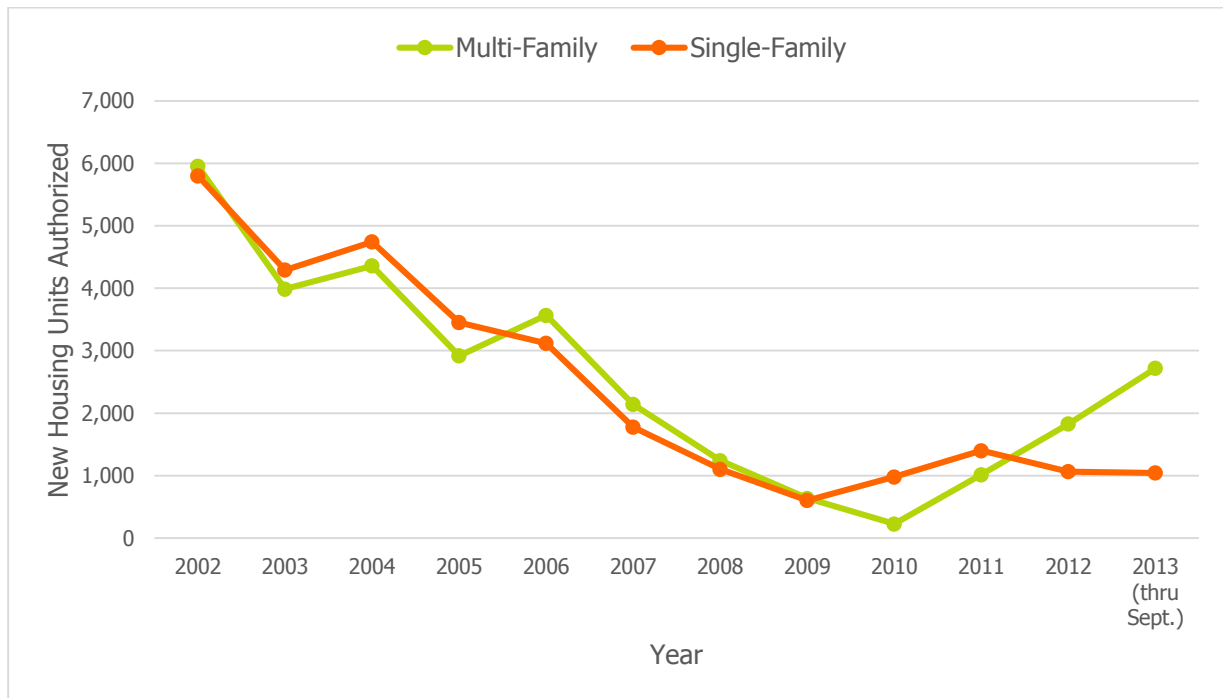
New housing development permit activity in Broward County was sluggish from 2007 through 2010, but has steadily increased since 2011. Broward County had an increase in both single- and multi-family housing permit activity in the past three years (Table 2.6). Multi-family permit activity has been particularly strong through the first nine months of 2013 with 2,720 new units authorized. Despite the increase in new housing development permit activity in the past few years, Broward County's single- and multi-family housing starts are down from 11,750 permits in 2002 to 3,765 units through 3Q-2013. Broward County averaged 12,500 new housing development permits per year during its height (1997-1999) of residential building activity.

**Table 2.6: Broward County New Housing Units Authorized by Building Permits, 2002-2013**

Year	Multi-Family	Single-Family	Total
2002	5,952	5,798	11,750
2003	3,986	4,292	8,278
2004	4,359	4,742	9,101
2005	2,919	3,451	6,370
2006	3,567	3,119	6,686
2007	2,141	1,777	3,918
2008	1,242	1,104	2,346
2009	637	604	1,241
2010	228	981	1,209
2011	1,016	1,399	2,415
2012	1,828	1,064	2,892
2013 (thru Sept.)	2,720	1,045	3,765
% Change 2002-2012	-69.3%	-81.6%	-75.4%

Source: Reinhold P. Wolff Economic Research, Inc.

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



Source: Reinhold P. Wolff Economic Research, Inc.

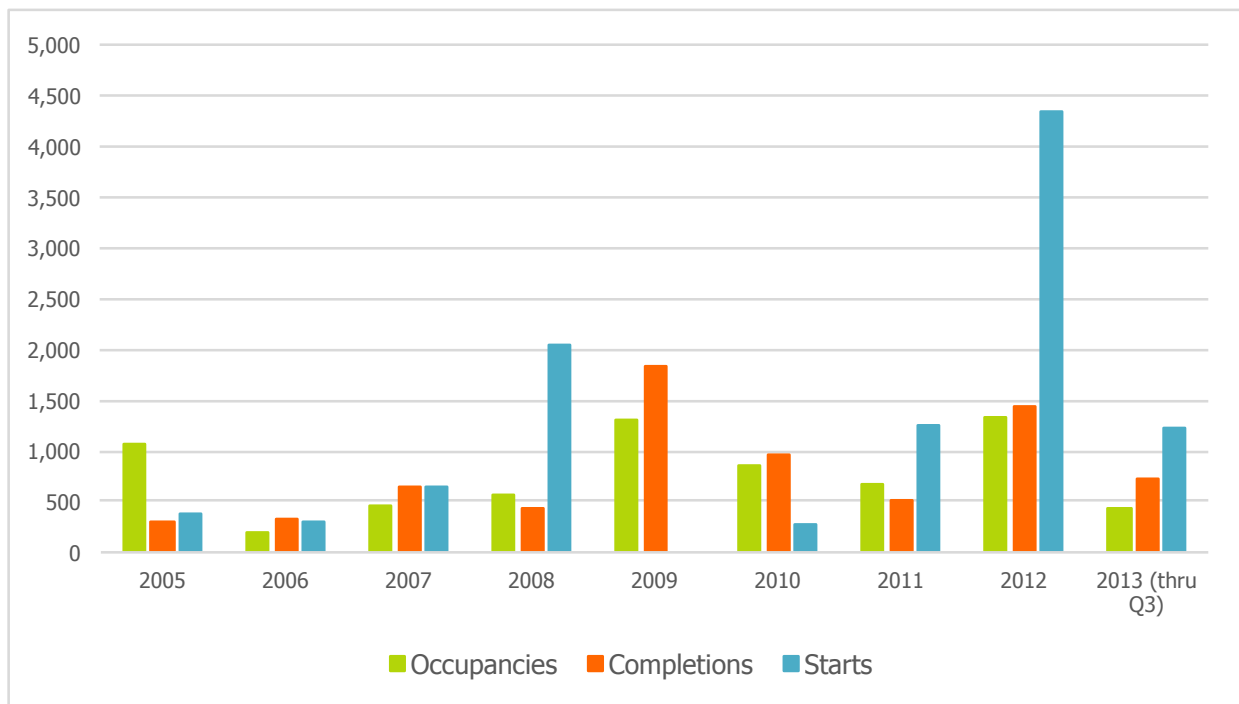
Broward County’s new rental housing development activity has significantly increased since 2011 (Table 2.7). Broward County saw an increase (1,246 units) in new rental housing starts in 2011 after very little activity (271 total starts) in the prior two years. New rental housing starts spiked in 2012 (4,333 units) followed by 1,236 starts through 3Q-2013. The increase in new rental housing starts since 2011 resulted in significant increases in occupancies (1,333 units) and completions (1,443 units) in 2012.

**Table 2.7: Broward County New Rental Development Activity, 2005-2013**

Year	Occupancies	Completions	Starts
2005	1,067	306	390
2006	208	330	312
2007	470	650	646
2008	573	438	2,053
2009	1,297	1,820	0
2010	864	958	271
2011	683	512	1,246
2012	1,333	1,443	4,333
2013 (thru Q3)	434	728	1,236

Source: Reinhold P. Wolff Economic Research, Inc.

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



Source: Reinhold P. Wolf Economic Research, Inc.

## **Market Trends**

As was reported in the 2011 *Broward County Affordable Housing Needs Assessment*, many of the County's municipalities experienced sharp increases in the sale of existing single-family homes following the unprecedented downturn from 2006 to 2008 which saw a growing inventory of foreclosures and unsold homes. However, in 2011 sales of existing single-family homes reached the same level of activity at the tail end of the housing boom in 2005.

### **Single Family, Condominium and Rental Markets:**

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

According to the Greater Fort Lauderdale Realtors, the median sale price of existing single-family homes, townhomes and condos in Broward County have steadily increased since 2011. March 2013-2014 year-over-year data showed a 10.7 percent increase in the median sale price of single family homes and a 25.7 percent increase in the median sale price of townhomes and condos. Both the \$268,500 median sales price of an existing single-family home and \$120,000 median sales price of townhomes and condos are the highest since 2008 (Table 2.8).

**Table 2.8: Broward County Median Sale Price**

	March 2014	March 2013	% Change
Single-Family Homes	\$268,500	\$242,500	10.7%
Closed Sales	1,210	1,199	0.9%
Cash Sales	509	491	3.7%
Townhomes/Condos	\$120,000	\$95,500	25.7%
Closed Sales	1,432	1,499	-4.5%
Cash Sales	1,098	1,227	-10.5%

Source: Greater Fort Lauderdale REALTORS, April 2014

The Greater Fort Lauderdale Realtors March 2013-2014 year-over-year analysis of housing market activity in Broward County showed a continuing but slowing trend in "distressed" market sales activity (Table 2.9). While foreclosure/REO single-family home and townhomes/condos sales continue at approximately the same year-over-year rate, "short sale" activity has declined substantially for both housing types. Significantly, on-going sales activity in the distressed market has the effect of skewing Broward County's aggregate median sales values. Disaggregated March 2013-2014 year-over-year sales activity data show much higher median sale prices for "traditional" single-family homes (\$288,500) and townhomes/condos (\$130,000) than both foreclosure/REO and short sales.

**Table 2.9: Broward County Distressed Markets**

		March 2014	March 2013	% Change
<b>Single-Family Homes</b>				
Traditional	Closed Sales	937	788	18.9%
	Median Sale Price	\$288,500	\$280,000	3.0%
Foreclosures/REO	Closed Sales	147	139	5.8%
	Median Sale Price	\$168,300	\$136,500	23.3%
Short Sale	Closed Sales	126	272	-53.7%
	Median Sale Price	\$213,000	\$173,000	23.1%
<b>Townhomes/Condos</b>				
Traditional	Closed Sales	1,129	1,036	9.0%
	Median Sale Price	\$130,000	\$112,000	16.1%
Foreclosures/REO	Closed Sales	225	237	-5.1%
	Median Sale Price	\$94,300	\$75,000	25.7%
Short Sale	Closed Sales	78	226	-65.5%
	Median Sale Price	\$106,500	\$81,000	31.5%

Source: Greater Fort Lauderdale REALTORS, April 2014

The previous *2011 Broward County Affordable Housing Needs Assessment* found the median price of existing single-family 3 and 4 bedroom homes had increased in most of Broward County's largest municipalities. The current analysis finds the median sales price of existing 3-bedroom single-family homes continued to increase in all of the larger municipalities with the exception of Lauderhill. Substantial increases in the median sales price of existing 3-bedroom homes were found in Fort Lauderdale, Deerfield Beach and Weston. The median sales price of existing 4-bedroom single-family homes also increased substantially in all of the larger municipalities with the exception of Hollywood and Pompano Beach. The largest increases were found in Fort Lauderdale, Davie, Deerfield Beach, Plantation and Weston (Table 2.10). The current high median sales price of 4-bedroom single-family homes in Fort Lauderdale was attributed to a heightened level of sales activity during the First Quarter of 2014 of high-end properties near the coast. High-end sales activity has increased significantly along the coastal areas of South Florida and nationwide since the beginning of the year.



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

Municipality	Single-Family	3-Bedroom	4-Bedroom
Coral Springs	\$313,000	\$239,000	\$328,000
Davie	\$330,000	\$210,000	\$428,000
Deerfield Beach	\$282,000	\$274,000	\$350,000
Ft. Lauderdale	\$367,000	\$407,000	\$989,000
Hollywood	\$193,000	\$284,000	\$216,000
Lauderhill	\$154,000	\$104,000	\$225,000
Miramar	\$264,000	\$178,000	\$290,000
Pembroke Pines	\$264,000	\$240,000	\$319,000
Plantation	\$287,000	\$263,000	\$364,000
Pompano Beach	\$198,000	\$181,000	\$145,000
Sunrise	\$201,000	\$202,000	\$226,000
Weston	\$410,000	\$351,000	\$430,000

Source: Zillow, 2014

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

New single-family home sales activity in Broward County showed a significant increase in 2013. According to housing market statistics from Reinhold P. Wolf Economic Research Inc., there were 887 new homes sold through 3Q 2013 compared to 142 new homes sold for all of 2012. The increase in new homes sold through 3Q 2013 is still well below the 2002-2007 annual average of 3,949 units.

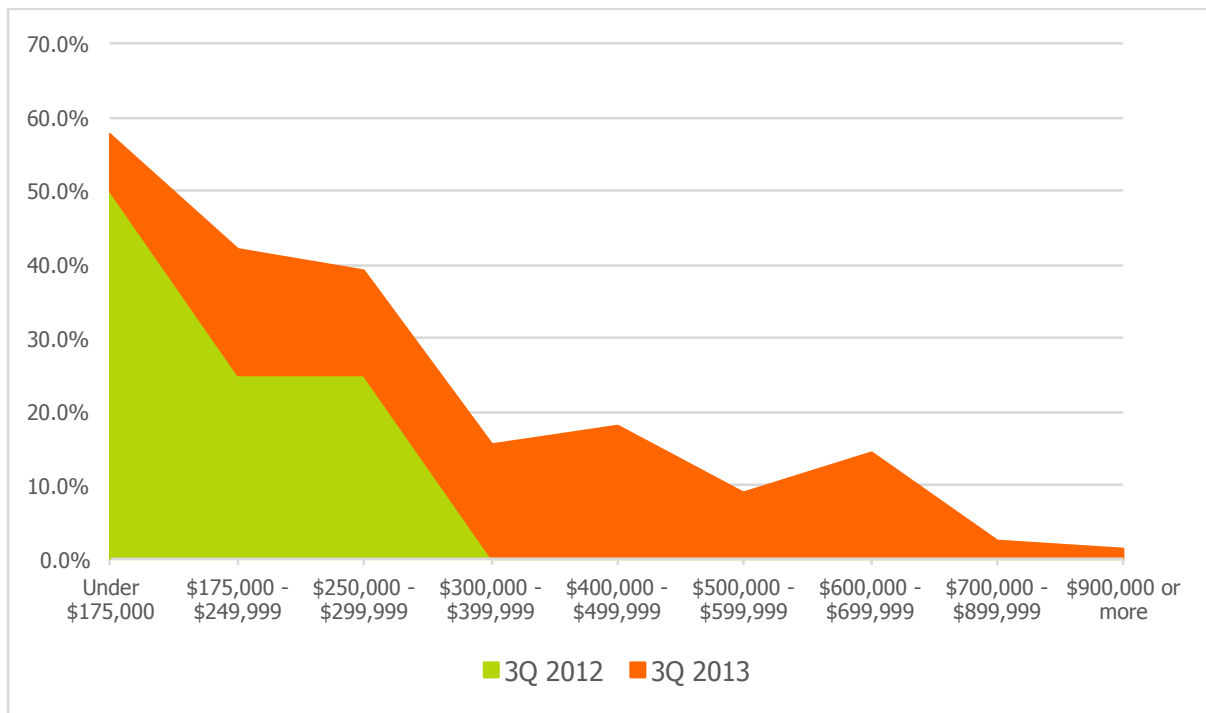
The 3Q 2013 median sales price of new single-family homes in Broward County was \$370,832, which represents a 20 percent increase in the 2012 median sale price of \$309,676. The largest number of sales during 2013 were in the under \$175,000 price range (20.8 percent) though 33 percent of new home sales were in the \$400,000-\$899,000 price range. Most new single-family homes sales were in the Davie/Weston submarket where the median sales price was \$300,000. The highest median sales price was in the Coral Springs/Coconut Creek submarket (\$433,332) and the lowest in the North Pompano Beach/Deerfield Beach submarket (under \$175,000).

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

Price Range	3Q 2012	2Q 2013	3Q 2013
Under \$175,000	50.0%	32.7%	7.8%
\$175,000 - \$249,999	25.0%	2.8%	16.9%
\$250,000 - \$299,999	25.0%	5.8%	14.3%
\$300,000 - \$399,999	0.0%	7.2%	15.6%
\$400,000 - \$499,999	0.0%	5.8%	18.2%
\$500,000 - \$599,999	0.0%	10.2%	9.1%
\$600,000 - \$699,999	0.0%	10.2%	14.3%
\$700,000 - \$899,999	0.0%	7.5%	2.5%
\$900,000 or more	0.0%	17.8%	1.3%
Median Price	\$225,000	\$424,241	\$370,832

Source: Reinhold P. Wolff Economic Research, Inc.

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



Source: Reinhold P. Wolff Economic Research, Inc.

**Condominium Market: Existing**

The previous *2011 Broward County Affordable Housing Needs Assessment* found existing condominium prices and sales activity increasing steadily since 2008 when only 9,905 units were sold. This trend has continued since 2011 with expectations now with the 13,069 units sold through 3Q 2013 that total sales activity in 2013 will surpass 2012 sales. The median sales price of existing condos has also steadily increased. As previously noted, the Greater Fort Lauderdale Realtors reported a 25.7 percent March 2013-214 year-over-year increase in the median sales price of townhomes/condos in Broward County.

The median sales price of existing condominiums in Broward County in recent years has also been significantly impacted by a combination of foreclosures and short sales. As previously noted, foreclosure/REO sales continue to depress overall median sales values. The 3Q 2013 median sales price (\$94,300) of foreclosure/REO townhome/condos was 27 percent less than the traditional median sale price (\$130,000).

**Table 2.12: Broward County Existing Condominium Units Sold**

Year	Existing Units Sold
2002	24,657
2003	29,193
2004	27,473
2005	25,082
2006	19,095
2007	12,359
2008	9,905
2009	16,673
2010	22,477
2011	14,264
2012	13,464
2012 (thru Sept.)	9,695
2013 (thru Sept.)	13,069
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% Change 2011-2010	-36.5%
% Change 2012-2011	-5.6%
% Change 2013-2012	34.8%

Source: Reinhold P. Wolff Economic Research, Inc.

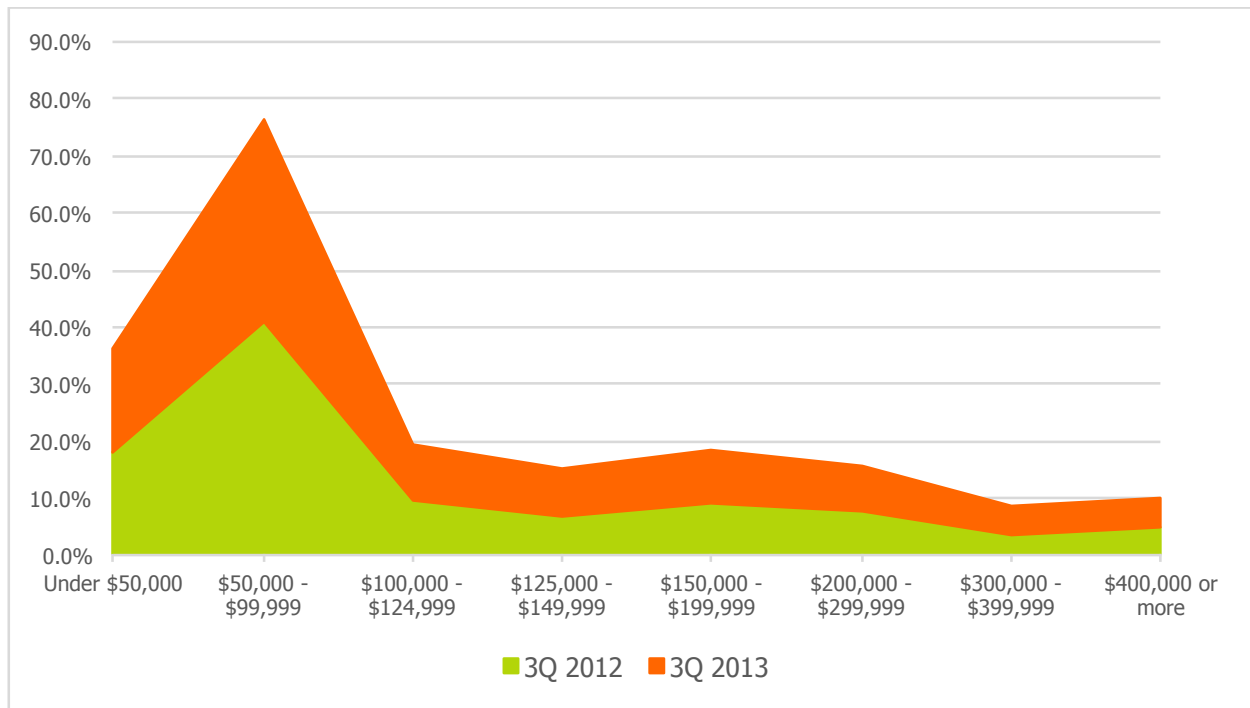
The median sales price of existing condominiums varies significantly among Broward County's submarkets. According to the 3Q 2013 Housing Report by Reinhold P. Wolff Economic Research, the highest median sales price was in the Fort Lauderdale Beach area (\$282,257) followed by the Hollywood/Hallandale Beach area (\$263,792). The lowest median sale prices were found in the Lauderhill/Lauderdale Lakes/Sunrise area (under \$50,000) and the North Lauderdale/Tamarac area (\$69,408).

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

Price Range	3Q 2012	2Q 2013	3Q 2013
Under \$50,000	17.8%	20.2%	18.2%
\$50,000 - \$99,999	41.0%	36.4%	35.6%
\$100,000 - \$124,999	9.4%	9.3%	9.9%
\$125,000 - \$149,999	6.7%	7.0%	8.7%
\$150,000 - \$199,999	9.0%	7.8%	9.6%
\$200,000 - \$299,999	7.9%	8.0%	7.9%
\$300,000 - \$399,999	3.5%	4.4%	5.0%
\$400,000 or more	4.7%	6.8%	5.2%
Median Price	\$89,160	\$90,857	\$94,700

Source: Reinhold P. Wolff Economic Research, Inc.

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



Source: Reinhold P. Wolff Economic Research, Inc.

**Table 2.14: Existing Condominium Median Sales Price, 2013 3Q**

Submarket	Median Sales Price
Hollywood/Hallandale Beach	\$263,792
Hollywood/Hallandale/Dania	\$140,926
Pembroke Pines/Miramar	\$95,161
Davie/Weston	\$106,999
Plantation	\$91,892
Ft. Lauderdale Beach Area	\$282,257
Ft. Lauderdale	\$155,768
Lauderhill/Lauderdale Lakes/Sunrise	Under \$50,000
Lauderdale-by-the-Sea/Pompano	\$261,764
Pompano Beach	\$95,495
N. Lauderdale/Tamarac	\$69,408
Pompano/Hillsboro Beach Area	\$261,537
N. Pompano Beach	\$79,166
Hillsboro Beach/Lighthouse Point	\$65,805
Coral Springs/Coconut Creek	\$75,285
Broward County Total	\$94,700

Source: Reinhold P. Wolff Economic Research, Inc.

### ***Condominium Market: New***

New condominium sales activity has been sharply down since the peak of sales activity in 2006 when 14,233 units were sold. There has been a substantial decrease in the past four years in which an average of only 533 new condominium units were sold. According to Reinhold P. Wolf Economic Research, the 67 new condominiums sold through 3Q 2103 would project to a 77.8 percent year-over-year decrease from 2012.

**Figure 2.5: New and Existing Condominium Units Sold Over Time**



Source: Reinhold P. Wolff Economic Research, Inc.

**Table 2.15: Broward County New Condominium Units Sold**

Year	New Units Sold
2002	1,832
2003	1,619
2004	3,795
2005	12,377
2006	14,233
2007	7,904
2008	2,074
2009	635
2010	656
2011	493
2012	347
2012 (thru Sept.)	302
2013 (thru Sept.)	67
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% Change 2011-2010	-24.8%
% Change 2012-2011	-29.6%
% Change 2013-2012	-77.8%

Source: Reinhold P. Wolff Economic Research, Inc.

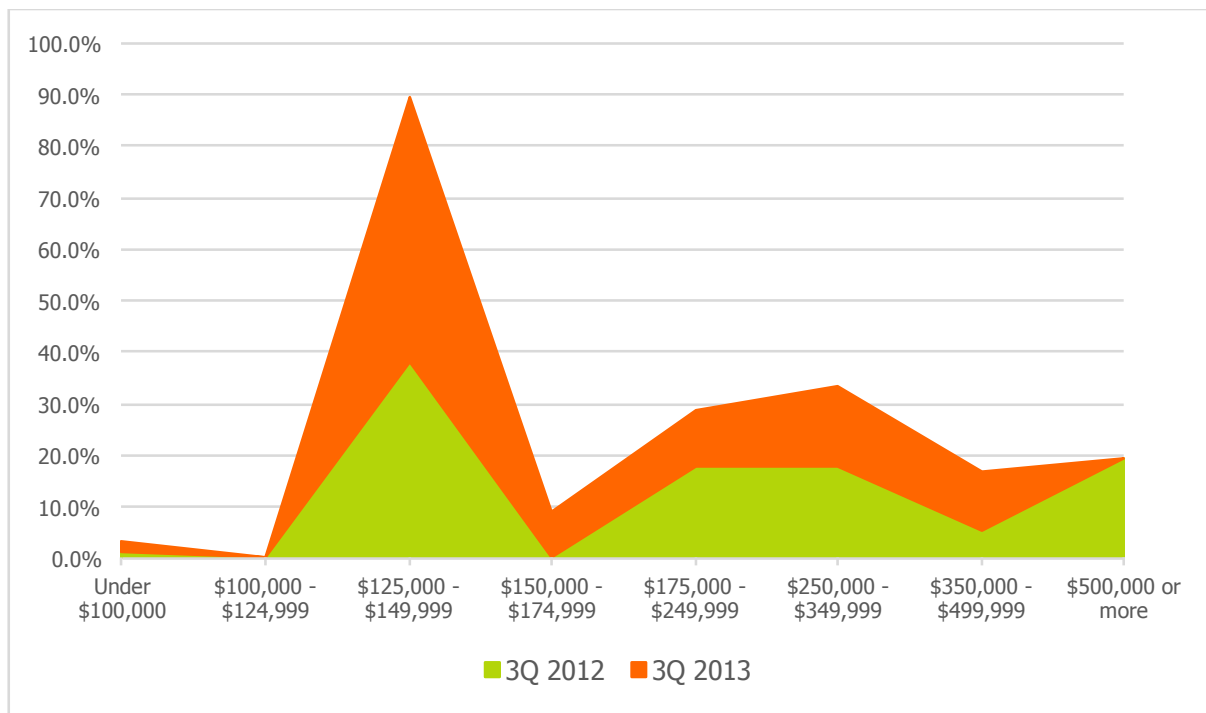
Despite the recent decrease in the sale of new condominiums, the median sales price has increased significantly. The 3Q 2012-2013 year-over-year median sales price increased from \$218,268 to \$300,000 (37 percent). The majority (51.1 percent) of sales were in the \$125,000 - \$149,999 price range. The highest median sales price were found in the Fort Lauderdale area (over \$500,000) with the lowest in the Pembroke Pines/Miramar area (\$137,499).

**Table 2.16: Broward County Distribution of New Condominium Units Sold**

Price Range	3Q 2012	2Q 2013	3Q 2013
Under \$100,000	1.4%	0.0%	2.2%
\$100,000 - \$124,999	0.0%	8.0%	0.0%
\$125,000 - \$149,999	38.3%	16.0%	51.1%
\$150,000 - \$174,999	0.0%	12.0%	8.9%
\$175,000 - \$249,999	17.8%	60.0%	11.1%
\$250,000 - \$349,999	17.8%	4.0%	15.6%
\$350,000 - \$499,999	5.5%	0.0%	11.1%
\$500,000 or more	19.2%	0.0%	0.0%
Median Price	\$218,268	\$192,500	\$300,000

Source: Reinhold P. Wolff Economic Research, Inc.

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



Source: Reinhold P. Wolff Economic Research, Inc.

**Table 2.17: New Condominium Median Sale Prices, 2013 Q3**

Submarket	Median Sales Price
Hollywood/Hallandale Beach	-
Hollywood/Hallandale/Dania	-
Pembroke Pines/Miramar	\$137,499
Davie/Weston	-
Plantation	-
Ft. Lauderdale/Pompano Beach Area	\$424,999
Ft. Lauderdale	Over \$500,000
Lauderhill/Lauderdale Lakes/Sunrise	\$249,999
Pompano Beach	-
N. Lauderdale/Tamarac	-
N. Pompano/Deerfield Beach	-
Coral Springs/Coconut Creek	\$300,000
Broward County Total	\$300,000

Source: Reinhold P. Wolff Economic Research, Inc.

### ***Rental Market***

Broward County's rental market continues to have significant demand issues which have impacted vacancy rates, absorption levels and rent prices. New rental housing development has increased steadily since 2012. According to Reinhold P. Wolf's 3Q 2013 Report, during the six month period ending in September 2013, an average of 120 new rental units were absorbed each month. There were 799 new units in inventory at that time representing 6.7 months of supply at the level of absorption over the previous six months. Up to 6.0 months of supply is considered an acceptable inventory level to have available without indicating an oversupply condition. It is estimated that there is an annual demand for about 6,622 additional rental apartment units in Broward County suggesting that the inventory could be as high as 3,311 units without being excessive on an overall basis. During the six month period ending with September 2013, an average of 196 new units were being completed each month and 364 units were started per month during the period. New rental data showed the largest share of the new units absorbed in the County over the previous six months were in the South Pompano/North Lauderdale area followed by the Plantation area.

Rental housing prices in Broward County increased significantly during South Florida's residential boom period. In Broward County, the average lease for a rental apartment increased from \$757 in 2000 to \$1,253 in 2011 (66 percent). The average monthly rent in the County further increased to \$1,328 in 3Q 2013.

Broward County's average rents vary significantly according to bedroom distribution and submarket area. Current average monthly rents for a 1-bedroom apartment range from a low of \$932 per month in the Lauderhill/Lauderdale Lakes/Sunrise Submarket to \$1,364 per month in the Fort Lauderdale Submarket. The average rent (\$1,369) for a 2-bedroom apartment in



Broward County is 23 percent higher than a 1-bedroom apartment. The average rent (\$1,695) for a 3-bedroom apartment is 24 percent higher than a 2-bedroom apartment and 52 percent higher than a 1-bedroom. Average monthly rents for a 2-bedroom apartment range from a low of \$1,095 per month in the Lauderhill/Lauderdale Lakes/Sunrise Submarket to a high of \$1,945 per month in the Fort Lauderdale Submarket. Average monthly rents for a 3-bedroom apartment range from a low of \$1,276 in the Lauderhill/Lauderdale Lakes/Sunrise Submarket to a high of \$2,210 per month in the Fort Lauderdale Submarket.

**Table 2.18: Broward County Average Monthly Rent**

Type	Rent
All Apartments	\$1,328
Efficiency	\$1,074
1 BR	\$1,116
2 BR	\$1,369
3 BR	\$1,695
4 BR	\$2,207

Source: Reinhold P. Wolff Economic Research, Inc.

**Table 2.19: Average Monthly Rent by Submarket**

Submarket	1 BR	2 BR	3 BR
Hollywood/Hallandale	\$1,133	\$1,429	\$1,792
Pembroke Pines/Miramar	\$1,267	\$1,462	\$1,693
Davie/Cooper City	\$1,163	\$1,401	\$1,695
Plantation	\$1,193	\$1,451	\$1,788
Ft. Lauderdale	\$1,433	\$1,945	\$2,210
Lauderhill/Lauderdale Lakes/Sunrise	\$932	\$1,095	\$1,276
Pompano Beach	\$1,059	\$1,369	\$1,737
N. Lauderdale/Tamarac	\$947	\$1,204	\$1,470
N. Pompano/Deerfield Beach	\$1,015	\$1,189	\$1,616
Coral Springs	\$1,076	\$1,361	\$1,660

Source: Reinhold P. Wolff Economic Research, Inc.

A November 2013 survey by Reinhold P. Wolff Economic Research, Inc. of 33 (6,980 units) fully completed and absorbed tax credit developments in Broward County showed a 2.7 percent overall vacancy rate (191 vacant units). Average monthly rents and vacancy rates are significantly less in lower income affordable tax credit developments. The survey found an average monthly rent of \$965 in the 33 tax credit developments which is 27.3 percent lower than the \$1,328 average monthly rent found in market rate developments. Average rents range from \$825 for a 1-bedroom (689 average sq. ft.) apartment to \$1,125 for a 3-bedroom apartment (1,124 average sq. ft.).

## Home Foreclosure Activity

Home foreclosure activity in Broward County has improved slightly in the past two years though the County's foreclosure rate of 1 in 310 properties is still considered high. The average foreclosure sales price is \$122,100. Recent foreclosure activity reports from RealtyTrac show foreclosure activity up from the previous year. In April, the number of properties that received a foreclosure filing in Broward County was 38 percent higher than the previous month and 4 percent higher than the same time last year. REOs are up 28.2 percent from last year and auctions up 9.1 percent.

Broward County cities with the highest foreclosure rates include Hollywood (1 in 274 properties), Pompano Beach (1 in 305 properties), Fort Lauderdale (1 in 307 properties), Dania Beach (1 in 456 properties) and Deerfield Beach (1 in 523 properties).

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

Location	Foreclosure Rate
Hollywood	1 in every 274
33023	1 in every 169
33029	1 in every 197
33026	1 in every 239
33027	1 in every 242
33024	1 in every 257
Pompano Beach	1 in every 305
33068	1 in every 171
33063	1 in every 239
33067	1 in every 240
33065	1 in every 248
33076	1 in every 316
Ft. Lauderdale	1 in every 307
33332	1 in every 187
33351	1 in every 196
33309	1 in every 201
33321	1 in every 204
33319	1 in every 207
Dania Beach	1 in every 456
33004	1 in every 456
Deerfield Beach	1 in every 523
33441	1 in every 470
33442	1 in every 569

Source: RealtyTrac, April 2014

### III. HOUSING DEMAND ANALYSIS

The 2014 *Broward County Housing Need Assessment* provides a current economic perspective on workforce housing demand. The elements that affect housing demand include growth and change in the labor market and industrial base, migration patterns, housing values, household income, population and household composition. The economic analysis updates the previous 2011 housing needs assessment by providing the most recent industry and employment data and subsequent correlation to housing demand.

#### **Labor Market and Economic Base**

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

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

The 2011 *Broward County Housing Needs Assessment* detailed the County's modest growth (3,000 jobs) in employment from 2010 to 2011 following a period from January 2007 to the end of 2009 when the County lost 56,500 private sector jobs. The previous assessment documented the housing market downturn and economic spillover effects of the residential real estate boom period and resultant housing bubble. Instability and uncertainty in the housing market was the first stage of decline followed by a steady decrease in housing values and rising home foreclosures exacerbated by the Great Recession. Job loss was across the board in all of Broward County's leading industrial sectors, including Construction, Retail Trade and Financial Activities. Broward County's unemployment rate has continued to decrease since the recession when double-digit unemployment rates were the norm. Broward County's current (April 2014) unemployment rate of 5.0 is below the State of Florida's seasonable adjusted rate of 6.2 percent.

Employment growth in the past year has been more robust with 18,900 jobs (2.6 percent growth) added from October 2012 to October 2013 (Table 3.1). Employment growth occurred primarily in service providing industries (17,300 jobs), including Trade, Transportation and Utilities (6,700 jobs) and Retail (5,700 jobs). Significant employment growth also occurred in Leisure and Hospitality (3,800 jobs).

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

Industry Title	October 2013	October 2012	Change	
			Oct 2012 to Oct 2013	
			Level	Percent
<b>Total Nonagricultural Employment</b>	753,300	734,400	18,900	2.6%
<b>Total Private</b>	653,800	637,200	16,600	2.6%
<b>Goods Producing</b>	61,800	60,200	1,600	2.7%
<b>Construction</b>	35,100	34,000	1,100	3.2%
Specialty Trade Contractors	25,100	23,300	1,800	7.7%
<b>Manufacturing</b>	26,600	26,100	500	1.9%
<b>Service Providing</b>	691,500	674,200	17,300	2.6%
<b>Private Service Providing</b>	592,000	577,000	15,000	2.6%
<b>Trade, Transportation, and Utilities</b>	176,600	169,900	6,700	3.9%
<b>Wholesale Trade</b>	46,400	46,100	300	0.7%
<b>Retail Trade</b>	107,000	101,300	5,700	5.6%
Food and Beverage Stores	20,500	19,500	1,000	5.1%
Health and Personal Care Stores	9,000	9,200	200	-2.2%
General Merchandise Stores	16,900	17,000	100	-0.6%
<b>Transportation, Warehousing, and Utilities</b>	23,200	22,500	700	3.1%
<b>Information</b>	18,400	18,100	300	1.7%
Telecommunications	6,700	6,900	200	-2.9%
Wired Telecommunications Carriers	5,200	5,400	200	-3.7%
<b>Financial Activities</b>	57,400	54,500	2,900	5.3%
<b>Finance and Insurance</b>	36,700	35,400	1,300	3.7%
Credit Intermediation and Related Activities	17,100	16,600	500	3.0%
Insurance Carriers and Related Activities	15,600	15,100	500	3.3%
<b>Real Estate, Rental, and Leasing</b>	20,700	19,100	1,600	8.4%
<b>Professional and Business Services</b>	122,300	122,000	300	0.3%
<b>Administrative and Waste Services</b>	64,000	65,700	1,700	-2.6%
<b>Education and Health Services</b>	97,200	97,200	0	0.0%
Ambulatory Health Care Services	41,400	42,500	1,100	-2.6%
Hospitals	10,600	10,500	100	1.0%
<b>Leisure and Hospitality</b>	84,900	81,100	3,800	4.7%
<b>Accommodation and Food Services</b>	73,300	70,800	2,500	3.5%

Source: Florida Department of Economic Opportunity, Current Employment Statistics

The Quarterly Census of Employment and Wages (QCEW) program collects the number of employers or reporting units, monthly employment, average employment, total wages, and average wages by the North American Industry Classification System (NAICS). The count covers

98 percent of U.S. jobs available by industry at the county, Metropolitan Statistical Areas, state and national levels; by major industry or by detailed industry categories. The QCEW program provides important occupational employment and wage data that provides a clearer understanding of individual and household income in Broward County and the larger South Florida economy. The 3Q 2013 report provides total employment figures and hourly wage estimates for all occupations, including mean, median, entry- and experienced-level wage rates.

As previously noted, Broward County's largest occupational employment is found in the service providing industries. These occupations generally have low entry and median hourly wage rates. In fact, many of the leading occupations that comprise Broward County's employment base – retail salespersons, cashiers, and waiters/waitresses represent the bottom of the occupation wage scale. According to the 3Q 2013 QCEW report, the average hourly wage in Broward County was \$20.70. The average hourly wage of Broward County's leading occupations includes retail sales (\$11.73), food preparation and serving related workers (\$13.51) and cashiers (\$9.44). Broward County's average annual income from wages and salaries is \$44,768.

## **Calculating Housing Demand**

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### ***Employment and Housing Demand***

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

### ***Household Composition and Household Income***

According to 2008-2012 5-Year ACS estimates, there are currently 665,913 households in Broward County which represents a 2 percent increase from 2000 but a 2 percent decrease from 2007-2012 (10,471 households). The decrease was primarily due to a significant loss of family households during this period (7,017 families/2 percent decrease).

As previously cited (Table 2.4), there are 447,228 owner households and 218,685 renter households in Broward County. Owner households decreased by 6 percent (27,854 households) from 2007-2011 and additional 1 percent (6,191 owners) since 2011. By comparison, Broward County's renter households increased by 4 percent (7,078 renters) from 2007-2011 and an additional 4 percent (7,297 renters) since 2011.

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

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

According to 2008-2012 5-Year ACS estimates, 49.7 percent (330,624 households) of all households in Broward County are paying in excess of 30 percent of their incomes on housing costs (Table 3.2). The percentage of cost-burdened households is strikingly high among owner and renter households earning less than \$50,000 annually as this income figure is approximately 97 percent of Broward County’s median household income. Cost-burdened households earning between \$20,000 and \$35,000 annually include 66.4 percent of all owners and 92.5 percent of all renters, while nearly all owners (88.5 percent) and renters (96.2 percent) earning less than \$20,000 annually are cost-burdened.

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

Household Income	All Occupied Units	Owner-Occupied	Renter-Occupied
Less than \$20,000			
30% + on housing	14.5%	88.5%	96.2%
\$20,000 to \$34,999			
30% + on housing	12.6%	66.4%	92.5%
\$35,000 to \$49,999			
30% + on housing	8.6%	58.3%	65.4%
\$50,000 to \$74,999			
30% + on housing	8.0%	49.9%	33.8%
\$75,000 or more			
30% + on housing	6.0%	20.2%	7.6%

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

The increase in cost-burdened renter households coincided with the rise in housing prices during the housing bubble. Rent prices increases coincided with the rise of home prices during this period. Broward County’s median gross rent increased from \$757 in 2000 to \$1,057 in 2007 (40 percent increase). As such, the number cost-burdened renter households increased substantially during this period.

According to 2008-2012 5-year ACS estimates, there are 127,382 cost-burdened renter households in Broward County, of which, 52 percent (66,695 renter households) are “extremely” cost-burdened. Significantly, extremely cost-burdened renter households have increased by 15.2 percent (8,804 renter households) since 2009.

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

% of HH Income	2000	2009	2012	% Change 2000-2009	% Change 2009-2012
Total Renters	186,344	200,833	218,685	7.8%	8.9%
Less than 20.0 Percent	51,186	31,162	31,009	-39.1%	-0.5%
20.0 to 29.9 Percent	48,191	45,081	46,853	-6.5%	3.9%
30.0 to 49.9 Percent	16,105	55,734	60,687	246.1%	8.9%
50.0 Percent or More	70,862	57,891	66,695	-18.3%	15.2%

Source: U.S. Census, 2000 Decennial Census, 2009 ACS, 2012 ACS

## **Housing Affordability and Cost Burden**

The following section provides a “housing affordability analysis” using the most current household income and housing values/cost data for Broward County. As previously discussed, housing affordability is defined as housing costs that do not exceed 30 percent of monthly gross income. Given the current restrictive lending underwriting criteria that generally requires a minimum 20 percent down payment and FICO scores (credit scoring model) of 800 or greater, a conservative affordability computation was utilized that limits an affordable home purchase at a 2.5:1 median home value-to-median household income ratio. Debt ratios are not factored into the housing affordability calculations.

### ***Single-Family Market Affordability Analysis***

The current housing needs assessment found growing “affordability gaps” based on the median sale prices of existing 3-4 bedroom single-family homes in Broward County (Table 3.4). Affordability gaps for 3-bedroom homes are highest in many of Broward County’s largest municipalities including: Fort Lauderdale (\$281,523) Hollywood (\$169,145), Deerfield Beach (\$176,250) and Weston (\$116,285).

A current analysis of median sales prices for existing 4-bedroom homes shows significant affordability gaps for Broward County as a whole and all major municipalities (Table 3.5). The highest affordability gap (\$863,523) was found in Fort Lauderdale where sale of 4-bedroom coastal homes was prominent during 1Q 2014. Substantial affordability gaps were also found in Davie (\$279,595), Deerfield Beach (\$252,250), Plantation (\$198,010) and Tamarac (\$195,285).



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

Municipality	2012 Median HH Income	Affordable Home Price @ Median	Median Sale Price	Affordability Gap @ Median
Coral Springs	\$68,255	\$170,638	\$239,000	\$68,363
Davie	\$59,362	\$148,405	\$210,000	\$61,595
Deerfield Beach	\$39,100	\$97,750	\$274,000	\$176,250
Ft. Lauderdale	\$50,191	\$125,478	\$407,000	\$281,523
Hollywood	\$45,942	\$114,855	\$284,000	\$169,145
Lauderhill	\$37,149	\$92,873	\$104,000	\$11,128
Miramar	\$63,898	\$159,745	\$178,000	\$18,255
Pembroke Pines	\$62,133	\$155,333	\$240,000	\$84,668
Plantation	\$66,396	\$165,990	\$263,000	\$97,010
Pompano Beach	\$39,656	\$99,140	\$181,000	\$81,860
Sunrise	\$49,120	\$122,800	\$202,000	\$79,200
Weston	\$93,886	\$234,715	\$351,000	\$116,285

Source: U.S. Census, 2012 ACS; Zillow, 2014

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

Municipality	2012 Median HH Income	Affordable Home Price @ Median	Median Sale Price	Affordability Gap @ Median
Coral Springs	\$68,255	\$170,638	\$328,000	\$157,363
Davie	\$59,362	\$148,405	\$428,000	\$279,595
Deerfield Beach	\$39,100	\$97,750	\$350,000	\$252,250
Ft. Lauderdale	\$50,191	\$125,478	\$989,000	\$863,523
Hollywood	\$45,942	\$114,855	\$216,000	\$101,145
Lauderhill	\$37,149	\$92,873	\$225,000	\$132,128
Miramar	\$63,898	\$159,745	\$290,000	\$130,255
Pembroke Pines	\$62,133	\$155,333	\$319,000	\$163,668
Plantation	\$66,396	\$165,990	\$364,000	\$198,010
Pompano Beach	\$39,656	\$99,140	\$145,000	\$45,860
Sunrise	\$49,120	\$122,800	\$226,000	\$103,200
Tamarac	\$93,886	\$234,715	\$430,000	\$195,285

Source: U.S. Census, 2012 ACS; Zillow, 2014



The high median sales price of “new” single-family homes in 3Q 2013 creates large affordability gaps in all submarkets based on Broward County’s current median household income of \$51,603 (Table 3.6).

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

Submarket	2012 Median HH Income Broward County	Affordable Home Price @ Median	Median Sales Price	Number of Sales 3Q 13	Affordability Gap @ Median
Hollywood/Hallandale/ Pembroke Pines	\$51,603	\$129,008	\$349,999	5	\$220,992
Davie/Weston			\$300,000	31	\$170,993
Plantation			-	0	-
Ft. Lauderdale/ Ft. Lauderdale Beach/ Lauderhill/ Sunrise			\$341,666	19	\$212,659
Pompano Beach/ Tamarac/ N. Lauderdale			\$299,999	6	\$170,992
Pompano/ Deerfield Beach			Under \$175,000	4	-
Coral Springs/ Coconut Creek			433,332	12	\$304,325
Broward County Total			\$370,832	77	\$241,825

Source: U.S. Census, 2012 ACS; Reinhold P. Wolff Economic Research, Inc.

### **Condominium Market Affordability Analysis**

Affordability levels for existing condominiums vary considerably from one submarket to another. While an affordability surplus is now evident in the majority of Broward County’s largest municipalities, substantial affordability gaps remain in the Fort Lauderdale Beach (\$153,250), Hollywood/Hallandale Beach (\$134,785), Lauderdale-By-The-Sea/Pompano (\$132,757), and Pompano/Hillsboro Beach Area (\$132,530) Submarkets.

Similar to the “new” single-family home market, the median sales price of a “new” condominium is considerably higher than an existing unit. The higher affordability gaps are reflective of the median sales price of new condominiums in all submarkets. The largest affordability gaps for new condominiums are found in the Fort Lauderdale/Pompano Beach (\$295,992), Coral Springs/Coconut Creek (\$170,993), and Lauderhill/Lauderdale Lakes/Sunrise (\$120,992) Submarkets.

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

Submarket	2012 Median HH Income Broward County	Affordable Home Price @ Median	Median Sales Price	Number of Sales 3Q 13	Affordability Gap @ Median
Hollywood/ Hallandale Beach	\$51,603	\$129,008	\$263,792	97	\$134,785
Hollywood/ Hallandale/ Dania			\$140,926	563	\$11,919
Pembroke Pines/ Miramar			\$95,161	312	\$33,847
Davie/ Weston			\$106,999	312	\$22,009
Plantation			\$91,892	160	\$37,116
Ft. Lauderdale Beach Area			\$282,257	119	\$153,250
Ft. Lauderdale			\$155,768	425	\$26,761
Lauderhill/ Lauderdale Lakes/ Sunrise			Under \$50,000	459	-
Lauderdale-by-the-Sea/ Pompano			\$261,764	87	\$132,757
Pompano Beach			\$95,495	230	\$33,513
N. Lauderdale/ Tamarac			\$69,408	326	\$59,600
Pompano/ Hillsboro Beach Area			\$261,537	102	\$132,530
N. Pompano Beach			\$79,166	52	\$49,842
Hillsboro Beach/ Lighthouse Point			\$65,805	229	\$63,203
Coral Springs/ Coconut Creek			\$75,285	460	\$53,723
Broward County Total					\$94,700

Source: U.S. Census, 2012 ACS; Reinhold P. Wolff Economic Research, Inc.

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

Submarket	2012 Median HH Income Broward County	Affordable Home Price @ Median	Median Sales Price	Number of Sales 3Q 13	Affordability Gap @ Median
Hollywood/ Hallandale Beach	\$51,603	\$129,008	-	0	-
Hollywood/ Hallandale/ Dania			-	1	-
Pembroke Pines/ Miramar			\$137,499	0	\$8,492
Davie/ Weston			-	0	-
Plantation			-	0	-
Ft. Lauderdale/ Pompano Beach Areas			\$424,999	1	\$295,992
Ft. Lauderdale			Over \$500,000	1	-
Lauderhill/ Lauderdale Lakes/ Sunrise			\$249,999	2	\$120,992
Pompano Beach			-	0	-
N. Lauderdale/ Tamarac			-	0	-
N. Pompano/ Deerfield Beach			-	0	-
Coral Springs/ Coconut Creek			\$300,000	1	\$170,993
Broward County Total			\$300,000	6	\$170,993

Source: U.S. Census, 2012 ACS; Reinhold P. Wolff Economic Research, Inc.

### **Renter Market Affordability Analysis**

As previously noted, rental housing prices in Broward County during the 2003-2005 housing bubble was commensurate with rapidly escalating home sale prices. In Broward County, the average monthly lease for a two bedroom apartment increased from \$757 in 2000 to \$1,097 in 2007 and \$1,328 in 3Q 2013. Current rents in Broward County range from \$1,126 for a 1-bedroom apartment unit to \$1,708 for a 3-bedroom apartment unit.

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

**Table 3.9: Recent Apartment Rent Trend**

Unit Type	Average Monthly Rent			Percent Change	
	Nov-13	Aug-13	Nov-12	08/13-11/13	11/12-11/13
All Apartments	\$1,328	\$1,338	\$1,300	-0.7%	2.2%
Efficiency	\$1,074	\$1,090	\$1,213	-1.5%	-11.5%
1 Bedroom	\$1,116	\$1,126	\$1,082	-0.9%	3.1%
2 Bedroom	\$1,369	\$1,380	\$1,334	-0.8%	2.6%
3 Bedroom	\$1,695	\$1,708	\$1,701	-0.8%	-0.4%

Source: Reinhold P. Wolff Economic Research, Inc.

An affordability analysis of market rate rental units indicates a growing and substantial affordability gap (\$683-\$928) for “Very Low” income households earning between 31-50 percent of the County’s median household income. Significant affordability gaps (\$296-\$670) also exist for “Low” income renter households earning between 51-80 percent of the median household income and at the lower end (\$283) of the “Moderate” income renter household category earning 81-120 percent of the median household income. Less than 50 percent of the median income, and a significantly growing affordability gap of (\$291) for households earning less than 80 percent of the median income (Table 3.13). Rents are generally affordable for other household income categories, though affordability gaps exist for households at the lower end of the moderate (less than 100 percent of median) household income category. As previously noted, apartment rents for 2-3 bedroom units in many of Broward County’s largest municipalities are well above the County average, including Fort Lauderdale, Pembroke Pines, Miramar, Plantation, Hollywood, Hallandale Beach, Davie and Coral Springs.

**Table 3.10: Broward County Rent Affordability by Household Income Categories**

Income Range	Median HH Income Broward County	Income @ Range		Monthly HH Income by Range		Affordable Rent @ 30% of Income		Broward County Mean Rent <sup>1</sup>	Affordability Gap @ Mean	
		31%	50%	31%	50%	31%	50%		31%	50%
Very Low Income: 31-50% of Median HH Income	\$51,603	31%	50%	31%	50%	31%	50%	\$1,328	31%	50%
		\$15,997	\$25,802	\$1,333	\$2,150	\$400	\$645		\$928	\$683
Low Income: 51-80% of Median HH Income		51%	80%	51%	80%	51%	80%		51%	80%
		\$26,318	\$41,282	\$2,193	\$3,440	\$658	\$1,032		\$670	\$296
Moderate Income: 81-120% of Median HH Income		81%	120%	81%	120%	81%	120%		81%	120%
		\$41,798	\$61,924	\$3,483	\$5,160	\$1,045	\$1,548		\$283	\$220

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

Source: U.S. Census, 2012 ACS; Reinhold P. Wolff Economic Research, Inc.

## IV. FUTURE HOUSING SUPPLY AND DEMAND

### Industry and Employment Growth

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Broward County's future housing needs will be largely determined by on-going and planned economic development activity that will result in expanded employment opportunities. Employment growth will occur through the retention and expansion of existing firms and new economic growth resulting from start-ups, spin-offs, and relocations to Broward County. Basically, populations follow job growth and the demand for housing will be influenced by the location, type and wage levels of Broward County's future employment growth. As noted in the previous chapter, Broward County has begun to see significant employment gains since 2011 following a prolonged economic recession. Recent employment growth coupled with the Florida Department of Economic Opportunity's (DEO) projections of expanded job growth through 2021 should begin to increase workforce housing demand for both owner and renter housing.

As formerly reported, Florida from 2000-2005 had the fastest job growth rate and lowest unemployment rate of the ten most populous states in the nation. However, with the collapse of the housing bubble and subsequent economic recession, Florida, and particularly South Florida, experienced significant job loss across all sectors of the economy along with sharp increases in the unemployment rate. Due to the spillover effects of the housing downturn and persistent economic recession, Broward County lost 56,000 jobs from 2007-2009 and the unemployment rate soared to over 11 percent.

Broward County's housing market and overall economy has been in a recovery mode since 2011. According to the 2013-2021 "Industry Employment Projections" published by the Florida Department of Economic Opportunity (DEO), Broward County's employment is projected to increase by 78,229 jobs (9.6 percent growth) during the next eight years. The 1.2 percent annual growth rate (9,779 new jobs annually) may be a conservative estimate as Broward County doubled that total with 18,900 jobs added from October, 2012 to October 2103. However, as previously noted, most of the job gains occurred in low-wage service sector positions.

According to DEO's employment projections for 2013-2021, the five largest employment sectors will include Retail Trade (110,155 jobs), Local government (105,592 jobs), Health Care and Social Assistance (93,783 jobs), Accommodation and Food Services (78,546 jobs) and Administrative and Support and Waste Management (74,946 jobs). The projected fastest growing industries from 2013-2021 include Construction of Buildings (28.5 percent growth/1,962 jobs), Heavy and Civil Engineering Construction (24.9 percent growth/780 jobs), Specialty Trade Contractors (24.8 percent growth/5,756 jobs), Ambulatory Health Care Services (24.4 percent growth/10,511 jobs), Social Assistance (21.8 percent growth/2,508 jobs) and Nursing and Residential Care Facilities (21.5 percent growth/2,582 jobs).

**Table 4.1: Broward County Employment Projections**

Industry Code	Industry Title	Employment 2013	Employment 2021	Total Change 2013-2021	Percent Change 2013-2021
	<b>Total, All Industries</b>	814,377	892,606	78,229	9.6%
11	<b>Agriculture, Forestry, Fishing and Hunting</b>	813	829	16	2.0%
21	<b>Mining</b>	99	93	6	-6.1%
23	<b>Construction</b>	33,200	41,698	8,498	25.6%
	<b>Manufacturing</b>	25,242	24,489	753	-3.0%
	<i>Durable Goods Manufacturing</i>	16,941	16,467	474	-2.8%
	<i>Non-Durable Goods Manufacturing</i>	8,301	8,022	279	-3.4%
	<b>Trade, Transportation, and Utilities</b>	170,406	184,863	14,457	8.5%
22	<i>Utilities</i>	1,157	1,161	4	0.3%
42	<i>Wholesale Trade</i>	46,022	51,244	5,222	11.3%
44	<i>Retail Trade</i>	101,601	110,155	8,554	8.4%
48	<i>Transportation and Warehousing</i>	21,626	22,303	677	3.1%
51	<b>Information</b>	18,043	18,403	360	2.0%
	<b>Financial Activities</b>	54,444	56,992	2,548	4.7%
52	<i>Finance and Insurance</i>	35,376	37,252	1,876	5.3%
53	<i>Real Estate and Rental and Leasing</i>	19,068	19,740	672	3.5%
	<b>Professional and Business Services</b>	127,865	143,178	15,313	12.0%
54	<i>Professional, Scientific, and Technical Services</i>	52,136	61,747	9,611	18.4%
55	<i>Management of Companies and Enterprises</i>	6,222	6,485	263	4.2%
56	<i>Administrative and Support and Waste Management</i>	69,507	74,946	5,439	7.8%
	<b>Education and Health Services</b>	93,313	111,563	18,250	19.6%
61	<i>Educational Services</i>	15,865	17,780	1,915	12.1%
62	<i>Health Care and Social Assistance</i>	77,448	93,783	16,335	21.1%
	<b>Leisure and Hospitality</b>	83,631	89,987	6,356	7.6%
71	<i>Arts, Entertainment, and Recreation</i>	10,836	11,441	605	5.6%
72	<i>Accommodation and Food Services</i>	72,795	78,546	5,751	7.9%
81	<b>Other Services (Except Government)</b>	33,513	36,026	2,513	7.5%
	<b>Government</b>	97,699	105,592	7,893	8.1%
	Self-Employed and Unpaid Family Workers	71,084	73,235	2,151	3.0%

Source: Florida Department of Economic Opportunity

## Occupational Growth

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

The Florida Department of Economic Opportunity (DEO) provides projections for the fastest growing occupations and those gaining the most new jobs during the period of 2013-2021. The top occupations projected to gain the "most new jobs" include Retail Salespersons (3,979 jobs), Registered Nurses (2,979 jobs), Customer Service Representatives (1,813 jobs), Office Clerks (1,577 jobs) and Food Preparation & Serving workers (1,396 jobs).

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

Rank	Title	2013 Employment	2021 Employment	Growth 2013-2021	Percent Growth 2013-2021	Total Job Openings 2013-2021 <sup>1</sup>	Average Hourly Wage	Education Level
1	Retail Salespersons	33,559	37,538	3,979	11.9%	11,959	11.41	High School Diploma
2	Registered Nurses	15,429	18,409	2,980	19.3%	5,125	33.80	Associate Degree
3	Customer Service Representatives	24,161	25,974	1,813	7.5%	7,256	14.51	Postsecondary Adult Vocational
4	Office Clerks, General	14,650	16,227	1,577	10.8%	3,627	13.52	High School Diploma
5	Food Preparation & Serving Workers, Including Fast Food	16,868	18,264	1,396	8.3%	5,325	8.88	Less than High School
6	Security Guards	10,069	11,355	1,286	12.8%	2,547	9.99	Postsecondary Adult Vocational
7	Landscaping and Groundskeeping Workers	7,752	9,012	1,260	16.3%	2,347	11.49	Less than High School
8	Sales Representatives, Wholesale and Manufacturing, Other	12,239	13,459	1,220	10.0%	3,505	31.61	Postsecondary Adult Vocational
9	Receptionists and Information Clerks	7,721	8,905	1,184	15.3%	3,077	12.62	High School Diploma
10	Waiters and Waitresses	17,057	18,239	1,182	6.9%	8,101	10.20	Less than High School
11	Accountants and Auditors	9,670	10,836	1,166	12.1%	2,798	32.57	Bachelor's Degree
12	Cashiers	19,371	20,511	1,140	5.9%	8,674	9.66	High School Diploma
13	Bookkeeping, Accounting, and Auditing Clerks	11,971	13,064	1,093	9.1%	2,144	16.91	Associate Degree

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

Source: Florida Department of Economic Opportunity

Significantly, the majority of the occupations projected to gain the most jobs in the next eight years have average hourly wages of less than \$15.00 and three - Food Preparation & Serving Workers, Security Guards and Cashiers average less than \$10.00 an hour.

As previously noted, Broward County's annual average wage of \$43,964 translates to individual workers earning 91 percent of the median household income for the County. However, as noted above the vast majority of Broward County's workers are employed in lower wage service sector occupations with hourly wages that translate to annual incomes of \$20,800 to \$31,200 or 40-60 percent of the median household income.

According to 2008-2012 5-Year *American Community Survey* (ACS) estimates, 57 percent of renter households and 39 percent of owner households in Broward County were classified as either "Very Low," "Low" or "Moderate" Income" ( $\leq 120$  of median). An additional 14 percent of renter households (30,337 renter) and 10 percent of owner households (43,911 owners) were classified as "Extremely Low" Income ( $\leq 30$  percent of median).

Based on current and projected population and employment estimates, Broward County's existing and future housing demand will continue to be substantially weighted towards renter households in the **Very Low to Moderate** household income categories. Existing demand for renters totals approximately 124,914 renter households in these categories. Existing demand for owners totals approximately 173,090 owner households in these categories.



## IV. CONCLUSIONS

The *2014 Broward County Affordable Housing Needs Assessment* provides an in-depth analysis of the factors and conditions impacting the demand and supply of affordable housing in the County and its municipalities. The study found the housing market in Broward County has undergone significant changes since the collapse of the housing bubble and subsequent economic recession. In fact, Broward County has been in a housing and economic recovery mode for the past two years as evidenced by increased housing sales activity and job growth which has exceeded State of Florida employment projections. The following are the key findings from the study:

### Shifts in Housing Demand and Supply

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The study found the housing market in Broward County, and South Florida in general, is far more complex than what existed during the height of the residential boom period of 2004-2006. The study concluded that increasing levels of affordability for existing single-family homes and condominiums brought on by the collapse of the housing bubble has not improved overall housing affordability for existing owners and renters alike. This is due to a number of contributing factors including loss of equity, prolonged job loss, low production activity, escalating rents and rising transportation costs. In fact, the number of Broward County's owner-occupied housing units has steadily decreased. The study found that from 2009-2012, the number of Broward County's owner-occupied housing units decreased by 4.8 percent (4,559 units). During the same period, the number of Broward County's renter-occupied housing units increased by 8.9 percent (17,852 units). The housing market has also been impacted by the lack of housing production since the housing downturn and economic recession. Despite an increase in new housing development permit activity in the past few years, Broward County's single-and multi-family housing starts are down from 11,750 permits during the peak in 2002 to 3,765 units through the Third Quarter of 2013.

### Growing Housing Affordability Gaps

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The number of cost-burdened owner and renter households in Broward County has continued to increase at the same rates as during the housing bubble. The study found 49.7 percent of households in Broward County (330,624 households) are cost-burdened (paying in excess of 30 percent of their incomes on housing costs). There are 127,382 cost-burdened renter households in Broward County, of which, 52 percent are "extremely" cost-burdened (paying in excess of 50 percent of their incomes on housing costs). In fact, extremely cost-burdened renter households in Broward County have increased by 15.2 percent (8,804 renter households) since 2009. The study found growing "affordability gaps" based on the median sale prices of existing single-family homes and condominiums. The current \$268,500 median sales price of an existing single-family home and \$120,000 median sales price of townhomes and condos are the highest in Broward County since 2008. The \$268,500 median sales price is only affordable to households earning 208 percent of the County's median household income. The median sales price of three and four

bedroom existing single-family homes has increased in most of Broward County's largest municipalities creating substantial affordability gaps. The average monthly rent for a two-bedroom apartment in Broward County is now \$1,369. The study found growing and substantial affordability gaps for "Very Low" and "Low" income renter households and "Moderate" income renter households earning less than 100 of the median household income.

## **Worker Resident Impacts**

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

According to Florida Department of Economic Opportunity (DEO) projections, Broward County's total non-agricultural employment is projected to increase by 78,229 jobs during the next eight years (9,779 jobs annually). However, actual October 2012 to October 2013 year-over-year employment numbers show an increase of 18,900 jobs which nearly doubled the state's annual projection. According to employment projections, the occupations projected to gain the "most new jobs" include Retail Salespersons (3,979 jobs), Registered Nurses (2,979 jobs), Customer Service Representatives (1,813 jobs), Office Clerks (1,577 jobs) and Food Preparation & Serving workers (1,396 jobs). Significantly, the majority of projected job growth in the coming years will be in lower wage, service sector occupations with annual incomes that fall within the "Low" and "Moderate" household income categories.

## **Housing and Transportation Costs**

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The study further examined the critical link between affordable housing, transportation and economic development. Housing and transportation costs can severely limit a working household's choice both in terms of housing and job location. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the Housing and Transportation (H+T) Affordability Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. According to the H+T Affordability Index, Broward County's median monthly housing costs as a percentage of household monthly income is 35.3 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 61.8 percent, far above the 45 percent H+T Affordability Index threshold. Of the 28 out of 29 Broward County municipalities with an H&T Affordability Index, all had an Affordability Index far above the 45 percent threshold. Significantly, the H+T Affordability Index is substantially higher in a number of higher priced municipalities in western Broward county including: Parkland (103.27), Weston (86.21), Miramar (75.48), Cooper City (73.75), and Coral Springs (71.23).

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

## **V. MUNICIPAL PROFILES and HOUSING SUPPLY/DEMAND ANALYSIS**

The *2014 Broward County Affordable Housing Needs Assessment* includes a “Municipal Profile” and “Affordable Housing Supply and Demand Analysis” of all 31 Broward County municipalities (see Appendix A and B). The purpose of the Municipal Profiles and Affordable Housing Supply and Demand Analyses is to quantify the level of affordable housing need within each municipality. The Municipal Profiles provide basic demographic, economic, employment and housing data for each municipality. The Affordable Housing Supply and Demand Analyses quantify the supply and demand of affordable housing in each municipality by household income category and serves as a baseline analysis for monitoring change in affordable housing supply and demand on an annual basis.

The Municipal Profiles reveal certain economic and housing trends that provide some understanding of the extent of Broward County’s affordable housing supply and demand issues. The Municipal Profiles show the median household incomes and percentage of working family households have decreased in many of the County’s larger municipalities since 2007. As previously noted, Broward County, as a whole, had a two percent decrease in family households during this period (7,017 family households). Larger municipalities showing a decrease in median household incomes include the cities of Fort Lauderdale, Dania Beach and Miramar. Municipalities showing a decrease in working family households include the cities of Plantation and Weston. Several larger municipalities, including Coral Springs, Deerfield Beach, Pompano Beach and North Lauderdale, had decreases in both median household income and working family households.

Nearly all of Broward County’s municipalities show high percentages of renter and owner cost-burdened households. In fact, in 28 of Broward County’s municipalities the percentage of cost-burdened renter households is greater than 50 percent with several municipalities, Dania Beach, Hollywood, Lauderdale Hill, Margate, Miramar, North Lauderdale, Oakland Park and Pompano Beach over 60 percent. While the percentage of cost-burdened owner households is less than that of renters, the percentage of cost-burdened owner-households is greater than 40 percent in 26 of Broward County’s municipalities. In several municipalities – Lauderdale Lakes, Miramar, North Lauderdale and West Park- the percentage of cost-burdened owner households is greater than 50 percent.

Findings from the “Affordable Housing Supply and Demand Analysis” found significant gaps in the supply of affordable owner and renter housing in the “Very Low” and “Low” household income categories in most municipalities. Significant gaps in the supply of affordable owner housing were also found in nearly all municipalities for “Moderate” income households. Renter housing affordability gaps also exist at the lower end of the Moderate household income level (81-100 percent of the median household income) with several municipalities – Miramar, Plantation and Pembroke Park having renter affordability supply gaps at 80-120 percent of the median household income.

## **Appendix A: Municipal Profiles**

## DEMOGRAPHICS

### Population

% Change 2009-2012 **53,104**  
5.6%

### Race & Ethnicity

White 80.0%  
Black 11.9%  
Other 8.1%  
Hispanic 21.1%

### Total Households

Family Households **22,256**  
58.0%  
Nonfamily Households 42.0%

### % Working Family Households

2007 51.7%  
2012 57.2%

### Median Household Income

% Change 2007-2012 **\$52,371**  
15.7%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, health care, and social assistance (4,682)
2. Professional, scientific, and management (3,674)
3. Retail trade (3,558)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (9,321)
2. Sales and office (8,172)
3. Service (4,286)

## HOUSING FACTS

### Total Housing Units

**26,503**  
% of County Total 3.3%  
Single-Family (1 unit attached/detached) 36.2%  
Multi-Family (5+ units) 52.3%  
% Occupied 84.0%  
% Owner-Occupied 69.1%  
% Renter-Occupied 30.9%

### Median Value

**\$154,300**

### Vacancy Rate

Homeowner 3.0  
Rental 7.1

### Total Cost Burdened Households

**10,290**  
% of Owner-Occupied Units 44.1%  
% of Renter-Occupied Units 51.0%

### H+T Affordability Index

**58.25**

## DEMOGRAPHICS

<b>Population</b>	<b>29,580</b>
% Change 2009-2012	0.3%
<b>Race &amp; Ethnicity</b>	
White	80.5%
Black	7.0%
Other	12.5%
Hispanic	24.7%
<b>Total Households</b>	<b>9,633</b>
Family Households	81.1%
Nonfamily Households	18.9%
<b>% Working Family Households</b>	
2007	61.8%
2012	63.1%
<b>Median Household Income</b>	<b>\$88,465</b>
% Change 2007-2012	-2.7%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (3,780)
2. Professional, scientific, and management (2,003)
3. Retail trade (1,693)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (6,861)
2. Sales and office occupations (4,741)
3. Service occupations (2,225)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>10,033</b>
% of County Total	1.2%
Single-Family (1 unit attached/detached)	93.7%
Multi-Family (5+ units)	2.7%
% Occupied	96.0%
% Owner-Occupied	88.0%
% Renter-Occupied	12.0%
<b>Median Value</b>	<b>\$304,200</b>
<b>Vacancy Rate</b>	
Homeowner	0.7
Rental	5.4
<b>Total Cost Burdened Households</b>	<b>3,798</b>
% of Owner-Occupied Units	37.4%
% of Renter-Occupied Units	54.5%
<b>H+T Affordability Index</b>	<b>73.75</b>

## DEMOGRAPHICS

<b>Population</b>	<b>122,219</b>
% Change 2009-2012	-3.7%
<b>Race &amp; Ethnicity</b>	
White	72.2%
Black	18.7%
Other	9.1%
Hispanic	23.0%
<b>Total Households</b>	<b>40,691</b>
Family Households	79.0%
Nonfamily Households	21.0%
<b>% Working Family Households</b>	
2007	64.2%
2012	63.0%
<b>Median Household Income</b>	<b>\$68,255</b>
% Change 2007-2012	-4.2%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care (13,258)
2. Retail trade (9,620)
3. Professional, scientific, and management (8,636)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (23,320)
2. Sales and office (19,440)
3. Service (10,592)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>45,064</b>
% of County Total	5.6%
Single-Family (1 unit attached/detached)	57.4%
Multi-Family (5+ units)	34.5%
% Occupied	90.3%
% Owner-Occupied	67.3%
% Renter-Occupied	32.7%
<b>Median Value</b>	<b>\$284,000</b>
<b>Vacancy Rate</b>	
Homeowner	3.0
Rental	10.2
<b>Total Cost Burdened Households</b>	<b>19,822</b>
% of Owner-Occupied Units	43.6%
% of Renter-Occupied Units	59.2%
<b>H+T Affordability Index</b>	<b>71.23</b>



## DEMOGRAPHICS

<b>Population</b>	<b>29,815</b>
% Change 2009-2012	4.9%
<b>Race &amp; Ethnicity</b>	
White	71.6%
Black	22.1%
Other	6.3%
Hispanic	22.8%
<b>Total Households</b>	<b>12,635</b>
Family Households	55.5%
Nonfamily Households	44.5%
<b>% Working Family Households</b>	
2007	47.3%
2012	54.6%
<b>Median Household Income</b>	<b>\$42,949</b>
% Change 2007-2012	-4.6%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (2,414)
2. Retail trade (1,890)
3. Arts, entertainment, and recreation (1,771)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (5,016)
2. Sales and office (4,087)
3. Service (2,814)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>16,122</b>
% of County Total	2.0%
Single-Family (1 unit attached/detached)	40.8%
Multi-Family (5+ units)	31.9%
% Occupied	78.4%
% Owner-Occupied	57.3%
% Renter-Occupied	42.7%
<b>Median Value</b>	<b>\$167,700</b>
<b>Vacancy Rate</b>	
Homeowner	1.7
Rental	11.0
<b>Total Cost Burdened Households</b>	<b>6,174</b>
% of Owner-Occupied Units	38.1%
% of Renter-Occupied Units	63.3%
<b>H+T Affordability Index</b>	<b>54.27</b>

## DEMOGRAPHICS

<b>Population</b>	<b>92,587</b>
% Change 2009-2012	2.3%
<b>Race &amp; Ethnicity</b>	
White	79.6%
Black	9.4%
Other	11.0%
Hispanic	30.9%
<b>Total Households</b>	<b>32,376</b>
Family Households	68.4%
Nonfamily Households	31.6%
<b>% Working Family Households</b>	
2007	54.8%
2012	63.2%
<b>Median Household Income</b>	<b>\$59,362</b>
% Change 2007-2012	3.4%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (9,281)
2. Professional, scientific, and management (6,543)
3. Retail trade (6,194)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (17,629)
2. Sales and office (14,571)
3. Service (8,231)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>36,171</b>
% of County Total	4.5%
Single-Family (1 unit attached/detached)	53.4%
Multi-Family (5+ units)	25.3%
% Occupied	89.5%
% Owner-Occupied	74.3%
% Renter-Occupied	25.7%
<b>Median Value</b>	<b>\$226,400</b>
<b>Vacancy Rate</b>	
Homeowner	2.1
Rental	7.0
<b>Total Cost Burdened Households</b>	<b>14,143</b>
% of Owner-Occupied Units	40.7%
% of Renter-Occupied Units	52.2%
<b>H+T Affordability Index</b>	<b>67.74</b>

## DEMOGRAPHICS

<b>Population</b>	<b>75,724</b>
% Change 2009-2012	0.9%
<b>Race &amp; Ethnicity</b>	
White	70.6%
Black	24.9%
Other	4.5%
Hispanic	14.2%
<b>Total Households</b>	<b>32,174</b>
Family Households	53.9%
Nonfamily Households	46.1%
<b>% Working Family Households</b>	
2007	47.7%
2012	45.8%
<b>Median Household Income</b>	<b>\$39,100</b>
% Change 2007-2012	-4.0%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (5,415)
2. Retail trade (5,280)
3. Professional, scientific, and management (4,913)

### Leading Occupations (# of Employees)

1. Sales and office (10,056)
2. Management, business, science, and arts (9,185)
3. Service (8,559)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>42,705</b>
% of County Total	5.3%
Single-Family (1 unit attached/detached)	32.2%
Multi-Family (5+ units)	55.4%
% Occupied	75.3%
% Owner-Occupied	67.2%
% Renter-Occupied	32.8%
<b>Median Value</b>	<b>\$120,200</b>
<b>Vacancy Rate</b>	
Homeowner	2.7
Rental	9.1
<b>Total Cost Burdened Households</b>	<b>16,178</b>
% of Owner-Occupied Units	46.5%
% of Renter-Occupied Units	57.9%
<b>H+T Affordability Index</b>	<b>53.64</b>

## DEMOGRAPHICS

<b>Population</b>	<b>167,370</b>
% Change 2009-2012	-8.7%
<b>Race &amp; Ethnicity</b>	
White	62.5%
Black	31.1%
Other	6.4%
Hispanic	14.6%
<b>Total Households</b>	<b>71,474</b>
Family Households	47.2%
Nonfamily Households	52.8%
<b>% Working Family Households</b>	
2007	48.9%
2012	53.4%
<b>Median Household Income</b>	<b>\$50,191</b>
% Change 2007-2012	-0.3%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (14,189)
2. Professional, scientific, and management (13,409)
3. Arts, entertainment, and recreation (9,959)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (29,777)
2. Sales and office (21,110)
3. Service (16,439)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>92,100</b>
% of County Total	11.4%
Single-Family (1 unit attached/detached)	41.5%
Multi-Family (5+ units)	43.8%
% Occupied	77.6%
% Owner-Occupied	54.8%
% Renter-Occupied	45.2%
<b>Median Value</b>	<b>\$265,200</b>
<b>Vacancy Rate</b>	
Homeowner	4.4
Rental	10.2
<b>Total Cost Burdened Households</b>	<b>34,652</b>
% of Owner-Occupied Units	43.5%
% of Renter-Occupied Units	54.6%
<b>H+T Affordability Index</b>	<b>59.42</b>

## DEMOGRAPHICS

<b>Population</b>	<b>37,343</b>
% Change 2009-2012	-2.5%
<b>Race &amp; Ethnicity</b>	
White	73.5%
Black	20.2%
Other	6.3%
Hispanic	30.4%
<b>Total Households</b>	<b>18,100</b>
Family Households	48.9%
Nonfamily Households	51.1%
<b>% Working Family Households</b>	
2007	34.9%
2012	40.6%
<b>Median Household Income</b>	<b>\$35,713</b>
% Change 2007-2012	2.8%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (2,486)
2. Arts, entertainment, and recreation (2,457)
3. Finance and insurance, and real estate (2,095)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (4,865)
2. Sales and office (4,681)
3. Service (3,848)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>28,409</b>
% of County Total	3.5%
Single-Family (1 unit attached/detached)	14.8%
Multi-Family (5+ units)	74.0%
% Occupied	63.7%
% Owner-Occupied	61.1%
% Renter-Occupied	38.9%
<b>Median Value</b>	<b>\$154,800</b>
<b>Vacancy Rate</b>	
Homeowner	3.9
Rental	8.9
<b>Total Cost Burdened Households</b>	<b>9,565</b>
% of Owner-Occupied Units	48.8%
% of Renter-Occupied Units	59.2%
<b>H+T Affordability Index</b>	<b>47.86</b>

## DEMOGRAPHICS

<b>Population</b>	<b>1,630</b>
% Change 2009-2012	-18.8%
<b>Race &amp; Ethnicity</b>	
White	96.2%
Black	1.8%
Other	2.0%
Hispanic	8.7%
<b>Total Households</b>	<b>950</b>
Family Households	53.5%
Nonfamily Households	46.5%
<b>% Working Family Households</b>	
2007	-
2012	18.1%
<b>Median Household Income</b>	<b>\$67,750</b>
% Change 2007-2012	-

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Finance and insurance, and real estate (130)
2. Educational services, and health care and social assistance (88)
3. Retail trade (46)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (241)
2. Sales and office (176)
3. Natural resources, construction, and maintenance (37)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>2,143</b>
% of County Total	0.3%
Single-Family (1 unit attached/detached)	7.5%
Multi-Family (5+ units)	90.7%
% Occupied	44.3%
% Owner-Occupied	77.6%
% Renter-Occupied	22.4%
<b>Median Value</b>	<b>\$351,200</b>
<b>Vacancy Rate</b>	
Homeowner	5.2
Rental	4.1
<b>Total Cost Burdened Households</b>	<b>407</b>
% of Owner-Occupied Units	40.0%
% of Renter-Occupied Units	52.6%
<b>H+T Affordability Index</b>	<b>60.25</b>

## DEMOGRAPHICS

<b>Population</b>	<b>142,060</b>
% Change 2009-2012	-0.5%
<b>Race &amp; Ethnicity</b>	
White	72.3%
Black	18.1%
Other	9.5%
Hispanic	30.6%
<b>Total Households</b>	<b>56,265</b>
Family Households	58.4%
Nonfamily Households	41.6%
<b>% Working Family Households</b>	
2007	50.8%
2012	53.6%
<b>Median Household Income</b>	<b>\$45,942</b>
% Change 2007-2012	2.4%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Education services, and health care and social assistance (14,056)
2. Retail trade (9,688)
3. Professional, scientific, and management (8,661)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (22,241)
2. Sales and office (20,149)
3. Service (13,180)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>71,363</b>
% of County Total	8.8%
Single-Family (1 unit attached/detached)	48.6%
Multi-Family (5+ units)	41.6%
% Occupied	78.8%
% Owner-Occupied	62.4%
% Renter-Occupied	37.6%
<b>Median Value</b>	<b>\$194,000</b>
<b>Vacancy Rate</b>	
Homeowner	3.1
Rental	12.0
<b>Total Cost Burdened Households</b>	<b>28,759</b>
% of Owner-Occupied Units	44.8%
% of Renter-Occupied Units	61.6%
<b>H+T Affordability Index</b>	<b>56.40</b>

## DEMOGRAPHICS

<b>Population</b>	<b>6,111</b>
% Change 2009-2012	4.1%
<b>Race &amp; Ethnicity</b>	
White	97.9%
Black	0.4%
Other	1.7%
Hispanic	8.6%
<b>Total Households</b>	<b>3,862</b>
Family Households	39.2%
Nonfamily Households	60.8%
<b>% Working Family Households</b>	
2007	-
2012	35.6%
<b>Median Household Income</b>	<b>\$54,425</b>
% Change 2007-2012	-

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Professional, scientific, and management (481)
2. Finance and insurance, and real estate (434)
3. Educational services, and health care and social assistance (383)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (1,099)
2. Sales and office (674)
3. Service (425)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>6,965</b>
% of County Total	0.9%
Single-Family (1 unit attached/detached)	19.0%
Multi-Family (5+ units)	75.3%
% Occupied	55.4%
% Owner-Occupied	70.0%
% Renter-Occupied	30.0%
<b>Median Value</b>	<b>\$434,600</b>
<b>Vacancy Rate</b>	
Homeowner	6.0
Rental	17.6
<b>Total Cost Burdened Households</b>	<b>1,745</b>
% of Owner-Occupied Units	42.7%
% of Renter-Occupied Units	51.1%
<b>H+T Affordability Index</b>	<b>57.35</b>



## DEMOGRAPHICS

<b>Population</b>	<b>32,912</b>
% Change 2009-2012	3.1%
<b>Race &amp; Ethnicity</b>	
White	13.5%
Black	82.2%
Other	4.3%
Hispanic	7.0%
<b>Total Households</b>	<b>11,791</b>
Family Households	64.7%
Nonfamily Households	35.3%
<b>% Working Family Households</b>	
2007	54.3%
2012	57.5%
<b>Median Household Income</b>	<b>\$35,667</b>
% Change 2007-2012	4.9%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (4,169)
2. Retail trade (2,080)
3. Professional, scientific, and management (1,711)

### Leading Occupations (# of Employees)

1. Service (4,185)
2. Sales and office (3,720)
3. Management, business, science, and arts (3,701)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>15,159</b>
% of County Total	1.9%
Single-Family (1 unit attached/detached)	33.3%
Multi-Family (5+ units)	62.3%
% Occupied	77.8%
% Owner-Occupied	62.4%
% Renter-Occupied	37.6%
<b>Median Value</b>	<b>\$102,700</b>
<b>Vacancy Rate</b>	
Homeowner	2.7
Rental	9.1
<b>Total Cost Burdened Households</b>	<b>6,493</b>
% of Owner-Occupied Units	54.3%
% of Renter-Occupied Units	56.3%
<b>H+T Affordability Index</b>	<b>51.97</b>

## DEMOGRAPHICS

<b>Population</b>	<b>67,553</b>
% Change 2009-2012	0.0%
<b>Race &amp; Ethnicity</b>	
White	17.3%
Black	77.3%
Other	5.4%
Hispanic	6.5%
<b>Total Households</b>	<b>23,925</b>
Family Households	65.0%
Nonfamily Households	35.0%
<b>% Working Family Households</b>	
2007	55.2%
2012	61.0%
<b>Median Household Income</b>	<b>\$37,149</b>
% Change 2007-2012	-1.7%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (7,976)
2. Retail trade (4,733)
3. Professional, scientific, and management (3,673)

### Leading Occupations (# of Employees)

1. Sales and office (9,123)
2. Service (7,981)
3. Management, business, science, and arts (7,497)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>29,642</b>
% of County Total	3.7%
Single-Family (1 unit attached/detached)	37.5%
Multi-Family (5+ units)	54.3%
% Occupied	80.7%
% Owner-Occupied	59.8%
% Renter-Occupied	40.2%
<b>Median Value</b>	<b>\$122,100</b>
<b>Vacancy Rate</b>	
Homeowner	3.2
Rental	14.4
<b>Total Cost Burdened Households</b>	<b>13,247</b>
% of Owner-Occupied Units	49.0%
% of Renter-Occupied Units	64.8%
<b>H+T Affordability Index</b>	<b>53.05</b>

## DEMOGRAPHICS

<b>Population</b>	<b>24</b>
% Change 2009-2012	26.3%
<b>Race &amp; Ethnicity</b>	
White	95.8%
Black	4.2%
Other	0.0%
Hispanic	12.5%
<b>Total Households</b>	<b>10</b>
Family Households	0.0%
Nonfamily Households	100.0%
<b>% Working Family Households</b>	
2007	-
2012	0.0%
<b>Median Household Income</b>	<b>\$117,500</b>
% Change 2007-2012	-

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Finance and insurance, and real estate (4)
2. Professional, scientific, and management (4)
3. Construction (2)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (8)
2. Sales and office (2)
3. Service (1) and natural resources, construction and maintenance (1)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>26</b>
% of County Total	0.0%
Single-Family (1 unit attached/detached)	69.2%
Multi-Family (5+ units)	30.8%
% Occupied	38.5%
% Owner-Occupied	60.0%
% Renter-Occupied	40.0%
<b>Median Value</b>	<b>\$750,000</b>
<b>Vacancy Rate</b>	
Homeowner	0.0
Rental	66.7
<b>Total Cost Burdened Households</b>	<b>5</b>
% of Owner-Occupied Units	33.3%
% of Renter-Occupied Units	75.0%
<b>H+T Affordability Index</b>	<b>44.64</b>

LAZY LAKE

## DEMOGRAPHICS

<b>Population</b>	<b>10,471</b>
% Change 2009-2012	-6.1%
<b>Race &amp; Ethnicity</b>	
White	97.4%
Black	2.0%
Other	0.6%
Hispanic	3.7%
<b>Total Households</b>	<b>4,706</b>
Family Households	62.1%
Nonfamily Households	37.9%
<b>% Working Family Households</b>	
2007	-
2012	49.6%
<b>Median Household Income</b>	<b>\$73,625</b>
% Change 2007-2012	-

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Professional, scientific, and management (780)
2. Finance and insurance, and real estate (673)
3. Educational services, and health care and social assistance (599)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (1,974)
2. Sales and office (1,843)
3. Service (476)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>6,102</b>
% of County Total	0.8%
Single-Family (1 unit attached/detached)	55.3%
Multi-Family (5+ units)	36.6%
% Occupied	77.1%
% Owner-Occupied	78.5%
% Renter-Occupied	21.5%
<b>Median Value</b>	<b>\$361,600</b>
<b>Vacancy Rate</b>	
Homeowner	2.5
Rental	12.2
<b>Total Cost Burdened Households</b>	<b>1,858</b>
% of Owner-Occupied Units	38.5%
% of Renter-Occupied Units	42.9%
<b>H+T Affordability Index</b>	<b>72.57</b>

## DEMOGRAPHICS

<b>Population</b>	<b>53,824</b>
% Change 2009-2012	-1.7%
<b>Race &amp; Ethnicity</b>	
White	66.2%
Black	24.3%
Other	9.5%
Hispanic	24.3%
<b>Total Households</b>	<b>21,065</b>
Family Households	62.0%
Nonfamily Households	38.0%
<b>% Working Family Households</b>	
2007	52.3%
2012	56.4%
<b>Median Household Income</b>	<b>\$43,565</b>
% Change 2007-2012	0.4%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (5,270)
2. Retail trade (3,817)
3. Professional, scientific, and management (3,615)

### Leading Occupations (# of Employees)

1. Sales and office (8,322)
2. Management, business, science, and arts (6,965)
3. Service (6,148)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>24,944</b>
% of County Total	3.1%
Single-Family (1 unit attached/detached)	50.2%
Multi-Family (5+ units)	43.8%
% Occupied	84.4%
% Owner-Occupied	78.0%
% Renter-Occupied	22.0%
<b>Median Value</b>	<b>\$130,600</b>
<b>Vacancy Rate</b>	
Homeowner	3.2
Rental	10.8
<b>Total Cost Burdened Households</b>	<b>10,162</b>
% of Owner-Occupied Units	44.3%
% of Renter-Occupied Units	62.2%
<b>H+T Affordability Index</b>	<b>55.22</b>

## DEMOGRAPHICS

<b>Population</b>	<b>121,447</b>
% Change 2009-2012	13.2%
<b>Race &amp; Ethnicity</b>	
White	41.8%
Black	44.7%
Other	13.4%
Hispanic	37.2%
<b>Total Households</b>	<b>36,767</b>
Family Households	79.8%
Nonfamily Households	20.2%
<b>% Working Family Households</b>	
2007	68.7%
2012	68.7%
<b>Median Household Income</b>	<b>\$63,898</b>
% Change 2007-2012	-2.0%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (15,424)
2. Retail trade (7,344)
3. Professional, scientific, and management (6,314)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (22,559)
2. Sales and office (16,884)
3. Service (11,382)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>40,711</b>
% of County Total	5.0%
Single-Family (1 unit attached/detached)	78.7%
Multi-Family (5+ units)	16.3%
% Occupied	90.3%
% Owner-Occupied	75.3%
% Renter-Occupied	24.7%
<b>Median Value</b>	<b>\$222,400</b>
<b>Vacancy Rate</b>	
Homeowner	2.1
Rental	10.0
<b>Total Cost Burdened Households</b>	<b>21,156</b>
% of Owner-Occupied Units	56.1%
% of Renter-Occupied Units	61.9%
<b>H+T Affordability Index</b>	<b>75.48</b>

## DEMOGRAPHICS

<b>Population</b>	<b>41,352</b>
% Change 2009-2012	-1.3%
<b>Race &amp; Ethnicity</b>	
White	36.0%
Black	54.2%
Other	9.8%
Hispanic	23.6%
<b>Total Households</b>	<b>12,132</b>
Family Households	74.1%
Nonfamily Households	25.9%
<b>% Working Family Households</b>	
2007	66.4%
2012	58.9%
<b>Median Household Income</b>	<b>\$41,784</b>
% Change 2007-2012	-6.3%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (4,372)
2. Retail trade (3,374)
3. Professional, scientific, and management (2,881)

### Leading Occupations (# of Employees)

1. Sales and office (5,828)
2. Service (5,373)
3. Management, business, science, and arts (4,051)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>14,142</b>
% of County Total	1.7%
Single-Family (1 unit attached/detached)	51.5%
Multi-Family (5+ units)	34.0%
% Occupied	85.8%
% Owner-Occupied	57.7%
% Renter-Occupied	42.3%
<b>Median Value</b>	<b>\$126,300</b>
<b>Vacancy Rate</b>	
Homeowner	4.1
Rental	11.9
<b>Total Cost Burdened Households</b>	<b>7,202</b>
% of Owner-Occupied Units	51.8%
% of Renter-Occupied Units	69.7%
<b>H+T Affordability Index</b>	<b>60.13</b>

## DEMOGRAPHICS

<b>Population</b>	<b>41,841</b>
% Change 2009-2012	-1.1%
<b>Race &amp; Ethnicity</b>	
White	65.4%
Black	25.8%
Other	8.8%
Hispanic	25.0%
<b>Total Households</b>	<b>17,413</b>
Family Households	48.7%
Nonfamily Households	51.3%
<b>% Working Family Households</b>	
2007	59.3%
2012	61.8%
<b>Median Household Income</b>	<b>\$44,686</b>
% Change 2007-2012	-3.7%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (3,488)
2. Arts, entertainment, and recreation (3,392)
3. Professional, scientific, and management (2,864)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (6,555)
2. Sales and office (5,824)
3. Service (5,161)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>20,336</b>
% of County Total	2.5%
Single-Family (1 unit attached/detached)	47.7%
Multi-Family (5+ units)	40.6%
% Occupied	85.6%
% Owner-Occupied	59.4%
% Renter-Occupied	40.6%
<b>Median Value</b>	<b>\$160,200</b>
<b>Vacancy Rate</b>	
Homeowner	3.2
Rental	12.3
<b>Total Cost Burdened Households</b>	<b>9,223</b>
% of Owner-Occupied Units	46.2%
% of Renter-Occupied Units	62.9%
<b>H+T Affordability Index</b>	<b>55.60</b>



## DEMOGRAPHICS

<b>Population</b>	<b>24,050</b>
% Change 2009-2012	2.8%
<b>Race &amp; Ethnicity</b>	
White	84.4%
Black	5.9%
Other	9.8%
Hispanic	14.9%
<b>Total Households</b>	<b>7,415</b>
Family Households	85.4%
Nonfamily Households	14.6%
<b>% Working Family Households</b>	
2007	51.3%
2012	58.5%
<b>Median Household Income</b>	<b>\$119,732</b>
% Change 2007-2012	15.2%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (2,556)
2. Professional, scientific, and management (2,073)
3. Retail trade (1,570)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (6,281)
2. Sales and office (3,737)
3. Service (1,114)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>8,336</b>
% of County Total	1.0%
Single-Family (1 unit attached/detached)	86.7%
Multi-Family (5+ units)	10.8%
% Occupied	89.0%
% Owner-Occupied	82.0%
% Renter-Occupied	18.0%
<b>Median Value</b>	<b>\$522,600</b>
<b>Vacancy Rate</b>	
Homeowner	4.8
Rental	8.0
<b>Total Cost Burdened Households</b>	<b>3,616</b>
% of Owner-Occupied Units	46.1%
% of Renter-Occupied Units	61.0%
<b>H+T Affordability Index</b>	<b>103.27</b>

## DEMOGRAPHICS

<b>Population</b>	<b>6,076</b>
% Change 2009-2012	23.1%
<b>Race &amp; Ethnicity</b>	
White	41.9%
Black	54.7%
Other	3.4%
Hispanic	13.7%
<b>Total Households</b>	<b>2,464</b>
Family Households	64.2%
Nonfamily Households	35.8%
<b>% Working Family Households</b>	
2007	-
2012	30.4%
<b>Median Household Income</b>	<b>\$31,044</b>
% Change 2007-2012	-

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Retail trade (451)
2. Educational services, and health care and social assistance (415)
3. Arts, entertainment, and recreation (328)

### Leading Occupations (# of Employees)

1. Sales and office (877)
2. Management, business, science, and arts (595)
3. Service (594)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>3,950</b>
% of County Total	0.5%
Single-Family (1 unit attached/detached)	9.3%
Multi-Family (5+ units)	32.1%
% Occupied	62.4%
% Owner-Occupied	40.9%
% Renter-Occupied	59.1%
<b>Median Value</b>	<b>\$57,900</b>
<b>Vacancy Rate</b>	
Homeowner	0.6
Rental	9.6
<b>Total Cost Burdened Households</b>	<b>1,215</b>
% of Owner-Occupied Units	27.8%
% of Renter-Occupied Units	64.2%
<b>H+T Affordability Index</b>	<b>49.38</b>

## DEMOGRAPHICS

<b>Population</b>	<b>155,578</b>
% Change 2009-2012	5.8%
<b>Race &amp; Ethnicity</b>	
White	68.4%
Black	20.1%
Other	11.4%
Hispanic	42.7%
<b>Total Households</b>	<b>56,039</b>
Family Households	69.7%
Nonfamily Households	30.3%
<b>% Working Family Households</b>	
2007	58.5%
2012	61.9%
<b>Median Household Income</b>	<b>\$62,133</b>
% Change 2007-2012	2.2%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (16,851)
2. Retail trade (9,951)
3. Professional, scientific, and management (8,905)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (30,677)
2. Sales and office (23,635)
3. Service (11,381)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>62,107</b>
% of County Total	7.7%
Single-Family (1 unit attached/detached)	62.0%
Multi-Family (5+ units)	35.0%
% Occupied	90.2%
% Owner-Occupied	74.4%
% Renter-Occupied	25.6%
<b>Median Value</b>	<b>\$223,800</b>
<b>Vacancy Rate</b>	
Homeowner	2.0
Rental	9.4
<b>Total Cost Burdened Households</b>	<b>27,426</b>
% of Owner-Occupied Units	45.9%
% of Renter-Occupied Units	57.8%
<b>H+T Affordability Index</b>	<b>67.20</b>

## DEMOGRAPHICS

<b>Population</b>	<b>85,853</b>
% Change 2009-2012	1.7%
<b>Race &amp; Ethnicity</b>	
White	69.3%
Black	22.5%
Other	8.2%
Hispanic	18.9%
<b>Total Households</b>	<b>33,623</b>
Family Households	64.3%
Nonfamily Households	35.7%
<b>% Working Family Households</b>	
2007	59.4%
2012	57.7%
<b>Median Household Income</b>	<b>\$66,396</b>
% Change 2007-2012	0.4%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (10,687)
2. Professional, scientific, and management (6,791)
3. Retail trade (5,996)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (20,736)
2. Sales and office (13,033)
3. Service (6,837)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>37,291</b>
% of County Total	4.6%
Single-Family (1 unit attached/detached)	60.1%
Multi-Family (5+ units)	33.7%
% Occupied	90.2%
% Owner-Occupied	70.7%
% Renter-Occupied	29.3%
<b>Median Value</b>	<b>\$263,900</b>
<b>Vacancy Rate</b>	
Homeowner	2.9
Rental	7.2
<b>Total Cost Burdened Households</b>	<b>14,788</b>
% of Owner-Occupied Units	40.8%
% of Renter-Occupied Units	51.5%
<b>H+T Affordability Index</b>	<b>65.92</b>

## DEMOGRAPHICS

<b>Population</b>	<b>100,819</b>
% Change 2009-2012	-1.7%
<b>Race &amp; Ethnicity</b>	
White	65.0%
Black	29.9%
Other	5.1%
Hispanic	17.3%
<b>Total Households</b>	<b>41,211</b>
Family Households	53.6%
Nonfamily Households	46.4%
<b>% Working Family Households</b>	
2007	48.5%
2012	45.7%
<b>Median Household Income</b>	<b>\$39,656</b>
% Change 2007-2012	-9.5%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (7,297)
2. Retail trade (6,184)
3. Professional, scientific, and management (5,924)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (11,673)
2. Sales and office (11,199)
3. Service (10,526)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>56,926</b>
% of County Total	7.0%
Single-Family (1 unit attached/detached)	32.6%
Multi-Family (5+ units)	55.8%
% Occupied	72.4%
% Owner-Occupied	59.8%
% Renter-Occupied	40.2%
<b>Median Value</b>	<b>\$172,600</b>
<b>Vacancy Rate</b>	
Homeowner	5.2
Rental	13.7
<b>Total Cost Burdened Households</b>	<b>21,192</b>
% of Owner-Occupied Units	42.8%
% of Renter-Occupied Units	64.2%
<b>H+T Affordability Index</b>	<b>54.54</b>

## DEMOGRAPHICS

<b>Population</b>	<b>862</b>
% Change 2009-2012	2.7%
<b>Race &amp; Ethnicity</b>	
White	97.2%
Black	0.0%
Other	2.8%
Hispanic	7.3%
<b>Total Households</b>	<b>334</b>
Family Households	74.9%
Nonfamily Households	25.1%
<b>% Working Family Households</b>	
2007	-
2012	31.7%
<b>Median Household Income</b>	<b>\$115,000</b>
% Change 2007-2012	-

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Professional, scientific, and management (78)
2. Finance and insurance, and real estate (61)
3. Educational services, and health care and social assistance (51)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (218)
2. Sales and office (80)
3. Service (14)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>399</b>
% of County Total	0.0%
Single-Family (1 unit attached/detached)	82.0%
Multi-Family (5+ units)	10.0%
% Occupied	83.7%
% Owner-Occupied	96.4%
% Renter-Occupied	3.6%
<b>Median Value</b>	<b>\$753,800</b>
<b>Vacancy Rate</b>	
Homeowner	0.0
Rental	0.0
<b>Total Cost Burdened Households</b>	<b>139</b>
% of Owner-Occupied Units	42.5%
% of Renter-Occupied Units	16.7%
<b>H+T Affordability Index</b>	<b>66.70</b>

## DEMOGRAPHICS

<b>Population</b>	<b>7,410</b>
% Change 2009-2012	1.8%
<b>Race &amp; Ethnicity</b>	
White	83.3%
Black	7.2%
Other	9.5%
Hispanic	35.3%
<b>Total Households</b>	<b>2,271</b>
Family Households	84.0%
Nonfamily Households	16.0%
<b>% Working Family Households</b>	
2007	-
2012	61.3%
<b>Median Household Income</b>	<b>\$102,230</b>
% Change 2007-2012	-

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (817)
2. Professional, scientific, and management (422)
3. Arts, entertainment, and recreation (372)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (2,021)
2. Sales and office (763)
3. Service (506)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>2,324</b>
% of County Total	0.3%
Single-Family (1 unit attached/detached)	99.4%
Multi-Family (5+ units)	0.0%
% Occupied	97.7%
% Owner-Occupied	94.8%
% Renter-Occupied	5.2%
<b>Median Value</b>	<b>\$622,100</b>
<b>Vacancy Rate</b>	
Homeowner	0.0
Rental	0.0
<b>Total Cost Burdened Households</b>	<b>1,010</b>
% of Owner-Occupied Units	44.8%
% of Renter-Occupied Units	37.8%
<b>H+T Affordability Index</b>	-

## DEMOGRAPHICS

<b>Population</b>	<b>85,745</b>
% Change 2009-2012	-4.1%
<b>Race &amp; Ethnicity</b>	
White	55.5%
Black	33.7%
Other	10.7%
Hispanic	26.7%
<b>Total Households</b>	<b>31,419</b>
Family Households	65.6%
Nonfamily Households	34.4%
<b>% Working Family Households</b>	
2007	60.8%
2012	63.0%
<b>Median Household Income</b>	<b>\$49,120</b>
% Change 2007-2012	-1.2%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (9,784)
2. Retail trade (6,565)
3. Professional, scientific, and management (5,331)

### Leading Occupations (# of Employees)

1. Sales and office (13,803)
2. Management, business, science, and arts (13,722)
3. Service (8,899)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>36,506</b>
% of County Total	4.5%
Single-Family (1 unit attached/detached)	51.4%
Multi-Family (5+ units)	43.6%
% Occupied	86.1%
% Owner-Occupied	72.2%
% Renter-Occupied	27.8%
<b>Median Value</b>	<b>\$157,000</b>
<b>Vacancy Rate</b>	
Homeowner	3.4
Rental	9.3
<b>Total Cost Burdened Households</b>	<b>16,020</b>
% of Owner-Occupied Units	49.1%
% of Renter-Occupied Units	55.8%
<b>H+T Affordability Index</b>	<b>59.74</b>



## DEMOGRAPHICS

<b>Population</b>	<b>60,849</b>
% Change 2009-2012	2.3%
<b>Race &amp; Ethnicity</b>	
White	67.8%
Black	23.1%
Other	9.1%
Hispanic	27.3%
<b>Total Households</b>	<b>27,273</b>
Family Households	55.8%
Nonfamily Households	44.2%
<b>% Working Family Households</b>	
2007	40.8%
2012	48.1%
<b>Median Household Income</b>	<b>\$41,972</b>
% Change 2007-2012	6.3%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (5,704)
2. Retail trade (4,140)
3. Professional, scientific, and management (4,067)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (9,256)
2. Sales and office (8,991)
3. Service (5,988)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>32,041</b>
% of County Total	4.0%
Single-Family (1 unit attached/detached)	52.7%
Multi-Family (5+ units)	44.6%
% Occupied	85.1%
% Owner-Occupied	77.3%
% Renter-Occupied	22.7%
<b>Median Value</b>	<b>\$133,900</b>
<b>Vacancy Rate</b>	
Homeowner	2.7
Rental	8.6
<b>Total Cost Burdened Households</b>	<b>13,488</b>
% of Owner-Occupied Units	47.9%
% of Renter-Occupied Units	54.7%
<b>H+T Affordability Index</b>	<b>52.35</b>

## DEMOGRAPHICS

<b>Population</b>	<b>14,306</b>
% Change 2009-2012	-1.3%
<b>Race &amp; Ethnicity</b>	
White	37.7%
Black	56.0%
Other	6.4%
Hispanic	21.8%
<b>Total Households</b>	<b>4,035</b>
Family Households	74.1%
Nonfamily Households	25.9%
<b>% Working Family Households</b>	
2007	-
2012	69.1%
<b>Median Household Income</b>	<b>\$42,847</b>
% Change 2007-2012	-

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (1,343)
2. Retail trade (1,003)
3. Arts, entertainment, and recreation (817)

### Leading Occupations (# of Employees)

1. Sales and office (2,054)
2. Service (1,756)
3. Management, business, science, and arts (1,334)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>4,340</b>
% of County Total	0.5%
Single-Family (1 unit attached/detached)	85.5%
Multi-Family (5+ units)	4.4%
% Occupied	93.0%
% Owner-Occupied	69.6%
% Renter-Occupied	30.4%
<b>Median Value</b>	<b>\$121,100</b>
<b>Vacancy Rate</b>	
Homeowner	0.0
Rental	9.1
<b>Total Cost Burdened Households</b>	<b>2,105</b>
% of Owner-Occupied Units	50.3%
% of Renter-Occupied Units	56.4%
<b>H+T Affordability Index</b>	-

## DEMOGRAPHICS

<b>Population</b>	<b>65,233</b>
% Change 2009-2012	1.7%
<b>Race &amp; Ethnicity</b>	
White	85.7%
Black	4.7%
Other	9.6%
Hispanic	45.9%
<b>Total Households</b>	<b>20,518</b>
Family Households	83.7%
Nonfamily Households	16.3%
<b>% Working Family Households</b>	
2007	53.9%
2012	51.3%
<b>Median Household Income</b>	<b>\$93,886</b>
% Change 2007-2012	2.4%

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (6,552)
2. Professional, scientific, and management (5,121)
3. Finance and insurance, and real estate (3,177)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (15,555)
2. Sales and office (8,986)
3. Service (3,693)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>24,003</b>
% of County Total	3.0%
Single-Family (1 unit attached/detached)	76.1%
Multi-Family (5+ units)	20.7%
% Occupied	85.5%
% Owner-Occupied	73.7%
% Renter-Occupied	26.3%
<b>Median Value</b>	<b>\$390,700</b>
<b>Vacancy Rate</b>	
Homeowner	2.4
Rental	9.0
<b>Total Cost Burdened Households</b>	<b>9,118</b>
% of Owner-Occupied Units	42.2%
% of Renter-Occupied Units	50.7%
<b>H+T Affordability Index</b>	<b>86.21</b>

## DEMOGRAPHICS

<b>Population</b>	<b>11,797</b>
% Change 2009-2012	-7.4%
<b>Race &amp; Ethnicity</b>	
White	76.5%
Black	16.6%
Other	6.9%
Hispanic	14.3%
<b>Total Households</b>	<b>5,827</b>
Family Households	32.5%
Nonfamily Households	67.5%
<b>% Working Family Households</b>	
2007	-
2012	56.7%
<b>Median Household Income</b>	<b>\$50,881</b>
% Change 2007-2012	-

## ECONOMIC & EMPLOYMENT BASE

### Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (1,066)
2. Retail trade (897)
3. Professional, scientific, and management (889)

### Leading Occupations (# of Employees)

1. Management, business, science, and arts (2,247)
2. Sales and office (1,600)
3. Service (1,485)

## HOUSING FACTS

<b>Total Housing Units</b>	<b>6,718</b>
% of County Total	0.8%
Single-Family (1 unit attached/detached)	40.8%
Multi-Family (5+ units)	48.1%
% Occupied	86.7%
% Owner-Occupied	50.3%
% Renter-Occupied	49.7%
<b>Median Value</b>	<b>\$252,700</b>
<b>Vacancy Rate</b>	
Homeowner	2.8
Rental	4.0
<b>Total Cost Burdened Households</b>	<b>2,622</b>
% of Owner-Occupied Units	40.1%
% of Renter-Occupied Units	50.0%
<b>H+T Affordability Index</b>	<b>58.97</b>

## **Appendix B:**

# **Municipal Affordable Housing Demand and Supply Analysis**

## Housing Supply/Demand Analysis Coconut Creek

Total Households: 22,256  
 Median Household Income: \$52,371  
 Total Owner Units: 15,376  
 Median Owner Value: \$154,300  
 Cost-Burdened Owner Units with Mortgage: 4,539 (47%)  
 Cost-Burdened Owner Units without Mortgage: 2,240 (41%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$16,235 - \$26,186	2,346	\$40,588	\$65,465	1,473 (10%)	(873 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$26,709 - \$41,897	3,684	\$66,773	\$104,743	2,780 (18%)	(904 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$42,421 - \$62,845	3,961	\$106,053	\$157,113	2,232 (15%)	(1,729 units)

Occupied Units Paying Rent: 6,454  
 Median Gross Rent: \$1,337  
 Cost-Burdened Renter Households: 3,511 (54%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$16,235 - \$26,186	549	\$406	\$655	217 (3%)	(332 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$26,709 - \$41,897	1,305	\$668	\$1,047	1,067 (17%)	(238 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$42,421 - \$62,845	1,578	\$1,061	\$1,571*	3,120 (48%)	1,542 units*

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Cooper City

Total Households: 9,633  
 Median Household Income: \$88,465  
 Total Owner Units: 8,476  
 Median Owner Value: \$304,200  
 Cost-Burdened Owner Units with Mortgage: 2,904 (45%)  
 Cost-Burdened Owner Units without Mortgage: 263 (13%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$27,424 - \$44,232	926	\$68,560	\$110,580	128 (2%)	(798 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$45,117 - \$70,772	1,773	\$112,793	\$176,930	841 (10%)	(932 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$71,657 - \$106,158	502	\$179,143	\$265,395	2,094 (25%)	1,592 units

Occupied Units Paying Rent: 1,093  
 Median Gross Rent: \$1,756  
 Cost-Burdened Renter Households: 631 (58%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$27,424 - \$44,232	163	\$686	\$1,106	121 (11%)	(42 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$45,117 - \$70,772	391	\$1,128	\$1,769*	243 (22%)	(148 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$71,657 - \$106,158	309	\$1,791*	\$2,654*	-	-

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Coral Springs

Total Households: 40,691

Median Household Income: \$68,255

Total Owner Units: 27,404

Median Owner Value: \$284,000

Cost-Burdened Owner Units with Mortgage: 10,884 (50%)

Cost-Burdened Owner Units without Mortgage: 1,066 (20%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$21,159 - \$34,128	4,543	\$52,898	\$85,320	1,160 (4%)	(3,383 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$34,810 - \$54,604	6,374	\$87,025	\$136,510	1,738 (6%)	(4,636 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$55,287 - \$81,906	7,525	\$138,218	\$204,765	3,359 (12%)	(4,166 units)

Occupied Units Paying Rent: 13,003

Median Gross Rent: \$1,310

Cost-Burdened Renter Households: 7,872 (61%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$21,159 - \$34,128	2,364	\$488	\$853	1,060 (8%)	(1,304 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$34,810 - \$54,604	2,467	\$870	\$1,365	5,492 (42%)	3,025 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$55,287 - \$81,906	2,621	\$1,382	\$2,048*	1,487 (11%)	(1,134 units)*

\*ACS calculation excludes renter units paying over \$1,500.



Housing Supply/Demand Analysis  
**Dania Beach**

Total Households: 12,635  
 Median Household Income: \$42,949  
 Total Owner Units: 7,243  
 Median Owner Value: \$167,700  
 Cost-Burdened Owner Units with Mortgage: 2,059 (47%)  
 Cost-Burdened Owner Units without Mortgage: 702 (26%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,314 - \$21,475	1,310	\$33,285	\$53,688	534 (7%)	(776 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,904 - \$34,359	1,921	\$54,760	\$85,898	766 (11%)	(1,155 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$34,789 - \$51,539	2,130	\$86,972	\$128,848	1,065 (15%)	(1,065 units)

Occupied Units Paying Rent: 5,076  
 Median Gross Rent: \$1,109  
 Cost-Burdened Renter Households: 3,413 (67%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,314 - \$21,475	622	\$333	\$537	222 (4%)	(400 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,904 - \$34,359	961	\$548	\$859	976 (19%)	15 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$34,789 - \$51,539	777	\$870	\$1,288	1,830 (36%)	1,053 units

## Housing Supply/Demand Analysis Davie

Total Households: 32,376  
 Median Household Income: \$59,362  
 Total Owner Units: 24,052  
 Median Owner Value: \$226,400  
 Cost-Burdened Owner Units with Mortgage: 7,961 (47%)  
 Cost-Burdened Owner Units without Mortgage: 1,840 (27%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$18,402 - \$29,681	3,376	\$46,005	\$74,203	1,602 (7%)	(1,774 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$30,275 - \$47,490	4,876	\$75,688	\$118,725	2,154 (9%)	(2,722 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$48,083 - \$71,234	5,168	\$120,208	\$178,085	2,772 (12%)	(2,396 units)

Occupied Units Paying Rent: 7,887  
 Median Gross Rent: \$1,179  
 Cost-Burdened Renter Households: 4,342 (55%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$18,402 - \$29,681	1,124	\$460	\$742	285 (4%)	(839 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$30,275 - \$47,490	1,393	\$757	\$1,187	2,761 (35%)	1,368 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$48,083 - \$71,234	1,506	\$1,202	\$1,781*	2,224 (28%)	718 units*

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Deerfield Beach

Total Households: 32,174

Median Household Income: \$39,100

Total Owner Units: 21,629

Median Owner Value: \$120,200

Cost-Burdened Owner Units with Mortgage: 7,404 (60%)

Cost-Burdened Owner Units without Mortgage: 2,664 (31%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,121 - \$19,550	3,665	\$30,303	\$48,875	1,325 (6%)	(2,340 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$19,941 - \$31,280	5,137	\$49,853	\$78,200	3,044 (14%)	(2,093 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$31,671 - \$46,920	5,181	\$79,178	\$117,300	3,422 (16%)	(1,759 units)

Occupied Units Paying Rent: 10,115

Median Gross Rent: \$1,140

Cost-Burdened Renter Households: 6,110 (60%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,121 - \$19,550	920	\$303	\$451	322 (3%)	(598 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$19,941 - \$31,280	1,853	\$499	\$782	1,014 (10%)	(839 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$31,671 - \$46,920	2,025	\$792	\$1,173	3,373 (33%)	1,348 units

## Housing Supply/Demand Analysis Fort Lauderdale

Total Households: 71,474  
 Median Household Income: \$50,191  
 Total Owner Units: 39,180  
 Median Owner Value: \$265,200  
 Cost-Burdened Owner Units with Mortgage: 13,059 (54%)  
 Cost-Burdened Owner Units without Mortgage: 3,966 (28%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,559 - \$25,096	8,032	\$38,898	\$62,740	1,120 (3%)	(6,912 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,597 - \$40,153	10,659	\$63,993	\$100,383	2,312 (6%)	(8,347 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,655 - \$60,229	10,708	\$101,638	\$150,573	3,674 (9%)	(7,034 units)

Occupied Units Paying Rent: 31,170  
 Median Gross Rent: \$1,054  
 Cost-Burdened Renter Households: 17,627 (57%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,559 - \$25,096	3,968	\$389	\$627	2,283 (7%)	(1,685 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,597 - \$40,153	5,746	\$640	\$1,004	10,653 (34%)	4,907 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,655 - \$60,229	5,084	\$1,016	\$1,506*	9,721 (31%)	4,637 units*

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Hallandale Beach

Total Households: 18,100

Median Household Income: \$35,713

Total Owner Units: 11,060

Median Owner Value: \$154,800

Cost-Burdened Owner Units with Mortgage: 3,127 (64%)

Cost-Burdened Owner Units without Mortgage: 2,267 (39%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,071 - \$17,857	2,050	\$27,678	\$44,643	240 (2%)	(1,810 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,214 - \$28,570	2,915	\$45,603	\$71,425	1,163 (11%)	(1,752 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,928 - \$42,856	2,981	\$72,320	\$107,140	1,698 (15%)	(1,283 units)

Occupied Units Paying Rent: 6,565

Median Gross Rent: \$999

Cost-Burdened Renter Households: 4,171 (64%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,071 - \$17,857	616	\$277	\$446	176 (3%)	(440 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,214 - \$28,570	1,146	\$455	\$714	888 (14%)	(258 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,928 - \$42,856	1,350	\$723	\$1,071	2,372 (36%)	1,022 units

Housing Supply/Demand Analysis  
**Hillsboro Beach**

Total Households: 950  
 Median Household Income: \$67,750  
 Total Owner Units: 737  
 Median Owner Value: \$351,200  
 Cost-Burdened Owner Units with Mortgage: 199 (62%)  
 Cost-Burdened Owner Units without Mortgage: 96 (24%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$21,003 - \$33,875	89	\$52,508	\$84,688	16 (2%)	(73 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$34,553 - \$54,200	105	\$86,383	\$135,500	12 (2%)	(93 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$54,878 - \$81,300	129	\$137,195	\$203,250	58 (8%)	(71 units)

Occupied Units Paying Rent: 213  
 Median Gross Rent: \$1,226  
 Cost-Burdened Renter Households: 112 (53%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$21,003 - \$33,875	10	\$525	\$847	28 (13%)	18 units
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$34,553 - \$54,200	29	\$864	\$1,355	94 (44%)	65 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$54,878 - \$81,300	12	\$1,372	\$2,033*	20 (9%)	8 units*

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Hollywood

Total Households: 56,265

Median Household Income: \$45,942

Total Owner Units: 35,097

Median Owner Value: \$194,000

Cost-Burdened Owner Units with Mortgage: 13,196 (56%)

Cost-Burdened Owner Units without Mortgage: 2,526 (23%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$14,242 - \$22,971	5,972	\$35,605	\$57,428	1,354 (4%)	(4,618 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,430 - \$36,754	8,758	\$58,575	\$91,885	3,310 (9%)	(5,448 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,213 - \$55,130	9,780	\$93,033	\$137,825	4,826 (14%)	(4,954 units)

Occupied Units Paying Rent: 20,385

Median Gross Rent: \$1,000

Cost-Burdened Renter Households: 13,037 (64%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$14,242 - \$22,971	2,564	\$356	\$574	1,283 (6%)	(1,281 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,430 - \$36,754	4,062	\$586	\$919	6,276 (31%)	2,214 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,213 - \$55,130	4,027	\$930	\$1,378	7,125 (35%)	3,098 units

## Housing Supply/Demand Analysis Lauderdale-by-the-Sea

Total Households: 3,862  
 Median Household Income: \$54,425  
 Total Owner Units: 2,705  
 Median Owner Value: \$434,600  
 Cost-Burdened Owner Units with Mortgage: 593 (55%)  
 Cost-Burdened Owner Units without Mortgage: 561 (37%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$16,872 - \$27,213	506	\$42,180	\$68,033	69 (3%)	(437 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,757 - \$43,540	364	\$69,393	\$108,850	58 (2%)	(306 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$44,084 - \$65,310	505	\$110,210	\$163,275	164 (6%)	(341 units)

Occupied Units Paying Rent: 1,083  
 Median Gross Rent: \$1,175  
 Cost-Burdened Renter Households: 591 (55%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$16,872 - \$27,213	120	\$422	\$680	71 (7%)	(49 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,757 - \$43,540	115	\$694	\$1,088	296 (27%)	181 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$44,084 - \$65,310	212	\$1,102	\$1,632	294 (27%)	82 units



Housing Supply/Demand Analysis  
**Lauderdale Lakes**

Total Households: 11,791  
 Median Household Income: \$35,667  
 Total Owner Units: 7,363  
 Median Owner Value: \$102,700  
 Cost-Burdened Owner Units with Mortgage: 3,324 (64%)  
 Cost-Burdened Owner Units without Mortgage: 674 (34%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,057 - \$17,834	1,296	\$27,643	\$44,585	1,399 (19%)	103 units
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,190 - \$28,534	1,695	\$45,475	\$71,335	1,061 (14%)	(634 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,890 - \$42,800	2,161	\$72,225	\$107,000	1,412 (19%)	(749 units)

Occupied Units Paying Rent: 4,280  
 Median Gross Rent: \$1,004  
 Cost-Burdened Renter Households: 2,495 (58%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,057 - \$17,834	478	\$276	\$446	173 (4%)	(305 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,190 - \$28,534	707	\$455	\$713	299 (7%)	(408 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,890 - \$42,800	823	\$722	\$1,070	1,770 (41%)	947 units

## Housing Supply/Demand Analysis Lauderhill

Total Households: 23,925

Median Household Income: \$37,149

Total Owner Units: 14,306

Median Owner Value: \$122,100

Cost-Burdened Owner Units with Mortgage: 5,812 (54%)

Cost-Burdened Owner Units without Mortgage: 1,201 (35%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,516 - \$18,575	2,519	\$28,790	\$46,438	677 (5%)	(1,842 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,946 - \$29,719	3,736	\$47,365	\$74,298	1,972 (14%)	(1,764 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,090 - \$44,579	4,065	\$75,225	\$111,448	2,491 (17%)	(1,574 units)

Occupied Units Paying Rent: 9,405

Median Gross Rent: \$989

Cost-Burdened Renter Households: 6,234 (66%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,516 - \$18,575	932	\$288	\$464	241 (3%)	(691 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,946 - \$29,719	1,867	\$474	\$743	1,077 (11%)	(790 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,090 - \$44,579	1,957	\$812	\$1,115	3,366 (36%)	1,409 units

## Housing Supply/Demand Analysis Lazy Lake

Total Households: 10  
 Median Household Income: \$117,500  
 Total Owner Units: 6  
 Median Owner Value: \$750,000  
 Cost-Burdened Owner Units with Mortgage: 2 (40%)  
 Cost-Burdened Owner Units without Mortgage: 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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$36,424 - \$58,750	1	\$91,060	\$146,875	0 (0%)	(1 unit)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$59,925 - \$94,000	1	\$149,813	\$235,000	0 (0%)	(1 unit)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$95,175 - \$141,000	1	\$237,938	\$352,500	1 (17%)	1 unit

Occupied Units Paying Rent: 4  
 Median Gross Rent: \$1,167  
 Cost-Burdened Renter Households: 3 (75%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$36,424 - \$58,750	0	\$910	\$1,468	2 (50%)	2 units
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$59,925 - \$94,000	0	\$1,498	\$2,350*	-	-
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$95,175 - \$141,000	0	\$2,379*	\$3,525*	-	-

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Lighthouse Point

Total Households: 4,706  
 Median Household Income: \$73,625  
 Total Owner Units: 3,695  
 Median Owner Value: \$361,600  
 Cost-Burdened Owner Units with Mortgage: 1,084 (49%)  
 Cost-Burdened Owner Units without Mortgage: 340 (25%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$22,824 - \$36,813	530	\$57,060	\$92,033	316 (9%)	(214 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$37,549 - \$58,900	731	\$93,873	\$147,250	251 (7%)	(480 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$59,636 - \$88,350	704	\$149,090	\$220,875	210 (6%)	(494 units)

Occupied Units Paying Rent: 955  
 Median Gross Rent: \$1,212  
 Cost-Burdened Renter Households: 434 (45%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$22,824 - \$36,813	160	\$571	\$920	180 (19%)	20 units
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$37,549 - \$58,900	159	\$939	\$1,472	440 (46%)	281 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$59,636 - \$88,350	161	\$1,491	\$2,209*	-	-

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Margate

Total Households: 21,065

Median Household Income: \$43,565

Total Owner Units: 16,440

Median Owner Value: \$130,600

Cost-Burdened Owner Units with Mortgage: 6,102 (55%)

Cost-Burdened Owner Units without Mortgage: 1,182 (23%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,505 - \$21,783	2,210	\$33,762	\$54,478	1,229 (7%)	(981 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,218 - \$34,852	3,584	\$55,545	\$87,130	2,523 (15%)	(1,061 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$35,288 - \$52,278	3,400	\$88,220	\$130,695	2,627 (16%)	(773 units)

Occupied Units Paying Rent: 4,401

Median Gross Rent: \$1,184

Cost-Burdened Renter Households: 2,878 (65%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,505 - \$21,783	470	\$338	\$544	35 (1%)	(435 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,218 - \$34,852	1,075	\$556	\$871	470 (11%)	(605 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$35,288 - \$52,278	555	\$882	\$1,307	1,708 (39%)	1,153 units

## Housing Supply/Demand Analysis Miramar

Total Households: 36,767  
 Median Household Income: \$63,898  
 Total Owner Units: 27,677  
 Median Owner Value: \$222,400  
 Cost-Burdened Owner Units with Mortgage: 14,657 (61%)  
 Cost-Burdened Owner Units without Mortgage: 869 (25%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$19,808 - \$31,949	3,555	\$49,520	\$79,873	1,523 (6%)	(2,032 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,588 - \$51,118	6,249	\$81,470	\$127,795	3,348 (12%)	(2,901 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,757 - 76,678	8,452	\$129,393	\$191,695	5,576 (20%)	(2,876 units)

Occupied Units Paying Rent: 8,657  
 Median Gross Rent: \$1,456  
 Cost-Burdened Renter Households: 5,630 (65%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$19,808 - \$31,949	1,310	\$495	\$799	562 (6%)	(748 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,588 - \$51,118	1,757	\$815	\$1,278	2,528 (29%)	771 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,757 - 76,678	1,986	\$1,294	\$1,917*	1,304 (15%)	(682 units)*

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis North Lauderdale

Total Households: 12,132  
 Median Household Income: \$41,784  
 Total Owner Units: 7,004  
 Median Owner Value: \$126,300  
 Cost-Burdened Owner Units with Mortgage: 3,393 (57%)  
 Cost-Burdened Owner Units without Mortgage: 234 (23%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,953 - \$20,892	1,267	\$32,383	\$52,230	378 (5%)	(889 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,310 - \$33,427	2,080	\$53,275	\$83,568	1,036 (15%)	(1,044 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,845 - \$50,141	2,475	\$84,613	\$125,353	1,274 (18%)	(1,201 units)

Occupied Units Paying Rent: 5,077  
 Median Gross Rent: \$1,188  
 Cost-Burdened Renter Households: 3,575 (70%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,953 - \$20,892	522	\$324	\$522	42 (1%)	(480 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,310 - \$33,427	1,115	\$533	\$836	421 (8%)	(694 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,845 - \$50,141	1,199	\$846	\$1,253	1,971 (39%)	772 units

## Housing Supply/Demand Analysis Oakland Park

Total Households: 17,413  
 Median Household Income: \$44,686  
 Total Owner Units: 10,352  
 Median Owner Value: \$160,200  
 Cost-Burdened Owner Units with Mortgage: 4,421 (58%)  
 Cost-Burdened Owner Units without Mortgage: 359 (14%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,863 - \$22,343	1,683	\$34,658	\$55,858	395 (4%)	(1,288 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,790 - \$35,749	3,029	\$56,975	\$89,373	1,299 (13%)	(1,730 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,196 - \$53,623	3,245	\$90,490	\$134,058	1,781 (17%)	(1,464 units)

Occupied Units Paying Rent: 6,993  
 Median Gross Rent: \$1,056  
 Cost-Burdened Renter Households: 4,443 (64%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,863 - \$22,343	888	\$347	\$559	221 (3%)	(667 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,790 - \$35,749	1,647	\$570	\$894	1,743 (25%)	96 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,196 - \$53,623	1,132	\$905	\$1,341	3,098 (44%)	1,966 units



## Housing Supply/Demand Analysis Parkland

Total Households: 7,415  
 Median Household Income: \$119,732  
 Total Owner Units: 6,083  
 Median Owner Value: \$522,600  
 Cost-Burdened Owner Units with Mortgage: 2,593 (53%)  
 Cost-Burdened Owner Units without Mortgage: 210 (19%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$37,117 - \$59,866	811	\$92,793	\$149,665	85 (1%)	(726 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$61,063 - \$95,786	1,215	\$152,658	\$239,465	322 (5%)	(893 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$96,983 - \$143,678	1,241	\$242,458	\$359,195	904 (1%)	(337 units)

Occupied Units Paying Rent: 1,305  
 Median Gross Rent: \$2,000+  
 Cost-Burdened Renter Households: 813 (62%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$37,117 - \$59,866	182	\$928	\$1,497	256 (20%)	74 units
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$61,063 - \$95,786	250	\$1,527*	\$2,395*	-	-
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$96,983 - \$143,678	222	\$2,425*	\$3,592*	-	-

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Pembroke Park

Total Households: 2,464

Median Household Income: \$31,044

Total Owner Units: 1,009

Median Owner Value: \$57,900

Cost-Burdened Owner Units with Mortgage: 96 (44%)

Cost-Burdened Owner Units without Mortgage: 185 (28%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$9,624 - \$15,522	212	\$24,060	\$38,805	351 (35%)	27 units
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$15,832 - \$24,835	294	\$39,580	\$62,088	279 (28%)	(26 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$25,146 - \$37,253	585	\$62,865	\$93,133	211 (21%)	(667 units)

Occupied Units Paying Rent: 1,426

Median Gross Rent: \$1,056

Cost-Burdened Renter Households: 934 (65%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$9,624 - \$15,522	243	\$241	\$388	34 (2%)	(209 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$15,832 - \$24,835	200	\$396	\$621	48 (3%)	(152 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$25,146 - \$37,253	222	\$629	\$931	164 (12%)	(58 units)

## Housing Supply/Demand Analysis Pembroke Pines

Total Households: 56,039

Median Household Income: \$62,133

Total Owner Units: 41,710

Median Owner Value: \$223,800

Cost-Burdened Owner Units with Mortgage: 15,735 (51%)

Cost-Burdened Owner Units without Mortgage: 3,415 (32%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$19,261-\$31,067	6,254	\$48,153	\$77,668	2,832 (7%)	(3,422 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$31,688-\$49,706	8,418	\$79,220	\$124,265	4,483 (11%)	(3,935 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$50,328-\$74,560	9,724	\$125,820	\$186,400	7,256 (17%)	(2,468 units)

Occupied Units Paying Rent: 13,448

Median Gross Rent: \$1,381

Cost-Burdened Renter Households: 8,276 (62%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$19,261-\$31,067	2,043	\$482	\$777	808 (6%)	(1,235 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$31,688-\$49,706	2,901	\$792	\$1,243	4,073 (30%)	1,172 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$50,328-\$74,560	2,449	\$1,258	\$1,864*	2,784 (21%)	335 units*

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Plantation

Total Households: 33,623  
 Median Household Income: \$66,396  
 Total Owner Units: 23,767  
 Median Owner Value: \$263,900  
 Cost-Burdened Owner Units with Mortgage: 8,367 (47%)  
 Cost-Burdened Owner Units without Mortgage: 1,341 (22%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$20,583 - \$33,198	3,673	\$51,458	\$82,995	1,506 (6%)	(2,167units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$33,862 - \$53,117	5,789	\$84,655	\$132,793	2,159 (9%)	(3,630 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$53,781 - \$79,675	6,311	\$134,453	\$199,188	2,393 (10%)	(3,918 units)

Occupied Units Paying Rent: 9,582  
 Median Gross Rent: \$1,342  
 Cost-Burdened Renter Households: 5,080 (54%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$20,583 - \$33,198	1,414	\$515	\$830	398 (4%)	(1,016 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$33,862 - \$53,117	2,275	\$847	\$1,328	4,211 (44%)	1,936 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$53,781 - \$79,675	2,276	\$1,344	\$1,991*	1,705 (18%)	(571 units)*

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Pompano Beach

Total Households: 41,211

Median Household Income: \$39,656

Total Owner Units: 24,638

Median Owner Value: \$172,600

Cost-Burdened Owner Units with Mortgage: 7,887 (55%)

Cost-Burdened Owner Units without Mortgage: 2,667 (28%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,293 - \$19,828	4,600	\$30,733	\$49,570	667 (3%)	(3,933 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,225 - \$31,725	6,440	\$50,563	\$79,313	2,247 (9%)	(4,193 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,121 - \$47,587	6,512	\$80,303	\$118,968	3,054 (12%)	(3,458 units)

Occupied Units Paying Rent: 15,791

Median Gross Rent: \$1,036

Cost-Burdened Renter Households: 10,638 (67%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,293 - \$19,828	1,879	\$307	\$496	304 (2%)	(1,575 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,225 - \$31,725	2,942	\$506	\$793	2,575 (16%)	(367 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,121 - \$47,587	2,769	\$803	\$1,189	6,047 (38%)	3,278 units

## Housing Supply/Demand Analysis Sea Ranch Lakes

Total Households: 334

Median Household Income: \$115,000

Total Owner Units: 322

Median Owner Value: \$753,800

Cost-Burdened Owner Units with Mortgage: 97 (56%)

Cost-Burdened Owner Units without Mortgage: 40 (27%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$35,650 - \$57,500	49	\$89,125	\$143,750	3 (1%)	(46 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$58,650 - \$92,000	44	\$146,625	\$230,000	16 (5%)	(28 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$93,150 - \$138,000	52	\$232,875	\$345,000	38 (12%)	(14 units)

Occupied Units Paying Rent: 10

Median Gross Rent: \$2,000+

Cost-Burdened Renter Households: 2 (20%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$35,650 - \$57,500	2	\$486	\$1,438	0 (0%)	(2 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$58,650 - \$92,000	1	\$1,466	\$2,300*	-	-
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$93,150 - \$138,000	1	\$2,329*	\$3,450*	-	-

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Southwest Ranches

Total Households: 2,271  
 Median Household Income: \$102,230  
 Total Owner Units: 2,152  
 Median Owner Value: \$622,100  
 Cost-Burdened Owner Units with Mortgage: 898 (58%)  
 Cost-Burdened Owner Units without Mortgage: 67 (12%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$31,691 - \$51,115	201	\$79,228	\$127,788	25 (1%)	(176 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$52,137 - \$81,784	327	\$130,343	\$204,460	25 (1%)	(302 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$82,806 - \$122,676	400	\$207,015	\$306,690	67 (3%)	(333 units)

Occupied Units Paying Rent: 74  
 Median Gross Rent: \$2,000+  
 Cost-Burdened Renter Households: 45 (61%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$31,691 - \$51,115	7	\$792	\$1,278	0 (%)	(7 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$52,137 - \$81,784	35	\$1,303	\$2,045*	-	-
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$82,806 - \$122,676	17	\$2,070*	\$3,067*	-	-

\*ACS calculation excludes renter units paying over \$1,500.

## Housing Supply/Demand Analysis Sunrise

Total Households: 31,419  
 Median Household Income: \$49,120  
 Total Owner Units: 22,686  
 Median Owner Value: \$157,000  
 Cost-Burdened Owner Units with Mortgage: 9,062 (55%)  
 Cost-Burdened Owner Units without Mortgage: 2,081 (35%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,227 - \$24,560	3,332	\$38,068	\$61,400	1,656 (7%)	(1,676 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,051 - \$39,296	5,044	\$62,628	\$98,240	2,582 (11%)	(2,462 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$39,787 - \$58,944	5,610	\$99,468	\$147,360	3,425 (15%)	(2,185 units)

Occupied Units Paying Rent: 8,385  
 Median Gross Rent: \$1,255  
 Cost-Burdened Renter Households: 4,877 (58%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,227 - \$24,560	867	\$381	\$614	179 (2%)	(688 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,051 - \$39,296	1,605	\$626	\$982	1,620 (19%)	(15 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$39,787 - \$58,944	1,749	\$995	\$1,474	3,678 (44%)	1,929 units



## Housing Supply/Demand Analysis Tamarac

Total Households: 27,273

Median Household Income: \$41,972

Total Owner Units: 21,074

Median Owner Value: \$133,900

Cost-Burdened Owner Units with Mortgage: 7,453 (56%)

Cost-Burdened Owner Units without Mortgage: 2,645 (35%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,011 - \$20,986	3,012	\$32,528	\$52,465	1,000 (5%)	(2,012 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,406 - \$33,578	4,494	\$53,515	\$83,945	3,010 (14%)	(1,484 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,997 - \$50,366	5,288	\$84,993	\$125,915	4,024(19%)	(1,264 units)

Occupied Units Paying Rent: 5,725

Median Gross Rent: \$1,154

Cost-Burdened Renter Households: 3,390 (59%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,011 - \$20,986	414	\$325	\$525	97 (2%)	(317 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,406 - \$33,578	1,281	\$535	\$839	771 (13%)	(510 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,997 - \$50,366	1,286	\$850	\$1,259	2,339 (41%)	1,053 units

## Housing Supply/Demand Analysis West Park

Total Households: 4,035  
 Median Household Income: \$42,847  
 Total Owner Units: 2,807  
 Median Owner Value: \$121,100  
 Cost-Burdened Owner Units with Mortgage: 1,310 (59%)  
 Cost-Burdened Owner Units without Mortgage: 103 (18%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,283 - \$21,424	302	\$33,208	\$53,560	95 (3%)	(207 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,582 - \$34,278	866	\$54,630	\$85,695	532 (19%)	(334 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$34,706 - \$51,416	715	\$86,765	\$128,540	646 (23%)	(69 units)

Occupied Units Paying Rent: 1,162  
 Median Gross Rent: \$1,216  
 Cost-Burdened Renter Households: 692 (60%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,283 - \$21,424	123	\$332	\$536	124 (11%)	1 unit
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,582 - \$34,278	288	\$546	\$857	163 (14%)	(125 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$34,706 - \$51,416	147	\$868	\$1,285	320 (28%)	173 units

## Housing Supply/Demand Analysis Weston

Total Households: 20,518  
 Median Household Income: \$93,886  
 Total Owner Units: 15,122  
 Median Owner Value: \$390,700  
 Cost-Burdened Owner Units with Mortgage: 5,843 (48%)  
 Cost-Burdened Owner Units without Mortgage: 538 (20%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$29,105 - \$46,943	2,050	\$72,763	\$117,358	452 (3%)	(1,598 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$47,882 - \$75,109	3,405	\$119,705	\$187,773	1,012 (7%)	(2,393 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$76,048 - \$112,663	3,700	\$190,120	\$281,658	2,352 (16%)	(1,348 units)

Occupied Units Paying Rent: 4,953  
 Median Gross Rent: \$1,846  
 Cost-Burdened Renter Households: 2,737 (55%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$29,105 - \$46,943	706	\$728	\$1,174	398 (8%)	(308 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$47,882 - \$75,109	1,158	\$1,197	\$1,878*	625 (13%)	(533 units)*
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$76,048 - \$112,663	1,067	\$1,901*	\$2,817*	-	-

\*ACS calculation excludes renter units paying over \$1,500.

Housing Supply/Demand Analysis  
**Wilton Manors**

Total Households: 5,827  
 Median Household Income: \$50,881  
 Total Owner Units: 2,930  
 Median Owner Value: \$252,700  
 Cost-Burdened Owner Units with Mortgage: 1,040 (51%)  
 Cost-Burdened Owner Units without Mortgage: 134 (15%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,773 - \$25,441	576	\$39,433	\$63,603	91 (3%)	(485 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,949 - \$40,705	913	\$64,873	\$101,763	204 (7%)	(709 units)
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,214 - \$61,057	919	\$103,035	\$152,643	446 (15%)	(473 units)

Occupied Units Paying Rent: 2,859  
 Median Gross Rent: \$1,099  
 Cost-Burdened Renter Households: 1,448 (51%)

	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
			31% Median	50% Median		
<b>Very Low Income</b>	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,773 - \$25,441	346	\$394	\$636	114 (4%)	(232 units)
<b>Low Income</b>	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,949 - \$40,705	507	\$649	\$1,018	1,037 (36%)	530 units
<b>Moderate Income</b>	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,214 - \$61,057	422	\$1,030	\$1,526*	1,074 (38%)	652 units*

\*ACS calculation excludes renter units paying over \$1,500.