



Housing Element Support Document



TABLE OF CONTENTS

LIST OF TABLES	3
LIST OF APPENDICES	6
LIST OF DEFINITIONS	7
OVERVIEW OF HOUSING ELEMENT	13
A. Introduction	13
B. Service Area	13
C. Planning Horizon	14
D. Data Requirements	15
DATA & ANALYSIS	15
A. Housing Characteristics: Broward Municipal Services District (BMSD)	15
1. Housing Type	15
2. Housing Tenure and Vacancy	17
3. Housing Age	19
4. Housing Value	20
5. Monthly Housing Rent	21
6. Owner-Occupied Monthly Housing Costs (With a Mortgage)	22
7. Owner-Occupied Monthly Housing Costs (without a Mortgage)	24

8.	Monthly Owner Costs as Percentage of Household Income	25
9.	Monthly Renter-Occupied Costs as Percentage of Income	26
10.	Monthly Owner Costs to Income Ratio for Owner-Occupied Units	27
11.	Monthly Rent to Income Ratio for Renter-Occupied Housing Units	28
B.	Cost Burdened Households	29
C.	Housing Characteristics: Broward County	30
1.	Housing Type	30
2.	Housing Tenure and Vacancy	31
3.	Housing Age	32
4.	Housing Value	32
5.	Monthly Housing Rent	34
6.	Owner-Occupied Monthly Housing Costs (With a Mortgage)	35
7.	Owner-Occupied Monthly Housing Costs (Without a Mortgage)	36
8.	Monthly Owner Costs as a Percentage of Household Income	37
9.	Monthly Renter-Occupied Costs as Percentage of Household Income	38
10.	Monthly Owner Costs to Income Ratio for Owner-Occupied Units	39

11. Rent to Income Ratio for Renter-Occupied Housing Units	40
D. Housing Characteristics Comparison	41
1. Housing Type	41
2. Housing Tenure and Vacancy	42
3. Housing Age	43
4. Housing Value	44
5. Monthly Housing Rent	45
6. Monthly Owner-Occupied Monthly Housing Costs (With a Mortgage)	46
7. Monthly Owner-Occupied Housing Costs (Without a Mortgage)	47
8. Monthly Owner-Occupied and Renter-Occupied Costs as a Percentage of Household Income	48
9. Condition of Housing	49
10. Housing Construction Activity	51

LIST OF TABLES

H-1	Selected Housing Characteristics in the BMSD: Housing Type, 2011 & 2016	16
H-2	Selected Housing Characteristics in the BMSD: Housing Tenure and Vacancy, 2011 & 2016	18
H-3	Selected Housing Characteristics in the BMSD: Year Structure Built, 2011 & 2016	19

H-4	Selected Housing Characteristics in the BMSD: Housing Value, 2011 & 2016	20
H-5	Selected Housing Characteristics in the BMSD: Monthly Housing Rent, 2011 & 2016	21
H-6	Selected Housing Characteristics in the BMSD: Owner-Occupied Monthly Costs (With a Mortgage), 2011 & 2016	22
H-7	Selected Housing Characteristics in the BMSD: Owner-Occupied Monthly Costs (Without a Mortgage), 2011 & 2016	24
H-8A	Selected Housing Characteristics in the BMSD: Owner Costs as Percentage of Household Income, 2011 & 2016	25
H-8B	Selected Housing Characteristics in the BMSD: Monthly Gross Rent as Percentage of Household Income, 2011 & 2016	26
H-9	Selected Housing Characteristics in the BMSD: 12-Month Owner-Occupied Costs as Percentage of Household Income, 2011-2016	27
H-10	Selected Housing Characteristics in the BMSD: 12-Month Gross Rent as Percentage of Household Income, 2011-2016	28
H-11	Selected Housing Characteristics: Amount of Income Paid for Housing, Household by Cost Burden, 2011- 2016	29
H-12	Selected Housing Characteristics in Broward County: Housing Type, 2011 & 2016	30
H-13	Selected Housing Characteristics in Broward County: Housing Tenure and Vacancy, 2011 & 2016	31
H-14	Selected Housing Characteristics in Broward County: Year Structure Built, 2016	32
H-15	Selected Housing Characteristics in Broward County: Housing Value, 2011 & 2016	33
H-16	Selected Housing Characteristics in Broward County: Monthly Housing Rent, 2011 & 2016	34

H-17	Selected Housing Characteristics in Broward County: Owner-Occupied Monthly Cost (With a Mortgage), 2011 & 2016	35
H-18	Selected Housing Characteristics in Broward County: Owner-Occupied Monthly Cost (Without a Mortgage), 2011 & 2016	36
H-19A	Selected Housing Characteristics in Broward County: Owner Costs as Percentage of Household Income, 2011-2016	37
H-19B	Selected Housing Characteristics in Broward County: Gross Rent as Percentage of Household Income, 2011-2016	38
H-20	Selected Housing Characteristics in Broward County: 12-Month Owner-Occupied Costs as Percentage of Household Income, 2011- 2016	39
H-21	Selected Housing Characteristics in Broward County: Rent to Income Ratio for Renter-Occupied Housing Units, 2012-2016	40
H-22	Selected Housing Characteristics, Broward County and BMSD: Housing Type, 2011 & 2016	41
H-23	Selected Housing Characteristics, Broward County and BMSD: Housing Tenure and Vacancy, 2012-2016	42
H-24	Selected Housing Characteristics, Broward County and BMSD: Year Structure Built, 2012-2016	43
H-25	Selected Housing Characteristics, Broward County and BMSD: Housing Value, 2012-2016	44
H-26	Selected Housing Characteristics, Broward County and BMSD: Monthly Housing Rent, 2012-2016	45
H-27	Selected Housing Characteristics, Broward County and BMSD: Owner-Occupied Monthly Costs (With a Mortgage), 2012-2016	46
H-28	Selected Housing Characteristics, Broward County and BMSD: Owner-Occupied Monthly (Without a Mortgage), 2012-2016	47

H-29A	Selected Housing Characteristics, Broward County and BMSD: Owner Costs as Percentage of Household Income, 2012-2016	48
H-29B	Selected Housing Characteristics, Broward County and BMSD: Gross Rent as Percentage of Household Income, 2012-2016	49
H-30	Selected Housing Characteristics, Broward County and BMSD: Structural Condition of Housing Units, 2012-2016	50
H-31	Selected Housing Characteristics, Broward County and BMSD: Other Indicators of Substandard Housing, 2012-2016	50
H-32	Housing Construction Activity (Building Permits Estimates) in the BMSD, 2010-2016	51
H-33	Housing Construction Activity (Building Permits Estimates) in Broward County, 2007-2016	52

LIST OF APPENDICES

H-A	Housing Need by Income Bracket and Ownership Type in the Broward Municipal Services District (BMSD)	53
H-B	Total Population, Household, & Dwelling Unit Estimates for 2015, and Projections through 2045 in the Broward Municipal Services District (BMSD)	54
H-C	Population Forecast Population Forecast by Age, Broward Municipal Services District (BMSD), 2016-2045	55
H-D	Mobile Home Parks in Broward County, 2017	57

LIST OF DEFINITIONS

Affordable Housing – Housing for which monthly rents or monthly mortgage payments, including taxes and insurance, do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

Adult Congregate Living Facility – Any facility which provides housing, food service, and one or more personal services for four or more adults for a period exceeding 24 hours.

Assisted person or household – A person or household receiving benefits through Federal funds, either alone or in conjunction with the investment of other public or private funds.

Census Designated Place (CDP) – Delineated for each decennial census as the statistical counterparts of incorporated places. CDPs are delineated to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated under the laws of the state in which they are located.

Community Development Block Grant Urban Entitlement County – Includes the Broward Municipal Services District (i.e., Unincorporated Area of Broward County) and municipalities except for Davie, Fort Lauderdale, Hollywood, Lauderhill, Margate, Pembroke Pines, Pompano Beach and Sunrise.

Complete kitchen facilities – An installed sink with piped water, a range or cookstove, and a mechanical refrigerator. Quarters with only portable cooking equipment are not considered as having a range or cookstove.

Complete plumbing facilities – Hot and cold piped water, a flush toilet, and a bathtub or shower inside the housing unit, for the exclusive use of that unit.

Contract rent – The monthly rent agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included.

Dwelling unit – A house, apartment, or condominium unit, trailer, group of rooms, or a single room, occupied as a separate living quarters or, if vacant, intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. This includes rental

units contained in a multi-unit structure or complex which are licensed by the State Department of Business Regulation, Division of Hotels and Restaurants, as "apartments", "rental condominiums" and "retirement housing".

Foster care facility – A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

Green Certification Programs – Applies criteria and standards to the design and construction of buildings that conserve and protect the environment, increase profitability through energy efficiency and create healthier places to live, work, and play.

Greenhouse Gas Emissions - The Earth's surface absorbs the Sun's energy and radiates this energy as heat. Greenhouse gases in the atmosphere absorb this radiated heat and in turn emit in all directions, warming the atmosphere and causing global warming. One major green house gas is carbon dioxide. Combustion of all fuels containing carbon (gasoline, natural gas, coal, diesel, wood, and propane) yield carbon dioxide which in turn absorbs and emits heat in the atmosphere causing global warming.

Gross rent – The contract rent plus the estimated average monthly cost of utilities and fuels if these are paid for by the renter.

Group home – A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Heating equipment – A steam or hot water system; central warm air furnace; electric heat pump; other built-in electric units which are permanently installed in the floors, walls, ceilings, or baseboards, and are a part of the electrical installation of the building; other means which include a floor, wall, or pipeless furnace; room heaters with flue or vent that burn gas, oil, or kerosene; nonportable room heaters without flue or vent that burn gas, oil, or kerosene; and fireplaces, stoves, or portable room heaters of any kind.

Historic resources – All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

Homeless family – A family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless individual – An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children.

Homeless youth – An unaccompanied person 17 year of age or younger who is living in situations described by terms "sheltered" or "unsheltered".

Hurricane shelter – A structure designated by local officials as a place of safe refuge during a storm or hurricane.

Housing type – A building structure that includes single-family, multifamily, mobile home or trailer park.

Low income person or household – One or more natural persons or a household, not including students, whose total annual household income does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA).

Manufactured home – A mobile home fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standard Act.

Mixed-Use Development – The practice of allowing more than one type of use in a development area. In land use and zoning terms, this can mean some combination of residential, commercial, industrial, office, institutional, or other uses.

Mobile home – A structure transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

Moderate income person or household – One or more natural persons or a household, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA).

Monthly owner costs – The sum of payments for mortgages, deeds of trust, or similar debts on the property; real estate taxes; fire and hazard insurance on the property; utilities; and fuels.

NatureScape Broward – A strategy of landscaping that encourages the use of native plants to create Florida friendly green spaces that conserve water, protect water quality, and create wildlife habitat. Native species are uniquely adapted to south Florida and require little watering and are naturally resistant.

Overcrowded – Occupancy by more than 1.01 persons per room.

Relocation housing – Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

Resident population – Inhabitants counted in the same manner utilized by the U.S. Census, in the category of total population. Resident population does not include seasonal population.

Residential uses – Activities within land areas used predominantly for housing.

Seasonal Units – Those units used for part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

Sense of Place – The term sense of place is defined in different ways by different people. Generally, it is a feeling or perception of the characteristics of a place that make it special or unique, feeling that foster a sense of authentic human attachment and belonging.

Smart Growth – Planning principles and issues that address the quality of life will be maintained for this and future generations of Broward County inhabitants.

Special residential facilities – A residential facility providing treatment, care, rehabilitation, or education. There are three categories of special residential facilities.

Category 1 is a housing facility which is licensed by the state of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation, or education. The facility is usually referred to as a group home. Category 2 is defined as a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) nonelderly individuals who require treatment, care, rehabilitation or education. Category 3 is any housing facility licensed by the State of Florida for more than sixteen (16) nonelderly individuals who require treatment, care, rehabilitation or education. Including any not-for-profit housing facility for unrelated elderly individuals.

Substandard units – Housing units lacking complete plumbing facilities.

Substantial rehabilitation – The repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.

Tenure – A housing unit that is either “owner-occupied” or “renter-occupied.” A unit is “owner-occupied” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All other occupied units are classified as “renter-occupied,” including units rented for cash rent and those occupied without payment of cash rent.

United States Green Building Council Leadership in Energy and Environmental Design (LEED) – Rating system for green building design requiring a minimum of twenty-six points for a minimum LEED certification. Points are received for meeting different design criteria and standards. Categories considered are: sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation and design process.

Value – The respondent's estimate of how much the property (house and lot) would sell for if it were for sale.

Very low-income person or household – One or more natural persons or a household, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the MSA.

Workforce-Income Person – One or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 140 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Workforce-Income

Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.



Housing

INTRODUCTION

A. General

The purpose of the Housing Element (HE) is to provide guidance on appropriate plans and policies to meet identified or projected deficits in the housing supply for moderate income, low income, and very low-income households, group homes, foster care facilities, and households with special housing needs. These plans and policies address government activities and provide direction and assistance to the efforts of the private sector. The HE Support Document provide the data and analysis used as the basis for the goal, objectives and policies included in the HE.

The supply of housing is controlled by many outside factors. The private sector and the market place are primarily responsible for the maintenance and development of the housing stock.

B. Service Area

The HE service area varies depending on the program and agency under consideration. Based on the authorization of the State's local planning acts and the Broward County Charter, the Board designated the Broward County Planning Council as the local planning agency responsible for preparation of the future land use element for Broward County, as defined in the Charter. The Administrative Document authorizes Broward County, Planning and Development Management Division, to administer the County's comprehensive planning program.

The regulatory service area is generally confined to the Broward Municipal Services District (BMSD), formerly the Unincorporated Area; however, for some housing programs, municipalities may be included. The BMSD includes the following areas:

- Neighborhoods - Broadview Park, Central County (Roosevelt Gardens, Washington Park, Franklin Park, and Boulevard Gardens) and North County/Hillsboro Pines and Hillsboro Ranches.
- Regional facilities - Fort Lauderdale-Hollywood International Airport and landfill areas.
- Residential enclaves - including unincorporated parcels near the cities of Parkland and Sunrise.
- Other enclaves adjacent to the Seminole Tribal lands near Hollywood and Davie.
- Rights of Way - Florida's Turnpike interchanges at Cypress Creek Road and Sample Road, as well as the Pompano Service Complex, among others.

The planning service area is the BMSD and all 31 municipalities within Broward County.

C. Planning Horizon

The planning period for this HE shall be 2023 for the short-term planning horizon and ~~2030~~ 2045 for the long-term planning horizon, in accordance with Florida Statute 163.3177(5)(a).

In addition to meeting the requirements of section 163.3177(6)(f), Florida Statutes, it is recommended that the Broward County Board of County Commission (Board) consider the following "best practices" when planning for the affordable housing needs:

- Identify the land requirements for the total estimated housing need, through the long-term planning period.
- Complete inventories of housing for underserved and very low-income populations, including rental developments using government subsidies, licensed group homes, and mobile home parks.
- Compare local housing characteristics with county and regional housing characteristics, analyze the area housing market and identify opportunities for affordable housing construction and/or redevelopment.
- Monitor housing construction activity.
- Analyze the housing need which can be met by the private, public and not-for-profit sectors, and the potential for collaboration among these groups.

- The HE policies recommend:
 - The creation and/or preservation of affordable housing for households with special housing needs, elder housing, and housing for the homeless;
 - Locating affordable housing near public transportation that provides access to employment centers and shopping;
 - The use of public and private funding sources for the construction and maintenance of affordable housing;
 - Energy efficient housing design and construction;
 - Creating a jobs-to-housing balance;
 - Encouraging economic development through housing construction, housing preservation, and supporting infrastructure; and
 - Integrating affordable housing, mixed-use development, and multi-modal transportation.

D. Data Requirements

Data presented in the Housing Element Support Document is obtained from a variety of sources, including, but not limited to, the US Census; American Community Survey (ACS) 5-year averages; the Broward County Planning Council; The Shimberg Center for Affordable Housing (University of Florida); and Florida Housing Data Clearinghouse.

II. DATA AND ANALYSIS

A. Housing Characteristics: BMSD

Housing characteristics refer to the type, tenure, age, rent, value, monthly cost of owner-occupied units, rent to income ratio and cost to income ratio.

1. Housing Type in the Broward Municipal Services District (BMSD)

Table H-1 shows the number and percentage of single-family, multiple-family, and mobile homes in ten year increments from 2007 to 2016. Single-family housing continues to be the predominant housing type in the BMSD, representing over 65.8 percent of the housing stock in 2016. Multiple family housing represents 29.3 percent of the housing stock, the majority of which are 3-4 unit apartments. Mobile homes

represent less than one percent of the BMSD housing stock; however, the number increased by 28 units between 2011 and 2016, as mobile homes are considered a more affordable housing option to some residents. The mobile home development in the BMSD, which represents 114 mobile homes, is limited to the Meadowbrook Mobile Home Community in the Broadview Park Census Designated Place (CDP). See Appendix H-D for a list of all licensed mobile home parks in Broward County.

Table H-1: Selected Housing Characteristics in the Broward Municipal Services District (BMSD), Housing Type, 2011 & 2016

Housing Type	Estimated Number of Units			Percentage of Total Units		
	2011	2016	Change	2011	2016	Change
Single Family	3,073	3,156	83	64.1%	65.8%	1.7%
Multifamily - Total	1,628	1,407	-221	34.0%	29.3%	-4.6%
2 units	797	585	-212	16.6%	12.2%	-4.4%
3 or 4 units	503	675	172	10.5%	14.1%	3.6%
5 or more units	172	75	-97	3.6%	1.6%	-2.0%
Mobile Homes	90	232	142	1.9%	4.8%	3.0%
Total	4,791	4,795	4	-	-	-

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

The table in Appendix H-B shows BMSD population, household, and dwelling unit estimates for years 2010, 2015, and projections every five years through 2045. All estimates and projections are sourced from the Broward County and Municipal Population Forecast and Allocation Model (PFAM) 2017. This model estimates that between 2020 and 2025, the BMSD neighborhoods will experience a population increase of about 11 percent. It also estimates that this population will grow by 30 percent between 2020 and 2045.

However, the number of persons per household in the BMSD will decrease from 2.96 in 2000 to 2.79 in 2045, a change of -6%. Population forecasts by age group for years 2016 through 2045, shown in Appendix H-C, indicate that the population of millennials (currently ages 20-39 years) represents a third of BMSD residents. The elderly population, those 65 years and older, constitutes about 11 percent of the total BMSD.

A decrease in the construction of new single family units between 2007 and 2016, as shown in Table H-32, could be the result of younger adults' preference for smaller living spaces (or micro-units) and the number of senior adults living without children. However, the building permit data did reflect 40 County-owned single family lots which were constructed in 2017 and/or are currently planned for development as affordable housing units.

2. Housing Tenure and Vacancy in the BMSD

Housing tenure refers to the occupancy of a unit, either owner-occupied or renter-occupied. Table H-2 displays the number and percentage of housing tenure for 2011 and 2016. In 2011, there were 4,791 total housing units, of which 85.9 percent are occupied and 14.1 percent are vacant. In 2016, there were 4,795 units, however the vacancy rate decreased to 8.9 percent. Owner-occupied housing represents 53 percent of the occupied housing units while renter-occupied housing represents 47 percent of the occupied housing units. However, renting has been on the rise, and between 2011 and 2016, the number of owner-occupied units decreased slightly and were replaced at the same rate by renter-occupied units.

Table H-2: Selected Housing Characteristics in the Broward Municipal Services District (BMSD), Housing Tenure and Vacancy, 2011 & 2016

Housing Tenure	Estimated Number of Units			Percentage of Total Units		
	2011	2016	Change	2011	2016	Change
Owner-Occupied	2,272	2,314	42	*55.2%	*52.9%	-2.3%
Renter-Occupied	1,843	2,057	214	*44.8%	*47.1%	2.3%
Total Occupied Units	4,115	4,371	256	85.9%	91.2%	5.3%
Vacant units	676	424	-252	14.1%	8.8%	-5.3%
Total units	4,791	4,795	4	-	-	-

*Percent calculated as percentage of Total Occupied Units

Source: ACS five-year estimates, 2007-2011 & 2012-2016, Table DP04

Data generated from the updated 2016 Meridian Appraisal Group, Inc. Housing Supply & Demand Analysis Model, (i.e., “the Housing Model,” using data inputs from ACS 5-Year Estimates, 2012-2016: Tables DP04 and S2503, and 2016 Median Household Income of \$60,900), shows that in 2016, the greatest number of owner units was in Broadview Park which also had the most occupied units of all six CDPs. The percentage of owner-occupied units was highest in the Hillsboro Pines CDP, located in North County, at 77 percent; however, this neighborhood also had a median household income of \$77,361 and an owner-occupied median household income of \$81,731, which were the highest in the BMSD.

The majority of BMSD renter-occupied households are located within the four Central County neighborhoods – Boulevard Gardens, Franklin Park, Roosevelt Gardens and Washington Park – and represent over 57 percent of all renter occupied units in the BMSD. The Franklin Park CDP had the lowest median household income and the highest percentage of renter-occupied housing (88 percent) within the BMSD; however, the median household income for renter-occupied units in Franklin Park was less than the median income for the entire neighborhood.

3. Housing Age - BMSD

Table H-3 illustrates the age of the housing stock in the BMSD in 2011 and 2016. According to the 2016 ACS, a total of 28.5 percent of the dwelling units were built after 1970, with a significant decrease in construction activity beginning in 2010. The most housing construction activity within the BMSD took place between 1950 and 1999, when 67.3 percent of the housing stock was constructed. Historically, older units have served as an important source of market rate affordable housing through a process known as filtering. However, this process relies on a balanced supply of units of varying ages, and the lack of new construction in the BMSD could prevent older units from filtering down. These numbers do not reflect an in-fill affordable housing project within the BMSD which includes the construction of new single family homes on 40 County-owned lots. A public-private partnership between the County and 10 local non-profits resulted in the conveyance of the parcels within the Boulevard Gardens, Franklin Park, Roosevelt Gardens and Washington Park neighborhoods. A portion of the homes were in various stages of construction by December 2017, and all 40 units should be completed in 2018.

Table H-3 Selected Housing Characteristics in the Broward Municipal Services District (BMSD), Year Structure Built, 2011 & 2016

Year Structure Built	Estimated Number of Units			Percentage of Total Units		
	2011	2016	Change	2011	2016	Change
Built 2010 to 2016*	-	3	-	-	0.1%	-
Built 2000 to 2009	265	317	52	5.5%	6.6%	1.1%
Built 1990 to 1999	124	138	14	2.6%	2.9%	0.3%
Built 1980 to 1989	485	131	-354	10.1%	2.7%	-7.4%
Built 1970 to 1979	948	777	-171	19.8%	16.2%	-3.6%
Built 1960 to 1999	1,236	1,660	424	25.8%	34.6%	8.8%
Built 1950 to 1959	1,541	1,569	28	32.2%	32.7%	0.6%
Built 1940 – 1949	179	191	12	3.7%	4.0%	0.2%
Built 1939 or earlier	13	9	-4	0.3%	0.2%	-0.1%
Total housing units	4,791	4,795	4	-	-	-

*Estimate does not include new Franklin Park Estate homes constructed in late 2016/17

4. Housing Value in the BMSD

Table H-4 shows the number and percent of the owner-occupied housing by housing value in 2016. The housing value category with the most homes was \$150,000 to \$199,999, with approximately 624 homes representing 27 percent of the housing inventory. The next largest category of housing value is the \$100,000 to \$149,999 with 565 units consisting of over 24 percent of the housing stock. Housing units which are worth \$300,000 or more constitute approximately 4.5 percent of all housing.

Table H-4: Selected Housing Characteristics in the Broward Municipal Services District (BMSD), Housing Value, 2011 & 2016

Housing Value (owner occupied)	2011 Estimated Total Number of Units	Percentage of Total	2016 Estimated Total Number of Units	Percentage of Total
Less than \$50,000	156	6.9%	182	7.9%
\$50,000 to \$99,999	400	17.6%	549	23.7%
\$100,000 to \$149,999	596	26.2%	565	24.4%
\$150,000 to \$199,999	278	12.2%	624	27.0%
\$200,000 to \$299,999	576	25.4%	289	12.5%
\$300,000 to \$499,999	192	8.5%	70	3.0%
\$500,000 to \$999,000	74	3.3%	35	1.5%
Total (owner occupied)	2272	-	2,314	-

Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

According to data generated by the 2016 Housing Model, the Franklin Park CDP had the lowest owner-occupied housing value at \$86,300 compared to the Hillsboro Pines

CDP which was \$415,600. The median household income for owner-occupied units in Hillsboro Pines was higher than the median household income for the entire Hillsboro Pines CDP. In Franklin Park, the median household income for renter occupied units was less than the CDP median household income.

5. Monthly Housing Rent in the BMSD

Table H-5 presents the amount of gross money paid for rental housing by category. There are 2,057 occupied rental housing units in the BMSD, with 76 percent of these units paying monthly rent amounts between \$500 and \$1,499. The largest housing rent category in 2016 is the \$500 to \$999 range, encompassing 823 units or 40 percent of the entire rental housing stock. The second largest monthly housing rent category is the \$1,000 to \$1,499 range with 738 units, or 35.9 percent of all occupied rental housing.

Table H-5: Selected Housing Characteristics in the Broward Municipal Services District (BMSD), Monthly Housing Rent, 2011 & 2016

Occupied Units Paying Rent	2011 Estimated Number of Units	Percentage of Total Units	2016 Estimated Number of Units	Percentage of Total Units
Less than \$500	44	2.4%	46	2.2%
\$500 to \$999	686	37.2%	823	40.0%
\$1,000 to \$1,499	789	42.8%	738	35.9%
\$1,500 to \$1,999	N/A*	-	311	15.1%
\$2,000 to \$2,499	N/A*	-	49	2.4%
\$2,500 or more	N/A*	-	0	0.0%
No rent paid	133	7.2%	90	4.4%
Total Occupied Units (Paying Rent & No Rent Paid)	1843	-	2,057	-

*191 units are estimated at \$1,500 or more, or approximately 10.4% of total occupied rental units for 2011. The majority of these units are likely within the \$1,500-\$1,999 range.

Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

6. Owner-Occupied Monthly Costs (With a Mortgage) in the BMSD

Table H-6 shows owner-occupied monthly housing costs in the BMSD for 1,600 homes with a mortgage in 2016. Approximately 43.2 percent of all owner-occupied housing had a monthly cost from \$1,000 to \$1,499, including a mortgage. The two next largest ranges are \$1,500 to \$1,999 and \$500 to \$999, or 30.2 percent and 14.4 percent, respectively.

were

Table H-6: Selected Housing Characteristics in the Broward Municipal Services District (BMSD), Owner-Occupied Monthly Costs (With a Mortgage), 2011 & 2016

Owner-Occupied Monthly Cost	2011 Estimated Number of Units	Percentage of Total Units	2016 Estimated Number of Units	Percentage of Total Units
Less than \$500	17	1.0%	21	1.3%
\$500 to \$999	200	11.7%	230	14.4%
\$1,000 to \$1,499	635	37.2%	691	43.2%
\$1,500 to \$1,999	430	25.2%	483	30.2%
\$2,000 to \$2,499	N/A*	-	112	7.0%
\$2,500 to \$2,999	N/A*	-	49	3.1%
\$3,000 or more	N/A*	-	14	0.9%
Total owner-occupied units monthly cost with a mortgage	1706	-	1,600	-

*424 units are estimated at \$2,000 or more, or approximately 24.9% of total owner-occupied units with a mortgage for 2011.

Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

7. Owner-Occupied Monthly Costs (Without a Mortgage) in the BMSD

Table H-7 presents the monthly costs of owner-occupied housing which is not mortgaged. The data reflects the monthly costs, which exclude a mortgage, of 714 homes which fall into this category. Over 50 percent of households without a mortgage pay up to \$399 in monthly costs. The second highest percentage of owner-occupied households without a mortgage falls within the \$400 to \$599 category, while 3.1 percent pay \$800 or more per month.

Table H-7: Selected Housing Characteristics in the Broward Municipal Services District (BMSD), Owner-Occupied Monthly Costs (Without a Mortgage), 2011 & 2016

Owner-Occupied Monthly Cost	2011 Estimate of Total Units	Percentage of Total Units	2016 Estimate of Total Units	Percentage of Total Units
Less than \$250	N/A*	-	164	23.0%
\$250 to \$399	N/A*	-	249	34.9%
\$400 to \$599	N/A**	-	168	23.5%
\$600 to \$799	N/A**	-	111	15.5%
\$800 or more	N/A**	-	22	3.1%
Total owner-occupied units, monthly cost without a mortgage	566	-	714	-

*271 units are estimated at less than \$400, or approximately 47.9% of total owner-occupied units without a mortgage for 2011.

**295 units are estimated at \$400 or more, or approximately 52.1% of total owner-occupied units without a mortgage for 2011.

Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

8. Monthly Owner Costs as Percentage of Household Income in the BMSD

Table H-8A displays the percentage of monthly income that residents of all owner-occupied units in the BMSD spent on housing in 2011 and 2016. The percentage of households spending 30 percent or more on housing decreased from 56.9 percent in 2011 to 31.1 percent in 2016, while the percentage spending less than 29.9% increased by 23.8 percent. The percentages are used as the standards to gauge the relative amount housing should cost in relation to other costs of living.

Table H-8A: Selected Housing Characteristics in the Broward Municipal Services District (BMSD), Owner Costs as Percentage of Household Income, 2011 & 2016

Owner Cost as Percentage of Household Income	Number of Households			Percentage of Total Households		
	2011	2016	Change	2011	2016	Change
Less than 29.9 percent	980	1,550	570	43.1%	67.0%	23.8%
30.0 to 49.9 percent	1,292**	362	N/A**	56.9%**	15.6%	N/A
50.0 percent or more	N/A	359	N/A	N/A	15.5%	N/A
Not computed	0	43	43	0.0%	1.9%	1.9%
Total	2,272	2,314	42	-	-	-

*All calculations include owner-occupied units with and without a mortgage

**2011 figure includes all owner-occupied housing at or above 30% cost as percentage of household income

Source: U.S. ACS, 2007-2011, 2012-2016 (B25074) 5-year averages

9. Monthly Renter-Occupied Costs as Percentage of Household Income in the BMSD

Monthly rent as a percentage of household income is the percentage of household income computed as a ratio of monthly gross rent to monthly household income (total household income divided by 12). The ratio is computed separately for each unit and is rounded to the nearest tenth. Units for which no rent is paid and units occupied by households that reported no income or a net loss comprise the category, "Not computed."

Table H-8B displays the number and percentage of monthly income residents of renter-occupied units spend on housing in 2011 and 2016. The percentages are standards used to gauge the relative amount housing should cost in relation to other costs of living. In 2011, 67.6 percent of all renters spent more than 30 percent on housing. This number increased in 2016, when 21 percent of renters spent 30 to 49.9 percent on housing and 45.1 percent spent more than 50 percent of their household income on housing costs. These numbers indicate that the majority of renters in Broward County are either cost burdened or severely cost burdened regarding housing expenses.

Table H-8B: Selected Housing Characteristics in the Broward Municipal Services District (BMSD), Monthly Gross Rent as Percentage of Household Income, 2011 & 2016

Gross Rent as Percentage of Household Income	Number of Households			Percentage of Total Households		
	2011	2016	Change	2011	2016	Change
Less than 29.9 percent	465	580	115	25.2%	28.2%	3.0%
30.0 to 49.9 percent	1,245*	432	N/A*	67.6%*	21.0%	N/A
50.0 percent or more	N/A	927	N/A	N/A	45.1%	N/A
Not computed	133	118	-15	7.2%	5.7%	-1.5%
Total	1,843	2,057	214	-	-	-

*2011 figure includes all rental housing at or above 30% gross rent as percentage of household income.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table B25074 for years 2012-2016, Table DP04 for years 2007-2011.

10. Monthly Owner Costs to Income Ratio for Owner-Occupied Units in the BMSD

Table H-9 displays the owner cost to income ratio for owner-occupied housing within the BMSD. About 21 percent of owner-occupied households in the BMSD spend 30 percent or more of their income on housing. For lower wage earners that figure is much higher: 56.9 percent of households who earn less than \$20,000 spend more than 30 percent more of their income on housing. For households who earn \$35,000 to \$49,999, over half (55 percent) of BMSD households spend that much on housing. Over 31 percent of households in the BMSD who earn less than \$50,000 are severely cost-burdened.

Table H-9: Selected Housing Characteristics in the Broward Municipal Services District (BMSD), 12-Month Owner-Occupied Costs as Percentage of Household Income, 2012-2016

Cost to Income Ratio	Less than \$10,000		\$10,000 to \$19,999		\$20,000 to \$34,999		\$35,000 to \$49,999		\$50,000 to \$74,999		\$75,000 to \$99,999		\$100,000 to \$149,000		\$150,000 or more		Total	
	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
less than 20 percent	23	16%	47	20%	157	38%	91	27%	150	27%	193	69%	204	74%	81	100%	946	41%
20.0 to 29.9 percent	0	0%	51	21%	110	26%	59	18%	242	44%	78	28%	64	23%	0	0%	604	26%
30.0 to 39.9 percent	0	0%	27	11%	42	10%	53	16%	98	18%	9	3%	0	0%	0	0%	229	10%
40.0 to 49.9 percent	7	5%	8	3%	6	1%	53	16%	52	9%	0	0%	7	3%	0	0%	133	6%
50.0 percent or more	68	48%	107	45%	101	24%	77	23%	6	1%	0	0%	0	0%	0	0%	359	16%
not computed	43	30%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	43	2%
Total	141	-	240	-	416	-	333	-	548	-	280	-	275	-	81	-	2314	-

Data Source: ACS 5-Year Estimates, 2012-2016; Table B25095

11. Monthly Rent to Income Ratio for Renter-Occupied Housing Units in the BMSD

Table H-10 shows the gross rent to income ratio of renter-occupied households by income category. There are 2,057 renter occupied housing units in the BMSD. This total includes 435 households with incomes of less than \$20,000 per year and 1,162 with incomes of \$20,000 to \$49,999. Most of the households in these income brackets spend more than 30% of their income on rent; 81.5 percent and 79.9 percent, respectively. In contrast, about 8 percent of households within the \$50,000 to \$74,999 income bracket are spending 30% percent or more of their income on rent. Nearly all – 98 percent – households within the \$10,000-\$19,000 income bracket spend fifty percent or more on rental housing costs.

Table H-10: Selected Housing Characteristics in the Broward Municipal Services District (BMSD), 12-Month Gross Rent as Percentage of Household Income, 2012-2016

Cost to Income Ratio	Less than \$10,000		\$10,000 to \$19,999		\$20,000 to \$34,000		\$35,000 to \$49,999		\$50,000 to \$74,999		\$75,000 to \$99,999		\$100,000 or more		Total	
	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
less than 20 percent	0	0%	0	0%	34	5%	8	2%	105	34%	101	92%	14	33%	262	13%
20.0 to 29.9 percent	0	0%	0	0%	16	2%	144	31%	149	49%	9	8%	0	0%	318	15%
30.0 to 39.9 percent	0	0%	7	2%	136	19%	115	25%	24	8%	0	0%	0	0%	282	14%
40.0 to 49.9 percent	5	3%	0	0%	119	17%	26	6%	0	0%	0	0%	0	0%	150	7%
50.0 percent or more	118	78%	277	98%	399	57%	133	29%	0	0%	0	0%	0	0%	927	45%
not computed	28	19%	0	0%	0	0%	32	7%	29	9%	0	0%	29	67%	118	6%
Total	151	-	284	-	704	-	458	-	307	-	110	-	43	-	2057	-

Data Source: ACS 5-Year Estimates, 2012-2016; Table B25074

B. Cost Burdened Households

Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. Severely cost-burdened households spend more than 50 percent of income for rent or mortgage costs. Using household information extrapolated from Florida Housing Data Clearinghouse, Table H-11 below delineates the amount of income paid for housing by tenure for 2011-2016. The data suggests that 213,058 households in Broward County – about 42.8 percent – paid more than 30 percent of their income for housing. In addition, 1,327 households in the BMSD – about 44.4 percent – paid more than 30 percent of their income for housing.

Table H-11: Selected Housing Characteristics, Amount of Income Paid for Housing, Household by Cost Burden, 2011-2016

A. Owner-Occupied Households (HH), 2011-2016								
	NO COST BURDEN		COST BURDENED		SEVERLY COST BURDENED			
	Paid 0% - 30%		Paid 30% - 50%		Paid 50% or more		Total Owners	
	Number of HH*	Percentage of Total	Number of HH*	Percentage of Total	Number of HH*	Percentage of Total	Number of HH*	Percentage of Total
Broward County	284,224	57.2%	104,451	21.0%	108,607	21.8%	497,282	100%
BMSD	1,664	55.6%	613	20.5%	714	23.9%	2,991	100%
B. Renter-Occupied Households, 2010-2014								
	Paid 0% - 30%		Paid 30% - 50%		Paid 50% or more		Total Renters	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Broward County	99,004	40.8%	63,402	26.2%	79,933	33.0%	242,339	100%
BMSD	918	42.1%	541	24.8%	721	33.1%	2,180	100%

Source: Shimberg Center for Affordable Housing, 2016

Appendix H-A shows the supply and demand for both owner-occupied and renter-occupied affordable housing units, based on ACS five-year estimates from 2012-2016, for the Broward Municipal Services District (BMSD) and each of its six CDPs. The data for owner-occupied units reveals a surplus of very low and low income units; however, there is a shortage of 256 moderate income units in the BMSD. However, this trend is reversed for the renter-occupied supply of affordable housing. The greatest deficit of renter-occupied units lies within the very low income category with a total shortage of

445 units. Each of the six CDPs in the BMSD experienced a deficit in this category except for Hillsboro Pines which had neither surplus nor deficit (0). The Broadview Park CDP showed the highest deficit of 181 very-low income rental units.

C. Housing Characteristics: Broward County

Housing characteristics refers to the type, tenure, age, rent, value, monthly cost of owner-occupied units, rent to income ratio and cost to income ratio.

1. Housing Type

Table H-12 displays an estimate and percent of Broward County's housing inventory according to the 2007-2011 and 2012-2016 American Community Survey (ACS) 5-Year Estimates. During this time, Broward County's housing inventory increased by 7,660 units. The most significant increase occurred in the growth of duplex units at 67,946 units or in increase of .9 percent, followed by 5,616 single family units. All other housing types experienced a loss in the percentage of housing units, except for mobile homes which lost 53 units but did not result in a percentage change.

Table H-12: Selected Housing Characteristics in Broward County, Housing Type, 2011 & 2016

Housing Type	Estimated Number of Units			Percentage of Total Units		
	2011	2016	Change	2011	2016	Change
Single Family	332,144	337,760	5,616	41.0%	41.3%	0.3%
Multifamily - Total	454,234	456,331	2,097	56.1%	55.9%	-0.3%
Duplex	63,615	67,946	4,331	14.0%*	14.9%*	0.9%*
2 units	23,281	20,849	-2,432	5.1%*	4.6%*	-0.6%*
3 or 4 units	36,595	35,879	-716	8.1%*	7.9%*	-0.2%*
5 or more units	330,743	331,657	914	72.8%*	72.7%*	-0.1%*
Mobile Homes/Other	22,848	22,795	-53	2.8%	2.8%	0.0%
Total Units	809,226	816,886	7,660	-	-	-

*Percent calculated as percentage of total multifamily units.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

2. Housing Tenure and Vacancy in Broward County

Table H-13 displays an estimate and percent of Broward County's owner- and renter-occupied housing units according to the 2007-2011 and 2012-2016 American Community Survey (ACS) 5-Year Estimates. Housing tenure refers to the occupancy of a unit, either owner-occupied or renter occupied. In 2016, 62.8 percent of households in Broward County were owner-occupied, representing a decrease since 2011 of 41,065 units or -5.4 percent. During this same time, renter-occupied units gained this same percentage of households with an increase of 39,016 units. Broward County experienced a slight decrease of .2 percent between 2011 and 2016 in the County's housing vacancy rate.

Table H-13: Selected Housing Characteristics in Broward County, Housing Tenure and Vacancy, 2011 & 2016

Housing Tenure	Number of Housing Units			Percentage of Total		
	2011	2016	Change	2011	2016	Change
Owner-Occupied	453,419	422,354	-31,065	68.2%	62.8%	-5.4%
Renter-Occupied	211,618	250,634	39,016	31.8%	37.2%	5.4%
Total Occupied Units	665,037	672,988	7,951	82.2%	82.4%	0.2%
Vacant units	144,189	143,898	-291	17.8%	17.6%	-0.2%
Total units	809,226	816,886	7,660	-	-	-

*Percent calculated as percentage of Total Occupied Units.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

3. Housing Age – Broward County

Table H-14 presents the number of dwelling units in Broward County in 2016 and the construction date, shown in ten-year increments. The table shows that slightly more than half (52 percent) of Broward County’s housing stock was built prior to 1979. The 1970s experienced the highest housing construction rate and accounts for 26 percent of all dwelling units. New housing construction dropped by eight percent in the 1980s and continued to decline over subsequent decades. The percentage of newer housing construction – built since 2010 – represents about one percent of total dwelling units. This subdued level of new construction could increase the demand for older housing units and incentivizes for remodeling. A lack of new construction can impact older properties, which have historically been a source of affordability, making them more expensive to potential homeowners and renters.

Table H-14: Selected Housing Characteristics in Broward County, Year Structure Built, 2016

Year Structure Built	Estimated Number of Housing Units	Percentage of Total Housing Units
Built 2010 to 2016	9,988	1%
Built 2000 to 2009	91,980	11%
Built 1990 to 1999	132,505	16%
Built 1980 to 1989	150,095	18%
Built 1970 to 1979	215,383	26%
Built 1960 to 1969	126,753	16%
Built 1950 to 1959	74,439	9%
Built 1940 – 1949	9,305	1%
Built 1939 or earlier	6,438	1%
Total housing units	816,886	-

Data Source: ACS 5-Year Estimates, 2012-2016; Table DP04

4. Housing Value – Broward County

Table H-15 compares Broward County’s housing value in 2011 and 2016 as shown in the American Community Survey (ACS) 5-year averages. In 2016, over 30 percent of owner-occupied homes were valued at \$300,000 or higher, and 10 percent of homes were valued at over \$500,000. The ACS data indicates that the value of about half of Broward County’s housing stock falls short of the median value of \$202,300. According to US News and World Report (September 2017), the Great Recession technically began in December 2007 and ended in June 2009. However, many Americans were still dealing with the effects well into 2012 and 2013, particularly from the housing market crash of 2007. The median value of the County’s housing stock decreased by \$23,000 (10 percent) between 2011 and 2016.

Table H-15: Selected Housing Characteristics in Broward County, Housing Value, 2011 & 2016

Housing Value (owner-occupied)	2011 Estimated Number of Units	Percentage of Total Units	2016 Estimated Number of Units	Percentage of Total Units
Less than \$50,000	27,156	6.0%	35,803	8.5%
\$50,000 to \$99,999	53,484	11.8%	58,947	14.0%
\$100,000 to \$149,999	54,005	11.9%	55,420	13.1%
\$150,000 to \$199,999	63,673	14.0%	58,932	14.0%
\$200,000 to \$299,999	101,941	22.5%	83,730	19.8%
\$300,000 to \$499,999	102,127	22.5%	86,386	20.5%
\$500,000 to \$999,000	41,420	9.1%	34,264	8.1%
\$1,000,000 or more	9,613	2.1%	8,872	2.1%
Total (owner-occupied) units	453,419	-	422,354	-
Median value	\$225,300	-	\$202,300	-

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

5. Monthly Housing Rent in Broward County

Table H-16 shows estimates of gross rent paid for renter-occupied housing units in 2016. There were 250,634 occupied rental housing units in Broward County. Forty percent of the entire rental housing stock (99,200 units) fell in the range of \$1,000 to \$1,499 per month. The second largest monthly housing rent category was \$500 to \$999 representing 25.1% (62,973 units). Almost 20% of rental units were in the \$1,500 to \$1999 range. All remaining rent category represents less than 15 percent of the total. The median gross rent in 2016 was \$1,226 which signifies a 6 percent increase since 2011.

Table H-16: Selected Housing Characteristics in Broward County, Monthly Housing Rent, 2011 & 2016

Occupied Units Paying Rent	2011 Estimated Number of Units	Percentage of Total Units	2016 Estimated Number of Units	Percentage of Total Units
Less than \$500	7,970	3.8%	7,582	3.0%
\$500 to \$999	60,467	28.6%	62,973	25.1%
\$1,000 to \$1,499	85,177	40.3%	99,200	39.6%
\$1,500 to \$1,999	48,575*	23.0%	47,467	18.9%
\$2,000 to \$2,499	N/A	-	15,185	6.1%
\$2,500 to \$2,999	N/A	-	5,068	2.0%
\$3,000 or more	N/A	-	4,727	1.9%
No rent paid	9,429	4.5%	8,432	3.4%
Total units (paying rent & no rent paid)	211,618	-	250,634	-
Median rent	\$1,162	-	\$1,226	-

*2011 Estimate includes all units paying rent \$1,500 or more.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

6. Monthly Owner-Occupied Costs (with a Mortgage) in Broward County

Table H-17 displays the monthly costs of owner-occupied mortgaged dwelling units within Broward County in 2011 and 2016. Between these years, the total number of owner-occupied units with a mortgage decreased by 49,964 units (16%). During that same time, the median monthly cost decreased by over \$200. Nearly half (47.3%) of these households experienced a monthly owner cost ranging from \$1,000 to \$1,999. Only 1.2 percent of the households paid \$500 or less in housing costs in 2016.

Table H-17: Selected Housing Characteristics in Broward County, Owner-Occupied Monthly Costs (With a Mortgage), 2011 & 2016

Owner-Occupied Monthly Cost	2011 Estimate of Total Units	Percentage of Total Units	2016 Estimate of Total Units	Percentage of Total Units
Less than \$500	2,404	0.7%	3,160	1.2%
\$500 to \$999	31,925	9.9%	34,416	12.6%
\$1,000 to \$1,499	65,031	20.2%	67,016	24.6%
\$1,500 to \$1,999	68,955	21.4%	61,780	22.7%
\$2,000 to \$2,499	N/A*	-	42,710	15.7%
\$2,500 to \$2,999	N/A*	-	25,693	9.4%
\$3,000 or more	N/A*	-	37,470	13.8%
Total owner-occupied monthly cost with a mortgage	322,209	-	272,245	-
Median cost	\$1,946	-	\$1,735	-

*153,894 units are estimated at \$2,000 or more, or approximately 47.8% of total owner-occupied units with a mortgage for 2011.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

7. Owner-Occupied Monthly Costs (Without a Mortgage) in Broward County

Table H-18 shows owner-occupied monthly costs for homes without a mortgage in Broward County in 2011 and 2016. During this period, the total number of owner-occupied units without a mortgage decreased by 14 percent (18,899 units). During that same time, the median monthly cost decreased slightly by \$5 to \$577 (2016). Over half (51.5%) of these households paid between \$400 to \$799 monthly, and almost one-third (30.9%) paid \$400 to \$599 in monthly rent.

Table H-18: Selected Housing Characteristics in Broward County, Owner-Occupied Monthly Costs (Without a Mortgage), 2011 & 2016

Owner-Occupied Monthly Cost	2011 Estimated Number of Units	Percentage of Total	2016 Estimated Number of Units	Percentage of Total
Less than \$250	N/A*	-	10,540	7.0%
\$250 to \$399	N/A*	-	23,484	15.6%
\$400 to \$599	N/A**	-	46,328	30.9%
\$600 to \$799	N/A**	-	30,857	20.6%
\$800 to \$999	N/A**	-	15,651	10.4%
\$1000 or more	N/A**	-	23,249	15.5%
Total owner-occupied units monthly cost without a mortgage	131,210	-	150,109	-
Median cost	\$582	-	\$577	-

*27,448 units are estimated at less than \$400, or approximately 20.9% of total owner-occupied units without a mortgage for 2011.

**103,762 units are estimated at \$400 or more, or approximately 79.1% of total owner-occupied units without a mortgage for 2011.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

8. Owner Costs as Percentage of Household Income in Broward County

Table H-19A displays owner costs as a percentage of household income for Broward County. In 2016, more than a third (36%) of owner households are considered cost-burdened since they paid over 30 percent of their income towards housing. Seventeen percent of household are cost-burdened, paying more than half, of their household income on housing costs. Between 2011 and 2016, the number owner households paying less than 30 percent of their income for monthly household expenses increased by 12 percent. However, the 2011 data aggregates all units paying 30 percent or more into a single category, so no additional breakdowns are provided (i.e., 50 percent or more). Although it appears that the number of cost-burdened owner households is decreasing, the actual number of total owner units decreased between 2012 and 2016 as more Broward households are renting.

Table H-19A: Selected Housing Characteristics in Broward County, Owner Costs as Percentage of Household Income, 2011 & 2016

Owner Cost as Percentage of Household Income*	Number of Owner-Occupied Units			Percentage of Total Units		
	2011	2016	Change	2011	2016	Change
Less than 29.9 percent	233,587	261,558	27,971	51.5%	61.9%	12%
30.0 to 49.9 percent	214,223**	83,709	N/A**	47.2%**	19.8%	N/A
50.0 percent or more	N/A	70,890	N/A	N/A	16.8%	N/A
Not computed	5,609	6,197	588	1.2%	1.5%	0.2%
Total owner units	453,419	422,354	-31,065	-	-	-7%

*All calculations include owner-occupied units with and without a mortgage.

**2011 figure includes all owner-occupied housing at or above 30% cost as percentage of household income.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table B25095 for years 2012-2016, Table DP04 for years 2007-2011

9. Monthly Renter Costs as a Percentage of Household Income in Broward County

Table H-19B displays monthly renter costs as a percentage of household income for Broward County. Between 2011 and 2016 number of owners who were not cost burdened (paying less than 29.9 percent of their income for monthly household expenses) slightly decreased by 1.3 percent but remained at a little over one-third of total owners. During this period, the cost burdened renter households (paying more than 30 percent of their income for housing costs) increased by 21,000 units (14.2%). At the same time, Broward County's monthly rent costs increased by six percent to \$1,226 (see Table H-16). In 2016, 40 percent of the rental stock fell within the housing rent range of \$1,000 to \$1,499 (99,200 units).

Table H-19B: Selected Housing Characteristics in Broward County, Gross Rent as Percentage of Household Income, 2011 & 2016

Gross Rent as Percentage of Household Income	Number of Renter-Occupied Units			Percentage of Total Units		
	2011	2016	Change	2011	2016	Change
Less than 29.9 percent	74,859	91,972	17,113	35.4%	36.7%	1.3%
30.0 to 49.9 percent	123,603*	68,220	N/A*	58.4%*	27.2%	N/A
50.0 percent or more	N/A	75,902	N/A	N/A	30.3%	N/A
Not computed	13,156	14,540	1,384	6.2%	5.8%	-0.4%
Total	211,618	250,634	39,016	-	-	-

*2011 figure includes all rental housing at or above 30% gross rent as percentage of household income.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table B25074 for years 2012-2016, Table DP04 for years 2007-2011

10. Monthly Owner Costs to Income Ratio for Owner-Occupied Units in Broward County

Table H-20 presents the monthly owner costs to income ratio for owner occupied housing units by income category. In 2016, about 77 percent of the 56,674 owner occupied households in Broward County with incomes of less than \$20,000 per year were paying 30 percent or more of their yearly income on housing costs and 58 percent were paying more than 50 percent. Of those households with incomes ranging from \$20,000 to \$34,999 about 61 percent paid 30 percent or more of annual household income for rental costs and 33 percent of this income range paid 50 percent or more for housing. In contrast, owner-occupied households with an annual income of \$50,000 or more were less cost burdened with 19 percent paying 30 percent or more on housing and 4 percent paying 50 percent or more.

Table H-20: Selected Housing Characteristics in Broward County, 12-Month Owner-Occupied Costs as Percentage of Household Income, 2012-2016

Cost to Income Ratio	Less than \$10,000		\$10,000 to \$19,999		\$20,000 to \$34,999		\$35,000 to \$49,999		\$50,000 to \$74,999		\$75,000 to \$99,999		\$100,000 to \$149,000		\$150,000 or more		Total	
	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
less than 20 percent	117	1%	2,357	7%	10,164	19%	15,730	30%	28,308	37%	24,175	44%	38,370	57%	49,218	80%	168,439	40%
20.0 to 29.9 percent	309	2%	4,252	12%	11,126	20%	10,125	19%	18,909	25%	17,677	32%	20,835	31%	9,886	16%	93,119	22%
30.0 to 39.9 percent	249	1%	5,848	16%	8,415	15%	9,182	18%	14,737	19%	8,044	15%	5,368	8%	1,699	2%	53,542	13%
40.0 to 49.9 percent	517	2%	4,083	11%	7,183	13%	6,347	12%	7,174	10%	2,675	5%	1,774	3%	414	1%	30,167	7%
50.0 percent or more	13,327	64%	19,418	54%	17,771	33%	10,802	21%	6,495	9%	2,027	4%	831	1%	219	1%	70,890	17%
not computed	6,197	30%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	6,197	1%
Total	20,716	-	35,958	-	54,659	-	52,186	-	75,623	-	54,598	-	67,178	-	61,436	-	422,354	-

Source: ACS 5-Year Estimates, 2012-2016; Table B25095

11. Rent to Income Ratio for Renter-Occupied Housing Units in Broward County

Table H-21 presents the rent to income ratio for renter occupied housing units by income category. In 2016, about 48 percent of the 59,356 households with incomes of less than \$20,000 per year were paying 30 percent or more of their yearly income on housing costs and 77 percent were paying more than 50 percent. A significant number of households with incomes ranging from \$20,000 to \$34,999 (91 percent) paid 30 percent or more of annual household income for rental costs and 47 percent of this income range paid 50 percent or more for housing. On the flip side, households with an annual income of \$50,000 or more were less cost burdened with 20 percent paying 30 percent or more on housing and 8 percent paying 50 percent or more.

Table H-21: Selected Housing Characteristics in Broward County, Rent to Income Ratio for Renter-Occupied Housing Units, 2012-2016

Cost to Income Ratio	Less than \$10,000		\$10,000 to \$19,999		\$20,000 to \$34,999		\$35,000 to \$49,999		\$50,000 to \$74,999		\$75,000 to \$99,999		\$100,000 or more		Total	
	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%	Est.	%
less than 20 percent	19	1	389	1	637	1	803	2	6,924	15	8,116	35	18,485	69	35,373	14
20.0 to 29.9 percent	647	3	1,056	3	2,198	4	12,453	28	22,131	48	11,677	50	6,437	24	54,401	22
30.0 to 39.9 percent	743	3	1,271	4	9,628	19	15,181	35	11,117	24	2,294	10	1,026	3	41,260	17
40.0 to 49.9 percent	299	1	1,465	4	12,856	25	8,248	19	3,215	8	581	2	296	1	26,960	11
50.0 percent or more	15,810	62	28,378	83	24,265	47	5,870	13	1,384	3	138	1	57	1	75,902	30
not computed	7,790	30	1,489	5	1,776	4	1,196	3	1,114	2	532	2	643	2	14,540	6
Total	25,308	-	34,048	-	51,360	-	43,751	-	45,885	-	23,228	-	26,944	-	248,436	-

Source: 2012-2016 ACS 5-year averages; B25074

D. Housing Characteristics Comparison

This section compares the Broward Municipal Services District (BMSD) housing stock characteristics with the housing stock characteristics for all of Broward County.

1. Housing Type

Table H-22 exhibits Broward County housing types side by side with those in the BMSD. The BMSD contains 3,156 single family homes which make up the majority of all housing at 65.8 percent. In contrast, single family units in Broward County represent only 41.3 percent of its housing stock. The largest amount of multifamily housing in the BMSD has 2-4 units which represents 26 percent of the total multifamily housing stock. In Broward County, multifamily housing makes up 55.9 percent of the County's housing stock with the majority (72.7 percent) having 5 or more units. The number of mobile homes is significantly different in the BMSD versus the County with 232 and 795 units, respectively; however, mobile homes comprise less than 5 percent of the total housing stock in both the BMSD and Broward County.

Table H-22: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Housing Type, 2012-2016

Housing Type	# Units in Broward County		# Units in BMSD	
	Estimated Units	Percentage of Total	Estimated Units	Percentage of Total
Single Family	337,760	41.3%	3,156	65.8%
Multifamily - Total	456,331	55.9%	1,407	29.3%
duplex	67,946	14.9%*	72	5.1%*
2 units	20,849	4.6%*	585	41.6%*
3 or 4 units	35,879	7.9%*	675	48.0%*
5 or more units	331,657	72.7%*	75	5.3%*
Mobile Homes/Other	22,795	2.8%	232	4.8%
Total units	816,886	-	4,795	-

*Percent calculated as percentage of total multifamily units.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

The table in Appendix H-B shows population, household, and dwelling unit estimates for years 2010 and 2015, and projections through 2045. All estimates and projections

are sourced from the Broward County and Municipal Population Forecast and Allocation Model (PFAM) 2017. The table in Appendix H-C indicates that, between 2015 and 2045, the BMSD neighborhoods will experience a population increase of 7,900 or about 35 percent. However, the number of persons per household will decrease from 3.11 to 2.79. The decrease in household size also correlates with the decrease in the construction of new single family units as shown in Tables H32 and H33. This could be attributed to a growing senior population and adults without dependent children.

2. Housing Tenure and Vacancy

According to the 2016 ACS figures shown on Table H-23, approximately 63 percent of the existing housing units in Broward County were owner-occupied compared to 53 percent in the BMSD. In addition, Broward County has an overall housing vacancy rate of 18 percent compared to 9 percent in the BMSD.

Table H-23: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Housing Tenure and Vacancy, 2012-2016

Housing Tenure	# Units in Broward County		# Units in BMSD	
	Estimated Units	Percentage of Total	Estimated Units	Percentage of Total
Owner-Occupied	422,354	62.8%*	2,314	52.9%*
Renter-Occupied	250,634	37.2%*	2,057	47.1%*
Total Occupied Units	672,988	82.4%	4,371	91.2%
Vacant units	143,898	17.6%	424	8.8%
Total units	816,886	-	4,795	-

*Percent calculated as percentage of Total Occupied Units.

Data Source: ACS 5-Year Estimates, 2012-2016; Table DP04

3. Housing Age

Table H-24 represents an estimate and percentage change in the age of housing in ten-year increments for Broward County and the BMSD, as of the 2016 ACS. The greatest number of housing units in the BMSD were constructed between 1950 and 1979 which represents 89 percent of the total BMSD housing stock. In Broward County, only 51 percent of the housing units were constructed during that same time. A review of housing constructed after 1980 shows that only 13 percent were constructed in the BMSD compared to 47 percent in Broward County during this time period. These numbers show a much older housing stock in the BMSD compared to the County. A total of 320 units were constructed in the BMSD after 2000 compared to 101,968 units in Broward County.

Table H-24: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Year Structure Built, 2012-2016

Year Structure Built	# Units in Broward County		# Units in BMSD	
	Estimated Units	Percentage of Total (%)	Estimated Units	Percentage of Total (%)
Built 2010 to 2016	9,988	1.2	3	0.5
Built 2000 to 2009	91,980	11.3	317	6.8
Built 1990 to 1999	132,505	16.2	138	2.9
Built 1980 to 1989	150,095	18.4	131	2.8
Built 1970 to 1979	215,383	26.4	777	16.0
Built 1960 to 1969	126,753	15.5	1,660	35.4
Built 1950 to 1959	74,439	9.1	1,569	33.5
Built 1940 to 1949	9,305	1.1	74	1.6
Built 1939 or earlier	6,438	0.8	9	0.5
Total units	816,886	100.0	4,678	100.0

Source: 2012-2016 ACS 5-year averages

4. Housing Value

Table H-25 illustrates a comparison estimate and percentage of housing by housing value for Broward County and the BMSD. These figures indicate a higher housing value countywide compared to the BMSD. According to the 2016 ACS, the dominant housing value in the BMSD was \$150,000 to \$199,999 (27 percent of the units). The \$300,000 to \$499,999 range was most prominent in Broward County which represented 20.5 of the County's housing stock.

Table H-25: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Housing Value, 2012-2016

Housing Value (owner-occupied)	# Units in Broward County		# Units in BMSD	
	Estimated Units	Percentage of Total	Estimated Units	Percentage of Total
Less than \$50,000	35,803	8.5%	182	7.9%
\$50,000 to \$99,999	58,947	14.0%	549	23.7%
\$100,000 to \$149,999	55,420	13.1%	565	24.4%
\$150,000 to \$199,999	58,932	14.0%	624	27.0%
\$200,000 to \$299,999	83,730	19.8%	289	12.5%
\$300,000 to \$499,999	86,386	20.5%	70	3.0%
\$500,000 to \$999,000	34,264	8.1%	35	1.5%
\$1,000,000 or more	8,872	2.1%	0	0.0%
Total (owner occupied) units	422,354	-	2,314	-
Median value	\$202,300	-	N/A	-

Data Source: ACS 5-Year Estimates, 2012-2016; Table DP04

5. Monthly Housing Rent

Table H-26 compares the monthly gross rents for specified renter-occupied housing units in Broward County and the BMSD as of 2016. In Broward County, 83.6 percent of rental units cost less than \$1,499 a month, while in the BMSD, 78.1 percent of households have a monthly rent of \$1,499 or less. A small number of households pay more than \$2,000 per month, representing only 10 percent in Broward County and 2.4 percent in the BMSD. There was a much higher number of units who did not pay any rent in Broward County compared to the BMSD at 8,432 and 90, units, respectively.

Table H-26: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Monthly Housing Rent, 2012-2016

Occupied Units Paying Rent	# Units in Broward County		# Units in BMSD	
	Estimated Units	Percentage of Total	Estimated Units	Percentage of Total
Less than \$500	7,582	3.0%	46	2.2%
\$500 to \$999	62,973	25.1%	823	40.0%
\$1,000 to \$1,499	99,200	39.6%	738	35.9%
\$1,500 to \$1,999	47,467	18.9%	311	15.1%
\$2,000 to \$2,499	15,185	6.1%	49	2.4%
\$2,500 to \$2,999	5,068	2.0%	0	0.0%
\$3,000 or more	4,727	1.9%	0	0.0%
No rent paid	8,432	3.4%	90	4.4%
Total units: paying rent & no rent paid	250,634	-	2,057	-
Median rent	\$1,226	-	N/A	-

Data Source: U.S. ACS, 2012-2016, Selected Housing Characteristics (DP04), 5 Year Estimates

6. Monthly Owner-Occupied Monthly Housing Costs (With a Mortgage)

Table H-27 displays owner-occupied monthly costs for those homes which are mortgaged. The median cost for an owner-occupied mortgaged home in Broward County is \$1,735. The data indicates the cost of owning a mortgaged home in Broward County is higher than in the BMSD. There were 37,470 units in Broward County paying more than \$3,000 a month on housing costs versus only 14 units in the BMSD. In both Broward County and the BMSD, most units paid between \$1,000 to \$1,999 per month in housing costs, representing 47.3 percent and 73.4 percent, respectively.

Table H-27: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Owner-Occupied Monthly Costs (With a Mortgage), 2012-2016

Owner-Occupied Monthly Cost	# Units in Broward County		# Units in BMSD	
	Estimated Units	Percentage of Total	Estimated Units	Percentage of Total
Less than \$500	3,160	1.2%	21	1.3%
\$500 to \$999	34,416	12.6%	230	14.4%
\$1,000 to \$1,499	67,016	24.6%	691	43.2%
\$1,500 to \$1,999	61,780	22.7%	483	30.2%
\$2,000 to \$2,499	42,710	15.7%	112	7.0%
\$2,500 to \$2,999	25,693	9.4%	49	3.1%
\$3,000 or more	37,470	13.8%	14	0.9%
Total units: owner-occupied monthly cost with a mortgage	272,245	-	1,600	-
Median cost	\$1,735	-	N/A	-

Source: U.S. ACS, 2012-2016, Selected Housing Characteristics (DP04), 5 Year Estimates

7. Monthly Owner-Occupied Housing Costs (Without A Mortgage)

Table H-28 presents data regarding monthly owner-occupied costs for homes which are not mortgaged in Broward County and the BMSD. The number of homes which meet this criterion equal 150,109 in Broward County and 714 in the BMSD. In Broward County, the largest amount (30.9 percent) of households pay \$400 or more a month in housing costs. In the BMSD, the highest number of households have a monthly housing cost of \$250-\$399. are within the \$400 or more category.

Table H-28: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Owner-Occupied Monthly Costs (Without a Mortgage), 2012-2016

Owner-Occupied Monthly Cost	# Units in Broward County		# Units in BMSD	
	Estimated Units	Percentage of Total	Estimated Units	Percent
Less than \$250	10,540	7.0%	164	23.0%
\$250 to \$399	23,484	15.6%	249	34.9%
\$400 to \$599	46,328	30.9%	168	23.5%
\$600 to \$799	30,857	20.6%	111	15.5%
\$800 to \$999	15,651	10.4%	7	1.0%
\$1000 or more	23,249	15.5%	15	2.1%
Total units: owner-occupied without a mortgage	150,109	-	714	-
Median cost	\$577	-	N/A	-

Source: U.S. ACS 2012-2016, Selected Housing Characteristics (DP04), 5 Year Estimates

8. Monthly Owner-Occupied and Renter Occupied Costs as a Percentage of Income

Tables H-29A and H-29B present the cost of housing relative to income for owner-occupied and renter occupied housing units. The standard cost for housing is given as a rent/income or cost/income ratio. A ratio higher than 30 percent indicates a need for lower-cost housing, especially for very low, low, and moderate-income families who have less disposable income to purchase other essential items such as food, clothing, and health care.

A greater percentage of households countywide – 36.6 percent – were either cost burdened or severely cost burdened, compared to 31.1 percent of households in the BMSD. However, this trend is reversed when examining the gross monthly renter costs for both areas. The percentage of those households paying monthly rent amounts exceeding 30 percent of household income is 57.5 percent in Broward County and 66.1 percent in the BMSD. This data suggests that higher cost burden is being placed on rental households in Broward County municipalities and the BMSD.

Table H-29A: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Owner Costs as Percentage of Household Income, 2012-2016

Owner Cost as Percentage of Household Income*	# Units in Broward County		# Units in BMSD	
	Estimated Units	Percentage of Total	Estimated Units	Percentage of Total
Less than 29.9 percent	261,558	61.9%	1,550	67.0%
30.0 to 49.9 percent	83,709	19.8%	362	15.6%
50.0 percent or more	70,890	16.8%	359	15.5%
Not computed	6,197	1.5%	43	1.9%
Total units	422,354	-	2,314	-

*All calculations include owner-occupied units with and without a mortgage.

Data Source: ACS 5-Year Estimates, 2012-2016; Table B25095

Table H-29B: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Gross Rent as Percentage of Household Income, 2012-2016

Gross Rent as Percentage of Household Income	# Units in Broward County		# Units in BMSD	
	Estimate	Percent	Estimate	Percent
Less than 29.9 percent	91,972	36.7%	580	28.2%
30.0 to 49.9 percent	68,220	27.2%	432	21.0%
50.0 percent or more	75,902	30.3%	927	45.1%
Not computed	14,540	5.8%	118	5.7%
Total units	250,634	-	2,057	-

Data Source: ACS 5-Year Estimates, 2012-2016; Table B25074

9. Condition of Housing

The structural condition of housing can generally be categorized in one of two categories: standard and substandard. Individual housing units may be considered substandard if the unit lacks complete plumbing for exclusive use of the residents, lack of complete kitchen facilities, lack of central heating, and overcrowding (1.01 persons per room). The American Community Survey provides data regarding these interior conditions of the housing stock.

Standard housing includes those units which conform to the requirements and minimum housing standards established by the "Minimum Housing Code for Broward County Florida, Chapter 5, Article IV." The minimum housing standard established in the County's code meets or exceeds the Section 8 Existing Housing Quality Standards contained in the Broward County Consolidated Strategic Plan adopted by the Board, as required to qualify for U.S. Housing and Urban Development funds.

Table H-30 displays a summary of the condition of the 816,886 total housing units in Broward County, including the BMSD. Of the 4,795 housing units within the BMSD, 552 are substandard, which is less than one percent of the total County-wide housing stock and represents about 11.5 percent of the BMSD housing stock.

Table H-30: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Structural Condition of Housing Units, 2012-2016

Area	Standard Condition	Substandard Condition	Total Units
# Units in BMSD	4,243	552	4,795
# Units in remainder of Broward County	757,680	54,411	812,091

Source: U.S. ACS, 2012-2016, (DP04), 5 Year Estimates

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units that meet the following criteria: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; and 3) 1.01 or more persons per room (extent of housing overcrowding). The U.S. Census defines "complete plumbing facilities" to include: 1) hot and cold piped water; 2) a flush toilet; and 3) a bathtub or shower. All three facilities must be located within the housing unit.

According to the 2016 ACS 5-Year Estimates as shown below in Table H-31, a total of 6,651 units or .08 percent of Broward County's 816,886 occupied housing units are lacking complete plumbing or kitchen facilities. A total of 26,129 units/3.2 percent are classified as overcrowded. In the BMSD, 34 units or .7 percent of 4,795 occupied housing units are lacking complete plumbing or kitchen facilities. A total of 426 units or 7 percent are classified as overcrowded.

Table H-31: Selected Housing Characteristics, Broward County and Broward Municipal Services District (BMSD), Other Indicators of Substandard Housing, 2012-2016

Substandard Housing Characteristic	# Units in Broward County	# Units in BMSD
Lacking complete plumbing	1,877	0
Lacking complete kitchen	4,740	34
Over-crowded (1.01 per room)	25,703	426
No fuel used	22,091	92
Total substandard units	54,411	552

Source: U.S. ACS, 2012-2016, Characteristics (DP04), 5 Year Estimates

10. Housing Construction Activity

Tables H-32 and H-33 depict the number of new dwelling units added to the BMSD housing stock and to the Broward County housing stock, respectively. Table H-33 shows that since 2007, the number of countywide multifamily units has exceeded the amount of single family units, at times more than doubling the amount of units. However, this is not the case in the BMSD, where virtually no multifamily housing construction has occurred in the past ten years.

Table H-32: Selected Housing Characteristics, Broward Municipal Services District (BMSD), Housing Construction Activity (Building Permits Estimates), 2010-2016

YEAR	NUMBER OF ADDITIONAL UNITS		
	Single Family	Multi Family	Total
2010	11	0	11
2011	1	2	3
2012	18	0	18
2013	5	0	5
2014	6	0	6
2015	26	0	26
2016	14	0	14
TOTAL	81	2	83

Source: US Economic Census, Building Permits, 2010-2016

Table H-33: Selected Housing Characteristics, Broward County, Housing Construction Activity (Building Permits Estimates), 2007-2016

Year	Number of Residential Units Constructed		
	Single Family	Multi Family	Total
2007	1,754	2,179	3,933
2008	908	1,256	2,164
2009	563	486	1,049
2010	979	189	1,168
2011	1,446	998	2,444
2012	1,023	2,533	3,556
2013	1,434	3,036	4,470
2014	1,181	1,281	2,462
2015	1,417	3,601	5,018
2016	1,455	2,236	3,691
TOTAL	12,160	17,795	29,955

Source: US Economic Census, Building Permits, 2007-2016

APPENDICES

Appendix H-A

Housing Supply and Demand Analysis Model, BMSD Overview – Housing Need by Income Bracket and Ownership Type, 2012-2016

BMSD Neighborhood	Owner-Occupied Units Surplus (Shortage) by Income Bracket			Renter-Occupied Units Surplus (Shortage) by Income Bracket		
	0%- 50.0%	50.1%- 80.0%	80.1%- 120.0%	0%- 50.0%	50.1%- 80.0%	80.1%- 120.0%
Broadview Park	86	298	(22)	(181)	61	121
Boulevard Gardens	48	3	13	(40)	(29)	34
Franklin Park	13	(14)	1	(81)	66	28
Roosevelt Gardens	83	52	(72)	(109)	8	100
Washington Park	(7)	43	(28)	(34)	(4)	10
Hillsboro Pines	6	(20)	11	0	(22)	3
Total units:	229	362	(97)	(445)	80	296

Data Source: Meridian Appraisal Group, Inc. Housing Supply & Demand Analysis Model, updated 2016; using data inputs from ACS 5-Year Estimates, 2012-2016: Tables DP04 and S2503; and using 2016 Median Household Income: \$60,900.

Appendix H-B

Total Population, Household & Dwelling Unit Estimates for 2015 and Projections through 2045, Broward Municipal Services District (BMSD)

	2010	2015	2020	2025	2030	2035	2040	2045
Population	14,281	14,934	18,033	19,954	20,973	21,674	22,225	22,834
Households	4,524	4,804	6,096	6,860	7,319	7,643	7,924	8,191
Persons per Household:	3.16	3.11	2.96	2.91	2.87	2.84	2.80	2.79
Dwelling Units	5,100	5,341	6,755	7,490	7,936	8,248	8,517	8,766

Data Source: Broward County and Municipal Population Forecast and Allocation Model (PFAM) 2017, Accessed 3/9/2018; PFAM assigns projections from Florida's Bureau of Economic and Business Research "Detailed Population Projections by Age, Sex Race, and Hispanic Origin, for Florida and its Counties, 2020-2045, with Estimates for 2015" to Broward County's 2012 Traffic Analysis Zones and Municipalities, including Unincorporated Broward County (BMSD).

Appendix H-C

Population Forecast by Age, Broward Municipal Services District (BMSD), 2016-2045

Age Group	2016 Estimates		Projected Years						
	Population	Percentage of Population	2020	2025	2030	2035	2040	2045	Increase
0-4 years	1,079	7.02%	1,265	1,400	1,471	1,521	1,559	1,602	523
5-9	1,201	7.81%	1,408	1,558	1,638	1,692	1,736	1,783	582
10-14	930	6.05%	1,090	1,207	1,268	1,311	1,344	1,381	451
15-19	1,091	7.09%	1,279	1,415	1,488	1,537	1,577	1,620	529
20-24	955	6.21%	1,120	1,239	1,302	1,346	1,380	1,418	463
25-29	1,256	8.17%	1,473	1,630	1,713	1,770	1,815	1,865	609
30-34	1,017	6.61%	1,192	1,319	1,387	1,433	1,470	1,510	493
35-39	1,420	9.23%	1,665	1,842	1,936	2,001	2,052	2,108	688
40-44	960	6.24%	1,126	1,246	1,309	1,353	1,387	1,425	465
45-49	1,378	8.96%	1,616	1,788	1,879	1,942	1,991	2,046	668
50-54	851	5.53%	998	1,104	1,160	1,199	1,230	1,263	412
55-59	892	5.80%	1,046	1,157	1,216	1,257	1,289	1,324	432
60-64	644	4.19%	755	836	878	908	931	956	312
65-69	589	3.83%	691	764	803	830	851	874	285
70-74	470	3.06%	551	610	641	662	679	698	228
75-79	355	2.31%	416	461	484	500	513	527	172
80-84	166	1.08%	195	215	226	234	240	246	80
85+	126	0.82%	148	163	172	178	182	187	61
Total:	15,380	-	18,033	19,954	20,973	21,674	22,225	22,834	7,454

Data Source: ACS 5-Year Estimates, 2012-2016; Table B01001 for the 6 Census Designated Places (CDP's) within the Unincorporated Area (BMSD); 2016 ratios applied to PFAM 2017 projections for years 2020-2045.

[NOTE: Population forecasts by age group for years 2020 through 2045, apply the 2016 population distribution throughout the PFAM forecast period. Current population distribution is provided by ACS 5-year Estimates for years 2012-2016. Projections for each age group are based upon the total population estimate provided by PFAM 2017 for the forecast year. Since the distribution by age group has changed little since 2009, this exercise assumes that this trend will continue through 2045 for a total population increase of 7,454 people.]

Appendix H-D

Mobile Homes Parks in Broward County, 2017

PARK NAME	ADDRESS	CITY	ZIP	MOBILE HOMES
Azalea Trailer Colony	601 SW 27 Ave	Fort Lauderdale	33312	43
Bamboo Lakes Trailer Park	2309 SW 30 Ct	Pembroke Park	33009	98
Bamboo Mobile Home Park	2430 Charles Rd	Pembroke Park	33009	46
Bamboo Paradise Mobile Home Park	3121 SW 24 St	Pembroke Park	33009	98
Breezy Hill MH & RV Park	800 NE 48 St	Pompano Beach	33064	169
Carefree Cove Mobile Home Resort	3273 NW 37 St	Fort Lauderdale	33309	166
Cheron Village	13222 SW 9 Ct	Davie	33325	203
Coral Cay Plantation	2914 NW 62 Ave	Margate	33063	819
Country Knolls MH Community	215 NW 50 St	Pompano Beach	33064	389
Country Lakes MHP	6800 NW 30 Ave	Coconut Creek	33073	500
Cypress Creek Mobile Home Country	901 NE 63 Street	Fort Lauderdale	33334	156
Dale Village Mobile Home Park	4901 SW 27 Ct	Pembroke Park	33023	329
David Zell Trailer Park	4517 SW 54 Ct	Fort Lauderdale	33314	7
Deerfield Lake Manufactured Homes	4400 NW 69 Ct	Coconut Creek	33073	346
Deerfield Trailer Park	435 S Federal Hwy	Deerfield Beach	33441	28
Driftwood Acres Mobile Home Park	4800 Griffin Rd	Fort Lauderdale	33314	53
East Pine Ridge	4800 S Pine Island Rd	Davie	33328	74

PARK NAME	ADDRESS	CITY	ZIP	MOBILE HOMES
Eastwood Mobile Home Park	418 SE 8 St	Hallandale Beach	33009	28
Ed Frisbee Trailer and RV Park	601 N 63 Ave	Hollywood	33024	28
El Rancho 7	5551 Johnson Rd	Coconut Creek	33073	68
El Rancho Mobile Home & RV Park	601 NE 4 Ct	Hallandale Beach	33009	13
Emerald Isles for Mobile Homes E	1-11 SW 10 Ave	Hallandale Beach	33009	11
Emerald Isles for Mobile Homes W	11-19 SW 10 Terr	Hallandale Beach	33009	11
Emerald Lake Village	5551 E Lake Dr	Fort Lauderdale	33312	181
Evening Star Trailer Park	6101 Cleveland St	Hollywood	33024	104
Everglades Lakes Mobile Home Park	2900 SW 52 Ave	Fort Lauderdale	33314	639
Golden Trio Mobile Home Park	700 SW 8 Ave	Hallandale Beach	33009	40
Golf View Estates Mobile Home	901 NW 31 Ave	Pompano Beach	33069	287
Grace Baptist Church of Deerfield Beach	501 NE 48 St	Pompano Beach	33064	11
Green Acres Mobile Home Village	3100 W Hallandale Beach Blvd	Pembroke Park	33009	97
Grice's Trailer Park	5931 Polk St	Hollywood	33021	2
Grubstake Trailer Park	4513 N Dixie Hwy 1	Pompano Beach	33064	32
Gulfstream Trailer Park	227 SE 5 St	Hallandale Beach	33009	20
Haven Lake Estates	11201 SW 55 St	Miramar	33025	520
Havenwood Mobile Home Community	106 Havenwood Dr	Pompano Beach	33064	120
Highland Village Mobile Home Park	4900 NE 2 Ave	Pompano Beach	33064	277

PARK NAME	ADDRESS	CITY	ZIP	MOBILE HOMES
Hills Mobile Home Park	4001 Griffin Rd	Fort Lauderdale	33314	38
Hitching Post Mobile Home Park	945 S Federal Hwy	Dania Beach	33004	80
Holiday Mobile Estates	31420 W Hallandale Beach Blvd	Hallandale Beach	33009	127
Holiday Village Mobile Home Park	1801 S Dixie Hwy	Pompano Beach	33060	206
Holland Mobile Home Park	1308 SW 21 Ln	Fort Lauderdale	33312	79
Hollywood MH & Travel TP	2301 SW 59 Ave	Hollywood	33023	52
Home Mobile Home Park	480 SW 8 Ave	Hallandale Beach	33009	136
Kings Manor Estates	12500 SR 84	Fort Lauderdale	33325	314
Kozy Kampers RV Park & Storage	3631 W Commercial Blvd	Fort Lauderdale	33309	1
La Palm Trailer Park	6128 SW 35 Ct	Miramar	33023	20
La Siesta Trailer Park	3150 W Hallandale Beach Blvd	Hallandale Beach	33009	37
Lake Shore Mobile Home Park	2701 S Park Rd	Pembroke Park	33009	100
Lauder Lakes	3001 SW 18 Terr	Fort Lauderdale	33315	107
Lauderdale Mobile Home Park, LLC	5601 N SR 7	North Lauderdale	33319	261
Lauderdale Properties Inc.	4631 SW 73 Ave	Davie	33314	8
Mack's Fish Camp	Everglades Land Co. 2-1	South Florida	33082	2
* Meadowbrook Manufactured Home Community	4111 SW 25 St	BMSD	33317	114
Mickey's Mobile Home Park	512 NE 1 Ct	Hallandale Beach	33009	3

PARK NAME	ADDRESS	CITY	ZIP	MOBILE HOMES
Moonlight Ranch Mobile Home Park	4651 Griffin Rd	Ft Lauderdale	33314	55
New England Mobile Estates	600 S 62 Ave	Hollywood	33023	145
Northcoast Trailer Park/Marina	4500 Ravenswood Rd	Fort Lauderdale	33312	14
Oak Ridge Mobile Home Park	3050 W Hallandale Beach Blvd	Hallandale Beach	33009	34
Ocean Waterway Mobile Home Park	1500 Old Griffin Rd	Dania Beach	33004	269
Orange Blossom MHP	6651 SW 45 St	Davie	33314	101
Orange Brook Mobile Home Estates	1447 S Park Rd	Hollywood	33021	247
Orange Park Club	900 SW 133 Ave	Davie	33325	51
Palm Haven Mobile Home Park	4791 SW 82 Ave	Davie	33328	79
Pan American Estates	150 NW 68 St	Fort Lauderdale	33309	239
Park City West MHP	10550 W SR 84	Fort Lauderdale	33324	363
Park Lake Estates	3184 W Hallandale Beach Blvd	Pembroke Park	33009	677
Park Ridge Mobile Home Park	1600 NW 33 St	Pompano Beach	33064	110
Parker Lone Pine West MHP	3030 W Hallandale Beach Blvd	Pembroke Park	33309	220
Parkridge East Mobile Home Park	1400 NW 33 St	Pompano Beach	33064	67
Parkway Mobile Home Court LLC	6206 Buchanan St	Hollywood	33024	11
Pembroke Park Lakes	3196 W Hallandale Beach Blvd	Pembroke Park	33009	234
Pine Tree Mobile Home Park	430 Hibiscus Dr	Deerfield Beach	33442	316
Pinecrest Mobile Home Park	3030 Stirling Rd	Hollywood	33021	67

PARK NAME	ADDRESS	CITY	ZIP	MOBILE HOMES
Ramgoh Mobile Home Park	4500 S SR 7	Fort Lauderdale	33314	42
Rexmere Village	11300 Rexmere Blvd	Davie	33325	780
Riverside Mobile Home Park	4732 SW 46 Ln	Fort Lauderdale	33314	41
Royal Garden Village	6028 Johnson St	Hollywood	33024	40
Royal Palm Mobile Home Park	720 S Federal Hwy	Hallandale Beach	33009	130
Sanders Mobile Home Colony	3150 SW 31 Way	Pembroke Park	33009	13
Sea Estates Trailer Court	350 NE 7 St	Hallandale Beach	33009	66
Seville Mobile Home Park	426 NE 5 St	Hallandale Beach	33009	127
Sheldon Mobile Home Court	2333 Griffin Rd	Fort Lauderdale	33312	104
Snowbird Haven Mobile Home Park	855 SW 7 St	Hallandale Beach	33009	54
Sunnydale MHP	915 SW 5 St	Hallandale Beach	33009	64
Sunny Palm R/V Park	5930 Buchanan St	Hollywood	33021	25
Sunshine Holiday RV & MH Park	2802 W Oakland Park Blvd	Fort Lauderdale	33311	272
Sunshine Village MHP	13453 SW 5 St	Davie	33325	356
Swaying Palms MHP	4851 Griffin Rd	Fort Lauderdale	33314	77
Tallowood Isle MHP	3878 NW 67 St	Coconut Creek	33073	280
Taylor's Trailer Park	4305 Stirling Rd	Fort Lauderdale	33314	7
Tidewater Estates Co-Op Inc.	1701 NW 5 St	Deerfield Beach	33442	127
Village Mobile Home Park, The	3900 W Prospect Rd	North Lauderdale	33309	307

PARK NAME	ADDRESS	CITY	ZIP	MOBILE HOMES
Weiners Mobile Park	801 E Dania Beach Blvd	Dania Beach	33004	36
Western Hills Estates	13000 SW 5 Ct	Davie	33325	405
Whispering Pines Addition	3311 NW 15 Ave	Pompano Beach	33064	77
Wolf Lakes MHP	4631 SW 73 Ave	Davie	33314	42
Mobile Homes SubTotal (not including BMSD)				14,355
Mobile Homes within BMSD				114
Mobile Homes in Seminole Indian Reservation				**0
All Mobile Homes Total				14,469

* Meadowbrook MHP is located within the BMSD, Broadview Park CDP

**a total of 1,500 mobile homes were lost in 2012-13 due to closing of Seminole Estates Mobile Home Park, which was the only MHP within the Seminole Reservation.

Sources: The Florida Department of Health, May 2017' ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04; Broward County Planning and Development Management Division, Zoning Section