



Broward County Affordable Housing Needs Assessment

The Metropolitan Center
Florida International University
2018

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Executive Summary

The 2018 *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. In the post-recession economic recovery period since 2012, significant changes have occurred in Broward County's housing market that have impacted rental housing supply and demand and overall affordability. The contributing factors and conditions include a trend toward high-end, multi-family housing development, a lack of affordable housing production, low vacancy rates and depressed household incomes. In particular, affordable rental housing production has not kept pace with increasing affordable rental housing demand. Further, escalating rent prices fueled by a rental housing shortage are significantly impacting Broward County's working families and households. The vast preponderance of County workers earn wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The household incomes of these service sector workers limit housing choices to affordable rental housing opportunities, where available.

Shifts in Housing Demand and Supply

The availability of a range of affordable housing options is one of the most important community and economic development issues facing communities. The high rate of resident turnover, the loss of professionals, skilled workers, and key wage earners at or below the median income will have damaging local economic effects. Providing housing for a mix of income groups will help to retain and attract workers from various backgrounds and skills. This is key to building a resilient and self-sustaining economy less susceptible to regional and national cyclical market swings. A spectrum of housing choice and opportunity also helps maintain a steady stream of new small businesses, entrepreneurs and jobs required to sustain a healthy local economy.

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 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.

Creating new opportunities for better paying jobs and higher household incomes is also the key to solving a community's long-term affordable housing issues. Implementing an affordable housing program should, therefore, be an opportunity to accomplish the multiple goals of affordable housing delivery and new job creation. Affordable housing, when paired with traditional economic development and business development incentives, becomes an especially potent new business creation incentive package.

Growing Housing Affordability Gaps

The housing affordability demands in Broward County and its municipalities have not improved despite impressive post-recession job growth numbers and low unemployment. With 53.9 percent cost-burdened households, Broward County is one of the most unaffordable places to live in the US.

The most critical housing problem in Broward County is the estimated 147,313 renter households who are cost-burdened and the 77,677 renter households who are "severely" cost-burdened. The significant growth of severely cost-burdened renters is most pressing problem due to three market

conditions: 1) the increasing demand for renter housing throughout the County resulting in low vacancy rates and a spiraling increase in rent prices, 2) the lack of affordable rental housing production, and 3) rent prices are increasing faster than wages.

Forecasting a significant decline in the County's cost-burden rate without aggressive intervention is probably unrealistic, for two reasons. First, the dynamics driving housing affordability in Broward County have been moving in the wrong direction — housing prices and rents increasing faster than wages, slow higher-wage job creation, tightening vacancy rates, and increasing speculative investment that permanently removes more units each year units from the local market. Secondly, upward housing price trends typically move much faster than wages and income. Historically, housing prices and rents in the County have demonstrated considerable rates of increase over short time periods. Conversely, the County would need to undergo a monumental change in its industrial and occupation structure that creates higher wages and income to significantly impact its affordability indicators (affordable housing cost and income gaps). Historically, Broward County's economy has shown they can shed high-wage jobs very quickly, but have shown resistance to adding new high-skill, high-paying jobs.

Worker Resident Impacts

The competitiveness of a community's housing market is an important economic development objective. To build and maintain competitiveness, a community must offer a range of housing options in keeping with current and future demand. A competitive housing market will yield a quantifiable economic output including job creation, increased tax revenues and secondary (or ripple) benefits to related businesses. In addition, a clear relationship can be demonstrated between the production of housing and stimulating the workforce, attracting new businesses and employees, revitalizing neighborhoods and support for smart growth. Workforce housing, when paired with traditional economic development and business development incentives, becomes an especially potent new business creation incentive package.

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

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 39 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 64 percent, far above the 45 percent H+T Affordability Index threshold. Of the 29 out of 31 Broward County municipalities with an H&T Affordability Index, all had an Affordability Index far above the 45 percent threshold.

Municipal Profiles

The *2018 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.

Key Findings

The following are the key findings of the *2018 Broward County Housing Needs Assessment*:

- From 2012-2017, households in Broward County increased by 1.4 percent (9,915 households), while family households with children decreased by 2.3 percent (4,531 family households);
- From 2012-2017, renter-occupied units in Broward County have increased by 16.6 percent (36,363 units), while owner-occupied units have decreased by 5.9 percent (26,448 units);
- The \$40,863 median household income of renters in Broward County is only 60.7 percent of the County’s median household income of owners (\$67,225);
- From 2012-2017, Broward County’s total vacant housing units have decreased by 1.2 percent (1,753 units). The largest decreases occurred in “all other vacant” units (19.0 percent decrease) and “for sale” units (9.3 percent decrease);
- However, “seasonal” vacancies increased by 14.0 percent (9,537 units) from 2012–2015 and an additional 3.4 percent (2,643 units) from 2015-2017;
- According to the 2018 MIAMI Association of Realtors report, the slowing trend in “distressed” market sales activity has continued in Broward County;
- As of November 2018 the overall average rent in Broward County was \$1,843, which represented an 8.0 percent year-over-year increase;
- The November 2018 year-over-year rental vacancy rate in Broward County was 4.7 percent down from 5.4 percent;
- The \$350,000 median sale price is only affordable to households earning 210 percent and above the County’s median household income (12.6 percent of all Broward County 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 average monthly rent for a two-bedroom apartment in Broward County is \$1,902;
- The majority (54 percent) of Broward County 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;
- There are 147,313 cost-burdened renter households in Broward County, of which, 52.7 percent (77,677 renter households) are “severely” cost-burdened (pay in excess of 50 percent of their incomes on housing costs);
- Severely cost-burdened renter households in Broward County have increased by 16.4 percent (10,982 renter households) since 2012;
- The study found growing and substantial affordability gaps for all households income categories under 50 percent of the area median household income;
- Broward County’s employment is projected to increase by 89,969 jobs during the next eight years;
- According to Florida DEO employment projections, the occupations projected to gain the “most new jobs” include Retail Salespersons, Food Preparation & Serving Workers and Customer Service Representatives, all of which are low-wage service sector 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.

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I. INTRODUCTION AND METHODOLOGY

The 2018 *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. In the post-recession economic recovery period since 2012, significant changes have occurred in Broward County's housing market that have impacted rental housing supply and demand and overall affordability. The contributing factors and conditions include a trend toward high-end, multi-family housing development, a lack of affordable housing production, low vacancy rates and stagnant wages and household incomes. In particular, affordable rental housing production has not kept pace with increasing affordable rental housing demand. Further, escalating rent prices fueled by a rental housing shortage are significantly impacting Broward County's working families and households. The vast preponderance of County workers earn wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The household incomes of these service sector workers limit housing choices to affordable rental housing opportunities, where available.

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 39 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 64 percent, far above the 45 percent H+T Affordability Index threshold.

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

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).

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."

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 as 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 and Los Angeles. 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. To calculate the H in the H+T Index, housing costs are derived from nationally available datasets. Median selected monthly owner costs for owners with a mortgage and median gross rent, both are averaged and weighted by the ratio of owner- to renter-occupied housing units from the tenure variable for every block group. Transportation costs, the T in the H+T Index, are modeled based on three components of transportation behavior—auto ownership, auto use, and transit use—which are combined to estimate the cost of transportation. 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.

Link between Economic Growth and Housing Need

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 rapid 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.

Pairing housing support with new business formation can be especially important to new small ventures, as the founder typically has to choose between reinvesting revenues from a new company instead of paying him/herself an income. Providing lower-cost housing alternatives would be an interesting way to launch a small entrepreneurial hub for a wide range of new ventures.

Methodology and Scope of Study

The methodology used by the FIU Metropolitan Center in the research and preparation of the *2018 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 2018 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;
- **Municipal Profile:** This section provides a 1-page summary of each municipality within Broward County highlighting major population, economic and housing data points;
- **Existing Affordable Housing Supply/Demand Analysis:** This section provides a baseline housing affordability calculation for owner and renter units by household income category for Broward County and each municipality.

II. HOUSING SUPPLY ANALYSIS

The *2018 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 2012-2017 5-Year American Community Survey (ACS) estimates, Broward County's housing inventory increased by 8,162 units since 2012, of which, 3,928 units (48 percent) were added since 2015 (Table 2.1). The 2012-2017 growth rate of 1.0 percent, however, was slightly below 2006-2012 when the County's housing inventory increased by 13,685 units (1.7 percent). The most significant increase from 2012-2017 occurred in the growth of 1-unit, detached units (11,833 units) and multi-family housing of 10 to 19 units (7,191 units).

Table 2.1: Broward County Growth in Housing Inventory, 2012-2017

Units in Structure	2012	2015	2017	% Change 2012-2015	% Change 2015-2017
Total housing units	810,220	814,454	818,382	0.52	0.48
1-unit, detached	331,442	331,857	343,275	0.13	3.44
1-unit, attached	67,288	71,478	67,206	6.23	-5.98
2 units	21,975	20,150	19,826	-8.30	-1.61
3 or 4 units	33,063	37,317	38,707	12.87	3.72
5 to 9 units	50,720	44,630	41,895	-12.01	-6.13
10 to 19 units	56,677	60,537	63,868	6.81	5.50
20 or more units	98,819	93,515	101,435	-5.37	8.47
Mobile home	22,468	25,271	24,287	12.48	-3.89
Boat, RV, van, etc.	502	680	536	35.46	-21.18

Source: U.S. Census, 2012 ACS, 2015 ACS, 2017 ACS

Broward County's housing inventory is concentrated in its major cities and towns. According to 2012-2017 5-Year ACS estimates, 64 percent of Broward County's housing inventory is located in the twelve (12) largest municipalities (Table 2.2). The Cities of Fort Lauderdale (11.7 percent), Hollywood (8.5 percent), Pembroke Pines (7.8 percent) and Pompano Beach (6.7 percent) have the largest total inventories. Fort Lauderdale (11.0 percent), Pembroke Pines (9.2 percent), and Hollywood (8.6 percent) have the County's largest single-family inventories, while Fort Lauderdale (13.2 percent), Pompano Beach (9.3 percent) and Hollywood (8.7 percent) have the largest multi-family inventories in the County.

Table 2.2: Broward County Inventory of Housing Units, 2012 and 2017

Municipality	2012		2017	
	Housing Units	% of County Total	Housing Units	% of County Total
Coral Springs	45,064	5.6%	44,493	5.4%
Davie	36,171	4.5%	39,149	4.8%
Deerfield Beach	42,705	5.3%	41,585	5.1%
Ft. Lauderdale	92,100	11.4%	95,843	11.7%
Hollywood	71,363	8.8%	69,754	8.5%
Lauderhill	29,642	3.7%	28,303	3.5%
Miramar	40,711	5.0%	43,752	5.3%
Pembroke Pines	62,107	7.7%	63,757	7.8%
Plantation	37,291	4.6%	37,675	4.6%
Pompano Beach	56,926	7.0%	54,482	6.7%
Sunrise	36,506	4.5%	36,984	4.5%
Tamarac	32,041	4.0%	31,141	3.8%
Total for Top Municipalities	582,627	71.9%	586,918	63.90%
Total for Broward County	810,220	100.0%	818,382	100.0%

Source: U.S. Census, 2012 ACS, 2017 ACS

Table 2.3: Broward County Inventory of Single and Multi-Family Housing Units, 2012 and 2017

Municipality	2012		2017		% Change 2012-2017	
	Single-Family Units ¹	Multi-Family Units ²	Single-Family Units ¹	Multi-Family Units ²	Single-Family Units ¹	Multi-Family Units ²
Coral Springs	29,300	15,551	29,353	14,715	0.2	-5.4
Davie	21,505	9,169	23,271	10,665	8.2	16.3
Deerfield Beach	16,976	23,654	17,150	22,239	1.0	-6.0
Ft. Lauderdale	50,671	40,347	51,306	43,444	1.3	7.7
Hollywood	40,693	29,709	40,121	28,688	-1.4	-3.4
Lauderhill	13,481	16,083	12,992	15,104	-3.6	-6.1
Miramar	33,369	6,649	35,255	6,985	5.7	5.1
Pembroke Pines	39,845	21,733	42,773	19,909	7.3	-8.4
Plantation	24,392	12,558	23,633	13,809	-3.1	10.0
Pompano Beach	23,814	31,783	22,989	30,546	-3.5	-3.9
Sunrise	20,470	15,912	19,715	17,057	-3.7	7.2
Tamarac	17,683	14,302	17,551	13,523	-0.7	-5.4
Total for Top Municipalities	332,199	237,450	336,109	236,684	1.2	-0.3
Total for Broward County	456,027	331,576	465,124	329,945	2.0	-0.5

¹Single-family units include all structures with up to 4 units

²Multi-family units include all structures with 5 or more units

Source: U.S. Census, 2012 ACS, 2017 ACS

Owner and Renter-Occupied Units

According to 2012-2017 5-Year ACS estimates, there are currently 675,828 occupied housing units in Broward County which represents an increase of 9,915 occupied units since 2012 (1.5 percent increase). Owner-occupied units (420,780 units) comprise 62 percent of Broward County's occupied housing inventory with 255,048 units (38 percent) renter-occupied. However, since 2012, renter-occupied units have increased by 16.6 percent (36,363 units), while owner-occupied units have decreased by 5.9 percent (26,448 units). The current total of vacant housing units (142,554 units) represents a 1.2 percent decrease (1,753 units) since 2012 (Table 2.4).

Table 2.4: Broward County Occupancy Characteristics, 2009-2017

Housing Supply	2009	2012	2017	% Change 2009-2012	% Change 2012-2017
Occupied Housing Units	670,472	665,913	675,828	-0.7	1.5
Owner-Occupied	469,639	447,228	420,780	-4.8	-5.9
Renter-Occupied	200,833	218,685	255,048	8.9	16.6
Vacant Housing Units	130,724	144,307	142,554	10.4	-1.2
Homeowner Vacancy Rate	3.3	3.0	2.1	-	-
Rental Vacancy Rate	9.6	10.4	7.4	-	-
Total Housing Units	801,196	810,220	818,382	1.1	1.0

Source: U.S. Census, 2009 ACS, 2012 ACS, 2017 ACS

A key finding from the prior *2014 Broward County Affordable Housing Needs Assessment* was the steady increase in the total number of vacant units. From 2000-2009 Broward County's total vacant housing units increased by 51 percent (44,126 units) and an additional 10.4 percent (13,583 units) from 2009-2012. However, according to 2012–2017 ACS estimates, Broward County's total vacant housing units have decreased by 1.2 percent (1,753 units). The largest decreases occurred in "all other vacant" units (19.0 percent decrease) and "for sale" units (9.3 percent decrease).

Significantly, "for seasonal, recreational, or occasional use" vacancies have continued to increase in Broward County. Seasonal vacancies increased by 14.0 percent (9,537 units) from 2012–2015 and an additional 3.4 percent (2,643 units) from 2015-2017.

Table 2.5: Broward County Vacancy Status Characteristics, 2012-2017

Vacancy Status	2012	2015	2017	% Change 2012-2015	% Change 2015-2017
Total Vacant Units	144,307	144,170	142,554	-0.1	-1.1
For Rent	25,698	21,268	20,719	-17.2	-2.6
For Sale	14,068	10,037	9,099	-28.7	-9.3
Rented or Sold, Not Occupied	9,583	11,618	13,380	21.2	15.2
For Seasonal, Recreational, or Occasional Use	68,214	77,751	80,394	14.0	3.4
All Other Vacant	26,678	23,349	18,906	-12.5	-19.0

Source: U.S. Census, 2012 ACS, 2015 ACS, 2017 ACS

Development and Market Trends

Development Trends

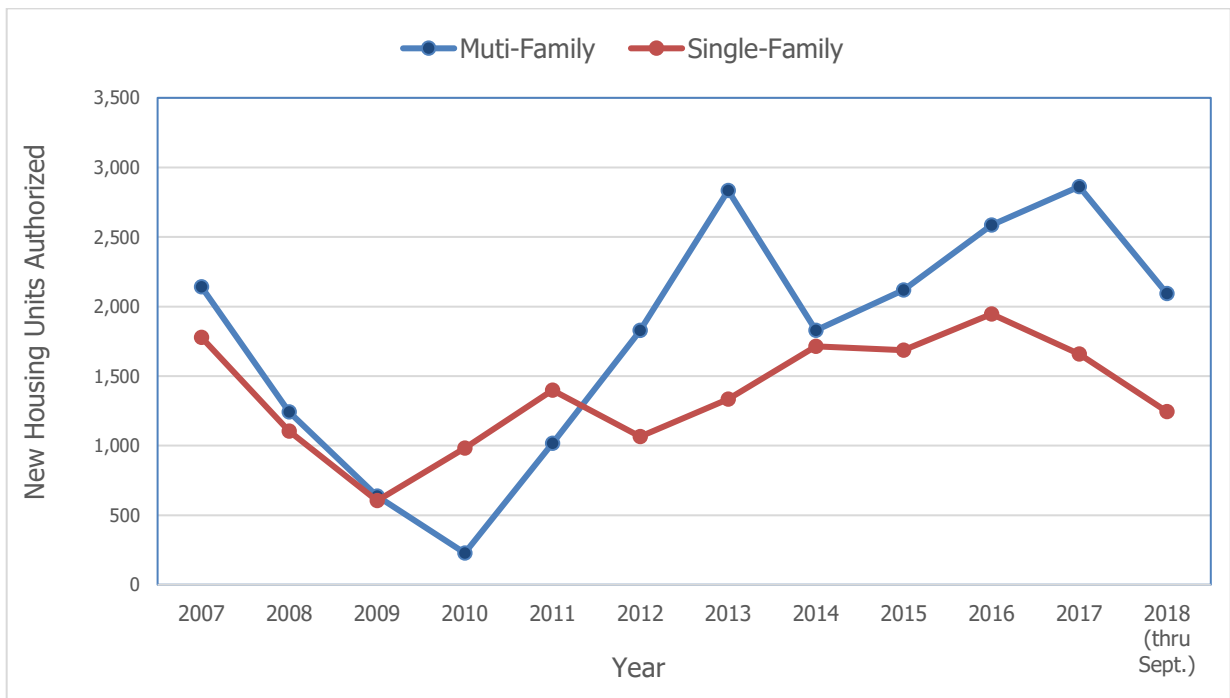
During the Economic Recession of the last decade, new housing development permit activity in Broward County steadily decreased. However, since 2016, Broward County has experienced a pronounced increase in multi-family housing permit activity (Table 2.6). Multi-family permit activity has been particularly strong through the first nine months of 2018 with 2,094 new units authorized. While there was an increase in multi-family and a slight decrease in single-family housing development permit activity in the past few years, Broward County's total housing development activity decreased from 3,918 permits in 2007 to 3,339 units through 3Q-2018. 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, 2007-2017

Year	Multi-Family	Single-Family	Total
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	2,835	1,333	4,168
2014	1,828	1,714	3,542
2015	2,119	1,687	3,806
2016	2,585	1,946	4,531
2017	2,862	1,658	4,520
2018 (thru Sept.)	2,094	1,245	3,339
% Change 2007-2017	33.7	-6.7	15.4

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

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



Source: 3Q 2108 Reinhold P. Wolff Economic Research, Inc.

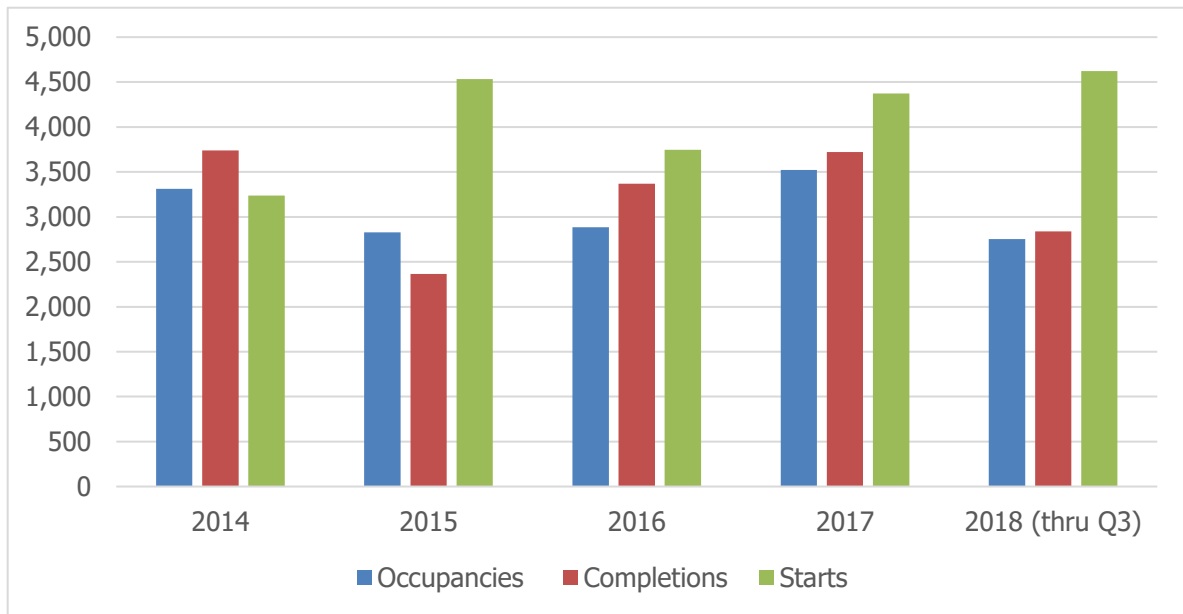
Broward County’s new rental housing development activity has been remained at high levels for the past five (5) years. Broward County has been experiencing 3,237+ units a year in new rental housing starts during the same period. This trend has been consistent since new rental housing starts spiked in 2012. The high intensity of new rental housing starts since 2014 has resulted in significant increases in new occupancies and completions (Table 2.7)

Table 2.7: Broward County New Rental Development Activity, 2014-2018

Year	Occupancies	Completions	Starts
2014	3,314	3,741	3,237
2015	2,827	2,364	4,535
2016	2,885	3,370	3,746
2017	3,522	3,722	4,375
2018 (thru Q3)	2,753	2,840	4,623

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

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



Source: 3Q 2018 Reinhold P. Wolf Economic Research, Inc.

Market Trends

As was reported in the 2014 *Broward County Affordable Housing Needs Assessment*, many of the County's municipalities experienced gradual increases in the sale of existing single-family homes, reaching the same level of activity at the tail end of the housing boom in 2005. The analysis of housing market activity in Broward County showed a continuing but slowing trend in "distressed" market sales activity.

Single Family, Condominium and Rental Markets:

Single-Family Home Market: Existing

According to the MIAMI Association of Realtors, the median sale price of existing single-family home has steadily increased; meanwhile, median sale price of townhomes and condos has slightly decreased in Broward County since 2017. December 2017-2018 year-over-year data showed a 2.9 percent increase in the median sale price of single-family homes and a 3.0 percent decrease in the median sale price of townhomes and condos. Total Broward County sales decreased 10.3 percent year-over-year in December 2018, from 2,629 to 2,357. The decrease is mostly due to higher interest rates and lack of inventory in lower price points.

Table 2.8: Broward County Median Sale Price

	December 2018	December 2017	% Change
Single-Family Homes	\$350,000	\$340,000	2.9%
Closed Sales	1,147	1,291	-11.2%
Cash Sales	215	299	-28.1%
Townhomes/Condos	\$160,000	\$165,000	-3.0%
Closed Sales	1,210	1,338	-9.6%
Cash Sales	656	723	-9.3%

Source: MIAMI Association of REALTORS, January 2019

The MIAMI Association of Realtors December 2017-2018 year-over-year analysis of housing market activity in Broward County showed that "distressed" market sales continue to drop, reflecting a healthier market (Table 2.9). Only 4.7 percent of all closed residential sales in Broward County were distressed in December 2018, including REO (bank-owned properties) and "short sales," compared 5.5 percent in December 2017. Total Broward County distressed sales decreased by 23.9 percent year-over-year, from 146 to 111. Total "short sale" transactions decreased by 39.5 percent year-over-year, while total REOs decreased by 18.5 percent. December 2017-2018 year-over-year sales activity data show much higher median sale prices for "traditional" single-family homes (\$355,000) and townhomes/condos (\$162,500) than both foreclosure/REO and short sales.

Table 2.9: Broward County Distressed Markets

		December 2018	December 2017	% Change
Single-Family Homes				
Traditional	Closed Sales	1,079	1,209	-10.8%
	Median Sale Price	\$355,000	\$343,000	3.5%
Foreclosures/REO	Closed Sales	50	60	-16.7%
	Median Sale Price	\$277,100	\$322,600	-14.1%
Short Sale	Closed Sales	18	22	-18.2%
	Median Sale Price	\$193,500	\$273,000	-29.1%
Townhomes/Condos				
Traditional	Closed Sales	1,167	1,274	-8.4%
	Median Sale Price	\$162,500	\$169,000	-3.8%
Foreclosures/REO	Closed Sales	38	48	-20.8%
	Median Sale Price	\$112,500	\$143,249	-21.5%
Short Sale	Closed Sales	5	16	-68.8%
	Median Sale Price	\$90,000	\$110,750	-18.7%

Source: MIAMI Association of REALTORS, January 2019

The previous *2014 Broward County Affordable Housing Needs Assessment* found the median sales price of existing 3-bedroom single-family homes had increased in in most of Broward County's largest municipalities with the exception of Lauderdale. 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 Plantation and Weston. Substantial increases in the median sales price of existing 3-bedroom homes were found in Lauderdale, Miramar, and Hollywood. The median sales price of existing 4- bedroom single-family homes also increased substantially in all of the larger municipalities with the exception of Pompano Beach, Plantation, and Weston. The largest increases were found in Hollywood, Davie, Miramar, and Deerfield Beach (Table 2.10). The current high median sales price of 4-bedroom single-family homes in Fort Lauderdale was attributed to residential component, having a high level of amenities, service, and finishes in ocean front location.

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

Municipality	Single-Family	3-Bedroom	4-Bedroom
Coral Springs	\$403,000	\$316,350	\$418,950
Davie	\$411,000	\$323,400	\$508,000
Deerfield Beach	\$257,000	\$299,000	\$392,500
Ft. Lauderdale	\$352,000	\$440,000	\$835,000
Hollywood	\$303,000	\$328,000	\$485,000
Lauderhill	\$242,000	\$220,000	\$253,000
Miramar	\$344,000	\$295,000	\$436,000
Pembroke Pines	\$369,000	\$325,000	\$429,500
Plantation	\$399,000	\$320,000	\$457,500
Pompano Beach	\$256,000	\$271,500	\$291,000
Sunrise	\$303,000	\$300,000	\$335,000
Weston	\$497,000	\$360,000	\$547,500

Source: Zillow, 2018; Trulia, 2018

Single-Family Home Market: Existing

Existing single-family home resales activity in Broward County showed a significant increase in 2018. According to housing market statistics from Reinhold P. Wolf Economic Research Inc., there were a total of 6,503 single family homes resold through 3Q 2018, representing an increase of 11.4 percent from the 5,836 resold in the 2Q 2018. Existing home sales in the 3Q 2018 were 2.0% greater than the 6,378 resold in one year earlier. The 17,731 existing homes sold through September 2018 represented a 0.4 percent decline from the 17,807 resold during the same period of 2017. During the 3Q 2018 used home sales increased in eleven of the 15 submarket areas by which the data is examined and declined in four of the areas. The highest level of resales was found in the Davie/Weston area (1,293 homes) and Coral Springs area (1,013 homes).

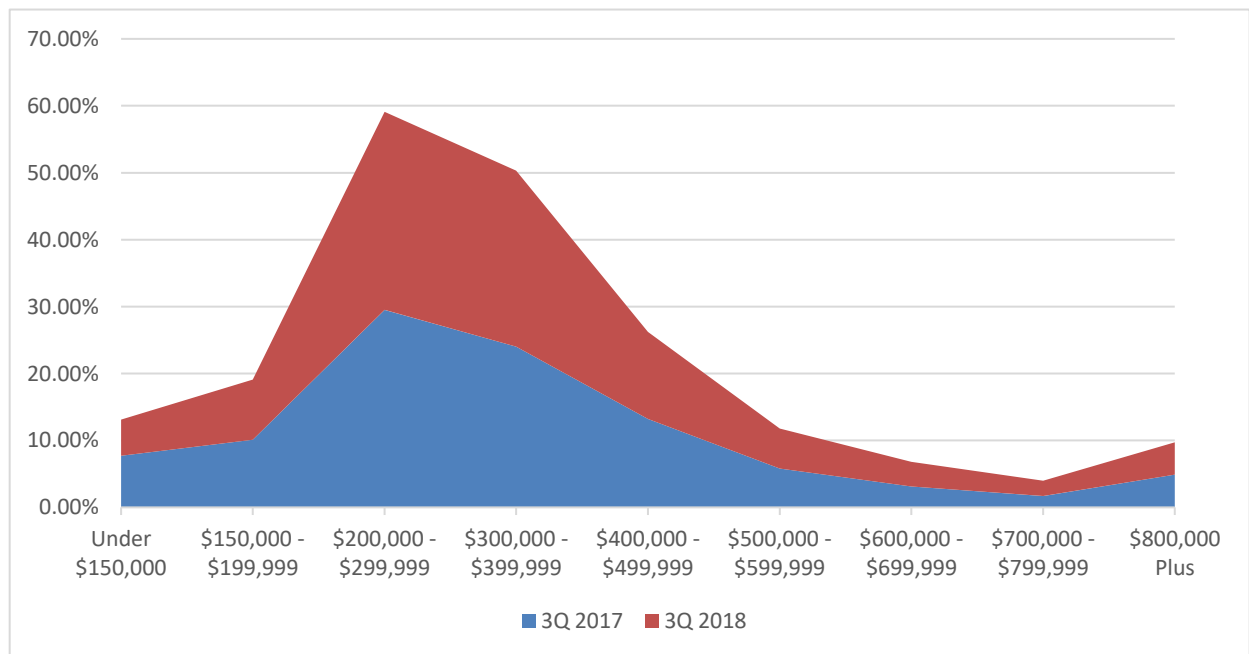
The 3Q 2018 median price for existing single-family homes sold was \$323,096 in Broward County, representing a 3.9 percent increase in the 2017 median sale price of \$311,117. The highest median resale price, over \$800,000, was found in the Hollywood/Hallandale Beach area where there were few sales. The lowest median price, \$226,388, was found in the North Pompano Beach area.

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

Price Range	3Q 2017	2Q 2018	3Q 2018
Under \$150,000	7.7%	5.9%	5.4%
\$150,000 - \$199,999	10.1%	8.9%	9.0%
\$200,000 - \$299,999	29.5%	28.6%	29.6%
\$300,000 - \$399,999	24.0%	24.8%	26.3%
\$400,000 - \$499,999	13.2%	12.9%	13.0%
\$500,000 - \$599,999	5.8%	6.3%	6.0%
\$600,000 - \$699,999	3.1%	3.7%	3.7%
\$700,000 - \$799,999	1.7%	2.0%	2.3%
\$800,000 Plus	4.9%	6.9%	4.8%
Median Price	\$311,117	\$326,726	\$323,096

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

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



Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

Condominium Market: Existing

The previous *2014 Broward County Affordable Housing Needs Assessment* found existing condominium prices and sales activity increasing steadily since 2011 when 13,069 units were sold through 3Q 2013. This trend has continued since 2014 with the 13,007 units sold through September 2018, representing 2.2 percent surpass of the same period in 2017. The median sales price of existing condos has also steadily increased. The median price of units resold during the 3Q 2018 was \$139,104, up 0.4 percent from the median of the 2Q of 2018 and 4.6 percent greater than the median of the 3Q 2017.

Table 2.12: Broward County Existing Condominium Units Sold

Year	Existing Units Sold
2007	12,359
2008	9,905
2009	16,673
2010	22,477
2011	14,264
2012	13,464
2013	17,074
2014	17,355
2015	17,911
2016	17,599
2017	17,015
2017 (thru Sept.)	12,725
2018 (thru Sept.)	13,007
% Change 2016-2015	-1.7%
% Change 2017-2016	-3.3%
% Change 2018-2017	2.2%

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

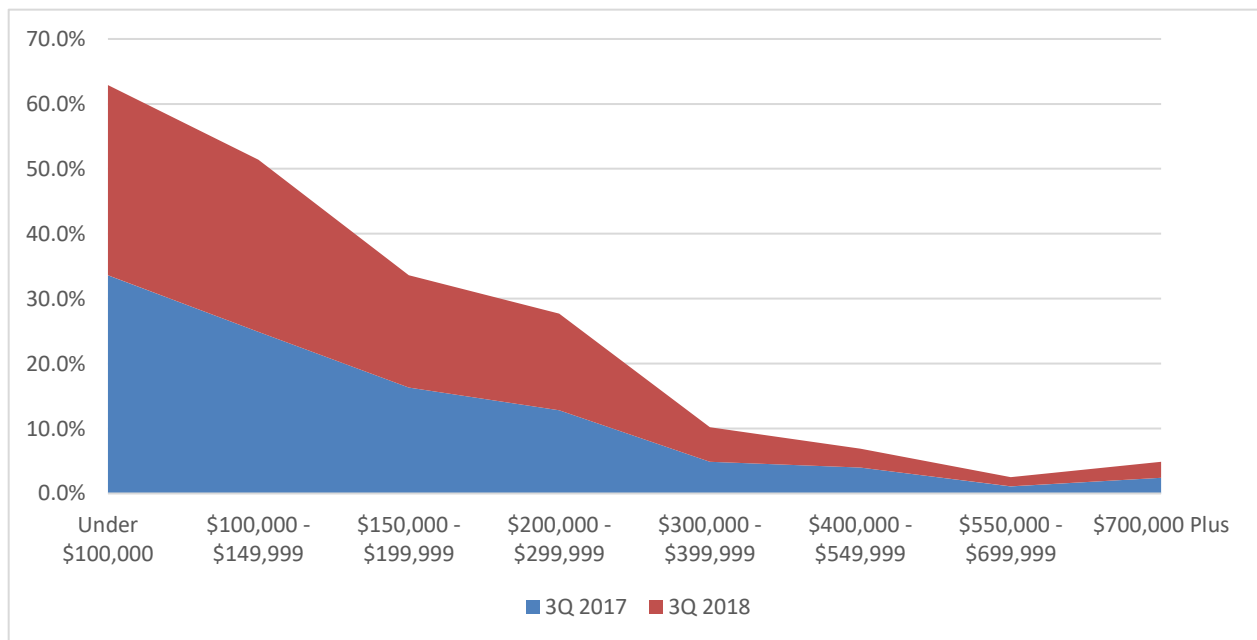
The median sales price of existing condominiums varies significantly among Broward County's submarkets. According to the 3Q 2018 Housing Report by Reinhold P. Wolff Economic Research, the highest median price of an existing unit sold was Fort Lauderdale Beach Area (\$349,999), followed by the Hollywood/Hallandale Beach area (\$334,090). The lowest median resale price, under \$100,000, was found in two submarket areas—Lauderhill/Lauderdale Lakes/Sunrise and Hillsboro Beach/Lighthouse Point.

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

Price Range	3Q 2017	2Q 2018	3Q 2018
Under \$100,000	33.6%	31.50%	29.30%
\$100,000 - \$149,999	24.9%	24.10%	26.50%
\$150,000 - \$199,999	16.3%	16.10%	17.30%
\$200,000 - \$299,999	12.8%	14.00%	14.90%
\$300,000 - \$399,999	4.9%	5.60%	5.30%
\$400,000 - \$549,999	4.0%	3.30%	2.90%
\$550,000 - \$699,999	1.1%	1.60%	1.40%
\$700,000 Plus	2.4%	3.80%	2.50%
Median Price	\$132,933	\$138,510	\$139,104

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

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



Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

Table 2.14: Existing Condominium Median Sales Price, 2018 3Q

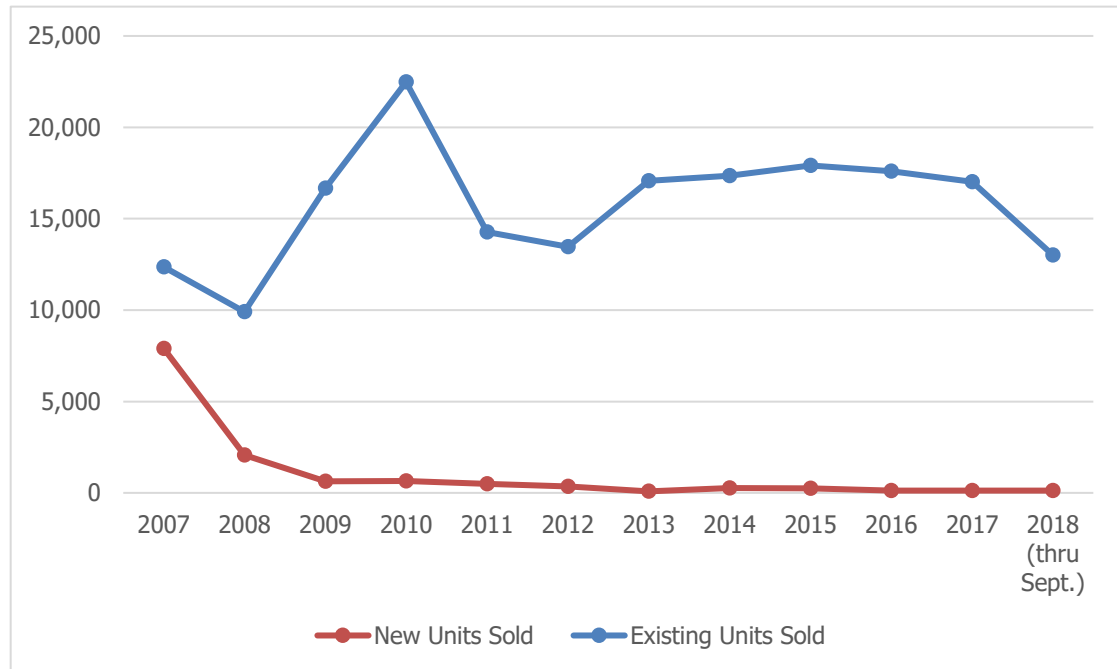
Submarket	Median Sales Price
Hollywood/Hallandale Beach	\$334,090
Hollywood/Hallandale/Dania	\$161,606
Pembroke Pines/Miramar	\$138,036
Davie/Weston	\$163,738
Plantation	\$155,768
Ft. Lauderdale Beach Area	\$349,999
Ft. Lauderdale	\$211,445
Lauderhill/Lauderdale Lakes/Sunrise	Under \$100,000
Lauderdale-by-the-Sea/Pompano	\$302,272
Pompano Beach	\$148,025
N. Lauderdale/Tamarac	\$113,982
Pompano/Hillsboro Beach Area	\$294,443
N. Pompano Beach	\$123,999
Hillsboro Beach/Lighthouse Point	Under \$100,000
Coral Springs/Coconut Creek	\$115,088
Broward County Total	\$139,104

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

Condominium Market: New

New condominium sales activity has been significantly declining since the peak of sales activity in 2006 when 14,233 units were sold. In the past four years, the rate of new condominium units being sold has been remaining at the lower levels, averaging only 248 new condominium units sold per year. According to Reinhold P. Wolf Economic Research, the 3Q 2018 sales were 29.5 percent less than the 44 percent sold in the 2Q of 2018; however, 19.2 percent more than the 26 percent sold in the third quarter of 2017.

Figure 2.5: New and Existing Condominium Units Sold Over Time



Source: 3Q Reinhold P. Wolff Economic Research, Inc.

Table 2.15: Broward County New Condominium Units Sold

Year	New Units Sold
2007	7,904
2008	2,074
2009	635
2010	656
2011	493
2012	347
2013	82
2014	262
2015	245
2016	131
2017	121
2017 (thru 3Q)	82
2018 (thru 3Q)	129
% Change 2016-2015	-46.5%
% Change 2017-2016	-7.6%
% Change 2018-2017	57.3%

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

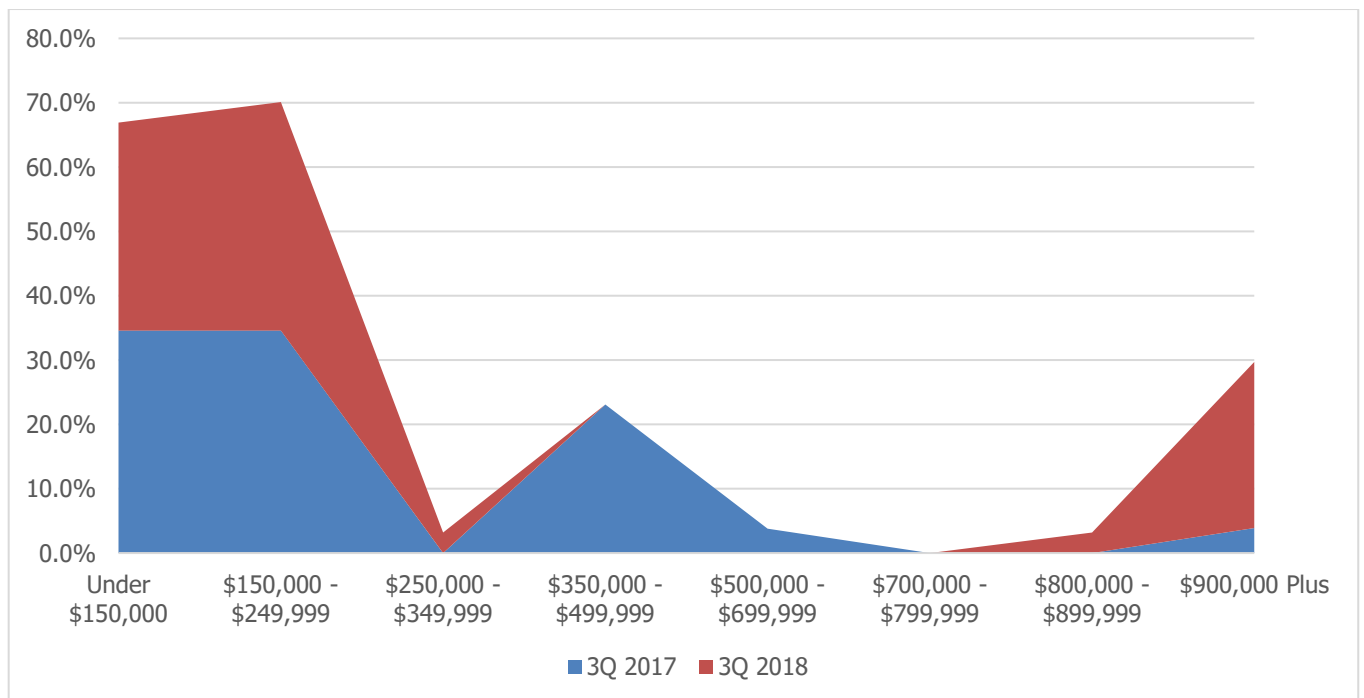
Despite the recent trend in the sale of new condominiums, the median sales price has increased slightly. The 3Q 2017-2018 year-over-year median sales price increased from \$194,444 to \$199,999 (2.9 percent). The majority of sales were in the \$150,000- \$249,000 price range (35.5 percent), followed by under \$150,000 category (32.3 percent). The highest median price of a new unit sold during the quarter, over \$900,000, was in the Fort Lauderdale submarket. The lowest median price, under \$150,000, was found in the North Lauderdale/Tamarac submarket.

Table 2.16: Broward County Distribution of New Condominium Units Sold

Price Range	3Q 2017	2Q 2018	3Q 2018
Under \$150,000	34.6%	27.4%	32.3%
\$150,000 - \$249,999	34.6%	13.6%	35.5%
\$250,000 - \$349,999	0.0%	22.7%	3.2%
\$350,000 - \$499,999	23.1%	0.0%	0.0%
\$500,000 - \$699,999	3.8%	0.0%	0.0%
\$700,000 - \$799,999	0.0%	0.0%	0.0%
\$800,000 - \$899,999	0.0%	13.6%	3.2%
\$900,000 Plus	3.9%	22.7%	25.8%
Median Price	\$194,444	\$289,999	\$199,999

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, 2018 Q3

Submarket	Median Sales Price
Hollywood/Hallandale Beach	\$ 212,499
Hollywood/Hallandale/Dania	-
Pembroke Pines/Miramar	-
Davie/Weston	-
Plantation	-
Ft. Lauderdale/Pompano Beach Area	-
Ft. Lauderdale	Over 900,000
Lauderhill/Lauderdale Lakes/Sunrise	-
Pompano Beach	-
N. Lauderdale/Tamarac	Under 150,000
N. Pompano/Deerfield Beach	-
Coral Springs/Coconut Creek	\$ 158,332
Broward County Total	\$199,999

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 2017. According to Reinhold P. Wolf's 3Q 2018 Report, during the six-month period ending with September 2018, an average of 314 new rental units were absorbed each month. There were 1,165 new units in inventory at that time, representing 3.7 months of supply at the level of absorption over the past six months. Up to 6.0 months of supply is considered as an acceptable inventory level to have available without indicating an oversupply condition. It is estimated that there is an annual demand for about 7,741 additional rental apartment units in Broward County, suggesting that the inventory could be as high as 3,871 units without being excessive on an overall basis. During the six-month period ending with September 2018 an average of 247 new units were being completed each month and 402 units were started per month during the period. The data reveals that the areas having the highest absorption of new units in the County over the past six months was the Fort Lauderdale/ Lauderhill area and the Davie/Cooper City area.

Rental housing prices in Broward County have been significantly increasing due to rising demand and shortage of supply on rental units. In Broward County, the average lease for a rental apartment increased from \$1,253 in 2011 to \$1,328 in 2013 (5.6 percent). The average monthly rent in the County further increased to \$1,843 in 3Q 2018.

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 \$1,285 per month in the North Lauderdale/Tamarac Submarket to a high of \$1,941 per month in the Fort Lauderdale Submarket. The average rent (\$1,902) for a 2-bedroom apartment in

Broward County is 16 percent higher than a 1-bedroom apartment. The average rent (\$2,277) for a 3-bedroom apartment is 16.5 percent higher than a 2-bedroom apartment and 30 percent higher than a 1-bedroom. Average monthly rents for a 2-bedroom apartment range from a low of \$1,517 per month in the North Pompano/Deerfield Beach Submarket to a high of \$2,705 per month in the Fort Lauderdale Submarket. Average monthly rents for a 3-bedroom apartment range from a low of \$1,745 in the Lauderhill/Lauderdale Lakes/Sunrise Submarket to a high of \$3,204 per month in the Fort Lauderdale Submarket.

Table 2.18: Broward County Average Monthly Rent

Type	Rent
All Apartments	\$1,843
Efficiency	\$1,576
1 BR	\$1,599
2 BR	\$1,902
3 BR	\$2,277

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

Table 2.19: Average Monthly Rent by Submarket

Submarket	1 BR	2 BR	3 BR
Hollywood/Hallandale	\$1,419	\$1,849	\$2,420
Pembroke Pines/Miramar	\$1,732	\$1,949	\$2,366
Davie/Cooper City	\$1,632	\$2,024	\$2,349
Plantation	\$1,717	\$1,974	\$2,306
Ft. Lauderdale	\$1,941	\$2,705	\$3,204
Lauderhill/Lauderdale Lakes/Sunrise	\$1,453	\$1,610	\$1,745
Pompano Beach	\$1,705	\$1,887	\$2,069
N. Lauderdale/Tamarac	\$1,285	\$1,532	\$1,791
N. Pompano/Deerfield Beach	\$1,308	\$1,517	\$2,187
Coral Springs	\$1,570	\$1,870	\$2,118

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

A November 2018 survey by Reinhold P. Wolff Economic Research, Inc. of 40 (7,902 units) fully completed and absorbed tax credit developments in Broward County showed a 0.1 percent overall vacancy rate. Average monthly rents and vacancy rates are significantly less in lower income affordable tax credit developments. The survey found an average monthly rent of \$1,029 in the 40 tax credit developments which is 44.2 percent lower than the \$1,843 average monthly rent found in market rate developments. Average rents range from \$863 for a 1- bedroom (691 average sq. ft.) apartment to \$1,208 for a 3-bedroom apartment (1,123 average sq. ft.).

Home Foreclosure Activity

Home foreclosure activity in Broward County has significantly improved since 2014; the County's foreclosure rate is now 1 in 1287 properties. According to RealtyTrac 2018 reporting, the number of properties that received a foreclosure filing in Broward County, FL was 2 percent lower than the previous month but 32 percent higher year-over-year. There has been a general uptick in foreclosure filings (pre-foreclosures) that warrants monitoring. The largest number of pre-foreclosures and bank -owned (REOs) properties fall within the \$200-\$300 price range and 2,600+ square feet in size.

Broward County municipalities with the highest foreclosure rates include Hollywood (1 in 1131 properties), Fort Lauderdale (1 in 1281 properties), Deerfield Beach (1 in 1312 properties), Pompano Beach (1 in 1386 properties), and Dania Beach (1 in 1826 properties).

Table 2.20: Top 5 Cities with the Highest Foreclosure Rates

Location	Foreclosure Rate
Hollywood	1 in every 1131
33027	1 in every 655
33023	1 in every 807
33028	1 in every 887
33029	1 in every 1191
33026	1 in every 1209
Ft. Lauderdale	1 in every 1281
33332	1 in every 394
33327	1 in every 506
33323	1 in every 888
33317	1 in every 889
33326	1 in every 901
Deerfield Beach	1 in every 1312
33441	1 in every 1034
33442	1 in every 1635
Pompano Beach	1 in every 1386
33076	1 in every 870
33065	1 in every 936
33069	1 in every 1067
33064	1 in every 1090
33063	1 in every 1126
Dania	1 in every 1826
33004	1 in every 1826

Source: RealtyTrac, December 2018

III. HOUSING DEMAND ANALYSIS

The 2018 *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 2014 housing needs assessment by providing the most recent industry and employment data and subsequent correlation to housing demand.

Labor Market and Economic Base

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 rapid 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 2014 *Broward County Housing Needs Assessment* detailed the County's robust growth (18,900 jobs) in employment from 2012 to 2013, following a period from 2010 to 2011 when the County has gained only 3,000 jobs. The previous assessment documented the housing market and gradual economic recovery from the housing bubble. Broward County's unemployment rate has continued to decrease since the recession when double-digit unemployment rates were the norm. Broward County's current (January 2018) unemployment rate of 3.1 is below the State of Florida's seasonable adjusted rate of 3.3 percent.

Employment growth in the past year has been more robust with 15,800 jobs (1.9 percent growth) added from December 2017 to December 2018 (Table 3.1). Employment growth occurred primarily in service providing industries (13,300 jobs), including Trade, Transportation and Utilities (3,900 jobs) and Transportation, Warehousing, and Utilities (2,900 jobs). Significant employment growth also occurred in Professional and Business Services (2,900 jobs) and Education and Health Services (2,800).

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

Industry Title	December 2018	December 2017	Change	
			Dec 2017 to Dec 2018 Level	Dec 2017 to Dec 2018 Percent
Total Nonagricultural Employment	866,300	850,500	15,800	1.9%
Total Private	760,400	745,000	15,400	2.1%
Goods Producing	79,100	76,600	2,500	3.3%
Construction	51,000	48,800	2,200	4.5%
Specialty Trade Contractors	34,100	34,700	-600	-1.7%
Manufacturing	28,000	27,700	300	1.1%
Service Providing	787,200	773,900	13,300	1.7%
Private Service Providing	681,300	668,400	12,900	1.9%
Trade, Transportation, and Utilities	195,200	191,300	3,900	2.0%
Wholesale Trade	47,700	48,500	-800	-1.6%
Retail Trade	114,500	112,700	1,800	1.6%
Food and Beverage Stores	23,100	22,700	400	1.8%
Health and Personal Care Stores	9,000	8,700	300	3.4%
General Merchandise Stores	21,600	21,300	300	1.4%
Transportation, Warehousing, and Utilities	33,000	30,100	2,900	9.6%
Information	20,700	20,400	300	1.5%
Telecommunications	6,400	6,500	-100	-1.5%
Wired Telecommunications Carriers	5,200	5,200	0	0.0%
Financial Activities	59,200	58,600	600	1.0%
Finance and Insurance	37,400	37,100	300	0.8%
Credit Intermediation and Related Activities	15,400	15,300	100	0.7%
Insurance Carriers and Related Activities	18,300	18,100	200	1.1%
Real Estate, Rental, and Leasing	21,800	21,500	300	1.4%
Professional and Business Services	156,900	154,000	2,900	1.9%
Administrative and Waste Services	88,600	86,300	2,300	2.7%
Education and Health Services	114,300	111,500	2,800	2.5%
Ambulatory Health Care Services	50,300	49,900	400	0.8%
Hospitals	12,400	12,100	300	2.5%
Leisure and Hospitality	93,400	93,500	-100	-0.1%
Accommodation and Food Services	82,700	82,200	500	0.6%

Source: 2018 Florida Department of Economic Opportunity, Current Employment Statistics

The Quarterly Census of Employment and Wages (QCEW) program publishes a quarterly count of employment and wages reported by employers covering more than 95 percent of U.S. jobs available at the county, Metropolitan Statistical Area (MSA), state and national levels by detailed industry. 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 May 2017 Fort Lauderdale-Pompano Beach-Deerfield Beach, FL Metropolitan Division Occupational Employment and Wage Estimates for May of 2017 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 food preparation and serving workers represent the bottom of the occupation wage scale. According to the 2017 QCEW report, the average hourly wage in Broward County was \$24.89. The average hourly wage of Broward County's leading occupations includes retail sales (\$12.53), cashiers (\$10.23), and food preparation and serving related workers (\$12.20). Broward County's average annual income from wages and salaries is \$52,485.

Calculating Housing Demand

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. 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 2012-2017 5-Year ACS estimates, there are currently 675,828 households in Broward County which represents a 0.1 percent decrease from 2007 but a 1.5 percent increase from 2012-2017 (9,915 households).

As previously cited (Table 2.4), there are 420,780 owner households and 255,048 renter households in Broward County. Owner households decreased by 5.9 percent (26,448 households) from 2012-2017. By comparison, Broward County's renter households increased by 16.6 percent (36,363 renters) from 2012-2017.

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 (≤ 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 2012-2017 5-Year ACS estimates, 43.5 percent (294,874 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 91 percent of Broward County's median household income. Cost-burdened households earning between \$20,000 and \$35,000 annually include 61.7 percent of all owners and 94.7 percent of all renters, while nearly all owners (86.5 percent) and renters (95.7 percent) earning less than \$20,000 annually are cost-burdened.

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

Housing Income	All Occupied Units	Owner Occupied	Renter Occupied
Less than \$20,000			
30% + on housing	12.9%	86.5%	95.7%
\$20,000 to \$34,999			
30% + on housing	11.8%	61.7%	94.7%
\$35,000 to \$49,999			
30% + on housing	8.2%	48.9%	73.5%
\$50,000 to \$74,999			
30% + on housing	6.6%	36.6%	37.6%
\$75,000 or more			
30% + on housing	4.1%	11.6%	10.0%

Source: 2017 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 \$1,253 in 2011 to \$1,843 in 2018 (47 percent increase). As such, the number cost-burdened renter households increased substantially during this period. (Note: Gross rent is defined by the U.S. Census as the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else).

According to 2012-2017 5-year ACS estimates, there are 147,313 cost-burdened renter households in Broward County, of which, 52.7 percent (77,677 renter households) are “extremely” cost-burdened. Significantly, extremely cost-burdened renter households have increased by 16.2 percent (10,982 renter households) since 2012.

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

% of HH Income	2009	2012	2017	% Change 2009-2012	% Change 2012-2017
Total Renters	200,833	218,685	255,048	8.9	16.6
Less than 20.0 Percent	31,162	31,009	36,421	-0.5	17.5
20.0 to 29.9 Percent	45,081	46,853	56,933	3.9	21.5
30.0 to 49.9 Percent	55,734	60,687	69,636	8.9	14.7
50.0 Percent or More	57,891	66,695	77,677	15.2	16.5

Source: U.S. Census, 2009, 2012, 2017 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 3:1 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 sales price 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 (\$301,286), Tamarac (\$223,578), Pembroke Pines (\$217,962), and Hollywood (\$175,675).

A current analysis of median sales prices for existing 4-bedroom homes shows significant affordability gaps for Broward County and all major municipalities (Table 3.5). The highest affordability gap (\$696,286) was found in Fort Lauderdale. Substantial affordability gaps were also found in Tamarac (\$411,078), Hollywood (\$332,675), Pembroke Pines (\$322,460) and Davie (\$318,271).

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

Municipality	2017 Median HH Income	Affordable Home Price @ Median	Median Sale Price	Affordability Gap @ Median
Coral Springs	\$72,557	\$217,671	\$316,350	\$98,679
Davie	\$63,243	\$189,729	\$323,400	\$133,671
Deerfield Beach	\$46,238	\$138,714	\$299,000	\$160,286
Ft. Lauderdale	\$46,238	\$138,714	\$440,000	\$301,286
Hollywood	\$50,775	\$152,325	\$328,000	\$175,675
Lauderhill	\$38,471	\$115,413	\$220,000	\$104,587
Miramar	\$70,381	\$211,143	\$295,000	\$83,857
Pembroke Pines	\$72,056	\$216,168	\$325,000	\$108,832
Plantation	\$72,056	\$216,168	\$320,000	\$103,832
Pompano Beach	\$49,419	\$148,257	\$271,500	\$123,243
Sunrise	\$61,887	\$185,661	\$300,000	\$114,339
Tamarac	\$45,474	\$136,422	\$360,000	\$223,578

Source: U.S. Census, 2017 ACS; Trulia, 2018

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

Municipality	2017 Median HH Income	Affordable Home Price @ Median	Median Sale Price	Affordability Gap @ Median
Coral Springs	\$72,557	\$217,671	\$418,950	\$201,279
Davie	\$63,243	\$189,729	\$508,000	\$318,271
Deerfield Beach	\$46,238	\$138,714	\$392,500	\$253,786
Ft. Lauderdale	\$46,238	\$138,714	\$835,000	\$696,286
Hollywood	\$50,775	\$152,325	\$485,000	\$332,675
Lauderhill	\$38,471	\$115,413	\$253,000	\$137,587
Miramar	\$70,381	\$211,143	\$436,000	\$224,857
Pembroke Pines	\$72,056	\$216,168	\$429,500	\$213,332
Plantation	\$72,056	\$216,168	\$457,500	\$241,332
Pompano Beach	\$49,419	\$148,257	\$291,000	\$142,743
Sunrise	\$61,887	\$185,661	\$335,000	\$149,339
Tamarac	\$45,474	\$136,422	\$547,500	\$411,078

Source: U.S. Census, 2017 ACS; Trulia, 2018

The high median sales price of “new” single-family homes in 3Q 2018 creates large affordability gaps in all submarkets based on Broward County’s current median household income of \$54,895 (Table 3.6).

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

Submarket	2017 Median HH Income Broward County	Affordable Home Price @ Median	Median Sales Price	Total Number of Sales 3Q 18	Number of Sales within Median Sales Price 3Q 18	Affordability Gap @ Median
Hollywood/Hallandale	\$54,895	\$164,685	\$293,451	490	168	\$128,766
Pembroke Pines/Miramar			\$323,929	765	257	\$159,244
Davie/Weston			\$378,646	1,293	377	\$213,961
Plantation			\$357,199	377	125	\$192,514
Fort Lauderdale			\$294,190	814	241	\$129,505
Lauderhill/Lauderdale Lakes/Sunrise			\$269,297	439	171	\$104,612
Pompano Beach			\$331,943	288	72	\$167,258
North Lauderdale/Tamarac			\$232,098	440	243	\$67,413
North Pompano Beach			\$226,388	184	72	\$61,703
Hillsboro Beach/Lighthouse Point			\$255,108	293	137	\$90,423
Coral Springs/Coconut Creek			\$369,390	1,013	361	\$204,705
Broward County Total			\$323,096	6,503	1708	\$158,411

Source: U.S. Census, 2017 ACS; 3Q 2018 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 (\$185,314), Hollywood/Hallandale Beach (\$169,405), and Fort Lauderdale (\$46,760) 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 affordability gap for new condominiums is found in Hollywood/ Hallandale Beach (\$47,814) Submarket.

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

Submarket	2017 Median HH Income Broward County	Affordable Home Price @ Median	Median Sales Price	Total Number of Sales 3Q 18	Number of Sales within Median Sales Price 3Q 18	Affordability Gap @ Median
Hollywood/ Hallandale Beach	\$54,895	\$164,685	\$334,090	83	22	\$169,405
Hollywood/ Hallandale/ Dania			\$161,606	530	112	\$3,079
Pembroke Pines/ Miramar			\$138,036	372	163	\$26,649
Davie/ Weston			\$163,738	341	111	\$947
Plantation			\$155,768	171	39	\$8,917
Fort Lauderdale Beach Area			\$349,999	145	33	\$185,314
Ft. Lauderdale			\$211,445	419	93	\$46,760
Lauderhill/ Lauderdale Lakes/ Sunrise			Under \$100,000	577	409	-
Pompano Beach			\$148,025	315	114	\$16,660
N. Lauderdale/ Tamarac			\$113,982	332	118	\$50,703
N. Pompano/ Deerfield Beach			\$123,999	94	25	\$40,686
Coral Springs/ Coconut Creek			\$115,088	518	169	\$49,597
Broward County Total					\$139,104	4,409

Source: U.S. Census, 2017 ACS; 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

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

Submarket	2017 Median HH Income Broward County	Affordable Home Price @ Median	Median Sales Price	Total Number of Sales 3Q 18	Number of Sales within Median Sales Price 3Q 18	Affordability Gap @ Median
Hollywood/ Hallandale Beach	\$54,895	\$164,685	\$212,499	5	4	\$47,814
Hollywood/ Hallandale/ Dania			-	0	0	-
Pembroke Pines/ Miramar			-	0	0	-
Davie/ Weston			-	0	0	-
Plantation			-	0	0	-
Fort Lauderdale Beach Area			-	0	0	-
Ft. Lauderdale			Over \$900,000	10	8	-
Lauderhill/ Lauderdale Lakes/ Sunrise			-	0	0	-
Pompano Beach			-	0	0	-
N. Lauderdale/ Tamarac			Under \$150,000	5	5	-
N. Pompano/ Deerfield Beach			-	0	0	-
Coral Springs/ Coconut Creek			\$158,332	11	6	\$6,353
Broward County Total			\$199,999	31	11	\$35,314

Source: U.S. Census, 2017 ACS; 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

Renter Market Affordability Analysis

As previously noted, rental housing prices in Broward County has been rising since 2000. In Broward County, the average monthly lease for a two-bedroom apartment increased from \$757 in 2000 to \$1,097 in 2007, \$1,328 in 2013, and \$1,902 in 3Q 2018. Current rents in Broward County range from \$1,599 for a 1- bedroom apartment unit to \$2,277 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-18	Aug-18	Nov-17	08/18-11/18	11/17-11/18
All Apartments	\$1,843	\$1,803	\$1,707	2.2%	8.0%
Efficiency	\$1,576	\$1,562	\$1,373	0.9%	14.8%
1 Bedroom	\$1,599	\$1,561	\$1,478	2.4%	8.2%
2 Bedroom	\$1,902	\$1,857	\$1,763	2.4%	7.9%
3 Bedroom	\$2,277	\$2,241	\$2,103	1.6%	8.3%

Source: 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

An affordability analysis of market rate rental units indicates a growing and substantial affordability gap (\$1,157-\$1,418) for “Very Low” income households earning between 31-50 percent of the County’s median household income. Significant affordability gaps (\$745-\$1,143) also exist for “Low” income renter households earning between 51-80 percent of the median household income and at the lower end (\$196-\$731) of the “Moderate” income renter household category earning 81-120 percent of the median household income.

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 ¹	Affordability Gap @ Mean	
		31%	50%	31%	50%	31%	50%		31%	50%
Very Low Income: 31-50% of Median HH Income	\$54,895	31%	50%	31%	50%	31%	50%	\$1,843	31%	50%
		\$17,017	\$27,448	\$1,418	\$2,287	\$425	\$686		\$1,418	\$1,157
Low Income: 51-80% of Median HH Income		51%	80%	51%	80%	51%	80%		51%	80%
		\$27,996	\$43,916	\$2,333	\$3,660	\$700	\$1,098		\$1,143	\$745
Moderate Income: 81-120% of Median HH Income		81%	120%	81%	120%	81%	120%		81%	120%
		\$44,464	\$65,874	\$3,705	\$5,490	\$1,112	\$1,647		\$731	\$196

¹Mean rent is for all apartment types.

Source: U.S. Census, 2017 ACS; 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

When current residential prices are applied to the five (5) household income categories used for this study, it is evident that affordability gaps exist for all household income categories for single-family homes and for households earning less than 80 percent of the median income for condominiums (Table 3.11). The affordability gaps for single-family homes are extreme for households earning less than 150 percent of Broward County’s median household income. Significantly, the purchase of the median priced single-family home is virtually unattainable for these household income groups. Likewise, the purchase of the median priced condominium is unattainable for households earning less than 80 percent AMI.

Table 3.11: Broward County Owner Affordability by Household Income Categories

Income Range	Median HH Income Broward County	Income @ Range	Monthly HH Income by Range	Affordable Single Family/ Condo Home Price	Single Family Median Selling Price	Single Family Affordability Gap/ Surplus	Condo Median Selling Price	Condo Affordability Gap/ Surplus
Very Low Income: <50%	\$54,895	\$27,448	\$2,287	\$82,343	\$350,000	\$267,658	\$160,000	\$77,658
Low Income: <80%		\$43,916	\$3,660	\$131,748		\$218,252		\$28,252
Moderate Income: <100%		\$54,895	\$4,575	\$164,685		\$185,315		\$4,685
Workforce Income: <120%		\$65,874	\$5,490	\$197,622		\$152,378		\$37,622
Middle Income: <150%		\$82,343	\$6,862	\$247,028		\$102,973		\$87,028

Source: U.S. Census, 2017 ACS; 2018 MIAMI Association of Realtors

IV. FUTURE HOUSING SUPPLY AND DEMAND

Industry and Employment Growth

As formerly reported, 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 was 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) was a conservative estimate as Broward County doubled that total with 18,900 jobs added from October, 2012 to October 2013. However, as previously noted, most of the job gains occurred in low-wage service sector positions.

According to DEO's employment projections for 2018-2026, the five largest employment sectors will include Retail Trade (121,219 jobs), Local government (113,920 jobs), Health Care and Social Assistance (112,030 jobs), Administrative and Support and Waste Management (98,655 jobs), and Accommodation and Food Services (92,013 jobs). The projected fastest growing industries from 2018-2026 include Educational Services (14.6 percent growth/3,575 jobs), Administrative and Support and Waste Management and Remediation Services (14 percent growth/12,117 jobs), Professional, Scientific, and Technical Services (13.7 percent growth/8,327 jobs), Health Care Services and Social Assistance (13.1 percent growth/12,955 jobs), Transportation and Warehousing (12.7 percent growth/3,626 jobs) and Construction (12.4 percent growth/6,167 jobs).

Broward County Government (federal, state, local) employment includes 106,060 workers, of which, 90,100 are local. Government employment has been flat in recent years and according to DEO projections, is expected to add 7,860 new jobs from 2018 to 2016.

Table 4.1: Broward County Employment Projections

Industry Code	Industry Title	Employment in 2018	Employment in 2026	Total Change 2018-2026	Percent Change 2018-2026
	Total All Industries	928,178	1,018,147	89,969	9.7
11	Agriculture, Forestry, Fishing and Hunting	994	1,060	66	6.6
21	Mining	89	69	-20	-22.5
23	Construction	49,670	55,837	6,167	12.4
31	Manufacturing	28,263	28,860	597	2.1
	<i>Durable Goods Manufacturing</i>	18,391	18,932	541	2.9
	<i>Non-Durable Goods Manufacturing</i>	9,872	9,928	56	0.6
	Trade, Transportation, and Utilities	192,645	208,622	15,977	8.3
22	<i>Utilities</i>	918	976	58	6.3
42	<i>Wholesale Trade</i>	50,575	54,343	3,768	7.5
44	<i>Retail Trade</i>	112,694	121,219	8,525	7.6
48	<i>Transportation and Warehousing</i>	28,458	32,084	3,626	12.7
51	Information	20,340	21,321	981	4.8
	Financial Activities	58,800	61,819	3,019	5.1
52	<i>Finance and Insurance</i>	36,894	38,492	1,598	4.3
53	<i>Real Estate and Rental and Leasing</i>	21,906	23,327	1,421	6.5
	Professional and Business Services	155,861	177,359	21,498	13.8
54	<i>Professional, Scientific, and Technical Services</i>	60,632	68,959	8,327	13.7
55	<i>Management of Companies and Enterprises</i>	8,691	9,745	1,054	12.1
56	<i>Administrative and Support and Waste Management and Remediation Services</i>	86,538	98,655	12,117	14.0
	Education and Health Services	123,500	140,030	16,530	13.4
61	<i>Educational Services</i>	24,425	28,000	3,575	14.6
62	<i>Health Care and Social Assistance</i>	99,075	112,030	12,955	13.1
	Leisure and Hospitality	96,905	105,792	8,887	9.2
71	<i>Arts, Entertainment, and Recreation</i>	12,970	13,779	809	6.2
72	<i>Accommodation and Food Services</i>	83,935	92,013	8,078	9.6
81	Other Services (except Government)	36,236	38,966	2,730	7.5
90	Government	106,060	113,920	7,860	7.4
	Self Employed and Unpaid Family Workers, All Jobs	58,815	64,492	5,677	9.7

Source: 2018 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 2018-2026. The top occupations projected to gain the "most new jobs" include Food Preparation & Serving workers (3,906 jobs), Customer Service Representatives (3,017 jobs), Registered Nurses (2,699 jobs), Retail Salespersons (2,682 jobs) and Janitors & Cleaners workers (1,952 jobs).

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

Rank	Title	2018 Employment	2026 Employment	Growth 2018-2026	Growth 2018-2026	Total Job Openings 2018-2026	Median Hourly Wage	Education Level
1	Food Preparation and Serving Workers	23,737	27,643	3,906	16.5	41,138	9.22	Less than High School
2	Customer Service Representatives	29,224	32,241	3,017	10.3	34,029	14.57	High School Diploma
3	Registered Nurses	19,466	22,165	2,699	13.9	11,087	32.69	Associate Degree
4	Retail Salespersons	34,310	36,992	2,682	7.8	43,373	10.40	High School Diploma
5	Janitors and Cleaners	13,946	15,898	1,952	14.0	17,233	10.49	Less than High School
6	Stock Clerks and Order Fillers	16,263	17,954	1,691	10.4	18,914	11.86	High School Diploma
7	Medical Assistants	5,647	7,172	1,525	27.0	6,925	16.29	Postsecondary Adult Vocational
8	Laborers and Freight, Stock, and Material Movers	13,108	14,599	1,491	11.4	16,457	11.79	Less than High School
9	Waiters and Waitresses	18,037	19,502	1,465	8.1	29,609	9.41	Less than High School
10	Sales Representatives, Wholesale and Manufacturing	14,160	15,605	1,445	10.2	13,349	22.35	Postsecondary Adult Vocational
11	Software Developers	4,583	5,911	1,328	29.0	3,963	41.94	Associate Degree
12	Accountants and Auditors	10,051	11,374	1,323	13.2	8,784	30.28	Bachelor's Degree
13	General and Operations Managers	8,972	10,118	1,146	12.8	7,284	48.74	Associate Degree

¹Includes openings due to growth and replacement needs

Source: 2018 Florida DEO

Significantly, the majority of the occupations projected to gain the most jobs in the next eight years have average hourly wages of less than \$20.00 and seven - Food Preparation & Serving Workers, Customer Service Representatives, Retail Salespersons, Janitors & Cleaners, Stock Clerks, Laborers & Material Movers, Waiters and Waitresses average less than \$15.00 an hour.

According to Occupational Employment Statistics (OES) from the Bureau of Labor Statistics, the annual mean wage in Broward County is \$46,490. The mean hourly wage is \$22.35 and the median hourly wage is \$16.89. Broward County's low median hourly wage is attributed to the fact that the vast majority of County 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 2012-2017 5-Year *American Community Survey* (ACS) estimates, 56 percent of renter households and 30 percent of owner households in Broward County were classified as either "Very Low," "Low" or "Moderate" Income" (≤ 120 of median). An additional 18 percent of renter households (46,404 renters) and 10 percent of owner households (40,955 owners) were classified as "Extremely Low" Income (≤ 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 114,325 renter households in these categories. Existing demand for owners totals approximately 167,505 owner households in these categories.

IV. CONCLUSIONS

The *2018 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 following are the key findings from the study:

Shifts in Housing Demand and Supply

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 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.

The availability of a range of affordable housing options is one of the most important community and economic development issues facing communities. The high rate of resident turnover, the loss of professionals, skilled workers, and key wage earners at or below the median income will have damaging local economic effects. Providing housing for a mix of income groups and retains and attracts workers across the income and skill spectrum is a key to building a self-sustaining economy less susceptible to regional and national cyclical market swings. A spectrum of housing choice and opportunity also helps maintain a steady stream of new small businesses, entrepreneurs and jobs required to sustain a healthy local economy.

Housing choice and opportunity are key for workers. The two largest components of the nation's age demographic — millennials (22 to 37 age group), and baby-boomers (ages 54 to 72) — are significantly driving changes in demand for different housing types and locations. The market has trended towards rentals, rather than owner housing, even for single family homes. However, with millennials now aging and starting families of their own there is a growing trend back to homeownership as well. Whether the choice be rental or homeownership, market demand includes the following basic criteria:

- Smaller size housing units;
- A shift to multi-family housing;
- Neighborhoods in close proximity to shopping, conveniences, recreation and entertainment;
- Locations requiring less drive time to work and in proximity (less than ½ mile) to mass transit, and a mix of alternative transportation modes, including bicycles and walking.

Creating new opportunities for better paying jobs and higher household incomes is also the key to solving a community's long-term affordable housing issues. Implementing an affordable housing program should, therefore, be an opportunity to accomplish the multiple goals of affordable housing delivery and new job creation. Affordable housing, when paired with traditional economic development and business development incentives, becomes an especially potent new business creation incentive package.

Growing Housing Affordability Gaps

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

The housing affordability demands in Broward County and its municipalities have not improved despite impressive post-recession job growth numbers and low unemployment. With 53.9 percent cost-burdened households, Broward County is one of the most unaffordable places to live in the US. The County's share of cost-burdened renters as a proportion of all households is 1.8 times the national average. In fact, Broward County's high rate of cost-burdened households has become a near permanent feature of the economy. Since 2005, the percentage of cost-burdened households in the County has consistently run at 1.5 times the national average. The most significant difference between Broward County and the rest of the nation has been the rate of growth in cost-burdened renter households. At the national level, cost-burdened renter households grew from 14.3 to 17.5 percent of all households from 2000 to 2015. In Broward County, rather than peaking and receding, the composition of cost-burdened renter households has been steadily growing without interruption since 2000, increasing from 41.8 percent of all households in the County to its current peak of 53.9 percent of all households (91,717 owner and renter households).

The most critical housing problem in Broward County is the estimated 147,313 renter households who are cost-burdened and the 77,677 renter households who are "severely" cost-burdened. The significant growth of severely cost-burdened renters is most pressing problem due to three market conditions: 1) the increasing demand for renter housing throughout the County resulting in low vacancy rates and a spiraling increase in rent prices, 2) the lack of affordable rental housing production, and 3) rent prices are increasing faster than wages.

Cost-burden negatively impacts households at the bottom of the income ladder most. In Broward County, the differences are startling. Cost-burdened households make up 84.3 percent of renter homeowners earning less than \$20,000 per year, 90.6 percent of renter households earning \$20,000 to \$34,999 per year, and 74.1 percent of renter homeowners earning \$35,000 to \$49,999 per year.

Forecasting a significant decline in the County's cost-burden rate without aggressive intervention is probably unrealistic, for two reasons. First, the dynamics driving housing affordability in Broward County have been moving in the wrong direction — housing prices and rents increasing faster than wages, slow higher-wage job creation, tightening vacancy rates, and increasing speculative investment that permanently removes more units each year units from the local market. Secondly, upward housing price trends typically move much faster than wages and income. Historically, housing prices and rents in the County have demonstrated considerable rates of increase over short time periods. Conversely, the County would need to undergo a monumental change in its industrial and occupation structure that creates higher wages and

income to significantly impact its affordability indicators (affordable housing cost and income gaps). Historically, Broward County's economy has shown they can shed high-wage jobs very quickly, but have shown resistance to adding new high-skill, high-paying jobs.

Worker Resident Impacts

Creating new opportunities for better paying jobs and higher household incomes is also the key to solving a community's long-term affordable housing issues. Implementing an affordable housing program should, therefore, be an opportunity to accomplish the multiple goals of affordable housing delivery and new job creation. Affordable housing, when paired with traditional economic development and business development incentives, becomes an especially potent new business creation incentive package.

Pairing housing support with new business formation can be especially important to new small ventures, as the founder typically has to choose between reinvesting revenues from a new company instead of paying him/herself an income. Providing lower-cost housing alternatives would be an interesting way to launch a small entrepreneurial hub for a wide range of new ventures.

The general affordability of a community's housing market is an important economic development objective. To build and maintain affordability and competitiveness, a community must offer a range of housing options in keeping with current and future demand. Having a spectrum of housing choice and opportunity for working residents will yield a quantifiable economic output including job creation, increased tax revenues and secondary (or ripple) benefits to related businesses. In addition, a clear relationship can be demonstrated between the production of housing and stimulating the workforce, attracting new businesses and employees, revitalizing neighborhoods and support for smart growth.

Competitive communities support an expanding supply of jobs and occupations paying competitive wages and skills that provide a platform for upward economic mobility and building household wealth. In addition, they implement strategies to prepare residents to compete for these jobs. Broward County's employed labor force growth since 2000 was significantly impacted by the successive national economic downturns of 2001-2003 and 2007-2010. In fact, the County's highly cyclical employment pattern is greater than that of the rest of the U.S. Since September 2009, the County has rebounded, but it took 6 years for total employment in the County to reach the same level as it was in 2006. The County's wide swings in employment are especially damaging to households at the lowest income tiers. Low-wage jobs are typically lost first in a recession, and given low rates of savings for households with less income, even short periods of unemployment and lost pay can wipe out what wealth they may have previously accumulated.

The competitiveness of a community's housing market is an important economic development objective. To build and maintain competitiveness, a community must offer a range of housing options in keeping with current and future demand. A competitive housing market will yield a quantifiable economic output including job creation, increased tax revenues and secondary (or ripple) benefits to related businesses. In addition, a clear relationship can be demonstrated between the production of housing and stimulating the workforce, attracting new businesses and employees, revitalizing neighborhoods and support for smart growth. The following is a brief

summary of the issues concerning changing housing preference.

Housing and Transportation Costs

The analysis pointed out that the costs of traffic congestion are reaching crisis proportions in many metro areas in the US. Broward County, which is part of the Miami Metro area, ranks as the 6th most congested metro in the US in terms of total annual travel delay and 6th in terms of its annual cost of congestion, estimated at over \$4.4 Billion.

Traffic congestion has multiple costs, including wasted work hours, lower worker productivity, increased infrastructure repair costs, and increased air pollutants. Congestion is an issue across Broward County. The volume of development the County, in addition to existing land use patterns reinforcing east-west commutes to the County's major employment centers, have driven increases in mean travel time.

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 39 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 64 percent, far above the 45 percent H+T Affordability Index threshold. Of the 29 out of 31 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

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 occupation 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/ UNINCORPORATED AREA PROFILES and HOUSING SUPPLY/DEMAND ANALYSIS

The *2018 Broward County Affordable Housing Needs Assessment* includes a “Municipal Profile,” “Unincorporated Area Neighborhood Profile,” and “Affordable Housing Supply and Demand Analysis” of all Broward County municipalities (see Appendix A, B, and C). The purpose of the Municipal Profiles, Unincorporated Area Neighborhood Profiles, and Affordable Housing Supply and Demand Analyses is to quantify the level of affordable housing need within each municipality. The Municipal Profiles and Unincorporated Area Neighborhood Profiles provide basic demographic, economic, employment and housing data for each municipality/neighborhood. 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.

Nearly all of Broward County’s municipalities show high percentages of renter and owner cost-burdened households. In fact, in 26 of Broward County’s municipalities the percentage of cost-burdened renter households is greater than 50 percent with several municipalities. Extremely high H&T indices are found in several of Broward County’s suburbs where housing cost are high and workers generally commute long distances each day, including Weston (123), Parkland (107), Southwest Ranches (98), Hillsboro Beach (84), and Sea Ranch Lakes (84).

Appendix A: Municipal Profiles

2017 DEMOGRAPHICS

Population	59,154
% Change 2012-2017	11.4%
Race & Ethnicity	
White	75.6%
Black	15.8%
Other	8.6%
Hispanic	24.4%
Total Households	23,976
Family Households	60.2%
Nonfamily Households	39.8%
% Working Family Households	
2012	84.5%
2017	84.2%
Median Household Income	
% Change 2012-2017	\$56,556 17.2%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	6,202	50.1%	15.8%
25 to 34 years	7,469	85.2%	7.7%
35 to 54 years	16,389	84.6%	5.9%
16 and over	47,526	61.6%	7.9%
55 and over	17,466	34.0%	7.0%
65 and over	10,985	13.2%	8.7%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, health care, and social assistance (5,737)
2. Retail trade (4,825)
3. Professional, science, management, administrative and waste management (4,150)

Leading Occupations (# of Employees)

1. Sales and office (10,212)
2. Management, business, science and arts (8,258)
3. Service (6,134)

HOUSING FACTS

Total Housing Units	27,320
% of County Total	3.3%
Single-Family (1 unit attached/detached)	35.6%
Multi-Family (5+ units)	50.6%
% Occupied	87.8%
% Owner-Occupied	59.1%
% Renter-Occupied	28.1%
Median Value	\$168,000
Median Gross Rent	\$1,649
Vacancy Rate	
Homeowner	1.3
Rental	6.7
Total Cost Burdened Households	9,573
% of Owner-Occupied Units	35.3%
% of Renter-Occupied Units	54.4%
H+T Affordability Index	60%

2017 DEMOGRAPHICS

Population **35,735**
% Change 2012-2017 20.8%

Race & Ethnicity

White 82.5%
Black 5.2%
Other 12.2%
Hispanic 32.8%

Total Households **11,206**
Family Households 81.0%
Nonfamily Households 19.0%

% Working Family Households

2012 92.9%
2017 92.7%

Median Household Income **\$98,029**
% Change 2012-2017 14.2%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	4,208	48.5%	9.7%
25 to 34 years	3,524	80.0%	7.3%
35 to 54 years	10,390	85.0%	3.5%
16 and over	27,489	67.1%	5.2%
55 and over	9,367	50.8%	4.4%
65 and over	4,078	25.1%	2.3%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services and health care and social assistance (3,505)
2. Finance, insurance and real estate (2,279)
3. Retail trade (2,224)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (7,601)
2. Sales and office occupations (4,607)
3. Service occupations (2,946)

HOUSING FACTS

Total Housing Units **11,452**
% of County Total 1.4%
Single-Family (1 unit attached/detached) N/A
Multi-Family (5+ units) N/A
% Occupied 97.9%
% Owner-Occupied 83.6%
% Renter-Occupied 14.2%

Median Value **\$346,800**

Median Gross Rent **\$2,200**

Vacancy Rate

Homeowner 0.4
Rental 1.7

Total Cost Burdened Households **3,674**
% of Owner-Occupied Units 29.2%
% of Renter-Occupied Units 55.5%

H+T Affordability Index **79%**

2017 DEMOGRAPHICS

Population	133,058
% Change 2012-2017	6.2%
Race & Ethnicity	
White	65.3%
Black	20.6%
Other	14.1%
Hispanic	27.0%
Total Households	41,195
Family Households	74.8%
Nonfamily Households	25.2%
% Working Family Households	
2012	92.8%
2017	93.2%
Median Household Income	\$70,768
% Change 2012-2017	6.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	17,107	44.6%	22.6%
25 to 34 years	16,195	78.5%	8.6%
35 to 54 years	38,764	81.9%	4.9%
16 and over	101,315	66.5%	9.2%
55 and over	29,249	52.2%	7.4%
65 and over	13,634	25.7%	11.3%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care (17,050)
2. Professional, scientific, and management (9,810)
3. Arts, entertainment, recreation and food services (8,698)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (29,095)
2. Sales and office (17,505)
3. Service (12,838)

HOUSING FACTS

Total Housing Units	44,453
% of County Total	5.4%
Single-Family (1 unit attached/detached)	57.0%
Multi-Family (5+ units)	33.2%
% Occupied	92.7%
% Owner-Occupied	57.5%
% Renter-Occupied	35.1%

Median Value **\$313,500**

Median Gross Rent **\$1,468**

Vacancy Rate

Homeowner	0.5
Rental	7.8

Total Cost Burdened Households **17,004**

% of Owner-Occupied Units	30.9%
% of Renter-Occupied Units	56.9%

H+T Affordability Index **70%**

2017 DEMOGRAPHICS

Population **31,526**
% Change 2012-2017 5.7%

Race & Ethnicity

White 71.6%
Black 18.8%
Other 9.6%
Hispanic 28.8%

Total Households **11,039**
Family Households 72.4%
Nonfamily Households 27.6%

% Working Family Households

2012 87.4%
2017 84.9%

Median Household Income **\$48,827**
% Change 2012-2017 13.7%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	3,181	57.5%	11.3%
25 to 34 years	5,366	74.9%	12.4%
35 to 54 years	9,009	75.8%	8.8%
16 and over	26,332	59.8%	9.3%
55 and over	8,776	35.0%	7.1%
65 and over	4,595	14.4%	6.4%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (2,944)
2. Professional, scientific, management, administrative and waste management (2,559)
3. Arts, entertainment, and recreation (1,929)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (5,489)
2. Sales and office (3,610)
3. Service (2,790)

HOUSING FACTS

Total Housing Units **14,045**
% of County Total 1.7%
Single-Family (1 unit attached/detached) 42.3%
Multi-Family (5+ units) 28.1%
% Occupied 78.6%
% Owner-Occupied 44.0%
% Renter-Occupied 34.6%

Median Value **\$194,300**

Media Gross Rent **\$1,238**

Vacancy Rate

Homeowner 3.1
Rental 4.9

Total Cost Burdened Households **5,918**

% of Owner-Occupied Units 33.5%
% of Renter-Occupied Units 64.0%

H+T Affordability Index **57%**

2017 DEMOGRAPHICS

Population **105,146**
% Change 2012-2017 10.1%

Race & Ethnicity

White 69.9%
Black 14.6%
Other 15.4%
Hispanic 36.2%

Total Households

34,885
Family Households 68.6%
Nonfamily Households 31.4%

% Working Family Households

2012 89.8%
2017 86.8%

Median Household Income

\$63,243
% Change 2012-2017 10.8%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	13,151	40.3%	17.5%
25 to 34 years	15,421	71.0%	8.0%
35 to 54 years	29,718	83.1%	4.2%
16 and over	82,490	62.8%	6.8%
55 and over	24,200	44.9%	3.5%
65 and over	12,475	22.4%	2.2%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (10,480)
2. Professional, scientific, and management (7,108)
3. Retail trade (5,731)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (19,563)
2. Sales and office (13,347)
3. Service (8,242)

HOUSING FACTS

Total Housing Units **39,459**
% of County Total 4.8%
Single-Family (1 unit attached/detached) 52.1%
Multi-Family (5+ units) 28.3%
% Occupied 88.4%
% Owner-Occupied 62.2%
% Renter-Occupied 26.3%

Median Value **\$281,200**

Median Gross Rent **\$1,449**

Vacancy Rate

Homeowner 0.5
Rental 8.6

Total Cost Burdened Households **13,383**

% of Owner-Occupied Units 30.8%
% of Renter-Occupied Units 55.5%

H+T Affordability Index **65%**

DAVIE

2017 DEMOGRAPHICS

Population **80,572**
% Change 2012-2017 4.1%

Race & Ethnicity

White 62.4%
Black 29.8%
Other 7.8%
Hispanic 21.2%

Total Households **30,853**
Family Households 50.8%
Nonfamily Households 49.2%

% Working Family Households

2012 74.9%
2017 82.7%

Median Household Income

\$46,238
% Change 2012-2017 24.7%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	7,622	55.4%	15.9%
25 to 34 years	10,859	79.7%	8.6%
35 to 54 years	19,312	81.7%	6.4%
16 and over	65,671	57.3%	9.3%
55 and over	27,878	32.3%	9.8%
65 and over	17,536	16.0%	10.9%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (7,317)
2. Professional, scientific, and management (6,176)
3. Arts, entertainment, recreation and food services (5,923)

Leading Occupations (# of Employees)

1. Service (12,350)
2. Management, business, science, and arts (9,941)
3. Sales (8,453)

HOUSING FACTS

Total Housing Units **38,810**
% of County Total 4.7%
Single-Family (1 unit attached/detached) 32.6%
Multi-Family (5+ units) 55.5%
% Occupied 79.5%
% Owner-Occupied 44.8%
% Renter-Occupied 34.7%

Median Value **\$165,100**

Median Gross Rent **\$1,286**

Vacancy Rate

Homeowner 1.2
Rental 3.5

Total Cost Burdened Households **13,602**

% of Owner-Occupied Units 36.0%
% of Renter-Occupied Units 53.0%

H+T Affordability Index **55%**

2017 DEMOGRAPHICS

Population **180,071**
% Change 2012-2017 5.5%

Race & Ethnicity

White 60.4%
Black 33.3%
Other 6.4%
Hispanic 21.6%

Total Households **69,899**

Family Households 47.2%
Nonfamily Households 52.8%

% Working Family Households

2012 85.0%
2017 86.6%

Median Household Income

\$56,309
% Change 2012-2017 10.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	15,608	45.2%	20.8%
25 to 34 years	28,111	80.4%	7.7%
35 to 54 years	49,117	77.4%	6.6%
16 and over	148,811	60.3%	8.1%
55 and over	55,975	39.5%	6.2%
65 and over	29,543	19.5%	5.6%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, scientific, and management (17,681)
2. Educational services, and health care and social assistance (13,647)
3. Arts, entertainment, and recreation (11,967)

Leading Occupations (# of Employees)

1. Management, business, science and arts (35,540)
2. Sales (22,828)
3. Service (16,709)

HOUSING FACTS

Total Housing Units **393,917**
% of County Total 11.4%
Single-Family (1 unit attached/detached) 42.0%
Multi-Family (5+ units) 45.4%
% Occupied 74.4%
% Owner-Occupied 38.6%
% Renter-Occupied 35.9%

Median Value **\$329,500**

Median Gross Rent **\$1,217**

Vacancy Rate

Homeowner 3.1
Rental 9.4

Total Cost Burdened Households **30,030**

% of Owner-Occupied Units 33.1%
% of Renter-Occupied Units 57.8%

H+T Affordability Index **62%**

2017 DEMOGRAPHICS

Population	39,834
% Change 2012-2017	6.7%
Race & Ethnicity	
White	68.1%
Black	24.0%
Other	7.9%
Hispanic	37.5%
Total Households	16,711
Family Households	47.8%
Nonfamily Households	52.2%
% Working Family Households	
2012	76.6%
2017	76.0%
Median Household Income	
% Change 2012-2017	\$41,171 15.3%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	3,207	48.7%	25.8%
25 to 34 years	5,039	79.4%	5.6%
35 to 54 years	10,076	79.3%	5.8%
16 and over	33,172	55.2%	7.5%
55 and over	14,850	32.1%	5.3%
65 and over	9,433	17.6%	4.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Arts, entertainment, recreation and food service (2,956)
2. Educational services, and health care and social assistance (2,922)
3. Professional, scientific and management (2,321)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (5,654)
2. Service (5,053)
3. Sales (4,706)

HOUSING FACTS

Total Housing Units	27,668
% of County Total	3.4%
Single-Family (1 unit attached/detached)	13.1%
Multi-Family (5+ units)	76.0%
% Occupied	60.4%
% Owner-Occupied	29.1%
% Renter-Occupied	31.3%

Median Value **\$237,600**

Median Gross Rent **\$1,248**

Vacancy Rate

Homeowner	2.7
Rental	6.7

Total Cost Burdened Households **8,881**

% of Owner-Occupied Units	37.6%
% of Renter-Occupied Units	63.1%

H+T Affordability Index **54%**

2017 DEMOGRAPHICS

Population	1,465
% Change 2012-2017	-10.1%
Race & Ethnicity	
White	97.7%
Black	0.9%
Other	1.4%
Hispanic	9.0%
Total Households	
	893
Family Households	48.5%
Nonfamily Households	51.6%
% Working Family Households	
2012	60.4%
2017	45.7%
Median Household Income	
	\$71,833
% Change 2012-2017	6.0%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	15	0	NA
25 to 34 years	44	61.4%	9.1%
35 to 54 years	209	84.2%	2.4%
16 and over	1,403	33.0%	1.8%
55 and over	1,135	22.9%	1.4%
65 and over	829	11.6%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, scientific, and management (106)
2. Arts, entertainment and recreations (54)
3. Educational services, healthcare and social assistance (51)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (272)
2. Sales and office (129)
3. Service (47)

HOUSING FACTS

Total Housing Units	2,322
% of County Total	0.3%
Single-Family (1 unit attached/detached)	10.3%
Multi-Family (5+ units)	86.8%
% Occupied	38.5%
% Owner-Occupied	30.8%
% Renter-Occupied	7.7%

Median Value **\$376,300**

Median Gross Rent **\$1,784**

Vacancy Rate

Homeowner	2.1
Rental	18.6

Total Cost Burdened Households

	331
% of Owner-Occupied Units	35.1%
% of Renter-Occupied Units	44.7%

H+T Affordability Index **84%**

2017 DEMOGRAPHICS

Population **153,625**
% Change 2012-2017 5.8%

Race & Ethnicity

White 67.5%
Black 18.3%
Other 14.2%
Hispanic 40.6%

Total Households **54,454**

Family Households 58.6%
Nonfamily Households 41.4%

% Working Family Households

2012 85.9%
2017 87.1%

Median Household Income

% Change 2012-2017 **\$50,775**
15.1%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	15,127	46.0%	18.5%
25 to 34 years	19,417	78.0%	7.2%
35 to 54 years	44,208	79.4%	6.7%
16 and over	123,536	60.0%	8.3%
55 and over	44,784	37.7%	6.9%
65 and over	24,949	18.0%	7.9%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Education services, and health care and social assistance (74,502)
2. Professional, scientific, and management (10,226)
3. Retail trade (9,705)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (24,369)
2. Sales and office (19,057)
3. Service (15,509)

HOUSING FACTS

Total Housing Units **68,321**

% of County Total 8.3%
Single-Family (1 unit attached/detached) 44.9%
Multi-Family (5+ units) 44.0%
% Occupied 79.7%
% Owner-Occupied 45.0%
% Renter-Occupied 34.7%

Median Value **\$261,700**

Median Gross Rent **\$1,179**

Vacancy Rate

Homeowner 1.3
Rental 10.3

Total Cost Burdened Households **24,829**

% of Owner-Occupied Units 35.7%
% of Renter-Occupied Units 56.0%

H+T Affordability Index **34%**

HOLLYWOOD

2017 DEMOGRAPHICS

Population **6,441**
% Change 2012-2017 5.4%

Race & Ethnicity

White 92.9%
Black 3.5%
Other 3.6%
Hispanic 11.8%

Total Households

3,856
Family Households 40.7%
Nonfamily Households 59.3%

% Working Family Households

2012 69.8%
2017 66.1%

Median Household Income

\$64,125
% Change 2012-2017 17.8%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	276	52.5%	29.2%
25 to 34 years	468	84.8%	8.9%
35 to 54 years	1602	77.1%	3.3%
16 and over	6158	48.0%	3.9%
55 and over	3812	31.0%	1.7%
65 and over	2508	15.3%	2.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, scientific, and management (546)
2. Educational services, and health care and social assistance (416)
3. Arts, entertainment and recreation (336)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (1,474)
2. Sales and office (793)
3. Service (349)

HOUSING FACTS

Total Housing Units **7,190**
% of County Total 0.9%
Single-Family (1 unit attached/detached) 19.5%
Multi-Family (5+ units) 74.9%
% Occupied 53.6%
% Owner-Occupied 35.6%
% Renter-Occupied 18.0%

Median Value **\$459,100**

Median Gross Rent **\$1,224**

Vacancy Rate

Homeowner 0.9
Rental 5.2

Total Cost Burdened Households **1,631**

% of Owner-Occupied Units 40.1%
% of Renter-Occupied Units 46.6%

H+T Affordability Index **77%**

2017 DEMOGRAPHICS

Population	34,744
% Change 2012-2017	5.6%
Race & Ethnicity	
White	11.7%
Black	84.7%
Other	3.6%
Hispanic	4.6%
Total Households	13,096
Family Households	59.0%
Nonfamily Households	41.0%
% Working Family Households	
2012	85.8%
2017	85.6%
Median Household Income	\$36,544
% Change 2012-2017	11.1%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	4,666	44.0%	29.5%
25 to 34 years	5,123	75.0%	12.2%
35 to 54 years	8,522	73.3%	7.4%
16 and over	27,587	55.0%	12.1%
55 and over	9,276	32.6%	7.6%
65 and over	5,494	15.4%	6.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (4,771)
2. Retail trade (2,419)
3. Arts, entertainment and recreations (2,153)

Leading Occupations (# of Employees)

1. Service (6,151)
2. Management, business, science, and arts (3,864)
3. Production, transportation and moving (2,931)

HOUSING FACTS

Total Housing Units	16,186
% of County Total	2.0%
Single-Family (1 unit attached/detached)	26.1%
Multi-Family (5+ units)	62.6%
% Occupied	80.9%
% Owner-Occupied	40.8%
% Renter-Occupied	40.1%

Median Value **\$100,400**

Median Gross Rent **\$988**

Vacancy Rate

Homeowner	3.2
Rental	5.7

Total Cost Burdened Households **5,929**

% of Owner-Occupied Units	45.2%
% of Renter-Occupied Units	64.4%

H+T Affordability Index **52%**

2017 DEMOGRAPHICS

Population **71,976**
% Change 2012-2017 4.2%

Race & Ethnicity

White 13.4%
Black 81.8%
Other 4.8%
Hispanic 8.4%

Total Households **22,167**
Family Households 66.2%
Nonfamily Households 33.8%

% Working Family Households

2012 82.8%
2017 87.9%

Median Household Income **\$38,471**
% Change 2012-2017 12.6%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	9,064	43.2%	27.3%
25 to 34 years	9,533	74.5%	13.0%
35 to 54 years	18,327	74.9%	8.0%
16 and over	54,799	57.1%	10.9%
55 and over	17,875	36.5%	4.5%
65 and over	9,698	16.9%	2.6%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (9,295)
2. Retail trade (5,164)
3. Arts, entertainment, and recreation (3,001)

Leading Occupations (# of Employees)

1. Sales and office (9,093)
2. Service (7,383)
3. Management, business, science, and arts (6,958)

HOUSING FACTS

Total Housing Units **28,070**
% of County Total 3.4%
Single-Family (1 unit attached/detached) 40.9%
Multi-Family (5+ units) 52.1%
% Occupied 79.0%
% Owner-Occupied 39.4%
% Renter-Occupied 39.5%

Median Value **\$174,600**

Median Gross Value **\$1,171**

Vacancy Rate

Homeowner 1.0
Rental 12.6

Total Cost Burdened Households **12,772**

% of Owner-Occupied Units 41.4%
% of Renter-Occupied Units 68.5%

H+T Affordability Index **52%**

2017 DEMOGRAPHICS

Population **30**
% Change 2012-2017 25.0%

Race & Ethnicity

White 100%
Black 0.0%
Other 0.0%
Hispanic 0.0%

Total Households

9
Family Households 11.1%
Nonfamily Households 88.9%

% Working Family Households

2012 -
2017 100%

Median Household Income

% Change 2012-2016 **\$248,250**
111.3%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	0	NA	NA
25 to 34 years	10	90.0%	10.0%
35 to 54 years	15	100.0%	0.0%
16 and over	30	90.0%	3.3%
55 and over	5	60.0%	0.0%
65 and over	4	50.0%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Finance and insurance, and real estate (11)
2. Public administration (9)
3. Professional, scientific and management (6)

Leading Occupations (# of Employees)

1. Service (9)
2. Natural resources, construction and maintenance (9)
3. Management, business, science and arts (7)

HOUSING FACTS

Total Housing Units **21**
% of County Total 0.0%
Single-Family (1 unit attached/detached) 100%
Multi-Family (5+ units) 0.0%
% Occupied 42.9%
% Owner-Occupied 42.9%
% Renter-Occupied 0.0%

Median Value **\$1,062,500**

Median Gross Rent -

Vacancy Rate

Homeowner 50.0
Rental 0

Total Cost Burdened Households

% of Owner-Occupied Units 22.2%
% of Renter-Occupied Units -

H+T Affordability Index **62%**

2017 DEMOGRAPHICS

Population **11,042**
% Change 2012-2017 5.5%

Race & Ethnicity

White 93.6%
Black 0.4%
Other 5.9%
Hispanic 10.6%

Total Households

5,003
Family Households 61.6%
Nonfamily Households 38.4%

% Working Family Households

2012 82.0%
2016 82.9%

Median Household Income

\$80,604
% Change 2012-2016 9.5%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	39,526,048	49.5%	15.5%
25 to 34 years	44,044,173	75.9%	6.9%
35 to 54 years	83,747,562	77.0%	5.0%
16 and over	255,797,692	58.9%	6.6%
55 and over	88,479,909	37.5%	4.1%
65 and over	47,732,389	16.8%	3.9%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (972)
2. Professional, scientific, and management (863)
3. Finance, insurance, and real estate (653)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (2,455)
2. Sales and office (1,716)
3. Service (610)

HOUSING FACTS

Total Housing Units **6,151**
% of County Total 0.7%
Single-Family (1 unit attached/detached) 61.3%
Multi-Family (5+ units) 32.1%
% Occupied 81.3%
% Owner-Occupied 65.3%
% Renter-Occupied 16.0%

Median Value **\$453,600**

Median Gross Rent **\$986**

Vacancy Rate

Homeowner 1.8
Rental 4.2

Total Cost Burdened Households **1,912**

% of Owner-Occupied Units 34.4%
% of Renter-Occupied Units 54.0%

H+T Affordability Index **78%**

2017 DEMOGRAPHICS

Population **57,045**
% Change 2012-2017 6.0%

Race & Ethnicity

White 61.3%
Black 28.0%
Other 10.7%
Hispanic 23.9%

Total Households **24,643**

Family Households 57.5%
Nonfamily Households 42.5%

% Working Family Households

2012 86.5%
2017 86.5%

Median Household Income

% Change 2012-2017 **\$44,114**
1.3%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	5,443	47.3%	23.6%
25 to 34 years	7,486	81.3%	8.6%
35 to 54 years	15,302	80.3%	7.0%
16 and over	48,071	60.5%	8.1%
55 and over	19,840	41.0%	4.5%
65 and over	11,714	19.6%	4.2%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (6,553)
2. Retail trade (5,644)
3. Professional, scientific, and management (4,627)

Leading Occupations (# of Employees)

1. Sales and office (9,575)
2. Management, business, science, and arts (9,380)
3. Service (6,871)

HOUSING FACTS

Total Housing Units	29,603
% of County Total	3.6%
Single-Family (1 unit attached/detached)	48.3%
Multi-Family (5+ units)	43.3%
% Occupied	83.2%
% Owner-Occupied	56.4%
% Renter-Occupied	26.8%

Median Value **\$204,500**

Median Gross Rent **\$1,330**

Vacancy Rate

Homeowner 2.0
Rental 7.2

Total Cost Burdened Households **9,500**

% of Owner-Occupied Units 35.4%
% of Renter-Occupied Units 65.5%

H+T Affordability Index **54%**

MARGATE

2017 DEMOGRAPHICS

Population **140,323**
% Change 2012-2017 9.0%

Race & Ethnicity

White 45.7%
Black 44.3%
Other 9.9%
Hispanic 39.6%

Total Households **41,430**

Family Households 74.5%
Nonfamily Households 25.5%

% Working Family Households

2012 94.3%
2017 90.9%

Median Household Income

% Change 2012-2017 **\$70,381**
8.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	17089	39.2%	17.8%
25 to 34 years	19137	75.5%	8.5%
35 to 54 years	43173	82.8%	5.2%
16 and over	107464	64.6%	7.9%
55 and over	28065	44.4%	5.5%
65 and over	13038	17.4%	4.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (20,596)
2. Professional, scientific, and management (12,107)
3. Arts, entertainment, and recreation (8,676)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (29,906)
2. Sales and office (18,029)
3. Service (15,053)

HOUSING FACTS

Total Housing Units **44,287**
% of County Total 5.4%
Single-Family (1 unit attached/detached) 80.3%
Multi-Family (5+ units) 14.9%
% Occupied 93.5%
% Owner-Occupied 62.5%
% Renter-Occupied 31.1%

Median Value **\$314,600**

Median Gross Rent **\$1,236**

Vacancy Rate

Homeowner 3.9
Rental 3.7

Total Cost Burdened Households **18,091**

% of Owner-Occupied Units 38.9%
% of Renter-Occupied Units 61.5%

H+T Affordability Index **61%**

2017 DEMOGRAPHICS

Population **43,574**
% Change 2012-2017 5.4%

Race & Ethnicity

White 33.7%
Black 54.5%
Other 11.9%
Hispanic 28.1%

Total Households **15,322**

Family Households 57.4%
Nonfamily Households 42.6%

% Working Family Households

2012 92.6%
2017 93.0%

Median Household Income

% Change 2012-2017 **\$41,841**
0.1%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	5,585	46.1%	21.9%
25 to 34 years	7,074	77.6%	7.9%
35 to 54 years	12,411	82.6%	5.8%
16 and over	33,286	65.9%	10.2%
55 and over	8,216	44.0%	10.9%
65 and over	3,800	14.3%	12.2%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (5,018)
2. Professional, scientific, and management (3,165)
3. Construction (2,882)

Leading Occupations (# of Employees)

1. Service (6,480)
2. Sales (5,343)
3. Management, business, science, and arts (4,957)

HOUSING FACTS

Total Housing Units **16,193**

% of County Total 2.0%
Single-Family (1 unit attached/detached) 60.6%
Multi-Family (5+ units) 23.4%
% Occupied 94.6%
% Owner-Occupied 51.7%
% Renter-Occupied 43.0%

Median Value **\$162,900**

Median Gross Rent **\$1,414**

Vacancy Rate

Homeowner 0.7
Rental 5.5

Total Cost Burdened Households **6,930**

% of Owner-Occupied Units 42.9%
% of Renter-Occupied Units 67.4%

H+T Affordability Index **54%**

2017 DEMOGRAPHICS

Population **44,085**
% Change 2012-2017 5.4%

Race & Ethnicity

White 57.8%
Black 28.0%
Other 14.1%
Hispanic 28.5%

Total Households

17,332
Family Households 53.6%
Nonfamily Households 46.4%

% Working Family Households

2012 92.7%
2017 89.5%

Median Household Income

\$51,317
% Change 2012-2017 14.8%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	3,521	53.2%	24.4%
25 to 34 years	6,642	74.3%	11.9%
35 to 54 years	14,152	79.7%	7.0%
16 and over	36,578	64.5%	9.7%
55 and over	12,263	45.0%	7.3%
65 and over	5,246	26.7%	2.4%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (5,704)
2. Arts, entertainment, and recreation (3,463)
3. Retail (3,167)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (9,135)
2. Service (5,926)
3. Sales (5,063)

HOUSING FACTS

Total Housing Units **19,904**
% of County Total 2.4%
Single-Family (1 unit attached/detached) 53.0%
Multi-Family (5+ units) 36.3%
% Occupied 87.1%
% Owner-Occupied 52.3%
% Renter-Occupied 34.8%

Median Value **\$205,600**

Median Gross Rent **\$1,182**

Vacancy Rate

Homeowner 2.7
Rental 7.5

Total Cost Burdened Households **6,944**

% of Owner-Occupied Units 30.6%
% of Renter-Occupied Units 55.4%

H+T Affordability Index **54%**

2017 DEMOGRAPHICS

Population **28,901**
% Change 2012-2017 20.2%

Race & Ethnicity

White 84.0%
Black 6.4%
Other 9.6%
Hispanic 19.8%

Total Households

9,608
Family Households 93.6%
Nonfamily Households 6.4%

% Working Family Households

2012 95.4%
2017 88.6%

Median Household Income

% Change 2012-2017 **\$131,525**
9.8%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	2,966	32.6%	16.4%
25 to 34 years	1,883	72.5%	12.6%
35 to 54 years	8,914	81.5%	2.6%
16 and over	21,361	62.7%	5.1%
55 and over	7,598	50.1%	1.7%
65 and over	3,512	19.1%	2.9%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, scientific and management (4,161)
2. Educational services, and health care and social assistance (3,039)
3. Manufacturing (1,925)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (9,998)
2. Sales and office (3,382)
3. Service (1,445)

HOUSING FACTS

Total Housing Units **10,172**
% of County Total 1.2%
Single-Family (1 unit attached/detached) -
Multi-Family (5+ units) -
% Occupied 94.5%
% Owner-Occupied 69.5%
% Renter-Occupied 25.0%

Median Value **\$613,000**

Median Gross Rent **\$2,153**

Vacancy Rate

Homeowner 2.0
Rental 3.8

Total Cost Burdened Households **3,594**

% of Owner-Occupied Units 34.5%
% of Renter-Occupied Units 68.2%

H+T Affordability Index **107%**

2017 DEMOGRAPHICS

Population **6,491**
% Change 2012-2017 6.8%

Race & Ethnicity

White 35.2%
Black 57.6%
Other 7.2%
Hispanic 26.0%

Total Households

2,317
Family Households 68.6%
Nonfamily Households 31.4%

% Working Family Households

2012 77.7%
2017 82.0%

Median Household Income

\$35,680
% Change 2012-2017 14.9%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	546	60.8%	0.0%
25 to 34 years	951	72.7%	0.5%
35 to 54 years	1,530	81.7%	0.0%
16 and over	4,512	58.8%	4.5%
55 and over	1,485	25.6%	13.2%
65 and over	836	12.0%	15.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Arts, entertainment, and recreation (465)
2. Transportation, warehousing, and utilities (363)
3. Educational services, and health care and social assistance (332)

Leading Occupations (# of Employees)

1. Service (877)
2. Sales and office (799)
3. Management, business, science, and arts (337)

HOUSING FACTS

Total Housing Units **3,717**
% of County Total 0.5%
Single-Family (1 unit attached/detached) 9.2%
Multi-Family (5+ units) 31.1%
% Occupied 62.2%
% Owner-Occupied 29.5%
% Renter-Occupied 32.7%

Median Value **\$77,100**

Median Gross Rent **\$1,215**

Vacancy Rate

Homeowner 6.5
Rental 8.6

Total Cost Burdened Households **965**

% of Owner-Occupied Units 27.6%
% of Renter-Occupied Units 54.5%

H+T Affordability Index **47%**

2017 DEMOGRAPHICS

Population **170,703**
% Change 2012-2017 6.5%

Race & Ethnicity

White 61.5%
Black 23.4%
Other 15.1%
Hispani 42.0%

Total Households

56,680
Family Households 70.8%
Nonfamily Households 29.2%

% Working Family Households

2012 87.8%
2017 87.3%

Median Household Income

\$72,056
% Change 2012-2017 23.9%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	18,968	42.7%	18.9%
25 to 34 years	22,525	79.7%	5.4%
35 to 54 years	46,661	82.3%	4.4%
16 and over	135,670	60.9%	7.4%
55 and over	47,516	38.3%	6.8%
65 and over	27,454	15.0%	7.4%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (18,119)
2. Retail trade (9,955)
3. Professional, scientific, and management (9,187)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (35,910)
2. Sales and office (22,726)
3. Service (12,278)

HOUSING FACTS

Total Housing Units **63,099**
% of County Total 7.7%
Single-Family (1 unit attached/detached) 63.9%
Multi-Family (5+ units) 30.3%
% Occupied 89.8%
% Owner-Occupied 61.8%
% Renter-Occupied 28.1%

Median Value **\$300,600**

Median Gross Rent **\$1,378**

Vacancy Rate

Homeowner 0.3
Rental 7.5

Total Cost Burdened Households **22,734**

% of Owner-Occupied Units 34.8%
% of Renter-Occupied Units 54.9%

H+T Affordability Index **67%**

2017 DEMOGRAPHICS

Population **93,922**
% Change 2012-2017 6.7%

Race & Ethnicity

White 70.1%
Black 17.1%
Other 12.8%
Hispanic 29.5%

Total Households

33,537
Family Households 69.0%
Nonfamily Households 31.0%

% Working Family Households

2012 89.5%
2017 84.1%

Median Household Income

\$73,817
% Change 2012-2017 11.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	8,785	47.8%	16.2%
25 to 34 years	14,714	75.9%	6.8%
35 to 54 years	25,221	82.9%	4.8%
16 and over	75,180	63.4%	6.0%
55 and over	26,460	43.1%	3.3%
65 and over	14,017	23.0%	1.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (11,227)
2. Professional, scientific, and management (7,043)
3. Finance, insurance and real estate (5,955)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (21,172)
2. Sales and office (13,866)
3. Service (6,148)

HOUSING FACTS

Total Housing Units **37,752**
% of County Total 4.6%
Single-Family (1 unit attached/detached) 55.2%
Multi-Family (5+ units) 38.7%
% Occupied 88.8%
% Owner-Occupied 56.0%
% Renter-Occupied 32.8%

Median Value **\$317,700**

Median Gross Rent **\$1,551**

Vacancy Rate

Homeowner 2.8
Rental 12.2

Total Cost Burdened Households **12,883**

% of Owner-Occupied Units 31.1%
% of Renter-Occupied Units 50.8%

H+T Affordability Index **69%**

2017 DEMOGRAPHICS

Population **110,464**
% Change 2012-2017 7.3%

Race & Ethnicity

White 60.9%
Black 34.1%
Other 5.0%
Hispanic 18.8%

Total Households

42,621
Family Households 51.9%
Nonfamily Households 48.1%

% Working Family Households

2012 82.4%
2017 83.5%

Median Household Income

\$49,419
% Change 2012-2017 20.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	10,649	42.2%	22.1%
25 to 34 years	15,312	72.0%	9.5%
35 to 54 years	28,005	73.2%	9.2%
16 and over	88,914	53.5%	10.3%
55 and over	34,948	32.9%	8.0%
65 and over	20,393	13.4%	8.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (8,694)
2. Professional, scientific, and management (8,501)
3. Arts, entertainment, and recreations (6,335)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (14,772)
2. Sales and office (12,612)
3. Service (11,619)

HOUSING FACTS

Total Housing Units **57,675**
% of County Total 7.0%
Single-Family (1 unit attached/detached) 33.7%
Multi-Family (5+ units) 55.4%
% Occupied 73.9%
% Owner-Occupied 39.4%
% Renter-Occupied 34.5%

Median Value **\$197,400**

Median Gross Rent **\$1,249**

Vacancy Rate

Homeowner 0.6
Rental 7.1

Total Cost Burdened Households **18,823**

% of Owner-Occupied Units 33.5%
% of Renter-Occupied Units 60.2%

H+T Affordability Index **58%**

2017 DEMOGRAPHICS

Population 572
% Change 2012-2017 -33.6%

Race & Ethnicity

White 98.6%
Black 0.0%
Other 1.4%
Hispanic 19.4%

Total Households

224
Family Households 64.7%
Nonfamily Households 35.3%

% Working Family Households

2012 74.4%
2017 84.1%

Median Household Income

% Change 2012-2017 **\$138,750**
20.7%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	58	29.3%	NA
25 to 34 years	12	66.7%	0.0%
35 to 54 years	158	77.3%	0.8%
16 and over	468	56.0%	0.3%
55 and over	240	47.9%	0.0%
65 and over	129	27.1%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, scientific, and management (65)
2. Educational services, and health care and social assistance (46)
3. Finance, insurance and real estate (35)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (146)
2. Sales and office (68)
3. Service (41)

HOUSING FACTS

Total Housing Units 321
% of County Total 0.0%
Single-Family (1 unit attached/detached) 82.2%
Multi-Family (5+ units) 10.9%
% Occupied 69.8%
% Owner-Occupied 62.6%
% Renter-Occupied 7.2%

Median Value \$906,300

Median Gross Rent \$2,125

Vacancy Rate

Homeowner 0.9
Rental 0.0

Total Cost Burdened Households

62
% of Owner-Occupied Units 27.9%
% of Renter-Occupied Units 26.1%

H+T Affordability Index 84%

2017 DEMOGRAPHICS

Population	7,820
% Change 2012-2017	5.5%
Race & Ethnicity	
White	84.2%
Black	6.4%
Other	9.4%
Hispanic	33.0%
Total Households	2,382
Family Households	83.8%
Nonfamily Households	16.2%
% Working Family Households	
2012	89.6%
2017	89.8%
Median Household Income	\$92,228
% Change 2012-2017	-12.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	1100	50.5%	9.8%
25 to 34 years	692	80.9%	12.0%
35 to 54 years	2290	74.4%	6.4%
16 and over	6610	60.8%	9.6%
55 and over	2528	47.4%	11.7%
65 and over	1323	23.8%	21.9%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (824)
2. Professional, scientific, and management (533)
3. Retail (527)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (1,832)
2. Sales and office (1,201)
3. Service (418)

HOUSING FACTS

Total Housing Units	2,769
% of County Total	0.3%
Single-Family (1 unit attached/detached)	97.6%
Multi-Family (5+ units)	0.7%
% Occupied	86.0%
% Owner-Occupied	80.7%
% Renter-Occupied	5.3%

Median Value **\$600,800**

Median Gross Rent **\$2,855**

Vacancy Rate

Homeowner	1.3
Rental	0.0

Total Cost Burdened Households **982**

% of Owner-Occupied Units	39.6%
% of Renter-Occupied Units	65.5%

H+T Affordability Index **98%**

2017 DEMOGRAPHICS

Population **94,313**
% Change 2012-2017 6.1%

Race & Ethnicity

White 55.2%
Black 33.4%
Other 11.4%
Hispanic 31.3%

Total Households

30,548
Family Households 67.7%
Nonfamily Households 32.3%

% Working Family Households

2012 87.8%
2017 90.8%

Median Household Income

\$61,887
% Change 2012-2017 23.5%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	10,564	49.9%	15.4%
25 to 34 years	13,280	79.9%	6.8%
35 to 54 years	24,607	77.9%	7.4%
16 and over	74,344	60.4%	7.7%
55 and over	25,893	38.2%	5.3%
65 and over	14,618	15.9%	5.5%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (10,704)
2. Professional, scientific, and management (7,081)
3. Retail (4,745)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (17,545)
2. Sales (12,353)
3. Service (8,943)

HOUSING FACTS

Total Housing Units **33,935**
% of County Total 4.1%
Single-Family (1 unit attached/detached) 50.8%
Multi-Family (5+ units) 42.4%
% Occupied 90.0%
% Owner-Occupied 63.5%
% Renter-Occupied 26.5%

Median Value **\$200,500**

Median Gross Rent **\$1,674**

Vacancy Rate

Homeowner 1.4
Rental 9.8

Total Cost Burdened Households **13,592**

% of Owner-Occupied Units 37.9%
% of Renter-Occupied Units 54.0%

H+T Affordability Index **42%**

SUNRISE

2017 DEMOGRAPHICS

Population 64,262
% Change 2012-2017 5.6%

Race & Ethnicity

White 63.3%
Black 28.6%
Other 8.0%
Hispanic 27.5%

Total Households

27,783
Family Households 57.1%
Nonfamily Households 42.9%

% Working Family Households

2012 80.2%
2017 82.2%

Median Household Income

\$45,474
% Change 2012-2017 8.3%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	6,014	50.6%	14.6%
25 to 34 years	6,816	87.1%	2.1%
35 to 54 years	15,989	84.1%	6.1%
16 and over	54,628	57.0%	6.4%
55 and over	25,809	33.8%	5.9%
65 and over	16,702	16.8%	5.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (6,808)
2. Retail trade (4,273)
3. Professional, scientific, and management (4,147)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (10,778)
2. Sales and office (9,766)
3. Service (6,775)

HOUSING FACTS

Total Housing Units	31,327
% of County Total	3.8%
Single-Family (1 unit attached/detached)	51.3%
Multi-Family (5+ units)	45.5%
% Occupied	88.7%
% Owner-Occupied	66.3%
% Renter-Occupied	22.4%

Median Value \$170,300

Median Gross Rent \$1,316

Vacancy Rate

Homeowner	1.8
Rental	4.1

Total Cost Burdened Households 11,238

% of Owner-Occupied Units	36.9%
% of Renter-Occupied Units	55.4%

H+T Affordability Index 56%

TAMARAC

2017 DEMOGRAPHICS

Population **14,960**
% Change 2012-2017 4.6%

Race & Ethnicity

White 37.4%
Black 55.4%
Other 7.2%
Hispanic 30.1%

Total Households

4,163
Family Households 74.2%
Nonfamily Households 25.8%

% Working Family Households

2012 89.8%
2017 89.0%

Median Household Income

\$40,235
% Change 2012-2017 -6.1%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	2,476	34.9%	39.5%
25 to 34 years	1,815	74.5%	11.3%
35 to 54 years	4,446	78.1%	6.4%
16 and over	11,996	59.2%	13.1%
55 and over	3,259	43.5%	3.1%
65 and over	1,703	19.9%	3.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (1,484)
2. Retail trade (1,234)
3. Construction (861)

Leading Occupations (# of Employees)

1. Sales and office (1,939)
2. Service (1,802)
3. Management, business, science, and arts (1,425)

HOUSING FACTS

Total Housing Units **4,635**
% of County Total 0.6%
Single-Family (1 unit attached/detached) 85.2%
Multi-Family (5+ units) 6.8%
% Occupied 89.8%
% Owner-Occupied 49.7%
% Renter-Occupied 40.2%

Median Value **\$155,600**

Median Gross Rent **\$1,303**

Vacancy Rate

Homeowner 1.8
Rental 5.9

Total Cost Burdened Households **2,120**

% of Owner-Occupied Units 44.4%
% of Renter-Occupied Units 58.9%

H+T Affordability Index **59%**

2017 DEMOGRAPHICS

Population	70,927
% Change 2012-2017	4.9%
Race & Ethnicity	
White	78.9%
Black	7.1%
Other	14.1%
Hispanic	48.1%
Total Households	22,246
Family Households	84.1%
Nonfamily Households	15.9%
% Working Family Households	
2012	93.8%
2017	91.6%
Median Household Income	\$97,908
% Change 2012-2017	17.0%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	8,160	36.4%	19.0%
25 to 34 years	5,302	64.8%	8.0%
35 to 54 years	22,486	75.8%	5.2%
16 and over	52,040	61.2%	8.6%
55 and over	16,092	52.0%	8.2%
65 and over	7,487	26.5%	7.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, and health care and social assistance (6,797)
2. Professional, scientific, and management (6,323)
3. Finance and insurance, and real estate (3,221)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (19,572)
2. Sales and office (6,161)
3. Service (3,480)

HOUSING FACTS

Total Housing Units	25,494
% of County Total	3.1%
Single-Family (1 unit attached/detached)	76.9%
Multi-Family (5+ units)	20.0%
% Occupied	87.3%
% Owner-Occupied	66.2%
% Renter-Occupied	21.1%

Median Value **\$504,800**

Median Gross Rent **\$1,962**

Vacancy Rate

Homeowner	1.3
Rental	9.4

Total Cost Burdened Households **8,526**

% of Owner-Occupied Units	35.1%
% of Renter-Occupied Units	53.3%

H+T Affordability Index **123%**

2017 DEMOGRAPHICS

Population **12,407**
% Change 2012-2017 5.3%

Race & Ethnicity

White 80.1%
Black 15.8%
Other 4.0%
Hispanic 12.5%

Total Households

6,705
Family Households 26.8%
Nonfamily Households 73.2%

% Working Family Households

2012 86.4%
2017 83.0%

Median Household Income

\$57,368
% Change 2012-2017 12.7%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	446	64.3%	0.0%
25 to 34 years	1,064	90.9%	2.1%
35 to 54 years	4,734	82.6%	5.3%
16 and over	11,467	63.8%	3.7%
55 and over	5,223	41.1%	2.8%
65 and over	2,742	22.6%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, scientific, and management (1,226)
2. Educational services, and health care and social assistance (1,225)
3. Retail (1,006)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (3,092)
2. Sales and office (1,837)
3. Service (1,405)

HOUSING FACTS

Total Housing Units	7,916
% of County Total	1.0%
Single-Family (1 unit attached/detached)	47.8%
Multi-Family (5+ units)	43.1%
% Occupied	84.7%
% Owner-Occupied	50.6%
% Renter-Occupied	34.1%

Median Value **\$301,900**

Median Gross Rent **\$1,203**

Vacancy Rate

Homeowner 1.9
Rental 7.8

Total Cost Burdened Households **2,404**

% of Owner-Occupied Units 30.3%
% of Renter-Occupied Units 44.1%

H+T Affordability Index **60%**

Appendix B: Unincorporated Area Neighborhood Profiles

Note: ACS Five-Year Estimates were used in the data analysis. The following unincorporated areas are not included in the report due to data availability: Northwest County Parcels, Hillsboro Ranches, Monarch Hill Renewable Energy Park, Water Treatment Facility, Landfill, Fort Lauderdale/Hollywood International Airport, and Sunrise Six.

UNINCORPORATED AREA

2017 DEMOGRAPHICS

Population	504
% Change 2012-2017	98.4%
Race & Ethnicity	
White	85.7%
Black	8.3%
Other	6.0%
Hispanic	5.4%
Total Households	163
Family Households	90.2%
Nonfamily Households	9.8%
% Working Family Households	
2012	100%
2017	89.8%
Median Household Income	\$79,904
% Change 2012-2017	14.9%

AGE & EMPLOYMENT

		Employment	Unemployment
Age	Total	Rate	Rate
16 to 24 years	131	54.9%	0.0%
25 to 34 years	28	NA	NA
35 to 54 years	161	98.1%	0.0%
16 and over	435	62.5%	0.0%
55 and over	115	12.2%	0.0%
65 and over	61	13.1%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Arts, entertainment, and recreation (59)
2. Other services, except public administration (48)
3. Educational services, healthcare, and social assistance (44)

Leading Occupations (# of Employees)

1. Management, business, science, and arts (142)
2. Service (82)
3. Sales and office (48)

HOUSING FACTS

Total Housing Units	163
% of County Total	0%
Single-Family (1 unit attached/detached)	92%
Multi-Family (5+ units)	0%
% Occupied	100%
% Owner-Occupied	75.5%
% Renter-Occupied	24.5%

Median Value **\$378,300**

Median Gross Rent **N/A**

Vacancy Rate

Homeowner	0.0
Rental	0.0

Total Cost Burdened Households

% of Owner-Occupied Units	19.5%
% of Renter-Occupied Units	67.5%

H+T Affordability Index **77%**

Note: This analysis may under-count the population of Hillsboro Pines CDP. According to Broward County Board of County Commissioners' (2011) *Broward County: Unincorporated Neighborhood Data* report, Hillsboro Pines should include Census Block Groups 1023, 1025, and 1026 within Census Tract 105.02. In 2010, it was estimated that these areas had an estimated population of 60. However, the latest data available for Block Groups was in 2010 making this data unavailability for 2017.

UNINCORPORATED AREA

2017 DEMOGRAPHICS

Population	2,558
% Change 2012-2017	-11.1%
Race & Ethnicity	
White	8.3%
Black	87.8%
Other	3.8%
Hispanic	8.5%
Total Households	736
Family Households	67.4%
Nonfamily Households	32.6%
% Working Family Households	
2012	83.9%
2017	95.0%
Median Household Income	\$38,413
% Change 2012-2017	0.9%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	365	34.5%	55.0%
25 to 34 years	406	68.5%	7.8%
35 to 54 years	659	62.0%	22.6%
16 and over	2,079	53.9%	18.5%
55 and over	649	47.5%	0.3%
65 and over	255	23.1%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Arts, entertainment and recreation (245)
2. Educational services, and health care and social assistance (164)
3. Construction (163)

Leading Occupations (# of Employees)

1. Sales and office (413)
2. Service (349)
3. Natural resources, construction and maintenance (169)

HOUSING FACTS

Total Housing Units	870
% of County Total	0.1%
Single-Family (1 unit attached/detached)	44.9%
Multi-Family (5+ units)	2.2%
% Occupied	84.6%
% Owner-Occupied	34.8%
% Renter-Occupied	49.8%

Median Value **\$111,100**

Median Gross Rent **\$1,059**

Vacancy Rate

Homeowner	0.0
Rental	4.2

Total Cost Burdened Households **421**

% of Owner-Occupied Units	26.1%
% of Renter-Occupied Units	79.0%

H+T Affordability Index **51%**

UNINCORPORATED AREA

2017 DEMOGRAPHICS

Population	1,537
% Change 2012-2017	0.5%
Race & Ethnicity	
White	1.2%
Black	98.2%
Other	0.6%
Hispanic	0.0%
Total Households	500
Family Households	54.4%
Nonfamily Households	45.6%
% Working Family Households	
2012	81.5%
2017	80.5%
Median Household Income	\$29,118
% Change 2012-2017	-24.6%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	202	36.2%	37.1%
25 to 34 years	243	40.7%	11.3%
35 to 54 years	415	67.0%	13.0%
16 and over	1,297	43.5%	12.1%
55 and over	437	26.1%	0.0%
65 and over	188	11.7%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Retail (173)
2. Educational services, and health care and social assistance (129)
3. Construction (47)

Leading Occupations (# of Employees)

1. Service (195)
2. Production, transportation and moving (143)
3. Sales and office (57)

HOUSING FACTS

Total Housing Units	566
% of County Total	0.1%
Single-Family (1 unit attached/detached)	88.0%
Multi-Family (5+ units)	0.0%
% Occupied	88.3%
% Owner-Occupied	55.7%
% Renter-Occupied	32.7%

Median Value **\$112,900**

Median Gross Rent **\$989**

Vacancy Rate

Homeowner	2.2
Rental	11.9

Total Cost Burdened Households **224**

% of Owner-Occupied Units	48.3%
% of Renter-Occupied Units	38.9%

H+T Affordability Index **50%**

Note: Washington Park CDP may be over-counted. According to Broward County Board of County Commissioners' (2011) *Broward County: Unincorporated Neighborhood Data* report, Census Block Group 2012 within Census Tract 414 should be excluded from Washington Park CDP and included within Franklin Park CDP. Census Block Group data is not available for 2017.

UNINCORPORATED AREA

2017 DEMOGRAPHICS

Population	1,046
% Change 2012-2017	-7.0%
Race & Ethnicity	
White	0.8%
Black	99.2%
Other	40.0%
Hispanic	2.1%
Total Households	
Family Households	360
Nonfamily Households	69.4%
	30.6%
% Working Family Households	
2012	65.9%
2017	77.2%
Median Household Income	
	\$39,532
% Change 2012-2017	79.2%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	198	29.3%	35.4%
25 to 34 years	86	81.4%	0.0%
35 to 54 years	281	70.8%	18.7%
16 and over	676	55.8%	21.1%
55 and over	111	45.0%	18.0%
65 and over	33	0.0%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Arts, entertainment and recreation (95)
2. Educational services, and health care and social assistance (60)
3. Other services, except public administration (59)

Leading Occupations (# of Employees)

1. Sales and office (119)
2. Service (85)
3. Natural resources, construction and maintenance (71)

HOUSING FACTS

Total Housing Units	421
% of County Total	0.1%
Single-Family (1 unit attached/detached)	17.8%
Multi-Family (5+ units)	17.8%
% Occupied	85.5%
% Owner-Occupied	7.6%
% Renter-Occupied	77.9%

Median Value **\$120,000**

Median Gross Rent **\$826**

Vacancy Rate

Homeowner	0.0
Rental	5.2

Total Cost Burdened Households

	173
% of Owner-Occupied Units	50.0%
% of Renter-Occupied Units	47.9%

H+T Affordability Index **43%**

FRANKLIN PARK

Note: The Franklin Park CDP is under-counted in this assessment. According to Broward County Board of County Commissioners' (2011) *Broward County: Unincorporated Neighborhood Data* report, Census Block Group 2012 within Census Tract 414 should be included within Franklin Park CDP. This data is only available for the decennial census.

UNINCORPORATED AREA

2017 DEMOGRAPHICS

Population	2,215
% Change 2012-2017	66.0%
Race & Ethnicity	
White	1.9%
Black	98.1%
Other	0.0%
Hispanic	1.0%
Total Households	537
Family Households	74.1%
Nonfamily Households	25.9%
% Working Family Households	
2012	80.2%
2017	0.1%
Median Household Income	\$46,395
% Change 2012-2017	57.5%

AGE & EMPLOYMENT

		Employment	Unemployment
Age	Total	Rate	Rate
16 to 24 years	184	29.3%	0.0%
25 to 34 years	159	32.7%	67.3%
35 to 54 years	715	70.1%	13.2%
16 and over	1873	50.5%	10.8%
55 and over	815	41.5%	0.0%
65 and over	529	28.5%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Educational services, health care, and social assistance (266)
2. Retail (207)
3. Other services, except public administration (155)

Leading Occupations (# of Employees)

1. Service (485)
2. Production, transportation and material moving (206)
3. Sales and office (137)

HOUSING FACTS

Total Housing Units	599
% of County Total	0.1%
Single-Family (1 unit attached/detached)	100%
Multi-Family (5+ units)	0.0%
% Occupied	89.6%
% Owner-Occupied	53.8%
% Renter-Occupied	35.9%

Median Value **\$123,900**

Median Gross Rent **\$1,490**

Vacancy Rate

Homeowner	0.0
Rental	0.0

Total Cost Burdened Households

% of Owner-Occupied Units	22.7%
% of Renter-Occupied Units	51.6%

H+T Affordability Index **58%**

UNINCORPORATED AREA

2017 DEMOGRAPHICS

Population	7,963
% Change 2012-2017	16.2%
Race & Ethnicity	
White	69.0%
Black	17.5%
Other	13.5%
Hispanic	63.1%
Total Households	2,260
Family Households	81.9%
Nonfamily Households	18.1%
% Working Family Households	
2012	93.1%
2017	89.9%
Median Household Income	\$36,950
% Change 2012-2017	-1.1%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	763	49.8%	5.9%
25 to 34 years	1,361	84.2%	0.4%
35 to 54 years	2,457	76.9%	3.7%
16 and over	294	6.5%	0.0%
55 and over	1,051	43.3%	3.8%
65 and over	589	14.0%	0.0%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Construction (1,068)
2. Educational services, and health care and social assistance (692)
3. Arts, entertainment and recreation (508)

Leading Occupations (# of Employees)

1. Natural resources, construction and maintenance (1,185)
2. Service (851)
3. Sales (722)

HOUSING FACTS

Total Housing Units	2,376
% of County Total	0.3%
Single-Family (1 unit attached/detached)	60.6%
Multi-Family (5+ units)	0.0%
% Occupied	95.1%
% Owner-Occupied	51.2%
% Renter-Occupied	43.9%

Median Value **\$140,900**

Median Gross Rent **\$1,052**

Vacancy Rate

Homeowner	0.0
Rental	10.0

Total Cost Burdened Households **1.086**

% of Owner-Occupied Units	30.2%
% of Renter-Occupied Units	68.9%

H+T Affordability Index **54%**

Appendix C:

County & Municipal Affordable Housing Demand and Supply Analysis

Existing Housing Supply/Demand Analysis
Broward County

Total Owner-Occupied Units: 420,780
 Median Household Income: \$54,895
 Median Owner Value: \$223,400
 Cost-Burdened Owner Units: 146,961 (34.9%)
 "Severely" Cost-burdened Owner Units: 67,304 (16.0%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,996 - \$43,916	54,224	\$83,989	\$131,748	50,309 (12.0%)	3,914 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,917 - \$65,874	66,528	\$131,749	\$197,622	71,879 (17.1%)	5,351 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,917 - \$65,874	114,635	\$131,749	\$197,622	71,879 (17.1%)	42,756 units

Total Renter-Occupied Units: 255,048
 Median Renter Household Income: \$40,863
 Median Gross Rent: \$1,271
 Cost-Burdened Renter Units: 147,313 (57.8%)
 "Severely" Cost-burdened Renter Units: 77,677 (30.5%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$12,259	32,481	\$0	\$306	3,737 (1.5%)	28,744 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,260 - \$20,431	26,972	\$306	\$511	3,912 (2.0%)	23,060 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,432 - \$32,690	41,656	\$511	\$817	19,287 (8.0%)	22,369 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,691 - \$49,036	48,998	\$817	\$1,226	87,499 (34.0%)	38,501 units

Existing Housing Supply/Demand Analysis
Coconut Creek

Total Owner-Occupied Units: 14,627
 Median Household Income: \$56,556
 Median Owner Value: \$168,000
 Cost-Burdened Owner Units: 5,166 (35.3%)
 "Severely" Cost-burdened Owner Units: 1,991 (13.6%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$28,844 - \$45,245	2,283	\$86,531	\$135,734	2,793 (19.1%)	510 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,246 - \$67,867	2,527	\$135,735	\$203,602	2,236 (15.3%)	291 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,246 - \$67,867	4,121	\$135,735	\$203,602	2,236 (15.3%)	1,885 units

Total Renter-Occupied Units: 8,095
 Median Renter Household Income: \$50,503
 Median Gross Rent: \$1,649
 Cost-Burdened Renter Units: 4,407 (54.4%)
 "Severely" Cost-burdened Renter Units: 2,045 (25.3%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$15,151	863	\$0	\$379	48 (0.6%)	815 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,152 - \$25,252	794	\$379	\$631	79 (1%)	715 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,253 - \$40,402	1,511	\$631	\$1,010	822 (10%)	689 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,403 - \$60,604	1,511	\$1,010	\$1,515	3,387 (42%)	1,876 units

Existing Housing Supply/Demand Analysis
Cooper City

Total Owner-Occupied Units: 9,555
 Median Household Income: \$98,029
 Median Owner Value: \$346,800
 Cost-Burdened Owner Units: 2,786 (29.2%)
 "Severely" Cost-burdened Owner Units: 1,172 (12.3%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$49,995 - \$78,423	1,599	\$149,984	\$235,270	1,415 (14.8%)	184 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$78,424 - \$117,635	1,869	\$235,271	\$352,904	2,963 (31.0%)	1,094 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$78,424 - \$117,635	2,108	\$235,271	\$352,904	2,963 (31.0%)	855 units

Total Renter-Occupied Units: 1,600
 Median Renter Household Income: \$66,053
 Median Gross Rent: \$2,200
 Cost-Burdened Renter Units: 888 (55.5%)
 "Severely" Cost-burdened Renter Units: 361 (22.6%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$19,816	97	\$0	\$495	7 (0.5%)	89 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$19,816 - \$33,027	236	\$495	\$826	17 (1%)	219 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$33,028 - \$52,842	229	\$826	\$1,321	55 (3%)	174 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$52,843 - \$79,264	404	\$1,321	\$1982	455 (28%)	51 units

Existing Housing Supply/Demand Analysis
Coral Springs

Total Owner-Occupied Units: 24,852
 Median Household Income: \$70,768
 Median Owner Value: \$313,500
 Cost-Burdened Owner Units: 7,674 (30.9%)
 "Severely" Cost-burdened Owner Units: 2,759 (11.1%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$36,092 - \$56,614	3,128	\$108,275	\$169,843	1,623 (6.5%)	1,505 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$56,615 - \$84,922	4,499	\$169,844	\$254,765	3,427 (13.8%)	1,072 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$56,615 - \$84,922	7,935	\$169,844	\$254,765	3,427 (13.8%)	4,508 units

Total Renter-Occupied Units: 16,407
 Median Renter Household Income: \$48,743
 Median Gross Rent: \$1,468
 Cost-Burdened Renter Units: 9,330 (56.9%)
 "Severely" Cost-burdened Renter Units: 4,250 (25.9%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$14,623	1,712	\$0	\$306	306 (1.9%)	1,407 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$14,624 - \$24,372	1,573	\$366	\$203	203 (1%)	1,370 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$24,373 - \$38,994	2,895	\$609	\$1,627	1,627 (10%)	1,268 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$38,995 - \$58,492	3,391	\$975	\$7,144	7,144 (44%)	3,753 units

Existing Housing Supply/Demand Analysis
Dania Beach

Total Owner-Occupied Units: 5,983
 Median Household Income: \$48,827
 Median Owner Value: \$194,300
 Cost-Burdened Owner Units: 2,003 (33.5%)
 "Severely" Cost-burdened Owner Units: 931 (15.6%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$24,902 - \$39,062	733	\$74,705	\$117,185	855 (14.3%)	121 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$39,063 - \$58,592	1,019	\$117,186	\$175,777	1,589 (26.6%)	570 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$39,063 - \$58,592	2,235	\$117,186	\$175,777	1,589 (26.6%)	646 units

Total Renter-Occupied Units: 6,121
 Median Renter Household Income: \$35,877
 Median Gross Rent: \$1,238
 Cost-Burdened Renter Units: 3,915 (64.0%)
 "Severely" Cost-burdened Renter Units: 2,062 (33.7%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,763	799	\$0	\$269	8 (0.1%)	791 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,764 - \$17,939	618	\$269	\$448	171 (3%)	447 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$17,940 - \$28,702	964	\$448	\$718	447 (7%)	517 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,703 - \$43,052	1,284	\$718	\$1,076	1,307 (21%)	23 units

Existing Housing Supply/Demand Analysis
Davie

Total Owner-Occupied Units: 24,387
 Median Household Income: \$63,243
 Median Owner Value: \$281,200
 Cost-Burdened Owner Units: 7,520 (30.8%)
 "Severely" Cost-burdened Owner Units: 3,586 (14.7%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,254 - \$50,594	3,118	\$96,762	\$151,783	2,905 (11.9%)	212 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$50,595 - \$75,892	3,725	\$151,784	\$227,675	3,985 (16.3%)	260 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$50,595 - \$75,892	5,334	\$151,784	\$227,675	3,985 (16.3%)	1,348 units

Total Renter-Occupied Units: 10,567
 Median Renter Household Income: \$37,214
 Median Gross Rent: \$1,449
 Cost-Burdened Renter Units: 5,863 (55.5%)
 "Severely" Cost-burdened Renter Units: 3,414 (32.3%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,164	1,824	\$0	\$279	292 (2.8%)	1,532 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,165 - \$18,607	967	\$279	\$465	170 (2%)	797 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,608 - \$29,771	1,636	\$465	\$744	434 (4%)	1,202 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,772 - \$44,657	1,660	\$744	\$1,116	2,538 (24%)	879 units

Existing Housing Supply/Demand Analysis
Deerfield Beach

Total Owner-Occupied Units: 18,980
 Median Household Income: \$46,238
 Median Owner Value: \$165,100
 Cost-Burdened Owner Units: 6,828 (36.0%)
 "Severely" Cost-burdened Owner Units: 3,166 (16.7%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,581 - \$36,990	2,984	\$70,744	\$110,971	2,458 (13.0%)	526 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,991 - \$55,486	3,133	\$110,972	\$166,457	3,215 (16.9%)	83 units
<hr/>						
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,991 - \$55,486	5,483	\$110,972	\$166,457	3,215 (16.9%)	2,268 units

Total Renter-Occupied Units: 12,775
 Median Renter Household Income: \$38,623
 Median Gross Rent: \$1,286
 Cost-Burdened Renter Units: 6,774 (53.0%)
 "Severely" Cost-burdened Renter Units: 3,765 (29.5%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,587	1,514	\$0	\$290	335 (2.6%)	1,179 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,588 - \$19,312	1,669	\$290	\$483	428 (3%)	1,241 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$19,313 - \$30,898	1,997	\$483	\$772	734 (6%)	1,262 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,899 - \$46,348	2,216	\$772	\$1,159	3,886 (30%)	1,669 units

Existing Housing Supply/Demand Analysis
Ft. Lauderdale

Total Owner-Occupied Units: 38,612
 Median Household Income: \$56,309
 Median Owner Value: \$329,500
 Cost-Burdened Owner Units: 12,790 (33.1%)
 "Severely" Cost-burdened Owner Units: 6,745 (17.5%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$28,718 - \$45,047	4,735	\$86,153	\$135,142	3,460 (9%)	1,275 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,048 - \$67,571	5,705	\$135,143	\$202,712	5,637 (14.6%)	68 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,048 - \$67,571	11,455	\$135,143	\$202,712	5,637 (14.6%)	5,818 units

Total Renter-Occupied Units: 13,455
 Median Renter Household Income: \$37,214
 Median Gross Rent: \$1,217
 Cost-Burdened Renter Units: 20,240 (57.8%)
 "Severely" Cost-burdened Renter Units: 10,954 (31.3%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,164	5,139	\$0	\$279	709 (5.3%)	4,430 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,165 - \$18,607	3,832	\$279	\$465	724 (5%)	3,108 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,608 - \$29,771	5,355	\$465	\$744	2,239 (17%)	3,116 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,772 - \$44,657	5,915	\$744	\$1,116	11,958 (89%)	6,043 units

Existing Housing Supply/Demand Analysis
Hallandale Beach

Total Owner-Occupied Units: 9,191
 Median Household Income: \$41,171
 Median Owner Value: \$237,600
 Cost-Burdened Owner Units: 3,445 (37.6%)
 "Severely" Cost-burdened Owner Units: 2,017 (21.9%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,997 - \$32,937	1,328	\$62,992	\$98,810	570 (6.2%)	758 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,938 - \$49,405	1,212	\$98,811	\$148,216	1,223 (13.3%)	11 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,938 - \$49,405	2,773	\$98,811	\$148,216	1,223 (13.3%)	1,550 units

Total Renter-Occupied Units: 8,598
 Median Renter Household Income: \$33,436
 Median Gross Rent: \$1,248
 Cost-Burdened Renter Units: 5,426 (63.1%)
 "Severely" Cost-burdened Renter Units: 2,667 (31.0%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,031	1,294	\$0	\$251	82 (0.9%)	1,213 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,032 - \$16,718	904	\$251	\$418	79 (1%)	825 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$16,719 - \$26,749	1,276	\$418	\$669	394 (4%)	972 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$26,750 - \$40,123	1,520	\$669	\$1,003	2,220 (26%)	700 units

Existing Housing Supply/Demand Analysis
Hillsboro Beach

Total Owner-Occupied Units: 715
 Median Household Income: \$71,833
 Median Owner Value: \$376,300
 Cost-Burdened Owner Units: 251 (35.1%)
 "Severely" Cost-burdened Owner Units: 145 (20.3%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$36,635 - \$57,466	40	\$109,904	\$172,399	27 (3.7%)	14 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,467 - \$86,200	119	\$172,400	\$258,599	114 (15.9%)	5 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,467 - \$86,200	166	\$172,400	\$258,599	114 (15.9%)	52 units

Total Renter-Occupied Units: 179
 Median Renter Household Income: \$58,906
 Median Gross Rent: \$1,784
 Cost-Burdened Renter Units: 80 (44.7%)
 "Severely" Cost-burdened Renter Units: 53 (29.6%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$17,672	13	\$0	\$442	4 (2.2%)	9 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$17,673 - \$29,453	10	\$442	\$736	0 (0%)	10 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$29,454 - \$47,125	30	\$736	\$1,178	0 (0%)	30 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$47,126 - \$70,687	49	\$1,178	\$1,767	71 (40%)	22 units

Existing Housing Supply/Demand Analysis
Hollywood

Total Owner-Occupied Units: 32,202
 Median Household Income: \$50,775
 Median Owner Value: \$261,700
 Cost-Burdened Owner Units: 11,510 (35.7%)
 "Severely" Cost-burdened Owner Units: 5,294 (16.4%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,895 - \$40,620	1,701	\$77,686	\$121,860	3,638 (11.3%)	1,937 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,621 - \$60,930	5,087	\$121,861	\$182,790	5,820 (18.1%)	732 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$40,621 - \$60,930	9,951	\$121,861	\$182,790	5,820 (18.1%)	4,132 units

Total Renter-Occupied Units: 23,803
 Median Renter Household Income: \$38,609
 Median Gross Rent: \$1,179
 Cost-Burdened Renter Units: 13,319 (56.0%)
 "Severely" Cost-burdened Renter Units: 6,817 (28.6%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,583	2,922	\$0	\$290	252 (1.1%)	2,670 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,584 - \$19,305	2,529	\$290	\$483	261 (1%)	2,268 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$19,306 - \$30,887	3,968	\$483	\$772	2,081 (9%)	1,187 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,888 - \$46,331	4,712	\$772	\$1,158	9,509 (40%)	4,797 units

Existing Housing Supply/Demand Analysis
Lauderdale-by-the-sea

Total Owner-Occupied Units: 2,562
 Median Household Income: \$64,125
 Median Owner Value: \$459,100
 Cost-Burdened Owner Units: 1,028 (40.1%)
 "Severely" Cost-burdened Owner Units: 620 (24.2%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,704 - \$51,300	434	\$98,111	\$153,900	146 (5.7%)	289 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,301 - \$76,950	222	\$153,901	\$230,850	290 (11.3%)	68 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,301 - \$76,950	406	\$153,901	\$230,850	290 (11.3%)	116 units

Total Renter-Occupied Units: 1,294
 Median Renter Household Income: \$42,083
 Median Gross Rent: \$1,224
 Cost-Burdened Renter Units: 603 (46.6%)
 "Severely" Cost-burdened Renter Units: 349 (27.0%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$12,625	180	\$0	\$ 316	0 (0%)	180 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$12,626 - \$21,042	151	\$316	\$526	0 (0%)	151 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,043 - \$33,666	243	\$526	\$842	123 (10%)	119 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,667 - \$50,500	169	\$842	\$1,262	504 (39%)	334 units

Existing Housing Supply/Demand Analysis
Lauderdale Lakes

Total Owner-Occupied Units: 5,969
 Median Household Income: \$36,544
 Median Owner Value: \$100,400
 Cost-Burdened Owner Units: 2,697 (45.2%)
 "Severely" Cost-burdened Owner Units: 1,608 (26.9%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,637 - \$29,235	997	\$55,912	\$87,706	1,106 (18.5%)	109 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,236 - \$43,853	1,175	\$87,707	\$131,558	1,163 (19.5%)	12 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$29,236 - \$43,853	2,177	\$87,707	\$131,558	1,163 (19.5%)	1,014 units

Total Renter-Occupied Units: 5,016
 Median Renter Household Income: \$28,558
 Median Gross Rent: \$988
 Cost-Burdened Renter Units: 3,232 (64.4%)
 "Severely" Cost-burdened Renter Units: 1,882 (37.5%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$8,567	514	\$0	\$214	97 (1.9%)	417 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$8,568 - \$14,279	483	\$214	\$357	103 (2%)	381 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$14,280 - \$22,846	933	\$357	\$571	229 (5%)	704 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$22,847 - \$34,270	970	\$571	\$857	870 (17%)	100 units

Existing Housing Supply/Demand Analysis
Lauderhill

Total Owner-Occupied Units: 11,936
 Median Household Income: \$38,471
 Median Owner Value: \$174,600
 Cost-Burdened Owner Units: 4,937 (41.4%)
 "Severely" Cost-burdened Owner Units: 2,301 (19.3%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$19,620 - \$30,777	2,058	\$58,861	\$92,330	2,937 (24.6%)	879 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,778 - \$46,165	2,109	\$92,331	\$138,496	2,006 (16.8%)	104 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,778 - \$46,165	4,529	\$92,331	\$138,496	2,006 (16.8%)	2,523 units

Total Renter-Occupied Units: 11,433
 Median Renter Household Income: \$30,458
 Median Gross Rent: \$1,171
 Cost-Burdened Renter Units: 7,835 (68.5%)
 "Severely" Cost-burdened Renter Units: 4,625 (40.5%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$9,137	1,172	\$0	\$228	65 (0.6%)	1,107 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$9,138 - \$15,229	1,247	\$228	\$381	194 (2%)	1,053 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$15,230 - \$24,366	2,199	\$381	\$609	310 (3%)	1,889 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$24,367 - \$26,550	2,118	\$609	\$914	2,146 (19%)	28 units

Existing Housing Supply/Demand Analysis
Lazy Lakes

Total Owner-Occupied Units: 9
 Median Household Income: \$248,250
 Median Owner Value: \$1,062,500
 Cost-Burdened Owner Units: 2 (22.2%)
 "Severely" Cost-burdened Owner Units: 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
			51% Median	80% Median		
Low Income Owners	51-80% Median	8	51% Median	80% Median	51-80% Median	5 units
	\$126,608 - \$198,600		\$379,823	\$595,800	1 (8.5%)	
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$198,601 - \$297,900		\$595,801	\$893,700	2 (22.2%)	
Moderate Income Owners and Renters	81-120% Median	7	81% Median	120% Median	81-120% Median	5 units
	\$198,601 - \$297,900		\$595,801	\$893,700	2 (22.2%)	

Total Renter-Occupied Units: 0
 Median Renter Household Income: \$248,250
 Median Gross Rent: N/A
 Cost-Burdened Renter Units: 0 (0%)
 "Severely" Cost-burdened Renter Units: 0 (0%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median	0	0% Median	30% Median	0-30% Median	0 units
	\$0 - \$74,475		\$0	\$1,862	0 (0%)	
Very Low Income	31-50% Median	0	31% Median	50% Median	31-50% Median	0 units
	\$74,476 - \$124,125		\$1,862	\$3,103	0 (0%)	
Low Income Owners	51-80% Median	0	51% Median	80% Median	51-80% Median	0 units
	\$124,126 - \$198,600		\$3,103	\$4,965	0 (0%)	
Moderate Income Owners	81-120% Median	0	81% Median	120% Median	81-120% Median	0 units
	\$198,601 - \$297,900		\$4,965	\$7,448	0 (0%)	

Existing Housing Supply/Demand Analysis
Lighthouse Point

Total Owner-Occupied Units: 4,017
 Median Household Income: \$80,604
 Median Owner Value: \$453,600
 Cost-Burdened Owner Units: 1,380 (34.4%)
 "Severely" Cost-burdened Owner Units: 588 (14.6%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$41,108 - \$64,483	465	\$123,324	\$193,450	346 (8.6%)	120 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$64,484 - \$96,725	608	\$193,451	\$290,174	365 (9.1%)	243 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$64,484 - \$96,725	888	\$193,451	\$290,174	365 (9.1%)	523 units

Total Renter-Occupied Units: 986
 Median Renter Household Income: \$58,106
 Median Gross Rent: \$986
 Cost-Burdened Renter Units: 532 (54.0%)
 "Severely" Cost-burdened Renter Units: 143 (14.5%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$17,432	84	\$0	\$436	0 (0%)	84 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$17,433 - \$29,053	110	\$436	\$726	0 (1%)	100 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$29,054 - \$46,485	168	\$726	\$1,162	374 (38%)	206 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$46,486 - \$69,727	229	\$1,162	\$1,743	242 (25%)	13 units

Existing Housing Supply/Demand Analysis
Margate

Total Owner-Occupied Units: 15,347
 Median Household Income: \$44,114
 Median Owner Value: \$204,500
 Cost-Burdened Owner Units: 5,434 (35.4%)
 "Severely" Cost-burdened Owner Units: 2,761 (18.0%)

	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
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,498 - \$35,291	2,060	\$67,494	\$105,874	2,048 (13.3%)	12 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$35,292 - \$52,937	2,391	\$105,875	\$158,810	2,134 (13.9%)	257 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$35,292 - \$52,937	3,464	\$105,875	\$158,810	2,134 (13.9%)	1,330 units

Total Renter-Occupied Units: 6,209
 Median Renter Household Income: \$34,629
 Median Gross Rent: \$1,330
 Cost-Burdened Renter Units: 4,066 (65.5%)
 "Severely" Cost-burdened Renter Units: 2,264 (36.5%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,389	588	\$0	\$260	31 (0.5%)	588 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,390 - \$17,315	659	\$260	\$433	126 (2%)	533 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$17,316 - \$27,703	1,088	\$433	\$693	119 (2%)	969 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$27,704 - \$41,555	1,213	\$693	\$1,039	1,716 (28%)	503 units

Existing Housing Supply/Demand Analysis
Miramar

Total Owner-Occupied Units: 27,680
 Median Household Income: \$70,381
 Median Owner Value: \$314,600
 Cost-Burdened Owner Units: 10,758 (38.9%)
 "Severely" Cost-burdened Owner Units: 4,763 (17.2%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$35,894 - \$56,305	4,486	\$107,683	\$168,914	4,313 (15.6%)	173 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$56,306 - \$84,457	5,613	\$168,915	\$253,372	6,030 (21.8%)	417 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$56,306 - \$84,457	8,075	\$168,915	\$253,372	6,030 (21.8%)	2,045 units

Total Renter-Occupied Units: 11,928
 Median Renter Household Income: \$45,587
 Median Gross Rent: \$1,236
 Cost-Burdened Renter Units: 7,333 (61.5%)
 "Severely" Cost-burdened Renter Units: 3,505 (29.4%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,676	1,257	\$0	\$342	8 (0.1%)	1,249 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,677 - \$22,794	1,150	\$ 342	\$570	118 (1%)	1,032 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,795 - \$36,470	2,004	\$570	\$912	997 (8%)	1,007 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,471 - \$54,704	2,609	\$912	\$1,368	4,092 (34%)	1,483 units

Existing Housing Supply/Demand Analysis North Lauderdale

Exhibit 1

Total Owner-Occupied Units: 6,922
 Median Household Income: \$41,841
 Median Owner Value: \$162,900
 Cost-Burdened Owner Units: 2,967 (42.9%)
 "Severely" Cost-burdened Owner Units: 1,427 (20.6%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,339 - \$33,473	1,209	\$64,017	\$100,418	1,035 (15.0%)	174 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,474 - \$50,209	1,189	\$100,419	\$150,628	1,570 (22.7%)	381 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$33,474 - \$50,209	2,687	\$100,419	\$150,628	1,570 (22.7%)	1,117 units

Total Renter-Occupied Units: 5,881
 Median Renter Household Income: \$37,637
 Median Gross Rent: \$1,414
 Cost-Burdened Renter Units: 3,963 (67.4%)
 "Severely" Cost-burdened Renter Units: 2,232 (38.0%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$11,291	772	\$0	\$282	0 (0%)	772 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,292 - \$18,819	572	\$282	\$470	61 (1%)	511 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,820 - \$30,110	884	\$470	\$753	155 (3%)	729 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$30,111 - \$45,164	1,295	\$753	\$1,129	1,169 (20%)	127 units

Existing Housing Supply/Demand Analysis
Oakland Park

Total Owner-Occupied Units: 8,875
 Median Household Income: \$51,317
 Median Owner Value: \$205,600
 Cost-Burdened Owner Units: 2,716 (30.6%)
 "Severely" Cost-burdened Owner Units: 1,393 15.7(%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$26,172 - \$41,054	1,205	\$78,515	\$123,161	1,670 (18.8%)	465 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,055 - \$61,580	1,697	\$123,162	\$184,741	2,286 (25.8%)	589 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,055 - \$61,580	3,080	\$123,162	\$184,741	2,286 (25.8%)	795 units

Total Renter-Occupied Units: 7,630
 Median Renter Household Income: \$36,247
 Median Gross Rent: \$1,182
 Cost-Burdened Renter Units: 4,228 (55.4%)
 "Severely" Cost-burdened Renter Units: 2,067 (27.1%)

	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
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,874	914	\$0	\$272	21 (0.3%)	893 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,875 - \$18,124	644	\$272	\$453	78 (1%)	566 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,125 - \$28,998	1,248	\$453	\$725	445 (6%)	803 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,999 - \$43,496	1,561	\$725	\$1,087	2,791 37(%)	1,229 units

Existing Housing Supply/Demand Analysis
Parkland

Total Owner-Occupied Units: 7,669
 Median Household Income: \$131,525
 Median Owner Value: \$613,000
 Cost-Burdened Owner Units: 2,649 (34.5%)
 "Severely" Cost-burdened Owner Units: 1,177 (15.3%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$67,078 - \$105,220	1,305	\$201,233	\$315,660	627 (8.2%)	678 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$105,221 - \$157,830	4,928	\$315,661	\$473,490	1,952 (25.4%)	2,976 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$105,221 - \$157,830	5,448	\$315,661	\$473,490	1,952 (25.4%)	3,497 units

Total Renter-Occupied Units: 1,385
 Median Renter Household Income: \$65,762
 Median Gross Rent: \$2,153
 Cost-Burdened Renter Units: 945 (68.2%)
 "Severely" Cost-burdened Renter Units: 543 (39.2%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$19,729	348	\$0	\$493	22 (1.6%)	326 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$19,730 - \$32,881	186	\$493	\$822	0 (0%)	186 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,882 - \$52,610	300	\$822	\$1,315	47 (3%)	254 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$52,611 - \$78,914	309	\$1,315	\$1,973	416 (30%)	106 units

Existing Housing Supply/Demand Analysis
Pembroke Park

Total Owner-Occupied Units: 1,097
 Median Household Income: \$35,680
 Median Owner Value: \$77,100
 Cost-Burdened Owner Units: 303 (27.6%)
 "Severely" Cost-burdened Owner Units: 125 (11.4%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,197 - \$28,544	133	\$54,590	\$85,632	272 (24.8%)	139 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,545 - \$42,816	229	\$85,633	\$128,448	138 (12.5%)	91 units
Summary						
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,545 - \$42,816	439	\$85,633	\$128,448	138 (12.5%)	301 units

Total Renter-Occupied Units: 1,215
 Median Renter Household Income: \$35,927
 Median Gross Rent: \$1,215
 Cost-Burdened Renter Units: 662 (54.5%)
 "Severely" Cost-burdened Renter Units: 366 (30.1%)

	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
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,778	215	\$0	\$269	0 (0%)	215 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,779 - \$17,964	96	\$269	\$449	0 (0%)	96 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$17,965 - \$28,742	167	\$449	\$719	78 (6%)	89 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,743 - \$43,112	212	\$719	\$1,078	509 (42%)	297 units

Existing Housing Supply/Demand Analysis
Pembroke Pines

Total Owner-Occupied Units: 40,527
 Median Household Income: \$72,056
 Median Owner Value: \$300,600
 Cost-Burdened Owner Units: 14,110 (34.8%)
 "Severely" Cost-burdened Owner Units: 5,733 (14.1%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$36,749 - \$57,645	5,620	\$110,246	\$172,934	4,632 (11.4%)	988 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,646 - \$86,467	7,459	\$172,935	\$259,402	8,951 (22.1%)	1,492 units
<hr/>						
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$57,646 - \$86,467	10,916	\$172,935	\$259,402	8,951 (22.1%)	1,965 units

Total Renter-Occupied Units: 15,717
 Median Renter Household Income: \$51,743
 Median Gross Rent: \$1,378
 Cost-Burdened Renter Units: 8,624 (54.9%)
 "Severely" Cost-burdened Renter Units: 4,049 (25.8%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$15,523	2,143	\$0	\$388	398 (2.5%)	1,745 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,524 - \$25,872	1,486	\$388	\$647	213 (1%)	1,273 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,873 - \$41,394	2,485	\$647	\$1,035	1,895 (12%)	590 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$41,395 - \$62,092	3,302	\$1,035	\$1,552	6,035 (38%)	2,732 units

**Existing Housing Supply/Demand Analysis
Plantation**

Total Owner-Occupied Units: 20,761
 Median Household Income: \$73,817
 Median Owner Value: \$317,700
 Cost-Burdened Owner Units: 6,452 (31.1%)
 "Severely" Cost-burdened Owner Units: 2,493 (12.0%)

	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
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$37,647 - \$59,054	2,836	\$112,940	\$177,161	2,449 (11.8%)	387 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$59,055 - \$88,850	3,799	\$177,162	\$265,741	3,739 (18.0%)	61 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$59,055 - \$88,850	6,596	\$177,162	\$265,741	3,739 (18.0%)	2,857 units

Total Renter-Occupied Units: 12,665
 Median Renter Household Income: \$54,647
 Median Gross Rent: \$1,551
 Cost-Burdened Renter Units: 6,431 (50.8%)
 "Severely" Cost-burdened Renter Units: 3,316 (26.2%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$16,394	1,315	\$0	\$410	43 (0.3%)	1,272 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$16,395 - \$27,324	1,464	\$410	\$683	86 (1%)	1,378 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$27,325 - \$43,718	2,214	\$683	\$1,093	1,611 (13%)	603 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$43,719 - \$65,576	2,557	\$1,093	\$1,639	5,199 (41%)	2,642 units

Existing Housing Supply/Demand Analysis
Pompano Beach

Total Owner-Occupied Units: 21,554
 Median Household Income: \$49,419
 Median Owner Value: \$197,400
 Cost-Burdened Owner Units: 7,213 (33.5%)
 "Severely" Cost-burdened Owner Units: 3,287 (15.3%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$25,204 - \$39,535	2,819	\$75,611	\$118,606	3,241 (15.0%)	422 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$39,535 - \$59,303	3,653	\$118,607	\$177,908	4,854 (22.5%)	1,201 units
Moderate Income Owners and Renters						
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$39,535 - \$59,303	7,017	\$118,607	\$177,908	4,854 (22.5%)	2,163 units

Total Renter-Occupied Units: 19,271
 Median Renter Household Income: \$34,145
 Median Gross Rent: \$1,249
 Cost-Burdened Renter Units: 11,610 (60.2%)
 "Severely" Cost-burdened Renter Units: 7,065 (36.7%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$10,244	2,275	\$0	\$256	210 (1.1%)	2,065 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$10,245 - \$17,073	1,985	\$256	\$427	225 (1%)	1,760 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$17,074 - \$27,316	3,383	\$427	\$683	679 (4%)	2,704 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$27,316 - \$40,974	3,376	\$683	\$1,024	5,570 (29%)	2,194units

Existing Housing Supply/Demand Analysis
Sea Ranch Lakes

Total Owner-Occupied Units: 201
 Median Household Income: \$138,750
 Median Owner Value: \$906,300
 Cost-Burdened Owner Units: 56 (27.9%)
 "Severely" Cost-burdened Owner Units: 42 (20.9%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$70,763 - \$111,000	20	\$212,288	\$333,000	19 (9.5%)	1 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$111,001 - \$166,500	129	\$333,001	\$499,500	30 (14.9%)	99 units
<hr/>						
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$111,001 - \$166,500	139	\$333,001	\$499,500	30 (14.9%)	109 units

Total Renter-Occupied Units: 23
 Median Renter Household Income: \$105,625
 Median Gross Rent: \$2,125
 Cost-Burdened Renter Units: 6 (26.2%)
 "Severely" Cost-burdened Renter Units: 6 (26.1%)

	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
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$31,688	5	\$0	\$792	0 (0%)	5 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$31,689 - \$52,813	0	\$792	\$1,320	0 (0%)	0 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$52,814 - \$84,500	3	\$1,320	\$2,113	10 (45%)	7 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$84,501 - \$126,750	6	\$2,113	\$3,169	10 (42%)	4 units

Existing Housing Supply/Demand Analysis
Southwest Ranches

Total Owner-Occupied Units: 2,234
 Median Household Income: \$92,228
 Median Owner Value: \$600,800
 Cost-Burdened Owner Units: 885 (39.6%)
 "Severely" Cost-burdened Owner Units: 509 (22.8%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$47,036 - \$73,782	339	\$141,109	\$221,347	60 (2.7%)	279 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$73,783 - \$110,674	467	\$221,348	\$332,021	119 (5.3%)	348 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$73,783 - \$110,674	501	\$221,348	\$332,021	119 (5.3%)	382 units

Total Renter-Occupied Units: 148
 Median Renter Household Income: \$92,228
 Median Gross Rent: \$2,855
 Cost-Burdened Renter Units: 97 (65.5%)
 "Severely" Cost-burdened Renter Units: 68 (45.9%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$27,668	23	\$0	\$692	0 (0%)	23 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$27,669 - \$46,114	59	\$692	\$1,153	7 (0%)	52 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$46,115 - \$73,782	10	\$1,153	\$1,845	4 (0%)	6 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$73,783 - \$110,674	34	\$1,845	\$2,767	47 (0%)	13 units

Existing Housing Supply/Demand Analysis Sunrise

Exhibit 1

Total Owner-Occupied Units: 20,442
 Median Household Income: \$61,887
 Median Owner Value: \$200,500
 Cost-Burdened Owner Units: 7,752 (37.9%)
 "Severely" Cost-burdened Owner Units: 3,514 (17.2%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$31,562 - \$49,510	3,203	\$94,687	\$148,529	2,726 (13.3%)	476 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$49,511 - \$74,264	3,594	\$148,530	\$222,793	4,747 (23.2%)	1,153 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$49,511 - \$74,264	5,250	\$148,530	\$222,793	4,747 (23.2%)	503 units

Total Renter-Occupied Units: 10,819
 Median Renter Household Income: \$47,015
 Median Gross Rent: \$1,674
 Cost-Burdened Renter Units: 5,840 (54.0%)
 "Severely" Cost-burdened Renter Units: 2,756 (25.5%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$14,105	1,464	\$0	\$353	347 (3.2%)	1,116 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$14,106 - \$23,508	884	\$353	\$588	180 (2%)	704 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,509 - \$37,612	1,663	\$588	\$940	841 (8%)	822 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,613 - \$56,418	2,148	\$940	\$1,410	4,053 (37%)	1,904 units

Existing Housing Supply/Demand Analysis
Tamarac

Total Owner-Occupied Units: 19,113
 Median Household Income: \$45,474
 Median Owner Value: \$170,300
 Cost-Burdened Owner Units: 7,044 (36.9%)
 "Severely" Cost-burdened Owner Units: 2,884 (15.1%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,192 - \$36,379	3,193	\$69,575	\$109,138	3,666 (19.2%)	473 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,380 - \$54,569	3,397	\$109,139	\$163,706	4,722 (24.7%)	1,325 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,380 - \$54,569	4,911	\$109,139	\$163,706	4,722 (24.7%)	189 units

Total Renter-Occupied Units: 7,570
 Median Renter Household Income: \$43,682
 Median Gross Rent: \$1,316
 Cost-Burdened Renter Units: 4,194 (55.4%)
 "Severely" Cost-burdened Renter Units: 2,185 (28.9%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,105	597	\$0	\$328	59 (0.8%)	520 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,106 - \$21,841	903	\$328	\$546	124 (2%)	779 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$21,841 - \$34,946	1,444	\$546	\$874	534 (7%)	910 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$34,947 - \$52,418	1,511	\$874	\$1,310	2,973 (39%)	1,462 units

Existing Housing Supply/Demand Analysis
West Park

Total Owner-Occupied Units: 2,302
 Median Household Income: \$40,235
 Median Owner Value: \$155,600
 Cost-Burdened Owner Units: 1,023 (44.4%)
 "Severely" Cost-burdened Owner Units: 479 (20.8%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$20,520 - \$32,188	265	\$61,560	\$96,564	449 (%)	184 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,189 - \$48,282	432	\$96,565	\$144,846	430 (%)	2 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$32,189 - \$48,282	744	\$96,565	\$144,846	430 (%)	314 units

Total Renter-Occupied Units: 1,861
 Median Renter Household Income: \$31,866
 Median Gross Rent: \$1,303
 Cost-Burdened Renter Units: 1,097 (58.9%)
 "Severely" Cost-burdened Renter Units: 708 (38.0%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$9,560	240	\$0	\$239	17 (0.9%)	223 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$15,934 - \$25,493	305	\$239	\$398	0 (0%)	305 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$15,934 - \$25,493	90	\$398	\$637	99 (5%)	9 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$25,494 - \$38,239	409	\$637	\$956	174 (9%)	236 units

Existing Housing Supply/Demand Analysis
Weston

Total Owner-Occupied Units: 15,733
 Median Household Income: \$97,908
 Median Owner Value: \$504,800
 Cost-Burdened Owner Units: 5,528 (35.1%)
 "Severely" Cost-burdened Owner Units: 2,787 (17.7%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$49,933 - \$78,326	2,230	\$149,799	\$234,979	1,757 (11.2%)	474 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$78,327 - \$117,490	2,754	\$234,980	\$352,469	2,659 (16.9%)	94 units
Subtotal						
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$78,327 - \$117,490	3,802	\$234,980	\$352,469	2,659 (16.9%)	1,142 units

Total Renter-Occupied Units: 5,628
 Median Renter Household Income: \$67,019
 Median Gross Rent: \$1,962
 Cost-Burdened Renter Units: 2,998 53.3(%)
 "Severely" Cost-burdened Renter Units: 1,456 (25.9%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$20,106	635	\$0	\$503	2 (0.03%)	633 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$20,107 - \$33,510	602	\$503	\$838	149 (3%)	453 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$33,511 - \$53,615	934	\$838	\$1,340	487 (9%)	447 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$53,616 - \$80,423	1,133	\$1,340	\$2,011	2,107 (37%)	974 units

Existing Housing Supply/Demand Analysis
Wilton Manors

Total Owner-Occupied Units: 4,007
 Median Household Income: \$57,368
 Median Owner Value: \$301,900
 Cost-Burdened Owner Units: 1,213 (30.3%)
 "Severely" Cost-burdened Owner Units: 550 (13.7%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			51% Median	80% Median		
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$ 29,258 - \$45,894	483	\$87,773	\$137,683	445 (11.1%)	39 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,895 - \$68,842	664	\$137,684	\$206,525	551 (13.8%)	113 units
Moderate Income Owners and Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$45,895 - \$68,842	1,285	\$137,684	\$206,525	551 13.8(%)	734 units

Total Renter-Occupied Units: 2,698
 Median Renter Household Income: \$45,350
 Median Gross Rent: \$1,203
 Cost-Burdened Renter Units: 1,191 (44.1%)
 "Severely" Cost-burdened Renter Units: 598 (22.2%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			0% Median	30% Median		
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$13,605	332	\$0	\$340	66 (2.4%)	266 units
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$13,606 - \$22,675	184	\$340	\$567	39 (1%)	145 units
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$22,676 - \$36,280	484	\$567	\$907	534 (20%)	49 units
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$36,281 - \$54,420	635	\$907	\$1,361	945 (35%)	309 units