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Housing Conditions, Housing Demand, and a Workforce Housing Plan for the City of Hallandale Beach

Prepared for

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PREFACE

THE NATURE OF THE HOUSING STUDY
—
CITY OF HALLANDALE BEACH

Hallandale Beach sign at I-95 and Pembroke Road

INTRODUCTION

The purpose of this report is to describe the growth and housing conditions in the City of Hallandale Beach, both past, future, and current. The report is divided into five parts:

REPORT I
Past Growth of the City of Hallandale Beach, Broward County, and State of Florida 1990–2008

REPORT II
Current Housing Need: Deterioration, Crowding, and Cost Burden—City of Hallandale Beach and Broward County, 2008

REPORT III
Housing Demand/Supply and Unmet Need, City of Hallandale Beach and Broward County, 2008–2020

REPORT IV
Growth of the City of Hallandale Beach and Broward County, 2008–2020

REPORT V
A Workforce Housing Plan for the City of Hallandale Beach

Each of these reports will view the income components of growth and discuss the sectors that have increased or decreased over time.

- ***Report I*** will discuss *past* demographic and housing changes originating in the City of Hallandale Beach over the period 1990–2008. This will be contrasted with changes taking place in Broward County and in the State of Florida. Report I will cover changes in population characteristics, housing characteristics, and socioeconomic characteristics over the specified time period. It will deal specifically with changes in housing condition as well as changes in housing occupancy levels, including crowding.

- ***Report II*** will discuss *current* housing as it relates to very-low, low-, and moderate-income households that:
  a. live in deteriorated or overcrowded housing
  b. are cost-burdened in rent or ownership tenure, even though they live in sound housing

- ***Report III*** will discuss *future* housing demand, supply, and unmet housing need in the City of Hallandale Beach and in Broward County. Housing need will be divided into households below HUD-specified income levels that will grow into the future and not have new or used housing available to occupy.

- ***Report IV*** will discuss *future* population and household growth in the City of Hallandale Beach as a constituent of Broward County. Population and household growth will be discussed by income category of the population and quadrant of the City. Projections will be made by income category.

- ***Report V*** will provide specific numbers and a *Plan* to address workforce housing need. This will include future workforce housing need as well as the major components of current workforce housing need. Methods to address this need will also be provided.

These five reports will form the statistical bases for determining background housing insufficiency for workforce households in the City of Hallandale Beach and surrounding Broward County.

Hallandale Beach Outpatient Surgical Center

Gulfstream Park Retail Center

BACKGROUND

The City of Hallandale Beach (formerly Hallandale) is situated along the coast of Florida in southeastern Broward County. Located between Dade and Palm Beach counties, Broward is Florida's second most populous county and part of the South Florida Metropolitan area, which is home to approximately 5.5 million people.

The City of Hallandale Beach is located between the Atlantic Ocean or the Inter-coastal Waterway on the eastern edge and Interstate 95 on the western edge. The City is also located between Pembroke Road on the northern edge and SW/SE 11th Street on the southern edge. Hallandale Beach Boulevard, Dixie Highway, and U.S. Route 1 are the major commercial thoroughfares in the City.

The City has an area of 4.40 square miles, of which 4.21 is land. Census data from the 2000 census indicate that Hallandale Beach had a population of 34,551, with 25,098 housing units, 18,178 households, and 8,027 persons per square mile. A recent Census Bureau estimate (July 2007) puts Hallandale Beach's population at 38,634. Its 2008 estimate is 38,700.

Like many cities in this region, Hallandale Beach did not experience substantial growth until well into the twentieth century. The city was incorporated in 1927, and reincorporated as a city, thereby giving it powers of annexation, in 1947. South Florida was used extensively for training soldiers at the time of WWII, and many of them would later return to the area after the War, to settle down with their families. With just under 4,000 residents in 1950, it more than doubled its population in the 1950s, and again in the 1960s.

Rapid growth began in 1955, when H.B. Layne began to develop Golden Isles, which is just to the south of Hallandale Beach Boulevard on the western edge of the Intra-coastal Waterway. Layne also built Park Layne Towers, the nation's first federally insured condominium building. Other developers began building in Hallandale Beach as well. The Diplomat Country Club was established in 1957; the Golden Bay Lodge was constructed in 1959; and the Golden Bay Manor was built in 1960. Hallandale High School was opened in 1977. By the end of the 1970s, the population of permanent residents was about 36,500. Growth slowed down in the 1980s and 1990s, and the population has held relatively stable since that time, at about 40,000.

The city has a mix of uses. Primarily residential, Hallandale Beach also boasts significant office space—much of it located on East Hallandale Beach Boulevard—as well as major entertainment uses. The city's primary retail corridor is Hallandale Beach Boulevard, which is home to numerous strip mall developments, the largest of which is the Diplomat Mall, built in 1970 and remodeled in 2003 into a strip center, and renamed R.K. Diplomat Center. The natural north-south dividing line of the City is Hallandale Beach Boulevard; the east-west divider is Dixie Highway.

As in many cities in South Florida, Hallandale Beach has seen the construction of numerous high-rise market rate residential units along the Atlantic Ocean. Inland, the housing stock consists primarily of single-family homes and low-rise condominium units.

In addition, substantial portions of land are dedicated to entertainment and leisure uses. Two of South Florida's premiere race tracks

are located in Hallandale Beach. Opened in 1939, Gulfstream Park, located just south of Hallandale Beach Blvd., is a 255-acre venue that features world-class thoroughbred racing and a casino that opened in 2006. Just a few hundred yards north on Rt. 1 is Mardi Gras Racetrack and Gaming, which opened in 1936. In 1957, The Diplomat Country Club, which boasts a 155 acre golf course, was completed. The property was redeveloped in 2002 as the Diplomat Hotel and Country Club.

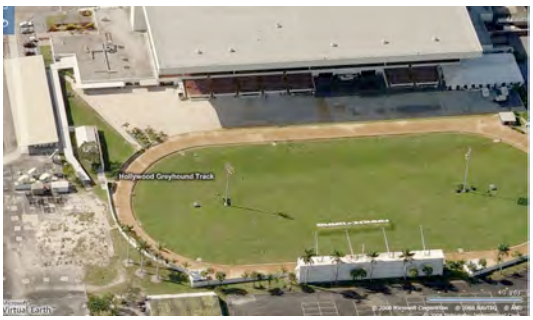
Hallandale Beach sign on Hallandale Beach Boulevard

Gulfstream Park Casino

Numerous developments are currently in the planning or construction stage. The most significant development project currently in the pipeline is undoubtedly The Village at Gulfstream Park, which is being developed by Forest City Enterprises and Magna Entertainment Corporation. As its name suggests, the project is adjacent to Gulfstream Park.

Entrance to Diplomat Country Club

Touted as "the first lifestyle center in the country built in conjunction with a state-of-the-art thoroughbred horse racing facility," the project will be built in phases over the next 15–20 years and is projected to become the "Town Center" of Hallandale Beach. Its first phase will consist of 370,000 feet of retail space and 70,000 square feet of office space. Future phases will include substantial office and retail space, along with low-, mid-, and high-rise residential buildings, with a total of 1,500 residential units. In addition, the developers plan to construct 225 affordable/workforce housing units that will be a combination of off-site and on-site development.



Mardi Gras Racetrack and Gaming

Report I

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TRENDS IN THE CITY OF HALLANDALE BEACH

1990, 2000, 2008

Medium-sized retail area in Northwest Quadrant

INTRODUCTION

The purpose of the report that follows is to discuss general population, housing, and socioeconomic trends in the City of Hallandale Beach over the period 1990–2000 and continuing through 2000–2008. This provides an analysis platform upon which other analyses can be based. Before projecting population and households for the future, it is important to know the basic trends from the past that affect the future. Included in this analysis are trends of *population* (households, household size); *housing units* (number, type, vacancy, tenure, value/rent, condition) and *socioeconomic characteristics* (race, education, occupation, income, employment). These trends cover an 18-year time period, starting in 1990, and contrast the City of Hallandale Beach with Broward County and the State of Florida. The following sections of the study build on this information in both their projections of future housing demand and supply and their analysis of current housing need.

DEMOGRAPHIC CHARACTERISTICS

Population [Table I-1]

The City of Hallandale Beach has increased in population by 7,704 people, or 24.9 percent, from 1990 to 2008. It increased by 3,555, or by 12.0 percent, from 1990 to 2000, and by 4,149, or 12.0 percent, from 2000 to 2008. During the same period of time (1990–2008), Broward County increased by 504,012, or 40.2 percent; the State of Florida increased by 5,390,414, or by 41.7 percent. Thus, Hallandale Beach's growth rate was just over 60 percent (61.2 percent) of the growth rate of its host county (Broward) and state (Florida) from 1990 to 2008.

Households [Table I-2]

The City of Hallandale Beach grew in households by about 2,200, or by 12.9 percent, from 1990 to 2008. It grew by 1,100 from 1990 to 2000 and by 1,090 from 2000 to 2008. In the first case, this was a 6.5 percent increase; in the second case, a 6.0 percent increase. Broward County increased households by 211,267, or by 40 percent, during the period 1990–2008. The State of Florida increased households by 2,460,300, or by 48 percent, during the same period.

TABLE I-1

Total Population: 1990, 2000, 2008 (and Percentage Change)

Place	*1990*	*2000*	*2008*	*1990-2000 Change (%)*	*1990-2008 Change (%)*
City of Hallandale Beach	30,996	34,551	38,700	11.47	24.85
Broward County	1,255,488	1,623,018	1,759,500	29.27	40.15
State of Florida	12,937,926	15,982,378	18,328,340	23.53	41.66

Source: *U.S. Census of Population and Housing* 1990, 2000; *Florida Housing Data Clearinghouse (http://flhousingdata.shimberg.ufl.edu),* 2008.

Hallandale Beach's household growth rate was 32 percent of Broward County's growth rate and 27 percent of the State of Florida's growth rate over the period 1990 to 2008. In both the City of Hallandale Beach and Broward County, households grew more slowly than population; this meant that household size increased. In the State of Florida, the two rates were almost identical; average household size remained the same.

Table I-2

Total Households: 1990, 2000, 2008 (and Percentage Change)

Place	*1990*	*2000*	*2008*	*1990-2000 Change (%)*	*1990-2008 Change (%)*
City of Hallandale Beach	17,068	18,178	19,269	6.50	12.90
Broward County	527,860	654,787	739,127	24.05	40.02
State of Florida	5,138,360	6,341,121	7,598,660	23.41	47.88

Source: U.S. Census of Population and Housing 1990, 2000; *Florida Housing Data Clearinghouse (http://flhousingdata.shimberg.ufl.edu),* 2008.

Household Size [Table I-2A]

Household size increased in the City of Hallandale Beach from 1.80 in 1990 to 1.90 in 2008. This represented a 4.7 percent increase over the period. Household size increased in Broward County from 2.40 to 2.50 over the 18-year period 1990–2008. This amounted to a 4.2 percent increase over the same time period. Household size remained at about 2.50 for the 18-year period in the State of Florida. In Hallandale Beach and Broward County, households in-migrating and immigrating are larger than the existing population; in the State of Florida, this is also true, but the trend is balanced by a greater percentage of retirees coming to locations other than Hallandale Beach and Broward County.

Table I-2A

Average Household Size: 1990, 2000, 2008 (and Percentage Change)

Place	*1990*	*2000*	*2008*	*1990-2000 Change (%)*	*1990-2008 Change (%)*
City of Hallandale Beach	1.8	1.9	2.0	4.66	4.75
Broward County	2.4	2.5	2.4	4.21	4.65
State of Florida	2.5	2.5	2.4	0.0	0.0

Source: U.S. Census of Population and Housing 1990, 2000; Florida Housing Data Clearinghouse (http://flhousingdata.shimberg.ufl.edu), 2008.

HOUSING CHARACTERISTICS

Housing Units [Table I-3]

There were 24,800 housing units in the City of Hallandale Beach in 1990; in 2008, there are 29,374. This is a 4,575-unit, or 18.5 percent increase, over the period 1990–2008. Broward County increased in housing units by 186,450 over the 18-year period, or by 30 percent. The State of Florida increased by 2,785,588 housing units, or by 45.6 percent over the period. The City of Hallandale Beach's housing-unit growth was 60 percent of the rate of increase of Broward County and 40 percent of the rate of increase of the State of Florida over the period.

Table I-3

Total Housing Units: 1990, 2000, 2008 (and Percentage Change)

Place	*1990*	*2000*	*2008*	*1990-2000 Change (%)*	*1990-2008 Change (%)*
City of Hallandale Beach	24,798	25,098	29,374	1.21	18.45
Broward County	628,660	741,043	815,116	17.88	29.66
State of Florida	6,100,262	7,302,947	8,885,850	19.72	45.66

Source: *U.S. Census of Population and Housing* 1990, 2000; U.S. Census Bureau, *State and County-Level Housing Unit Estimates,* 2007; U.S. Census, *Building Permits.*

Market-value home, Southeast Quadrant

Housing Unit Type [Tables I-4, I-5]

The City of Hallandale Beach's single-family (attached or detached) housing grew by 665 units, or by 23 percent, from 1990 to 2008; multifamily units grew by 1,908, or 14.25 percent; mobile homes decreased by 147, or by 28.4 percent; and "other" housing (residential motels, SROs, and rooming houses) decreased by 293 units, or by 86.7 percent. These changes allowed the percentage of single-family units to increase by 1.6 absolute percentage points; the percentage of multifamily units to increase by 1.2 absolute percentage points; mobile homes to decrease by 1.1 percentage points; and "other" housing to decrease by 1.8 absolute percentage points. Overall, the City's prime housing (single-family and multifamily) is increasing; its subprime housing (mobile homes, residential motels, and rooming houses) is decreasing.

Table I-4

Occupied Housing-Unit Types by Place: 1990, 2000, 2008 (Number and Percentage Change)

Place	*Housing Type*	*1990*	*2000*	*2008*	*1990-2000 Change (%)*	*1990-2008 Change (%)*
City of Hallandale Beach	Single Family (Attached or Detached)	2,884	3,186	3,549	10.47	23.06
	Multifamily	13,397	14,296	15,305	6.71	14.24
	Mobile	516	587	369	13.76	–28.49
	Other	338	41	45	–87.87	–86.69
	Total	17,135	18,110	19,268	5.69	12.45
Broward County	Single Family	255,243	341,910	394,602	33.95	54.60
	Multifamily	247,973	292,651	321,999	18.02	29.85
	Mobile	20,620	19,482	21,976	–5.52	6.58
	Other	4,606	402	550	–91.27	–88.06
	Total	528,442	654,445	739,127	23.84	39.87
State of Florida	Single Family	3,039,007	3,920,338	4,719,408	29.00	55.29
	Multifamily	1,475,453	1,752,429	2,083,033	18.77	41.18
	Mobile	575,407	653,721	781,933	13.61	35.89
	Other	45,002	11,441	14,285	–74.58	–68.26
	Total	5,134,869	6,337,929	7,598,659	23.43	47.98

Source: U.S. Census of Population and Housing 1990, 2000; *Florida Housing Data Clearinghouse (http://flhousingdata.shimberg.ufl.edu),* 2008.

In both Broward County and the State of Florida, all categories of housing except single-family (attached and detached) are decreasing in their representation of the overall housing stock. Only "other" housing in these latter jurisdictions has actually lost units over the period.

Table I-5

Occupied Housing-Unit Types by Place: 1990, 2000, 2008 (Percentage and Percentage Change)

Place	*Housing Type*	*1990*	*2000*	*2008*	*1990-2000 Change (%)*	*1990-2008 Change (%)*
City of Hallandale Beach	Single Family (Attached or Detached)	16.8	17.6	18.4	0.8	1.6
	Multifamily	78.2	78.9	79.4	0.8	1.2
	Mobile	3.0	3.2	1.9	0.2	–1.1
	Other	2.0	0.2	0.2	–1.7	–1.7
	Total	100	100	100		
Broward County	Single Family	48.3	52.2	53.4	3.9	5.1
	Multifamily	46.9	44.7	43.6	–2.2	–3.4
	Mobile	3.9	3.0	3.0	–0.9	–0.9
	Other	0.9	0.1	0.1	–0.8	–0.8
	Total	100	100	100		
State of Florida	Single Family	59.2	61.9	62.1	2.7	2.9
	Multifamily	28.7	27.6	27.4	–1.1	–1.3
	Mobile	11.2	10.3	10.3	–0.9	–0.9
	Other	0.9	0.2	0.2	–0.7	–0.7
	Total	100	100	100	—	—

Source: U.S. Census of Population and Housing 1990, 2000; *Florida Housing Data Clearinghouse (http://flhousingdata.shimberg.ufl.edu),* 2008.

Housing Vacancy [Table I-6, I-7]

Housing vacancy in the City of Hallandale Beach in 2008 (34.4 percent) is nearly four times the housing vacancy in Broward County (9.3 percent) and 2.5 times the vacancy rate of the State of Florida (14.5 percent). In each case, vacancy has decreased somewhat over the period 1990–2008. In 1990, housing vacancy in the City of Hallandale Beach was 38.9 percent, a decrease from 1990 to 2008 of 4.5 absolute percentage points, or 11.5 percent. In Broward County, vacancy decreased by 6.6 absolute percentage points, or 41.5 percent. In the State of Florida, vacancy decreased by 1.3 absolute percentage points, or by 8.2 percent. Vacancy change (the absorption of vacant units by household increases) was 90 percent less than Broward County and 45 percent less than that of the State of Florida. Significant vacancy continues to exist in Hallandale Beach. It is decreasing much less than it is in Broward County or the State of Florida as a whole. Most of this vacancy in each of these cases is *seasonal* vacancy, although Hallandale Beach's vacancy continues to be much higher than that of either Broward County or the State.

Table I-6

Vacant Housing Units by Type and Place: 1990 and 2000 (and Percentage Change)

Place	*Housing Type*	*1990*	*2000*	*1990-2000 Change (%)*
City of Hallandale Beach	Single Family	640	382	–40.3
	Multifamily	6,498	6,175	–5.0
	Mobile	479	431	–10.0
	Other	46	0	–100.0
	Total	9653	6,988	–27.6
Broward County	Single Family	20,735	18,854	–9.1
	Multifamily	70,696	59,698	–15.6
	Mobile	7,932	7,352	–7.3
	Other	855	694	–18.8
	Total	100,218	86,598	–13.6
State of Florida	Single Family	326,834	325,646	–0.4
	Multifamily	440,980	427,719	–3.0
	Mobile	186,820	195,583	4.7
	Other	10,759	16,070	49.4
	Total	965,393	965,018	0.0

Source: *U.S. Census of Population and Housing* 1990, 2000.

Table I-7

Vacancy Rates: 1990, 2000, 2008 (Actual Percentages)

Place	*1990 (%)*	*2000 (%)*	*2008 (%)*
City of Hallandale Beach	38.9	27.8	34.4
Broward County	15.9	11.7	9.3
State of Florida	15.8	13.2	14.5

Source: *U.S. Census of Population and Housing* 1990, 2000; *Florida Housing Data Clearinghouse (http://flhousingdata.shimberg.ufl.edu),* 2008.

Housing Vacancy Rates by Type
[Table I-8]

Housing vacancy by type is available only from the 1990 and 2000 Decennial Censuses. In 2000, the vacancy rates by individual structure types were about 2.0 times as high in the City of Hallandale Beach as in Broward County and 1.5 times as high compared with the State of Florida. In 2000, the vacancy rate in single-family structures (attached and detached) was 10.7 percent; the multifamily rate was 30.2 percent; the mobile homes rate was 42.3 percent; and "other" units (residential motels, SROs, and rooming houses) were 0.0 percent. In each case, these rates were less than they were for 1990.

In 2000, in Broward County, vacancy rates were 5.2 percent for single-family structures, 16.9 percent for multifamily structures, 27 percent for mobile homes, and 63 percent for "other" housing units. In 2000, in the State of Florida, the vacancy rate for single-family structures was 7.7 percent; for multifamily structures, 19.6 percent; for mobile homes, 23 percent; and for "other" housing units, it was 58.4 percent. For the most part, vacancy rates were lowest for single-family structures; 2 to 3 times as high for multifamily structures; 4 to 5 times as high for mobile housing; and 8 to 10 times as high for "other" housing.

Table I-8

Vacancy Rates by Type: 1990 and 2000 (Actual Percentages)

Place	*Housing Type*	*1990 (%)*	*2000 (%)*
City of Hallandale Beach	Single Family	18.12	10.7
	Multifamily	32.7	30.2
	Mobile	48.1	42.3
	Other	12.0	0.00
Broward County	Single Family	7.5	5.2
	Multifamily	22.2	16.9
	Mobile	27.8	27.4
	Other	15.7	63.3
State of Florida	Single Family	9.7	7.7
	Multifamily	23.0	19.6
	Mobile	24.5	23.0
	Other	19.3	58.4

Source: *U.S. Census of Population and Housing* 1990, 2000; *Florida Housing Data Clearinghouse (http://flhousingdata.shimberg.ufl.edu),* 2008.

Housing Unit Growth by Type
[Tables I-9, I-10, I-11]

Owner-occupied units in the City of Hallandale Beach increased from 11,442 in 1990 to 12,147 in 2008; this was an increase of 705 units, or 6.2 percent. Renter-occupied units increased from 5,693 to 7,121, or by 25 percent. In Broward County, owner-occupied units increased by nearly 157,000, or 43.6 percent, on a base of 360,000 units from 1990 to 2008; renter-occupied units increased by 53,778 on a base of 168,855, or by 31.8 percent. In the State of Florida, owner-occupied units increased by 564,000 units, or 33.5 percent, on a base of 1.681 million units. In each of the above cases, Florida exceeded Broward County, which exceeded the City of Hallandale Beach in the growth of both ownership and rental units. For Broward County and the State of Florida, respectively, the percentage growth of rental units was only 70 and 60 percent of the percentage growth of ownership units. For Hallandale Beach, the percentage growth in ownership units was one-quarter the percentage growth in rental units.

Table I-9
Owner Occupancy (of Occupied Housing Units) by Place: 1990, 2000, 2008 (and Numerical/Percentage Change)

Place	*1990*	*2000*	*2008*	*1990-2000 Numerical Change*	*1990-2000 Change (%)*	*1990-2008 Numerical Change*	*1990-2008 Change (%)*
City of Hallandale Beach	11,442	11,957	12,147	515	4.5	705	6.2
Broward County	359,587	454,625	516,494	95,038	26.4	156,907	43.6
State of Florida	3,453,022	4,441,711	5,352,780	988,689	28.6	1,899,758	55.0

Source: U.S. Census of Population and Housing 1990, 2000; *Florida Housing Data Clearinghouse (http://flhousingdata.shimberg.ufl.edu),* 2008.

Table I-10
Renter Occupancy (of Occupied Housing Units) by Place: 1990, 2000, and 2008 (and Numerical/Percentage Change)

Place	*1990*	*2000*	*2008*	*1990-2000 Numerical Change*	*1990-2000 Change (%)*	*1990-2008 Numerical Change*	*1990-2008 Change (%)*
City of Hallandale Beach	5,693	6,153	7,121	460	8.1%	1,428	25.1%
Broward County	168,855	199,820	222,633	30,965	18.3%	53,778	31.8%
State of Florida	1,681,847	1,896,218	2,245,880	214,371	12.7%	564,033	33.5%

Source: U.S. Census of Population and Housing 1990, 2000; Florida Housing Data Clearinghouse (http://flhousingdata.shimberg.ufl.edu), 2008

TABLE I-11

Owner/Renter Occupancy (of Occupied Housing Units) Percentages:
1990, 2000, and 2008 (and Absolute Percentage Change)

Place	*Housing Type*	*1990*	*2000*	*2008*	*1990-2000 Absolute (%) Change*	*1990-2008 Absolute (%) Change*
City of Hallandale Beach	Owner-Occupied	66.78	66.02	63.04	–0.75	–3.73
	Renter-Occupied	33.22	33.98	36.96	0.75	3.73
Broward County	Owner-Occupied	68.05	69.47	69.88	1.42	1.83
	Renter-Occupied	31.95	30.53	30.12	–1.42	–1.83
State of Florida	Owner-Occupied	67.25	70.08	70.44	2.83	3.20
	Renter-Occupied	32.75	29.92	29.56	–2.83	–3.20

Source: *U.S. Census of Population and Housing* 1990, 2000; *Florida Housing Data Clearinghouse (http://flhousingdata.shimberg.ufl.edu),* 2008.

Below-market foreclosure, Southeast Quadrant

For ownership units, Broward County and the State of Florida increased by 44 percent and 55 percent, respectively. The City of Hallandale Beach grew at about 12 percent of the average of the two rates (6.2 percent). For rental units, Broward County and the State of Florida grew by 32 percent and 33 percent, respectively. The City of Hallandale Beach grew by 77 percent of the average of the two rates (25 percent). In Hallandale Beach, rental units grew 3 times faster than ownership units over the period.

Owner and renter-occupied units equal 100 percent of the distribution of units locally. In 1990, the distributions in all three jurisdictions (City of Hallandale Beach, Broward County, and the State of Florida) were about the same: 67 percent for ownership units; 33 percent for rental units. In 2008, the distributions went more toward ownership units in Broward County and the State of Florida. In each of these jurisdictions, the share of ownership units was about 68 percent; the share of rental units was about 32 percent. In the City of Hallandale Beach, just the reverse trend was in evidence. The distribution of the standing stock of structures went to 63 percent ownership and 37 percent rental units. The share of rental units increased in Hallandale Beach and decreased in Broward County and the State of Florida.

TABLE I-12

Crowding Levels (of Occupied Housing Units) by Place: 1990, 2000, 2008 (and Percentage of Total)

					% of Total		
Place	*Crowding*	*1990*	*2000*	*2008*	*1990 (%)*	*2000 (%)*	*2008 (%)*
City of Hallandale Beach	1.0 or less	16,391	16,924	18,112	95.7	93.5	94.0
	1.01 or more	744	1,186	1,156	4.3	6.5	6.0
Broward County	1.0 or less	502,318	606,108	686,633	95.1	92.6	92.9
	1.01 or more	26,124	48,337	52,494	4.9	7.4	7.1
State of Florida	1.0 or less	4,857,803	5,927,582	7,123,955	94.6	93.5	93.8
	1.01 or more	277,066	410,347	474,705	5.4	6.5	6.2

Source: U.S. Census of Population and Housing 1990, 2000; *2000 PUMS* pyramided to 2008

Crowding
[Table I-12]

The definition of crowding is more than one person per room: in other words, six persons in a two-bedroom townhouse (5 rooms); seven persons in a three-bedroom single-family home (6 rooms); or four persons in a one-bedroom garden apartment (3 rooms).

From 2000 on, the share of the population experiencing crowding in the City of Hallandale Beach is about the same level as in the State of Florida: 6.5 percent (1,190 units) in 2000 and about 6.0 percent (1,160 units) in 2008. This is lower by a full percentage point than what is being experienced in Broward County (7.4 percent [2000]; 7.1 percent [2008]). Generally speaking, in all three jurisdictions, crowding increased rather significantly from 1990 to 2000 and decreased at about one-quarter of the rate of past increase during the period 2000–2008. Given the above, relative to the State and County, crowding is not a precipitous problem in the City of Hallandale Beach.

Crowded dwelling, Southwest Quadrant

Deteriorated Housing (I): Incomplete or Nonexclusive Use of Kitchen
[Table I-13]

Incomplete or nonexclusive use of a kitchen means that a key component of a kitchen is missing, or it must be shared with another individual or household. In all three jurisdictions, incomplete or nonexclusive use of kitchen affects less than 1 percent of the housing stock.

In 2000, the City of Hallandale Beach was about two-tenths of a percentage point higher (0.7 percent—126 units) than Broward County (0.5 percent) and one-tenth of a percentage point higher than the State of Florida (0.6 percent) for units with incomplete or nonexclusive use of a kitchen. From 2000 to 2008, inadequate kitchens rise

by 0.1 percent (48 units) in Hallandale Beach and remain constant at 2000 levels (0.5 percent / 0.6 percent) in Broward County and the State of Florida, respectively. There is a slow rise in the percentage of units with inadequate kitchens in Broward County and in the State of Florida over the period 1990–2008 (0.1 percent each). In Hallandale Beach, the percentage increase (0.6 percent—105 units) is higher, but rates of deterioration are relatively low overall.

Table I-13

Kitchen Facilities (in Occupied Housing Units) by Place:
1990, 2000, 2008 (and Percentage Lacking Complete Kitchen Facilities)

		# Incomplete, or Nonexclusive Use			*% Incomplete, or Nonexclusive Use*		
Place	*Kitchen Facilities*	*1990*[a]	*2000*[a]	*2008*[a]	*1990 (%)*	*2000 (%)*	*2008 (%)*
City of Hallandale Beach	Total	24,798	18,110	19,268			
	Incomplete	69	126	174	0.3	0.7	0.9
Broward County	Total	628,660	654,445	739,127			
	Incomplete	2,826	3,342	3,515	0.4	0.5	0.5
State of Florida	Total	6,100,262	6,337,929	7,598,660			
	Incomplete	33,155	35,010	43,137	0.5	0.6	0.6

Note: a. 1990 data are available only for "all housing units"; 2000 and 2008 data displayed for occupied units.
Source: U.S. Census of Population and Housing 1990, 2000; 2000 PUMS pyramided to 2008.

Deteriorated Housing (II):
Incomplete or Nonexclusive Use of Plumbing
[Table I-14]

House with code problems, Northeast Quadrant

Again, for this variable, rates of incidence are relatively low for the City of Hallandale Beach, Broward County, and the State of Florida. They are even lower than the percentage of units with inadequate or nonexclusive use of a kitchen. About 0.5 percent or less of units have inadequate or nonexclusive use of plumbing in each of the three jurisdictions. From 1990 to 2008, both Broward County (0.3–0.4 percent) and the State of Florida (0.4–0.5 percent) increased the percentage of units with insufficient plumbing by an absolute rate of 0.1 percent. For the same period, the City of Hallandale Beach increased by 0.0 percent. Insufficient plumbing is not an issue in these jurisdictions.

Crowded dwelling, Northwest Quadrant

Table I-14

Plumbing Facilities (in Occupied Housing Units) by Place:
1990, 2000, 2008 (and Percentage Lacking Complete Plumbing Facilities)

Place	*Plumbing Facilities*	*# Incomplete, or Nonexclusive Use*			*% Incomplete, or Nonexclusive Use*		
		1990[a]	*2000*[a]	*2008*[a]	*1990 (%)*	*2000 (%)*	*2008 (%)*
City of Hallandale Beach	Total	17,135	18,110	19,268			
	Incomplete	66	86	83	0.4	0.5	0.4
Broward County	Total	528,442	654,445	739,127			
	Incomplete	1,636	2,617	2,755	0.3	0.4	0.4
State of Florida	Total	5,134,869	6,337,929	7,598,660			
	Incomplete	22,061	30,134	36,599	0.4	0.5	0.5

Note: a. 1990 data are available only for "all housing units"; 2000 and 2008 data displayed for occupied units.
Source: U.S. Census of Population and Housing 1990, 2000; 2000 PUMS pyramided to 2008.

SOCIOECONOMIC CHARACTERISTICS

Race/Ethnicity [Tables I-15, I-16]

Even though there was a decrease in white population from 1990 to 2000 (1,271, or 8.9 percent), there was sufficient recovery from 2000 to 2008 to enable the City of Hallandale Beach to increase its white population such that there was a slight increase over the period 1990–2008 (+241, or 1.7 percent). During that period of time, the Hispanic population nearly doubled (+1,754, or by 182.9 percent); a small Asian population decreased somewhat (–10, or –13 percent); a reasonable black population increased slightly (+46, or 3 percent); and a very small "other" population (mostly mixed race) increased sixteenfold (+244, or 36.1 percent). The City of Hallandale Beach's racial/ethnic changes comprise similar percentage increases in Hispanics as observed in the County (182.9 percent versus 185.1 percent) and twice the percentage increase in Hispanics found in the State of Florida (97.9 percent). These racial/ethic changes in Hallandale Beach also involve much less of a change in Asian population compared with the County and State (–13 percent versus 183.6 percent/-138.1 percent); much less of a black population change compared with County and State (3 percent versus 104 percent/62 percent); somewhat more "other" person percentage change than Broward County (1,627 percent versus 1,227 percent); and triple the increase in this category for the State of Florida (1,627 percent versus 560 percent).

In terms of absolute distribution of the population, the City of Hallandale Beach is becoming more Hispanic and less white/Asian/"other." Broward County and the State of Florida are becoming more Hispanic and less white; and slightly more Asian, black, and "other."

Table I-15
Race/Ethnicity of Householder (in Occupied Housing Units) by Place (Number and Change): 1990, 2000, 2008 (and Numerical and Percentage Change)

Place	*Race/Ethnic Group*	*1990*	*2000*	*2008*	*1990-2000 Numerical Change*	*1990-2000 Change (%)*	*1990-2008 Numerical Change*	*1990-2008 Change (%)*
City of Hallandale Beach	White–Non-Hispanic	14,357	13,086	14,598	–1,271	–8.9	241	1.7
	Hispanic	959	2,663	2,713	1,704	177.7	1,754	182.9
	Asian–Non-Hispanic	77	176	67	99	128.6	-10	–13.0
	Black–Non-Hispanic	1,586	1,931	1,632	345	21.8	46	2.9
	Other–Non-Hispanic*	15	254	259	239	1,593.3	244	1,626.7
	Total	16,994	18,110	19,269	1,116	6.6	2,275	13.4
Broward County	White–Non-Hispanic	431,133	438,481	492,946	7,348	1.7	61,813	14.3
	Hispanic	34,276	86,014	97,725	51,738	150.9	63,449	185.1
	Asian–Non-Hispanic	4,726	11,401	13,404	6,675	141.2	8,678	183.6
	Black–Non-Hispanic	56,723	101,423	115,882	44,700	78.8	59,159	104.3
	Other–Non-Hispanic*	1,445	17,126	19,170	15,681	1,085.2	17,725	1,226.6
	Total	528,303	654,445	739,127	126,142	23.9	210,824	39.9
State of Florida	White–Non-Hispanic	4,039,604	4,574,292	5,499,639	534,688	13.2	1,460,035	36.1
	Hispanic	505,350	844,253	1,000,321	338,903	67.1	494,971	97.9
	Asian–Non-Hispanic	40,860	82,592	97,275	41,732	102.1	56,415	138.1
	Black–Non-Hispanic	536,073	729,304	870,554	193,231	36.0	334,481	62.4
	Other–Non-Hispanic*	19,829	107,488	130,870	87,659	442.1	111,041	560.0
	Total	5,141,716	6,337,929	7,598,659	1,196,213	23.3	2,456,943	47.8

Note: * "Other—Non-Hispanic" in 2000 and 2008 includes persons of more than one race. Race question was phrased differently in 1990.

Source: U.S. Census of Population and Housing (*Public Use Microdata Sample* [PUMS]), 1990, 2000; 2000 PUMS pyramided to 2008.

Table I-16
Race/Ethnicity of Householder (in Occupied Housing Units) by Place
(Percentage Incidence and Change): 1990, 2000, 2008
(and Absolute Percentage Change)

Place	*Race/Ethnic Group*	*1990 (%)*	*2000 (%)*	*2008 (%)*	*1990-2000 Absolute Percentage Change (%)*	*1990-2008 Absolute Percentage Change (%)*
City of Hallandale Beach	White–Non- Hispanic	84.5	72.3	75.8	–12.22%	–8.72%
	Hispanic	5.6	14.7	14.1	9.06%	8.44%
	Asian–Non- Hispanic	0.5	1.0	0.3	0.52%	–0.11%
	Black–Non- Hispanic	9.3	10.7	8.5	1.33%	–0.86%
	Other–Non-Hispanic*	0.1	1.4	1.3	1.31%	1.26%
	Total	100.0	100.0	100.0		
Broward County	White–Non- Hispanic	81.6	67.0	66.7	–14.61%	–14.91%
	Hispanic	6.5	13.1	13.2	6.66%	6.73%
	Asian–Non- Hispanic	0.9	1.7	1.8	0.85%	0.92%
	Black–Non- Hispanic	10.7	15.5	15.7	4.76%	4.94%
	Other–Non-Hispanic*	0.3	2.6	2.6	2.34%	2.32%
	Total	100.0	100.0	100.0		
State of Florida	White–Non- Hispanic	78.6	72.2	72.4	–6.39%	–6.19%
	Hispanic	9.8	13.3	13.2	3.49%	3.34%
	Asian–Non- Hispanic	0.8	1.3	1.3	0.51%	0.49%
	Black–Non- Hispanic	10.4	11.5	11.5	1.08%	1.03%
	Other–Non-Hispanic*	0.4	1.7	1.7	1.31%	1.34%
	Total	100.0	100.0	100.0		

Note: * "Other—Non-Hispanic" in 2000 and 2008 includes persons of more than one race. Race question was phrased differently in 1990.

Source: U.S. Census of Population and Housing (*Public Use Microdata Sample* [PUMS]), 1990, 2000; 2000 PUMS pyramided to 2008.

Small retail area, Southeast Quadrant

Income

Household income (the average income of all those living in a housing unit regardless of blood or marriage relationship) in the City of Hallandale Beach in 1990 ($20,841) was two-thirds (68 percent that of Broward County ($30,571) and 75 percent that of the State of Florida ($27,483). In 2008, household income in the City of Hallandale Beach ($34,422) was 66 percent that of household income in Broward County ($52,328) and 72 percent that of household income in the State of Florida (table I-17A). The City's income slipped slightly relative to both the County and the State. The above is an important factor. Hallandale Beach is, for the most part, a water-oriented recreational community. Its household incomes ought to be increasing faster than those of Broward County and the State of Florida.

Median family income (the average of all living in a housing unit that are joined together by blood or marriage relationship) in 2008 in the City of Hallandale Beach, at $47,306, is 37.5 percent higher than its median household income ($34,422) (table I-17B). Median family income in Hallandale Beach in 1990 was 73 percent that of Broward County and 84 percent that of the State of Florida. In 2008, it is 75 percent that of the County and 83 percent that of the State. Basically, the same trends as for household income are in evidence (slight decreases) relative to the State of Florida, with slight increases relative to the County also taking place.

Large retail center, Southeast Quadrant

Table I-17A

Median Household Income (in $) by Place: 1990, 2000, 2008
(and Percentage Change)

Place	*1990*	*2000*	*2008*	*1990–2000 Change (%)*	*1990–2008 Change (%)*
City of Hallandale Beach	20,841	28,266	34,422	35.6	65.2
Broward County	30,571	41,691	52,328	36.4	71.2
State of Florida	27,483	38,819	47,988	41.2	74.6

Source: *U.S. Census of Population and Housing* 1990, 2000.

Table I-17B

Median
Median Family Income (in $) by Place: 1990, 2000, 2008
(and Percentage Change)

Place	*1990*	*2000*	*2008*	*1990–2000 Change (%)*	*1990–2008 Change (%)*
City of Hallandale Beach	26,931	37,171	47,306	38.0	75.7
Broward County	36,801	50,531	63,488	37.3	72.5
State of Florida	32,212	45,625	56,792	41.6	76.3

Source: *U.S. Census of Population and Housing* 1990, 2000.

A VIEW OF THE QUADRANTS OF HALLANDALE BEACH

The City of Hallandale Beach is divided into four quadrants, using Hallandale Beach Boulevard as a north-south divider and Dixie Highway as an east-west divider. The Northeast Quadrant is north of Hallandale Beach Boulevard and east of Dixie Highway; the Northwest Quadrant is also north of Hallandale Beach Boulevard but west of Dixie Highway; the Southeast Quadrant is south of Hallandale Beach Boulevard and east of Dixie Highway; and the Southwest Quadrant is south of Hallandale Beach Boulevard and west of Dixie Highway.

Northeast Quadrant. With 11,715 residents in 6,600 households, the Northeast Quadrant is the City's most densely populated, primarily because of the number of higher-

density residential buildings. It is also the City's second most affluent development, with a median household income of $37,508.

Small retail area, Northwest Quadrant

Northwest Quadrant. Characterized by lower-density single-family and small clusters of multifamily dwellings, the Northwest Quadrant, with 6,404 residents in 2,514 households, contains the City's youngest households and the highest number of children under the age of 25. This area has the lowest income of the four quadrants, with a median household income of $23,534.

Southeast Quadrant. The Southeast and Northeast Quadrants contain the largest share of owner-occupied units, with the Southeast containing 73 percent and the Northeast Quadrant 83 percent. This is consistent with the middle-class nature of these neighborhoods, which contain the highest household incomes in the City of Hallandale Beach. In fact, almost half of the households in the Southeast Quadrant (44 percent) earn more than $50,000 annually, with a median household income across this quadrant of nearly $42,600 annually.

Southwest Quadrant. This is a solid area of the City with a population of 9,548 (2008) contained within 3,850 households. It has the second smallest percentage of residents over 55 and the second largest percentage of residents under 25. About 60 percent of the housing stock is owner-occupied in this quadrant. Median household income is $31,650—significantly ahead of the Northwest Quadrant, but trailing both the Northeast and Southeast Quadrants.

Large retail area, Southwest Quadrant

The distribution of population and occupied housing units by quadrant of the City of Hallandale Beach are shown in table I-A. With regard to occupied housing units, the Northeast and Southeast Quadrants each have about one-third of the 19,269 occupied housing units in the City of Hallandale Beach. These are followed by the Southwest at 20 percent and the Northwest at 13 percent.

Table I-18

City of Hallandale Beach: Selected Demographic Characteristics by Quadrant, 2008

	City of Hallandale Beach Quadrant				
Demographic Characteristic	*Northwest*	*Northeast*	*Southwest*	*Southeast*	*Total*
Population	6,404	11,715	9,548	11,033	38,700
As percentage of City	16.5%	30.3%	24.7%	28.5%	
Households	2,514	6,606	3,850	6,299	19,269
As percentage of City	13.0%	34.3%	20.0%	32.7%	
Average Household Size	2.5	1.8	2.5	1.8	2.0
Percentage of Residents >Age 55	25.8%	57.4%	29.0%	74.7%	50.1%
Percentage of Residents <Age 25	36.8%	10.4%	30.0%	5.3%	18.2%
Median Age	37.2	60.8	41.3	67.9	55.1
Owner-occupied Housing Units	903	4,856	2,273	5,219	13,251
Percentage distribution	35.9%	73.5%	59.0%	82.9%	68.8%
Renter-occupied Housing Units	1,611	1,750	1,578	1,079	6,018
Percentage distribution	64.1%	26.5%	41.0%	17.1%	31.2%
TOTAL HOUSING UNITS	2,514	6,606	3,851	6,298	29,374
Percentage distribution	13.0%	34.3%	20.0%	32.7%	100.0%
Median Household Income	$23,534	$37,508	$31,647	$42,594	$35,500
Percentage of residents earning <$35,000	64.8%	47.6%	56.5%	43.4%	50.2%
Percentage of residents earning >$50,000	23.5%	37.0%	27.0%	44.1%	35.6%

Source: ESRI Business Analyst; Economics Research Associates, October 2007. Updated by Rutgers University, October 2008.

SUMMARY

The City of Hallandale Beach is undergoing both population and housing changes. Essentially, there was not much growth from 1990 to 2000 (+300 units, or 1.2 percent), but there was significant growth from 2000 to 2008 (+4,576 units, or 18.5 percent). This growth spurt in housing units from 2000 to 2008 (15 times the growth during the period 1990–2000) enabled other housing and socioeconomic characteristics to stabilize. The City's owner- and renter-occupied units both increased, as did the proportion of single and multifamily units. Further, mobile and "other" housing units decreased. For the most part, the observed trends were one-half of the percentage increases of Broward County and the State of Florida except for mobile homes, which did not decrease in either jurisdiction, increasing slightly at the County level (+6.5 percent) and significantly at the State level (36 percent).

The above increases in the City of Hallandale Beach allowed the City's white population to continue to grow (+1.7 percent), albeit at about the same rate as the black population (+2.9 percent) at a much smaller rate than the Hispanic population (+183 percent). The Asian population decreased somewhat over the 18-year (1990–2008) period, at –13 percent.

Report II

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CURRENT HOUSING NEED

(DETERIORATION, CROWDING, COST BURDEN)

Market-value home in the Southeast Quadrant

INTRODUCTION

This report concerns current housing conditions in the City of Hallandale Beach and Broward County. It covers existing housing conditions as of 2008 and involves the following:

1. Housing deterioration
2. Crowding
3. Cost burden
4. Total current housing need

This report uses the Public Use Microdata Sample (PUMS) data for 2000, pyramided to the total housing stock on the ground in 2008. The report begins with basic definitions of the components of current housing need.

CURRENT HOUSING NEED

Current housing need comprises three individual categories:

1. Those who live in deficient housing
2. Those who live in overcrowded housing
3. Those who pay excessively for their housing

Those who live in deficient housing are measured by nonoverlapping counts of households who either have nonexclusive use of, or are missing components of, either kitchen or bath.

Those who live in overcrowded housing are in a situation where there are more persons than rooms in a particular housing unit. In other words, there is more than one person per room living in the unit. The U.S. Department of Housing and Urban Development (HUD) has indicated that when this situation occurs, the housing unit is overcrowded.

Those who pay excessively for their housing are those who pay more than 30 percent of their income for rental housing or ownership housing. With regard to the latter, their principal, interest, taxes, insurance, homeowner association fees, and utilities/fuels are more than 30 percent of their household income. For renters, the cost-burdened situation applies when contract rent plus utilities/fuels, or gross rent, is more than 30 percent of the renter's income. Again, this is a HUD determination of what constitutes cost burden.

In the above cases, usually cost burden dominates current need. This is followed by overcrowded need. Deteriorated- or deficient-need units trail both, at a significantly lower level.

Housing with code problems, Northwest Quadrant

DEFICIENT UNITS [TABLES II-1A/B]

Deficient housing units are those that do not have exclusive use of, or are missing, basic components of kitchen or bath. Units having both conditions are counted only once.

City of Hallandale Beach

The City of Hallandale Beach has 204 deficient housing units, of which 177 are in units below 120 percent of median (86.8 percent). Thirty-two (32) percent of those deficient below 120 percent of median (177) are moderate-income units (57); 68 percent are very-low and low-income units (120) (table II-1A). The condition of local housing units has been much improved by the establishment of the Community Renewal Authority (CRA), which has both produced new affordable housing and corrected deficiencies in existing affordable housing.

TABLE II-1A

Broward County and City of Hallandale Beach:
Deficient Housing Need† by Income Group, 2008

Income Category	*City of Hallandale Beach Deficient Housing*		*% of Hallandale Beach Income-Specified Housing*	*Broward County Deficient Housing*		*% of Broward County Income-Specified Housing*
	#	%	%	#	%	%
Very Low <50%	96	46.9%	1.9%	1,323	40.1%	0.8%
Low 50-80%	24	11.8%	0.7%	582	17.7%	0.5%
Moderate 80-120%	57	27.8%	1.7%	675	20.5%	0.5%
Middle or Above	27	13.4%	0.4%	717	21.7%	0.2%
Total	204	100.0%	1.1%	3,297	100.0%	0.4%

Note: † Deficient, crowded, and cost-burdened units are not double-counted.
Source: *U.S. Census of Population and Housing 2000, Public Use Microdata Sample* (PUMS); 2000 PUMS pyramided to 2008.

TABLE II-1B

City of Hallandale Beach:
Number and Percentage of Moderate- or Lower-Income Households
That Are Deficient, by Quadrant of the City

Quadrant	*Lower or Moderate*	*Middle or Upper*	*Total*	*% of Quadrant's Housing*
Northeast	18	0	18	0.3%
Southeast	27	0	27	0.4%
Northwest	95	4	99	4.0%
Southwest	36	2	38	1.0%
Total	177	27	204	1.1%

Source:

Quadrants of the City of Hallandale Beach

The City of Hallandale Beach is divided into four quadrants, defined by the intersection of Dixie Highway (east/west) and Hallandale Beach Boulevard (north/south). Housing conditions in the Northwest Quadrant are more severe than in the others. This must be taken in context, since only 1.1 percent of the City's housing stock is deficient—i.e., 204 out of 19,269 occupied units. Approximately 4.0 percent of the housing stock, or 99 units, are deficient in the Northwest Quadrant. This is followed by the Southwest Quadrant, with 38 units, or 1.0 percent

deficient. The Southeast Quadrant, wherein 0.4 percent of the housing stock is deficient—totaling 27 units—is next. There are 18 deficient units in the Northeast Quadrant , or 0.3 percent (table II-1B).

Broward County

For Broward County, there are 3,297 deficient units in 2008, which represents about 0.4 percent of housing units in the County (815,116). Just 78 percent of these deficient units are in housing occupied by those below 120 percent of median income (2,580 units). Fifty-eight (58) percent of deficient units are occupied by those below 80 percent of median income (1,905 units); 20.5 percent are occupied by those of moderate income (675 units). About 21.8 percent of deficient units are occupied by those households that are middle-income or above (table II-1A).

CROWDED UNITS [TABLES II-2A/B]

Crowded housing units are those with more persons occupying the unit than there are rooms in the unit. The standard is more than one person (1.01) per room.

Crowded dwelling, Northeast Quadrant

City of Hallandale Beach

The City of Hallandale Beach has about 6 percent (1,137) of its housing units crowded (19,269 occupied units). This goes from a low of 5.1 percent for those of very low income (254 units of 4,929) to a high of about 7.3 percent for those of low income (241 units of 3,308). Moderate-income households are crowded 6.8 percent of the time (225 units of 3,306); middle- and upper-income households are crowded 5.4 percent of the time (417 units of 7,726).

TABLE II-2A

Broward County and City of Hallandale Beach:
Crowded Housing Need† by Income Group, 2008

Income Category	*City of Hallandale Beach Crowded Housing*		*% of Hallandale Beach Income-Specified Housing*	*Broward County Crowded Housing*		*% of Broward County Income-Specified Housing*
	#	%	%	#	%	%
Very Low <50%	254	22.3%	5.1%	16,907	32.6%	10.1%
Low 50-80%	241	21.2%	7.3%	13,204	25.5%	10.5%
Moderate 80-120%	225	19.8%	6.8%	10,933	21.1%	7.3%
Middle or Above	417	36.7%	5.4%	10,800	20.8%	3.6%
Total	1,137	100.0%	5.9%	51,844	100.0%	7.0%

Note: † Deficient, crowded, and cost-burdened units are not double-counted.
Source: *U.S. Census of Population and Housing 2000, Public Use Microdata Sample* (PUMS); 2000 PUMS pyramided to 2008.

TABLE II-2B

City of Hallandale Beach:
Number and Percentage of All Households
That Are Crowded, by Quadrant of the City

Quadrant	*Lower or Moderate*	*Middle or Upper*	*Total*	*% of Housing*
Northeast	167	80	247	3.7%
Southeast	57	91	148	2.3%
Northwest	145	48	193	7.8%
Southwest	351	198	549	14.5%
Total	720	417	1,137	5.9%

Note: † Deficient, crowded, and cost-burdened units are not double-counted.
Source: *U.S. Census of Population and Housing 2000, Public Use Microdata Sample* (PUMS); 2000 PUMS pyramided to 2008.

Quadrants of the City of Hallandale Beach

Crowding by subarea of the City of Hallandale Beach takes on a different pattern than that observed for housing deficiencies. The worst areas of crowding are: the Southwest Quadrant (14.5 percent, or 549 units out of 3,784); the Northwest Quadrant (7.8 percent, or 198 units out of 2,491); the Northeast Quadrant (247 units out of 6,628) and the Southeast Quadrant (148 units out of 6,366), each at about 3.7 percent and 2.3 percent of the stock, respectively. The Southwest Quadrant also contains the largest concentration of Hispanic residents.

Broward County

Crowding is slightly more pervasive in Broward County, affecting approximately 7.0 percent of the housing units in the County. The most crowding is found in low-income units (10.5 percent), followed by very-low-income units (10.1 percent). The least crowding is found in middle- and upper-income units (3.6 percent), followed by moderate-income units (7.3 percent).

COST-BURDENED UNITS [TABLES II-3A/B]

Cost-burdened housing units are occupied by households that spend more than 30 percent of their income for rental or ownership housing. As discussed previously, this has different definitions depending on whether one is an owner or a renter of a unit.

Expensive housing, Southeast Quadrant

City of Hallandale Beach

Of about 19,269 households in the City of Hallandale Beach, approximately 7,099, or 36.8 percent, are cost-burdened. The largest numerical component of this cost burden is very-low-income households, which number 3,183, or 64.6 percent of this income group. Other large relative components are low-income (1,735) and moderate-income (1,155) households. These are 2.5 percent and 35 percent cost-burdened, respectively, within their particular income category. Thus, 64.5 percent of very-low-income households are cost-burdened; this is 1.2 times the percentage-rate incidence of low-income households and 1.85 times the

incidence of moderate-income households. Middle- and upper-income households are cost-burdened in only 13.3 percent of the cases, or one-fifth the rate of very-low-income households.

Quadrants of the City of Hallandale Beach

Cost-burden by quadrant of the City of Hallandale Beach shows surprisingly even distributions, except for the Northwest. Relatively, it is least in the Southeast (27.9 percent—1,776 households), and most in the Northwest (54.1 percent—1,347 households). In terms of numerical incidence, it is most pronounced in the Northeast (39.5 percent—2,621 households), followed by the Southeast (27.9 percent—1,776 households); then by the Southwest (35.8 percent—1,356 households); and finally by the Northwest (54.1 percent—1,341 households. In each of these cases, those elderly households with paid-off assets have been removed from the count.

TABLE II-3A

Broward County and City of Hallandale Beach:
Cost-Burdened Housing Need† by Income Group, 2008

Income Category	*City of Hallandale Beach Cost-Burdened Housing*		*% of Hallandale Beach Income-Specified Housing*	*Broward County Cost-Burdened Housing*		*% of Broward County Income-Specified Housing*
	#	%	%	#	%	%
Very Low <50%	3,183	44.8%	64.6%	109,830	38.9%	65.3%
Low 50-80%	1,735	24.4%	52.5%	66,831	23.7%	53.3%
Moderate 80-120%	1,155	16.3%	34.9%	58,809	20.8%	39.3%
Middle or Above	1,026	14.5%	13.3%	46,598	16.5%	15.7%
Total	7,099	100.0%	36.8%	282,068	100.0%	38.2%

Note: † Deficient, crowded, and cost-burdened units are not double-counted.
Source: *U.S. Census of Population and Housing 2000, Public Use Microdata Sample* (PUMS); 2000 PUMS pyramided to 2008.

TABLE II-3B

City of Hallandale Beach:
Number and Percentage of All Households
That Are Cost-Burdened, by Quadrant of the City

Quadrant	*Lower or Moderate*	*Middle or Upper*	*Total*	*% of Quadrant's Housing*
Northeast	2,165	456	2,621	39.5%
Southeast	1,468	308	1,776	27.9%
Northwest	1,271	75	1,347	54.1%
Southwest	1,169	187	1,356	35.8%
Total	6,073	1,026	7,099	36.8%

Note: † Deficient, crowded, and cost-burdened units are not double-counted.
Source: *U.S. Census of Population and Housing 2000, Public Use Microdata Sample* (PUMS); 2000 PUMS pyramided to 2008.

Broward County

Broward County in 2008 has 282,068 cost-burdened households of a total County population of households of 739,127. This amounts to 38.2 percent. The largest single income sector of this cost burden is very-low-income households, of which 109,830, or 65.3 percent, are cost-burdened. This number is followed by low-income households that are cost-burdened (66,831), at 53.3 percent of such households. The remaining income groups relative to cost burden are as follows:

Household Income Group	*Households*	*% of All Households*
Moderate	58,809	39.3
Middle and Upper	46,598	15.7

TOTAL CURRENT HOUSING NEED
[TABLES II-4A/B]

Expensive housing, Northwest Quadrant

City of Hallandale Beach

Total current housing need in the City of Hallandale Beach affects 8,440 households, or 43.8 percent of the 19,269 households living in the City. Of this total need, 204 households live in deficient housing; 1,137 households live under crowded conditions; and 7,099 households pay more than 30 percent of income for rental or ownership housing. Current housing need in the City of Hallandale Beach is composed of households that pay too much for their housing (84 percent) or households that are crowded (13.5 percent). At an insignificant level (2.5 percent) are households that live in deteriorated housing. Those households impacted most as a function of their income grouping are:

Household Income Group	*Households*	*% of All Households*
Very low income	3,532	71.7
Low income	2,000	60.5
Moderate income	1,437	43.5
Middle/upper income	1,471	19.0
Total	8,440	43.8

TABLE II-4A

Broward County and City of Hallandale Beach:
Total (Current) Housing Need† by Income Group, 2008

Income Category	*City of Hallandale Beach Current Housing Need*		*% of Hallandale Beach Income-Specified Housing*	*Broward County Current Housing Need*		*% of Broward County Income-Specified Housing*
	#	%	%	#	%	%
Very Low <50%	3,532	41.8%	71.7%	128,061	38.0%	76.2%
Low 50-80%	2,000	23.7%	60.5%	80,617	23.9%	64.3%
Moderate 80-120%	1,437	17.0%	43.5%	70,417	20.9%	47.1%
Middle or Above	1,471	17.4%	19.0%	58,115	17.2%	19.6%
Total	8,440	100.0%	43.8%	337,210	100.0%	45.6%

Note: † Deficient, crowded, and cost-burdened units are not double-counted.
Source: *U.S. Census of Population and Housing 2000, Public Use Microdata Sample* (PUMS); 2000 PUMS pyramided to 2008.

TABLE II-4B

City of Hallandale Beach:
Total (Current) Number and Percentage of All Households
That Have Housing-Unit Problems, by Quadrant of the City

Quadrant	*Lower or Moderate*	*Middle or Upper*	*Total*	*% of Quadrant's Housing*
Northeast	2,350	558	2,908	43.9%
Southeast	1,551	399	1,950	30.6%
Northwest	1,512	127	1,639	65.8%
Southwest	1,556	387	1,943	51.4%
Total	6,969	1,471	8,440	43.8%

Note: † Deficient, crowded, and cost-burdened units are not double-counted.
Source: *U.S. Census of Population and Housing 2000, Public Use Microdata Sample* (PUMS); 2000 PUMS pyramided to 2008.

In each of the above groups, 19.0–71.7 percent of the income grouping is affected by primarily crowding or cost burden; these two conditions comprise 97.5 percent of the current need impacting these households. The City of Hallandale Beach is impacted by current housing need at about 2 percent less than is the case for Broward County.

Quadrants of the City of Hallandale Beach

Total housing need in the City of Hallandale Beach by subarea indicates that just under two-thirds of the units in the Northwest Quadrant of the City have a housing deficiency (65.8 percent—1,639 units). Following this percentage incidence is the Southwest area, with about 5 in 10 units having a housing deficiency (51.4 percent—1,943 units). The largest overall numerical incidence is the Northeast Quadrant, with 2,908 units, or 43.9 percent of total units with housing deficiencies. The lowest percentage share of housing units with deficiencies is the Southeast Quadrant, involving about 30 percent of its units (1,950).

Broward County

In Broward County, current housing need affects 337,210 of 739,127 households, or about 45 percent of all households. County-wide, the most impacted income grouping is:

Market-value housing, Southeast Quadrant

Household Income Group	Households	% of All Households
Very low income	128,061	76.2

After this group, at about 12 absolute percentage points lower, are:

Household Income Group	Households	% of All Households
Low income	80,617	64.3
Moderate income	70,417	47.1
Middle/upper income	58,115	19.6

SUMMARY

Current need in the City of Hallandale Beach affects 8,440 out of 19,269 households, or 43.8 percent. It is dominated by cost burden, which represents 84 percent of current housing need (7,099 of 8,440 households). Current housing need in the City of Hallandale Beach is about 2 percent lower than the equivalent in Broward County. Within the City, conditions are most impacted in the Northwest and Southwest areas, except for cost burden, which has its highest numerical totals in the Northeast and Southeast Quadrants.

Report III

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FUTURE HOUSING DEMAND, SUPPLY, AND UNMET NEED: CITY OF HALLANDALE BEACH AND BROWARD COUNTY

New market housing in Southeast Quadrant

INTRODUCTION

This portion of the study deals with the future demand for housing versus the supply of housing for the City of Hallandale Beach and for Broward County as a whole. Demand is presented by number of persons; supply is presented by appropriate numbers of rooms to house persons without being crowded. At the outset, all categories of need are assumed, theoretically, to be capable of being met by supply, with only those units appropriately sized actually qualifying, and only if they are affordable at no greater than 30 percent of income. Housing demand comes from State of Florida–Housing Data Clearinghouse (Gainesville, Florida). Projections (2008–2020) of population are converted to households via headship rates. All household demand projections are calculated using age and income of head, and they are presented by size of household and income. They are undertaken for the period 2008–2020. Demand for Hallandale Beach and Broward County is calculated in part using observed relative household growth relationships that existed over the period 1990–2008. Demand also includes a figure for vacancy, both functional and seasonal, which varies between 10 percent and 41 percent (lower for larger units; larger for smaller units).

Supply comes from building permits over the period 2000 through 2007 for both the City of Hallandale Beach and for Broward County. These are projected at the rate occurring during this 7-year period for a projection period 1.7 times as long (12 years). Added to supply of lower-income housing is additional supply through filtering of middle- and moderate-income units to low- and very-low-income households. In the case of this portion of the State of Florida, there exists gentrification, or negative filtering. Additional units are being lost to the lower-income stock as they are being taken over by primarily middle-income households.

HOUSING DEMAND FOR THE CITY OF HALLANDALE BEACH AND BROWARD COUNTY, 2008–2020 [TABLE III-1]

City of Hallandale Beach

Housing demand for the City of Hallandale Beach for the period 2008–2020 will comprise 2,774 housing units. Housing units are equivalent to households plus vacancy. This vacancy is significant because it includes seasonal vacancy. Fifty-eight (58) percent of this demand will be required for very-low and low-income households (1,614 units; <80 percent of median); 18.0 percent will be required for moderate-income households (481 units; 80–120 percent of median); and 24 percent will be required for middle- and upper-income households (679 units; >120 percent of median.

TABLE III-1

Future Housing Demand (Including Vacancy):
City of Hallandale Beach and Broward County (2008–2020)

County Jurisdiction	Persons	Income Category: Very Low and Low	Moderate	Middle and Upper	Total
City of Hallandale Beach	1 or 2	1,501	461	642	2,604
	3 to 5	104	21	22	148
	6+	9	–1	15	23
	Total	1,614	481	679	2,774
Broward County	1 or 2	61,769	23,665	49,948	135,381
	3 to 5	13,336	8,428	23,078	44,842
	6+	1,534	884	1,425	3,843
	Total	76,639	32,977	74,450	184,067

Sources: *U.S. Census of Population and Housing, 2000 Public Use Microdata Sample* (PUMS); Florida Housing Data Clearinghouse, University of Florida, Gainesville, Florida.

Broward County

Overall, in Broward County there will be a demand for 184,000 housing units for the period 2008–2020. Forty-two (42) percent of demand (78,639 housing units) is for very-low and low-income families (<80 percent of median). An additional 33,000 units are for those of moderate income (18.0 percent; 80–120 percent of median). The remaining 74,450 units of demand are for middle-income families or above (40.0 percent; >120 percent of median).

Of the 184,000 units of housing demand over the next twelve years, 73.5 percent, or close to three-quarters (135,381 units) will be required to serve the needs of smaller families (1- to 2-person households). This is appropriate because baby-boomers will retire during the period 2010 to 2030. About 24.5 percent of units (44,842) will be required for families of 3 to 5 persons, and the remaining 2.0 percent, or about 3,845 units, will be required for large families (6 persons or more). Thus, much of future housing demand in the City of Hallandale Beach and in Broward County is concentrated in smaller units for those of moderate or lower income.

HOUSING SUPPLY FOR THE CITY OF HALLANDALE BEACH AND BROWARD COUNTY, 2008–2020 [TABLE III-2]

City of Hallandale Beach

Housing supply for the City of Hallandale Beach amounts to 6,109 units over the twelve-year period 2008–2020. Of the 6,109 units, 4,076—or about two-thirds—will be delivered for middle- and upper-income families. The figure 6,109 includes about 400 units (about 7 percent of this supply) that have gentrified away from low- and very-low-income families. These units are taken from the supply of low- and very-low-income families and added to the supply of moderate- and middle/upper-income families, so they do not add to the overall supply.

Very-low/low and moderate-income households in the City of Hallandale Beach will be supplied approximately 561 and 1,472 units, respectively, over the period 2008–2020. These represent, respectively, 9.0 percent and 24.4 percent of total supply.

Nearly 79 percent of supply is in the 1- to 4-room category; 20.6 percent in the 5- to 6-room category; and about 1.0 percent is in the category of 7 rooms or more. About 96.2 percent of the low- and very-low-income units (<80 percent of median) are in the lower room categories (1–4 rooms). As will be seen when supply is compared to demand, this is one of the main categories of undersupply (small units for low- and very-low-income families) in the City of Hallandale Beach. Very little supply is also found in the form of large units for very-low and low-income families. In addition, other units are lost due to gentrification.

Broward County

Over the twelve-year period, Broward County will deliver only 104,000 units. This is 80,000 units short of demand. Of the units delivered, about 36.5 percent, or about 37,000 units, will be either small units (1–4 rooms) or units for moderate-income families. The latter excludes about 7 percent, or 2,500 units that have filtered upward (gentrified) over the twelve-year period. Eighty-four (84) percent of the larger units (7+ rooms) to be supplied will be for families of middle income and above. Overall, Broward County produces a relatively small amount of housing units over the period and a relatively small share for very-low and low-income families (22 percent). There is deficient supply in Broward County for all income groups and all but the largest category of room sizes.

TABLE III-2

Future Housing Supply:
City of Hallandale Beach and Broward County (2008–2020)

		Income Category			
County Jurisdiction	*Rooms*	*Very Low and Low*	*Moderate*	*Middle and Upper*	*Total*
City of Hallandale Beach	1 to 4	541	1,450	2,817	4,807
	5 or 6	20	18	1,218	1,255
	7 plus	0	5	42	47
	Total	561	1,472	4,076	6,109
Broward County	1 to 4	17,235	16,045	5,296	38,576
	5 or 6	5,542	16,229	11,040	32,812
	7 plus	556	4,640	27,334	32,530
	Total	23,333	36,915	43,670	103,918

Source: Residential Building Permits, City of Hallandale Beach and County of Broward (2008 through 2007).

DEMAND VERSUS SUPPLY, 2008–2020
[TABLES III-3 AND III-4]

Demand versus supply is expressed as both a subtraction of supply from demand to determine the amount of excess demand, and as a ratio of demand to supply to determine the extent of the insufficiency.

City of Hallandale Beach

The City of Hallandale Beach is deficient in supply versus demand in each category of very-low and low-income housing need. The City produces only one-third of what is required in the future (561 of 1,614 units). It is deficient by 1,053 units. Demand exceeds supply by a factor of 2.88 to 1.0.

Conversely, moderate-income housing need is oversupplied, and upper-income housing need is vastly oversupplied. Producing an insufficient supply of housing for those of lower income will cause households to crowd in the future. Producing an excess of supply for those of moderate and middle/-upper income will attract growth from outside Broward County. This situation provides an opportunity for the City of Hallandale Beach to engage in the future construction of more lower-income housing, which, if done on a regular basis and reserved for local residents, will reduce in-migration from elsewhere in the County.

TABLE III-3

Future Housing Supply Minus Future Housing Demand:
City of Hallandale Beach and Broward County (2008–2020)

			Income Category			
County Jurisdiction	*Persons*	*Rooms*	*Very Low and Low*	*Moderate*	*Middle and Upper*	*Total*
City of Hallandale Beach	1 or 2	1 to 4	–961	989	2,175	2,203
	3 to 5	5 or 6	–84	–4	1,195	1,108
	6+	7 plus	–9	6	27	24
	Total	Total	–1,053	991	3,397	3,335
Broward County	1 or 2	1 to 4	–44,534	–7,619	–44,653	–96,806
	3 to 5	5 or 6	–7,794	7,801	–12,038	–12,030
	6+	7 plus	–979	3,756	25,910	28,687
	Total	Total	–53,306	3,937	–30,780	–80,149

Note: Shaded areas indicate excess demand.
Source: Tables III-1 and III-2.

TABLE III-4

Future Housing Demand Divided by Future Housing Supply:
City of Hallandale Beach and Broward County (2008–2020)

			Income Category			
County Jurisdiction	*Persons*	*Rooms*	*Very Low and Low*	*Moderate*	*Middle and Above*	*Total*
City of Hallandale Beach	1 or 2	1 to 4	2.78	0.32	0.23	0.54
	3 to 5	5 or 6	5.20	1.21	0.02	0.12
	6+	7 plus	0.00	-0.21	0.36	0.49
	Total	Total	2.88	0.33	0.17	0.45
Broward County	1 or 2	1 to 4	3.58	1.47	9.43	3.51
	3 to 5	5 or 6	2.41	0.52	2.09	1.37
	6+	7 plus	2.76	0.19	0.05	0.12
	Total	Total	3.28	0.89	1.70	1.77

Note: Shaded areas indicate excess demand.
Source: Tables III-1 and III-2.

Below-market housing, Northwest Quadrant

Broward County

Broward County produces about 80,150 units less than is required over the twelve-year period 2008–2020 (104,000 versus 184,000). The County has insufficient housing being produced except for larger units for more affluent (middle- and upper-income) households. This is a very significant lack of supply in the County and is likely to affect supply in most of the County's subjurisdictions.

SUMMARY

From this report the following facts are in evidence:

- The City of Hallandale Beach produces an insufficient supply of very-low and low-income housing units compared to identified need.
- In this income group, in the City of Hallandale Beach, future housing demand exceeds future housing supply by 1,000 units, or a factor of 3 to 1.
- The City of Hallandale Beach's housing demand excesses at the lower-income level take place in a county where there is more demand than supply by a factor of nearly 2.0 to 1.0.
- This situation provides an opportunity for both the City of Hallandale Beach and Broward County to build housing for lower-income households. Currently, this is not being done regularly or in any quantity in either jurisdiction.

Medium-sized retail area in the Northwest Quadrant

Report IV

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FUTURE GROWTH IN THE CITY OF HALLANDALE BEACH AND BROWARD COUNTY

2008–2020

Expensive home in the Northeast Quadrant

Above and at right:
Newer market housing, Southeast Quadrant

PAST GROWTH SNAPSHOT: CITY OF HALLANDALE BEACH VERSUS BROWARD COUNTY (1980–2000)

Over the 20-year period 1980 to 2000, the City of Hallandale Beach actually decreased in population by just over 6 percent, from 36,517 to 34,282. The population of the City decreased even more to the interim year 1990 (–5,521, or 15 percent [table IV-1]). Broward County as a whole increased by nearly 60 percent, from 1,018,200 to 1,623,018. Thus, post-1980 until 2000, the City of Hallandale Beach decreased slightly in population. It increased threefold from 1960 to 1980 and began increasing again after 2000 (table IV-1). This interim population decline was not reflective of Broward County, which increased threefold over the period 1960–1980 and by another 60 percent over the period 1980–2000.

TABLE IV-1

City of Hallandale Beach and Broward County: Historic Population Trends

Place	*1960*	*1970*	*1980*	*1990*	*2000*	*Population Change 1980-2000 (%)*
City of Hallandale Beach	10,483	23,849	36,517	30,996	34,282	–6.1
Broward County Total	333,946	620,100	1,018,200	1,255,488	1,623,018	59.4

Source: U.S. Census of Population and Housing, 1960–2000.

FUTURE GROWTH: CITY OF HALLANDALE BEACH VERSUS BROWARD COUNTY (2008–2020)

These past relationships are taken forward into the future using regression analysis and form the control for statewide growth projections. Broward County is projected to grow by 360,411 over the twelve-year period 2008–2020. During that period, the City of Hallandale Beach will grow by about 1,878 in population. County growth over the twelve-year period will be almost 20 percent

(19.6 percent; –360,411); the City will grow by just under 5 percent (4.8 percent).

Thus, in population increase, the relationship between the City of Hallandale Beach and Broward County as a whole is beginning to slip. The City of Hallandale Beach is growing at only one-quarter of the growth rate of Broward County (table IV-2).

TABLE IV-2

City of Hallandale Beach and Broward County: Estimated and Projected Population (2008–2020)

Place	*2008*	*2020*	*Δ 2008–2020*	*Population Growth 2008–2020 (%)*
City of Hallandale Beach	38,700	40,578	1,878	4.8
Broward County Total	1,759,500	2,119,911	360,411	20.1

Source: Florida Housing Data Clearinghouse, University of Florida, Gainesville, Florida.

TABLE IV-3

City of Hallandale Beach and Broward County: Estimated and Projected Households (2008–2020)

Place	*2008*	*2020*	*Δ 2008–2020*	*Change, 2008-2020 (%)*	Average Household Size *2008*	Average Household Size *2020*
City of Hallandale Beach	19,268	21,247	1,978	10.3	2.01	1.91
Broward County Total	739,127	904,976	165,849	22.4	2.38	2.34

Source: Florida Housing Data Clearinghouse, University of Florida, Gainesville, Florida.

In 2008, the City of Hallandale Beach had a population of 38,700, involving 19,268 households. This population will grow to 40,578, encompassing 21,247 households over the twelve-year period 2008–2020. This will amount to a population growth of 1,878 and a household growth of 1,978. Household growth will exceed population growth over the period. This is due to a decrease in household size of 5 percent from 2008 to 2020. In 2008, Broward County as a whole had a population of 1,759,500, containing 739,127 households; by 2020, the population of the County will grow to 2,119,911, encompassing 904,976 households. Broward County's households are growing at a rate twice that of households in Hallandale Beach.

Household size over the time period is largest in Broward County (2.38 in 2008) and decreases slightly to 2.34, or by 1.7 percent, in 2020. Household size is 2.01 for the City of Hallandale Beach in 2008 and decreases at 2.5 times this rate to 1.91, or by 5.0 percent, in 2020 (table IV-3).

HOUSEHOLDS PROJECTIONS BY INCOME: HALLANDALE BEACH AND BROWARD COUNTY

Over the period 2008–2020, the City of Hallandale Beach will grow by 1,978 households. On average, this will be a 10.3 percent increase in households (tables IV-3 and IV-4). Very-low-income households (<50 percent of median income) will increase by 729 households, or 14.8 percent; low-income households (50–80 percent of median income) will increase by 422, or 12.8 percent; moderate-income households (80–120 percent of median income) will increase 342, or by 10.3 percent; and middle-income and above households (>120 percent of median income) will increase by 485 households, or 6.3 percent. Thus, the lower the income group, the higher the rate of increase in households. This means that even though middle- and upper-income households are the largest group, lower/moderate-income households will be able to almost maintain their share of all households (59 percent) in 2020 versus 2008 (60 percent) (table IV-4).

For Broward County, results are somewhat similar. Since almost all income groups are growing at the same rate (20–24 percent), after the growth period, lower-income households represent 60 percent of all households, as they did before the growth period (table IV-5).

TABLE IV-4

City of Hallandale Beach and Broward County:
Household Projections by Income Level of Household
2008–2020

	2008 Households	
Income Level	*Hallandale Beach*	*Broward County*
Very Low	4,929	168,067
Low	3,308	125,423
Moderate	3,306	149,547
Middle and Above	7,726	296,090
Total	19,268	739,127

	2020 Households	
Income Level	*Hallandale Beach*	*Broward County*
Very Low	5,658	207,209
Low	3,730	155,184
Moderate	3,648	179,286
Middle and Above	8,211	363,297
Total	21,247	904,976

	Numeric Change, 2008-2020 Households	
Income Level	*Hallandale Beach*	*Broward County*
Very Low	729	39,142
Low	422	29,761
Moderate	342	29,739
Middle and Above	485	67,207
Total	1,978	165,849

	Percentage Change, 2008-2020 Households (%)	
Income Level	*Hallandale Beach*	*Broward County*
Very Low	14.8	23.3
Low	12.8	23.7
Moderate	10.3	19.9
Middle and Above	6.3	22.7
Total	10.3	22.4

Source: Florida Housing Data Clearinghouse, University of Florida, Gainesville, Florida

TABLE IV-5

City of Hallandale Beach and Broward County:
Household Projections by Income Level of Household
(Percentage)
2008–2020

Income Level	*2008* *City of Hallandale Beach* *(%)*	*2020* *Broward County* *(%)*
Very Low	25.6	22.7
Low	17.2	17.0
Moderate	17.2	20.2
Middle and Above	40.1	40.1
Total	100.0	100.0
	2020 Households by Income Group of Household	
Income Level	*City of Hallandale Beach* *(%)*	*Broward County* *(%)*
Very Low	26.6	22.9
Low	17.6	17.1
Moderate	17.2	19.8
Middle and Above	38.6	40.1
Total	100.0	100.0
	Percentage Change, 2008-2020 Households	
Income Level	*City of Hallandale Beach* *(%)*	*Broward County* *(%)*
Very Low	36.9	23.6
Low	21.3	17.9
Moderate	17.3	17.9
Middle and Above	24.5	40.5
Total	100.0	100.0

Source: Florida Housing Data Clearinghouse, University of Florida, Gainesville, Florida

FUTURE HOUSEHOLD GROWTH BY INCOME AND QUADRANT OF THE CITY OF HALLANDALE BEACH

The distribution of the nearly 2,000 in household growth (1,978 households—2008–2020) over the next twelve years will take place mostly in the Northeast Quadrant (782 households) and somewhat lower in the three remaining quadrants (Southeast, Northwest, and Southwest—565, 342, and 289 households, respectively). In number, most households will be formed in the Northeast (39.5 percent), and the remaining quadrants vary between 15 and 30 percent each.

In percentage terms, future twelve-year projected household growth will boost the existing stock in the Northeast and Northwest Quadrants by 11.8 percent, and in the Southeast and Southwest Quadrants by nearly 9 percent and 8 percent, respectively. Thus, future growth in the component sectors of Hallandale Beach will be influenced most heavily (40 percent of future numerical growth), and the second highest percentage growth (+11.8 percent) by what happens in the Northeast, and then at 1.15 to 0.65 this level by what happens in the remaining three quadrants of the City (table IV-6).

TABLE IV-6

City of Hallandale Beach by Quadrant:
Household Projections by Income Level of Household, 2008–2020

	2008 Households				
Income Level	*Northeast*	*Southeast*	*Northwest*	*Southwest*	*Total*
Very Low	1,580	1,592	1,098	659	4,929
Low	1,157	1,027	425	698	3,308
Moderate	1,055	1,084	272	894	3,306
Middle and Above	2,836	2,663	695	1,532	7,726
Total	6,628	6,366	2,491	3,784	19,268
	2020 Households				
	Northeast	*Southeast*	*Northwest*	*Southwest*	*Total*
Very Low	1,801	1,868	1,277	712	5,658
Low	1,327	1,042	503	857	3,730
Moderate	1,172	1,209	273	993	3,648
Middle and Above	3,109	2,811	780	1,511	8,211
Total	7,410	6,930	2,833	4,073	21,247
	Numeric Change, 2008-2020 Households				
	Northeast	*Southeast*	*Northwest*	*Southwest*	*Total*
Very Low	222	276	179	53	729
Low	170	15	78	159	422
Moderate	117	126	1	99	342
Middle and Above	273	148	84	-21	485
Total	782	565	342	289	1,978
	Percentage Change, 2008-2020 Households				
	Northeast	*Southeast*	*Northwest*	*Southwest*	*Total*
Very Low	14.0%	17.3%	16.3%	8.0%	14.8%
Low	14.7%	1.4%	18.4%	22.8%	12.8%
Moderate	11.1%	11.6%	0.3%	11.0%	10.3%
Middle and Above	9.6%	5.6%	12.1%	-1.4%	6.3%
Total	11.8%	8.9%	13.7%	7.6%	10.3%

Source: Florida Housing Data Clearinghouse, University of Florida, Gainesville, Florida

Small retail area, Southeast Quadrant

SUMMARY

For the City of Hallandale Beach versus Broward County, population in Hallandale Beach is projected to grow at one-quarter the rate of population growth as in Broward County. Household growth in the City of Hallandale Beach is projected to grow at one-half the rate of household growth as Broward County.

Further, lower/moderate-income households are growing faster than middle/upper-income households in the City of Hallandale Beach. In Broward County, all income categories of households are growing at essentially the same rate. This does not produce a significant difference in income distribution before versus after growth in either the City of Hallandale Beach (60 percent lower/moderate income before; 61 percent after), or in Broward County (60 percent lower/moderate income before; 60 percent after).

Medium-sized office building in Northwest Quadrant

Report V

—

A WORKFORCE HOUSING PLAN FOR THE CITY OF HALLANDALE BEACH

House in the Southwest Quadrant

WHY PROVIDE WORKFORCE HOUSING?

As part of a workforce housing study provided for the Public Advocate of the City of New York, James Stockard, curator of the Harvard University Loeb Fellowship, provided a 30-page report on the subject. The ideas in the following six paragraphs are excerpted from his report.[1]

Workforce Housing Is Needed

Efforts should be undertaken to ensure that every American has new housing at an affordable price and that this housing can be dependable. There must be a way of answering the housing need of those who pay too high a proportion of their income for housing or live in overcrowded or substandard housing, or those who live in workforce housing whose subsidies are likely to expire. The market delivery of housing has been successful, but one of the responsibilities that come with the benefits of a market system is the obligation to ensure that all benefit at some basic level from the wealth that the system creates.

Workforce Housing Has Been Successful

The overwhelming majority of workforce housing initiatives that have been put in place by the federal, state, or local governments over *recent* years have been successful. Hundreds of thousands of households live successfully in rental properties alongside others of considerably greater means. Federal, state, and local housing programs are good for residents, good for landlords, and good for the local economy. Developments containing workforce housing rental units, such as HOPE VI developments and properties supported by the Low- Income Housing Tax Credit (LIHTC), are among the best properties in their respective neighborhoods.[2] In addition, academic studies have found that urban, mixed-income, multifamily rental housing developments either had no effect on the prices of surrounding single-family homes or contributed to their increase. Increasingly, homeownership, cooperative, and affordable assisted living programs, supported largely by state and local housing finance agencies, are being developed and are providing an even wider array of successful workforce housing ownership opportunities.

Workforce Housing Is Good for the Economy

The National Housing Conference estimates that the construction of 100 units of multifamily housing generates $5.3 million in new income to local businesses and workers in the first year of construction and $2.2 million every year thereafter.[3] The development creates 112 jobs in the local community during the first year of construction and 47 jobs every year thereafter. It further generates $630,000 in additional local taxes and fees in the first year of construction and nearly $400,000 every year thereafter. On the two coasts and in growing large cities, the business sector is indicating that local housing costs are thwarting their opportunities to grow and be competitive. In numerous cities, industries are finding that they can neither recruit new employees nor keep the best of their existing employees.

Workforce Housing Cannot Be Produced

The housing industry of the United States cannot produce a new house for a cost that most portions of the citizenry can afford. For the most part this is not housing affordable to those of 120 percent of median or below. Housing costs consist of land, architects and engineers, money, fees and permits, labor, materials, insurance, taxes, marketing, brokerage fees, and other costs. Add to this the costs of government regulations. Regulations (zoning ordinances, subdivision

regulations, minimum-lot size restrictions, conservation rules, historical preservation restrictions, and so on) are a part of the housing industry because they add to the quality of life or the quality of the building produced. There is little question that each of these also adds to the cost of construction and occupancy of new housing.

Citizens Want Workforce Housing

In a poll conducted among 1,000 residents in the Chicago Metropolitan Area, 83 percent of the respondents said that they strongly (59 percent) or somewhat (24 percent) agreed that more tax dollars should be put into providing workforce homes and apartments for moderate- and low-income people because good housing is a basic human right.[4] In the past five years, taxpayers in San Francisco and Seattle passed tax levies or tax increases specifically for the purpose of funding workforce housing. In Massachusetts, where the legislature allowed cities and towns to increase taxes for the purpose of funding workforce housing, open space acquisition, and historic preservation (with 10 percent of the money mandated for each of the three uses and 70 percent available to be divided at the community's discretion among the three), 40 communities passed the legislation immediately and 35 more have adopted it in the three years since passage.[5]

Absent Workforce Housing, Homelessness Is Created

If workforce housing that secures decent homes for all citizens is not provided, the reality is that a share of the population will live in places where the rest would not consider living, or pay a proportion of their incomes for homes that jeopardize a healthy family life. It also means that some portion of the population will be homeless. Hubert Humphrey said, "The . . . test of Government is how that Government treats those who are in the dawn of life, the children; those who are in the twilight of life, the elderly; and those who are in the shadows of life, the sick, the needy and the handicapped."[6] One of these tests is whether such populations are well housed within structures that serve a variety of income groups.

Why Address Workforce Housing in Florida?

There are two state mandates requiring local governments to "address" affordable housing—the local comprehensive plan and its required housing element, and the Housing Assistance Plan (HAP) of the local State Housing Initiative Program (SHIP). Both of these requirements involve the day-to-day business of a municipality. Local land-use regulations derive their legitimacy from the local comprehensive plan and that plan must contain a housing element, a portion of which must deal with affordable housing. Also as a part of day-to-day activity, if a community is eligible to receive Community Development Block Grant (CDBG) funds, it can participate in the SHIP. Participation in the SHIP makes a community and housing providers within the community eligible for grant funding for a variety of purposes. In order to participate, a community must have a HAP. Within this plan must be put strategies for addressing affordable housing. From a regulatory standpoint, local governments cannot avoid developing a local comprehensive plan containing the required elements, and if CDBG eligible, they usually develop a HAP.

SELECTED GUIDELINES FOR WORKFORCE HOUSING FROM THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL

There is no question that workforce housing is a priority in the South Florida Region. The South Florida Regional Planning Council (SFRPC) has goals and policies as part of its Strategic Regional Policy Plan[7] that deal specifically with workforce housing. The goal is to ensure that workforce housing is provided to very low, low-, and moderate-income households in the region. The implementation policies encourage municipalities and counties to address the workforce housing needs of their growing populations by tapping residential and nonresidential development, as well as their own revenues, to provide such housing. These statements are shown below.

GOAL 6

Ensure the availability and equitable distribution of adequate, affordable housing for very low-, low-, and moderate-income households within the region.

Policy 6-1

Address the needs of the growing population requiring affordable housing, including those of moderate-income households, and the resulting impacts on economic development activities, transportation, public transportation networks, and the quality of life for South Florida residents by developing a Regional Housing Plan.

Policy 6-5

Encourage employers to offer assistance in meeting the housing needs of employees who are cost-burdened.

Policy 6-14

Promote linkage programs that condition approvals for, and incentivize the development of, high revenue and employment-generating uses, such as office and retail, upon development of very low-, low-, and moderate-income housing within reasonable proximity.

Policy 6-15

Promote regional incentives for the provision of affordable housing, including development of regional affordable housing production goals.

Policy 6-16

Explore the development of inclusionary housing programs throughout the region that encourage an affordable housing set-aside in all mixed-use and large-scale market-rate housing developments.

Policy 6-23

As part of a general strategy to increase the supply of adequate, affordable housing in the region, eliminate substandard housing through renovation and rehabilitation where economically feasible.

Policy 6-25

Discourage community segmentation, displacement, and a net decrease in the workforce housing supply caused by the placement of infrastructure or redevelopment activities.

SELECTED GUIDELINES FOR WORKFORCE HOUSING FROM THE CITY OF HALLANDALE BEACH

Hallandale Beach Workforce Housing

Since 1985, the City has taken an active approach to promoting affordable housing. Grants have been sought and approved for acquisition of vacant land, and the City of Hallandale Beach has waived certain City liens and donated City-owned lots to

qualified applicants for new owner-occupied single-family homes.[8]

The City has utilized Community Development Block Grant and other grant opportunities over the past twenty years for housing development and capital improvements. The City continues to seek all possible revenue sources to enhance public safety, improve recreational facilities, improve public works, provide avenues for affordable housing, and reverse declining conditions within the City.

Redevelopment opportunities in the Northwest Quadrant should focus on (1) small-scale infill on CRA-owned lots on Foster Road, 20–40 units per project, and (2) one larger project—like Harbor Cove—of 150 to 200 market-rate units.

Affordable Housing First-Time Buyers Program

The City of Hallandale Beach assists first-type homebuyers with the cost of construction of a new single-family home or the purchase of an existing home, condominium, or townhouse. The City provides a lump sum of $25,000 or $35,000 that can be used to purchase a lot or for construction and/or closing costs, or to lower the mortgage.

An additional $5,000 may be available for public service applicants and City employees.

This assistance will become a second mortgage with no interest. No payments are due as long as the recipient lives in the house. The applicant must be approved by a financial institution (bank, credit union, or mortgage banker) for the additional funds to pay for the cost of new construction. Assistance is disbursed upon the closing of the loan with the lender.

THE MULTIPLE COMPONENTS OF LOCAL WORKFORCE HOUSING NEED

Local workforce housing need is organized into various components depending upon type of need. Workforce housing need is concerned with the future in terms of new households that will not be able to afford housing. Workforce housing need is concerned with the current situation of deteriorated housing and those without the means to repair this housing. Workforce housing need is concerned with efforts that have provided workforce housing but may be undone because mortgage or rent subsidies could expire. Workforce housing need is concerned with the backlog of unmet workforce housing, which forces numerous existing households to pay severe shares of their income for housing.

In addition to the above, certain definitional targets also pertain. Who is to receive this attention as it relates to the affordability, condition, or availability of their housing? For the most part, accepted practice is to isolate very low, low-, and moderate-income families (as defined by HUD Section 8 Income Eligibility and state and local standards) to receive such attention. Second, at what level is housing deemed to be unaffordable? Since on average households pay 20 percent (owner) to 30 percent (renter) of their income for housing, normal cost burden becomes the action standard. According to the U.S. Department of Housing and Urban Development (HUD), housing costs are deemed to be of normal concern when they exceed 30 percent of

household income. Given the above, this report on workforce housing need for the City of Hallandale Beach focuses on the elements described in table V-A. The work force housing strategy to be implemented by the City attempts to embrace each component of need according to the indicated targets.

TABLE V-A

Components of Local Workforce Housing Need

I. POPULATION SERVED	
A. Targeted income group	Households below 120 percent of median family income. Family income for the City of Hallandale Beach in 2008 is $47,306.
B. Level of severity of housing costs	Households that pay more than 30 percent of their family income for housing.
C. Income as the basis for housing costs	2000 median household income for the City of Hallandale Beach ($28,266); updated to 2008 ($34,422). Implementation strategies use individual household income.
D. Time period of action	What can be delivered over the period 2008–2020.
II. WORKFORCE HOUSING STRATEGIES	
A. Future cost-burdened workforce housing need	Share of the *future* local growth in households below 120 percent of median family income likely to pay more than 30 percent of their household income for housing.
B. Current rehabilitation workforce housing need	Share of current local households below 120 percent of median family income who live in crowded/deteriorated housing.
C. Current preservation workforce housing need	Share of existing local inventory of workforce housing likely to be lost from the stock.
D. Backlog cost-burdened workforce housing need	Share of *existing* local households below 120 percent of median family income that pay more than 30 percent of their household income for housing.

Source: Center for Urban Policy Research, Rutgers University, 2008.

INCOME QUALIFICATIONS OF THE VERY-LOW, LOW-, AND MODERATE-INCOME POPULATIONS

Data from the 2000 *U.S. Census 5-Percent Public Use Microdata Sample* (PUMS), released in August 2003, is used to qualify a household according to HUD Section 8 family-income requirements.[9] The PUMS files contain records for a sample of housing unit, with information on the characteristics of each unit as well as information on the people who reside in those units.

Households are income-qualified by crafting a PUMS Area for the City of Hallandale Beach. A specially selected group of cases from the PUMS Area containing Hallandale Beach is used to derive a special PUMS Area (PUMA) for the City. This allows characteristics of Hallandale Beach's housing to be viewed in custom-prepared tabulations instead of prepared tables. The PUMS Areas, fit to the state of Florida, the Florida planning regions, Broward County, and then to Hallandale Beach itself, allow workforce housing–eligible households to be isolated from all households that currently exist or that will grow in the future in the state, the region, the county, and within the city itself.

Because the population of the City of Hallandale Beach (≈ 36,000 in 2008) is less than the 100,000 cutoff necessary for an area to be identified in the *Public Use Microdata Sample*, a procedure had to be devised to attempt to create a sample of cases from the PUMS Area that contained Hallandale Beach and that had a reasonable probability of representing the City of Hallandale Beach's overall demographic characteristics. The procedure assigned a probability of a household being in the City of Hallandale Beach, based on a series of basic tabulations available from Census 2000 tract-level data. This is done for the tracts contained in the PUMS Area that contained Hallandale Beach and the other non–Hallandale Beach areas (Southern Hollywood). The tract tabulations are grouped into tracts that represent Hallandale Beach and tracts that do not represent Hallandale Beach. Tract boundaries do not follow exactly municipal boundaries, so some error is introduced in constructing this special PUMS area. The tabulations included the following:

- Household type (family–nonfamily) by age of head of household
- Household type (family–nonfamily) by number of persons
- Household income
- Race of householder
- Head: Hispanic or not
- Tenure and persons
- Tenure and crowding
- Tenure and type of unit
- Tenure and bedrooms
- Tenure and income and rent/value
- Tenure and lack of kitchen
- Plumbing and crowding and age of structure

The probabilities of a household residing in Hallandale Beach based on each of these variables is determined and the resulting probabilities are applied to the PUMS data for the larger area. Resulting probabilities are averaged, and the households with the highest average probabilities are selected to represent the household characteristics of the City of Hallandale Beach. This procedure creates a PUMS specifically for the City of Hallandale Beach.

Information from the PUMS file makes it possible initially to eliminate most individuals living in institutions and group quarters and boarders/lodgers from potential very low, low-, and moderate-income housing demand. This removes from direct count those people who compose prison/sanatorium, college, nursing home, boarder/boarding home, clergy, and other related populations. Sub-households and sub-families are not separately distinguished, as

this would double-count existing housing deterioration for rehabilitation workforce housing need purposes, and no information is available on how or if sub-families/sub-households would choose to separate in the future. Thus, except for those in group homes who are not counted, one household per unit is counted. Also not counted are those households that live in a paid-off housing unit that they can afford; college students who may be living beyond their means locally for a period of time but will be able to afford housing in the future; and those who pay high proportions of their income for very large housing units relative to the size of the household (the number of rooms are two times, or more, the number of persons).

Once these selection procedures are undertaken, the PUMS data is employed to array all households by size and income status. Median family income for the State of Florida, the SFRPC, Broward County, and the City of Hallandale Beach is determined as per HUD requirements. For a household size of four persons, the upper limits of moderate income, low income, and very low income are 120 percent, 80 percent, and 50 percent of the median household income, respectively. Each household size of more or less than four is allowed a positive or negative adjustment of the 120 percent, 80 percent or 50 percent of median figure to qualify for moderate-, low- or very low income designation. (This is based on the philosophy that if you have more children/dependents or household members, you can have a larger share of median income and still qualify as very low, low, or moderate income; in reverse fashion, if you have fewer dependents or members, a lower share of median income is necessary to qualify.) Each increase of one person from a household size of four (at the top of the range) adds about 8 percent to the qualification requirement; each one-person decrease subtracts 10 percent from the qualification requirement.

The procedures spelled out above separate moderate-, low- and very-low-income households, adjusted for household size, from all other households in the region. These households represent about 60 percent (60.3 percent) of all households in the state. This relative selection of a population qualifying for housing need forms the gross basis of all need estimates. Future housing unit projections ensue, and workforce housing need is calculated for the state as a whole, for the South Florida Region, for Broward County, and for the City of Hallandale Beach. In each of the jurisdictions, projections of workforce housing need are reduced somewhat for the reasons specified above, and the share of this projection that will be cost-burdened is determined. This is done using historical percentages by type of household. The future cost-burdened workforce housing need is then related to both projected residential growth and to job growth for the decade to derive growth share ratios of workforce units to all housing units and/or all jobs created. Both of the latter bases are positive housing units and jobs created. If there is negative growth at the jurisdiction level, the growth share is zero. In a subsequent step, the housing units occupied by these households are initially checked for deterioration and crowding to determine rehabilitation workforce housing need. Two other categories of workforce housing need are then calculated: preservation workforce housing need and backlog cost-burdened workforce housing need.

THE COMPONENTS OF AND RESPONSES TO WORKFORCE HOUSING NEED

PART I.A

DETERMINING FUTURE COST-BURDENED WORKFORCE HOUSING NEED

Market-value home, Northwest Quadrant

Future cost-burdened workforce housing need is the number of very low, low-, and moderate-income households likely to emerge in the future and for which the market will not provide housing at less than 30 percent of income. As a result, they will be cost-burdened.

The analysis begins with a projection of need below a certain median family income. This analysis follows a procedure undertaken by the University of Florida, Shimberg Center for Affordable Housing. The Shimberg Center projects population for the state, counties, and municipalities.[10] The population projection is done by age cohort for a 10-year future. Population is converted to households using headship rates specific to the aforementioned geographies. Shimberg also uses a median income unique to a particular geography. That geography encompasses metropolitan areas for which there exists HUD's Section 8 Income Eligibility, defining very low income (< 50 percent of median), low income (50 percent to 80 percent of median), and moderate income (80 percent to 120 percent of median) as future potential workforce housing need households. The share of these households that will grow into the future and, once established, pay more than 30 percent of their income for housing is shown in table V-1. For the City of Hallandale Beach, the City's median family income is used to determine future and current workforce housing need.

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TABLE V-1

Components of Workforce Housing Need by Jurisdiction

	Hallandale Beach	*Broward County*	*South Florida Region*	*State of Florida*
A. FUTURE COST-BURDENED				
Household Growth	1,978	165,849	308,434	1,980,548
Very Low, Low and Moderate (120%) Growth	1,493	98,643	182,360	1,160,451
Future Cost Burdened	786	55,110	108,793	553,671
Removed Very Low, Low and Moderate	185	8,925	19,187	107,817
Not Cost-Burdened Very Low, Low and Moderate	523	34,608	54,380	498,963
B. REHABILITATION				
Total Deteriorated (>1 person per room)	1,341	55,143	240,596	514,225
Deteriorated Very Low, Low and Moderate	896	43,626	182,150	399,957
Deteriorated Middle and Upper	445	11,517	58,446	114,268
Not Deteriorated	17,927	683,985	1,396,913	7,084,435
Total units	19,268	739,128	1,637,509	7,598,660
C. PRESERVATION				
Mortgage Expiration	7	1,903	5,306	22,581
Rent Subsidy Expiration	126	2,748	12,732	42,762
No Longer Covered by Either Program	7	2,087	9,255	34,209
D. BACKLOG COST BURDENED				
Total Very Low, Low and Moderate Units*	11,542	443,037	958,440	4,490,579
Not Cost Burdened	3,565	147,153	266,631	1,808,795
Existing Cost Burdened	6,694	263,180	615,724	2,318,379
Removed for assets	1,108	17,013	47,852	146,568
Removed as "students"	95	4,566	11,745	78,157
Removed as "large unit"	82	10,899	16,488	138,680
Total Middle and Upper Units	7,726	296,090	679,069	3,108,080
Total Units	19,269	739,127	1,637,509	7,598,659

Note: * Will seek first right of purchase refusal through municipal tax abatement incentives.

Source: Center for Urban Policy Research, Rutgers University, 2008.

The household projections for jurisdictions depend on the population projections for jurisdictions. The population projections are based on trends since 1990 and are controlled by the University of Florida's Bureau of Economic and Business Research (BEBR) county population projections. Six different projection methods are used for each jurisdiction; the highest and lowest are discarded and the rest are averaged. Since some of the values entering the average are not directly controlled by the BEBR projections, the averages are adjusted to be consistent with the BEBR projections. A mathematical procedure is used to develop an age distribution for the population

projections. This method looks at the net migration/survival ratio of age cohorts from 1990 to 2000 and uses those ratios, along with adjustments for some of the younger and older groups, to assign an age distribution to the population projection. Headship rates, the percentage of the population in a given age group who are householders, are used to develop household projections from the population by age projections. The characteristics of households in a jurisdiction, as reported by the 2000 Census, are gathered together in a special process to simulate the desired detailed tabulation of household count by tenure, by age, by size, by income, and by cost-burden. The 2000 estimate of each level of local, detailed household characteristics is calculated as a share of the 2000 population by age, and this share is then applied to the distribution of the future population by age to project the detailed characteristics of future households (tenure by age, by size, by income, by cost-burden) (table V-1).

Rutgers University generally follows the Shimberg Center's method but creates a special PUMS for Hallandale Beach. This allows household projections based on historical growth to be completed for the City of Hallandale Beach. Those projections are broken out by income group to isolate very low, low-, and moderate-income households. This is presented for Florida, the South Florida Region (South Florida Regional Planning Council), Broward County, and Hallandale Beach. Again, the City of Hallandale Beach's median household income is used for calculations specific to the City. Future household growth for these locations for the period 2008 to 2020 is shown in table V-2.

TABLE V-2

Total Household Growth, 2008-2020

Jurisdiction	*Households*
Florida	1.98 million
South Florida	308,434
Broward County	165,849
Hallandale Beach	1,978

Source: See table V-1.

The share of these households that will be very low income, low income, and moderate income is shown in table V-3.

TABLE V-3

Very Low, Low-, and Moderate-Income Household Growth, 2008-2020

Jurisdiction	*Households*
Florida	1,160,451
South Florida	182,360
Broward County	98,643
Hallandale Beach	1,493

Source: See table V-1.

Table V-4 shows the share of these income-eligible households that will be cost-burdened at 30 percent of their incomes and that will not have paid-off assets (a home) that they can already afford, or will be temporarily poor college students, or will be living in a dwelling unit that is significantly in excess of their space needs (rooms are two times the number of people).

TABLE V-4A

Very Low, Low-, and Moderate-Income Cost-Burdened Household Growth, 2008-2020

Jurisdiction	*Households*
Florida	553,671
South Florida	108,793
Broward County	55,110
Hallandale Beach	768

Source: See table V-1.

Thus, the first category of workforce housing need for the City of Hallandale Beach is future cost-burdened workforce housing need.

That need amounts to 768 households (occupied housing units) to be responded to during the period 2008 to 2020.

PART I.B

MEETING FUTURE COST-BURDENED WORKFORCE HOUSING NEED

The linkage between growth and affordable housing need has two components: *residential* and *employment*. The residential component is based on income brought into the area by those new households above the affordable income range (>120 percent of median). This income, divided between convenience and shopper goods, is spent on local services according to the various households' needs. This produces a demand for lower-income workers who will need housing. In the City of Hallandale Beach, average income of those above 120 percent of median is $126,949. Consumer income (gross income minus taxes, minus housing costs) is 50 percent of gross income, or $63,474. This is divided between convenience goods (60 percent) and shopping goods (40 percent) and then divided by a necessary spending amount of convenience goods ($300) to support one square foot of space for each. This number is multiplied by the number of employees per 1,000 square feet of convenience goods (2.0) and shopping goods (3.0) to generate the number of new employees that would be supported. These numbers (0.51—convenience / 0.25—shopping), multiplied by a factor to avoid double-counting the employee calculation, calculate to the employees demanded by new residential development, whose households would require affordable housing. This is 0.4316 for convenience goods and 0.2158 for shopping goods. Together, they total 0.6474 employees.

The nonresidential calculation involves estimating the number of employees likely to come into an area that are non-professional or non-management. This amounts to 72 percent of all employees, or 0.72 of a single employee. This number is multiplied by the number of employees that are in single-worker households (49.56 percent, or 0.4956). The share not likely to live in the region (0.43) or County (0.77) yields 0.1534 of an employee not likely to live in the region and 0.0275 of an employee not likely to live in the County, for an average of 0.0905 of an employee. This produces new non-professional, non-secondary employment that might seek out the City of Hallandale Beach.

The residentially induced affordable housing portion of an employee household is 0.6474; the non-residentially induced share is 0.0905. The residential share is 0.87735; the nonresidential share is 0.12265. The residential share is 87.74 percent; the nonresidential share is 12.26 percent.

Future cost-burdened workforce housing need is related to the future growth of market households in Hallandale Beach. Future household growth from 2008 to 2020

is 1,978 households (table V-2). The number of very-low, low-, and moderate-income households that will grow into the future in Hallandale Beach is 1,493 (table V-3). From the 1,493 households, 725 households are removed because they are not cost-burdened at 30 percent of their household income (580 households); or because they occupy a paid-off house that they can afford, or they are temporarily poor college students who reside locally, or they live in a house that has at least twice as much space as the residents require (145 households). This results in 768 future cost-burdened, very-low, low-, and moderate-income households (table V-4A). If about 87.74 percent of the future need numbers (87.74 percent of 768 units [table V-4A], or approximately 674 units) is divided into 4,076 units (total units [6,109] minus workforce units [2,043] equals nonsubsidized units), the resulting ratio is about one workforce unit for every 6 nonaffordable units produced (see table V-4B.

TABLE V-4B

Growth-Share Calculation: City of Hallandale Beach

Residential Growth Share	*Nonresidential Growth Share*
Future Housing Market Supply	*Future Housing Market Supply*
4,076 Units	1,248 Jobs
674 = 6 (rounded down)	94 = 14 (rounded up)
Share of Future Cost-Burdened Need	Share of Future Cost-Burdened Need
— 1 AFFORDABLE UNIT FOR EVERY 6 MARKET UNITS —	— 1 AFFORDABLE UNIT FOR EVERY 14 NEW JOBS —

Source: Center for Urban Policy Research, Rutgers University, 2008.

According to the Broward County MPO, as of 2005, there were 12,536 workers in the City of Hallandale Beach; as of 2035, there will be 15,657. Over the period 2008–2020, there will be an increase of 1,248 workers.[11]

The remaining 94 units of the 768-unit obligation (12.26 percent) should be divided into this future projected employment growth. If future employment growth for Hallandale Beach is projected to be 1,248 jobs for the period 2008–2020, and if this number is divided by 94, the resulting ratio is one workforce unit for every 14 jobs. At a ratio of 3.0 jobs per 1,000 square feet, the ratio is one workforce unit for every 5,000 square feet of new nonresidential construction. This is shown in tables V-5A/B.

TABLE V-5A

Employment and Employment Change
City of Hallandale Beach , 2005–2035

Year	*Hallandale Beach Employment*
2005	12,536
2008	12,848
2020 (Projection)	+ 1,248 >> 14,096
2035 (Projection)	15,657

Source: Broward County, Department of Transportation Planning.

TABLE V-5B

Calculating Residential and Nonresidential Shares of Future Workerforce Housing Need

I. RESIDENTIAL SHARE		
Mean 2020 Income for Households Greater than 120% of Median		
$126,949		
Adjust to Disposable Income (50%)		
$63,474		
Divide Disposable Income into Convenience and Shopping Expenditures		
Convenience	*Shopping*	
60%	40%	
$30,085	$25,390	
Convert Expenditures to Square Feet of Space Supported (Divide by dollars to support square foot of space)		
$150	$300	
253.9	84.63	
Convert Square Feet to Employees		
(Divide by 1,000 and them multiply by employees per 1,000 ft^2)		
2.0	3.0	
0.5078	0.2539	
Multiply by .85 to Avoid Double-Counting Employment		
0.4316	0.2158	
Add Together for Residential Employment Component		
0.6474		
II. NONRESIDENTIAL SHARE	Region-Based	County-Based
Share of Employees not Professional-Managerial	0.72	0.72
Multiplied by:		
Share of Households with Workers that are:		
1-Worker Household	0.4956	0.4956
Multiplied by:		
Share of Employees not Living in Region	0.077	—
Share of Employees not Living in County	—	0.43
RESULT:	0.0275	0.1534
Average for Nonresidential Employment Components		0.0905
Residential Share of Workforce Housing Need		0.8774 = 88%
Nonresidential Share of Workforce Housing Need		0.1226 = 12%

Source: Center for Urban Policy Research, Rutgers University, 2008.

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Workforce housing related to the need calculated above should be produced through a voluntary inclusionary housing program effectuated by an incentive-based inclusionary zoning ordinance pertaining primarily to market-rate housing and non-residential employment growth. Inclusionary housing is a program in which developers

(both residential and nonresidential) who build new structures create a portion of their developments (or pay an equivalent fee) as ownership or rental workforce housing. The developer is given (if he does not already enjoy) a density/FAR (Floor Area Ratio), height, and reduced parking bonus equivalent, at least, to the number of units or amount of space that is being developed as workforce. The numbers for inclusionary housing are as indicated previously:

- 1 workforce unit for every 6 market units
- 1 workforce unit for every 14 employees or 5,000 square feet of nonresidential development.

(See example in table V-8)

Below-market foreclosure, Southeast Quadrant

Such an inclusionary housing program, if vigorously promoted, should keep abreast of the future need for workforce housing but would be able to do little for meeting backlog needs. Backlog is addressed in a subsequent component of Hallandale Beach's recommended workforce housing program. Created workforce units should be deed-restricted for a long period of time (99 years) or in perpetuity. Those households leaving workforce units should be entitled to a "buyout" at 1.5 times the CPI rate of inflation (calculated annually for the period of occupancy) plus the current estimated value of past improvements made to the unit (with the value of those improvements calculated [with receipts in the original purchase dollars]) during the period of occupancy.

Below-market housing, Northwest Quadrant

The value of new workforce units in the City of Hallandale Beach should be $23,038 for a very low income household; $57,057 for a low-income household; and $146,716 for a moderate-income household (table V-6). Rental costs at an average of 1 percent of sales price per month would be $230 for a very low income household, $571 for a low-income household, and $1,467 for a moderate-income household. Future workforce units in the City of Hallandale Beach should average $75,603 in price or $756 in monthly rent.

For the period 2000–2006, the City of Hallandale Beach issued more than 300 building permits per year. Most of these were in Southeast Quadrant high-rise structures (3) at the Beach Club, or at Duo, overlooking the Diplomat Hotel and Country Club in the Northeast Quadrant. There are predominantly expensive ownership units. Less expensive is the Harbor Cove development, comprising rental units in the Northeast Quadrant. Other projects in process in the Northeast and Southeast Quadrants are European Club, Millennium Hallandale, and Hallandale Park Central. Yet additional projects include the Village at Gulfstream Park and the Diplomat Country Club.

TABLE V-6

Calculating the Value of Rents of Workforce Housing

Housing Characteristics /Cost	*Very Low Income*	*Low Income*	*Moderate Income*
Square footage	900	900	900
Number of bedrooms	2	2	2
Type of housing	Condo	Condo	Condo
Mortgage rate (%)	6.5	6.5	6.5
Mortgage cost per $1,000 ($)	6.321	6.321	6.321
Common charges ($)	55	55	55
Insurance ($)	30	30	30
Real estate taxes ($)	184	227	190
Electricity ($)	41	41	41
Oil ($)	0	0	0
Sewer ($)	7	7	7
Water ($)	25	25	25
Total	342	385	348
1. City median family income	$47,306	$47,306	$47,306
2. 40%, 60%, or 100% of item 1 ($)	18,922	28,384	47,306
3. 30% of item 2 ($)	5,677	8,515	14,192
4. Divide item 3 by 12 ($)	473.06	709.59	1182.65
5. Housing cost assumptions ($)	342	385	348
6. Mortgage payment (4-5) ($)	131.06	324.59	834.65
7. Maximum mortgage ($)	20,734	51,351	132,044
8. Maximum sales price			
(10% down)—Own	$23,038	$57,057	$146,716
Rent (month)	$230	$571	$1,467
Average—Own		$75,603	
Rent		$756	

Source: Center for Urban Policy Research, Rutgers University, 2008.

TABLE V-7

Example Mixed-Use Development District Ordinance

A. Purpose and Applicability. The purpose of this District is to:

1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.
2. Provide for residential uses at higher densities in exchange for public realm improvements.
3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.
4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.

5. Create a diversity of uses within walking distance, including but not limited to: residential; offices, workplaces; neighborhood commercial; public open spaces including the following attributes:

a. Provide a variety of uses in the area which can be traversed in a ten-minute walk which is an area roughly inscribed by a 1,320 foot (1/4 mile) radius from the center.

b. Bring within walking distance most of the activities of daily living, residents of all ages may gain independence of movement, thereby reducing the number and length of vehicular trips.

c. Designed and organized to promote an assortment of street level pedestrian amenities in exchange for increase in building height, residential density, and floor area ratio.

d. Provide for the ability to reduce setbacks and encroachment into the public rights-of-way with public open space improvements.

e. Designed to provide for architectural and design elements focused to a pedestrian scale.

f. Strengthen the hierarchy of streets and maintain the existing "grid" network that is designed to serve the needs of pedestrians, bicyclists and vehicular circulation equitably.

g. Encourage landmark opportunities, including physically defined squares; plazas; urban passageways; parks; public open spaces; and, places of public assembly for social, cultural and religious activities provide places for social activity.

h. Encourage private and public buildings to form a clear edge, spatially delineating the public street space and block interiors.

6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.

7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.

B. Applicability.

A MXD may be assigned as a zoning designation or overlay zoning designation that is supplemental to the underlying zoning designation and other applicable City regulations. However, overlay designations may only be assigned to areas of 10 acres or more.

1. Utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.
2. Increase the choices available for transportation to encourage increased mobility and reduction in transportation expenses. Choices shall include public transit, bicycle and pedestrian circulation opportunities.
3. Integration of street level plazas, courtyards, open space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.
4. Provide for an increased range of housing types and workplace opportunities, where age and economic class are integrated and the bonds of community are formed.

Source: Planning Department, City of Coral Gables, 2005.

TABLE V-8

Inclusionary Housing Preliminary Concept Regulations and Example Calculations

Summary of Bonus/Incentives	*Example Project*	*Example with Bonuses*
25%–35% density bonus	Permitted 125 u/a	25% = Permitted 156 u/a 35% = Permitted 212 u/a
25%–50% height bonus .	100' habitable (125' with arch elements)	25% = 125' habitable (150' w/arch elements) 50 % = 150' habitable (175' w/arch elements)
FAR exemption	3.5 .	Bldg. 1—3.7 FAR (20% increase exempt) Bldg. 2—4.59 FAR (31% increase exempt)
1:6 unit mix	256 total units	43 workforce units
1:5,000 nonresidential	25,780 sf of nonresidential	5 workforce units
1:1 parking ratio for workforce units	1.5:1	48 [72 *minus* 24]
Residential Parking Reduction Potential % reduction in overall parking if 2,700 feet (10 minute walk) from Metrorail station and/or public transit City of Miami allows up to a 25% reduction City of Miami allows up to a 35% reduction City of South Miami allows up to a 50% reduction Would require developers to pay into a parking fund for the number of spaces that would be reduced	Bldg. 1: 450 spaces provided	Spaces Reduced 25% = 112.5 reduction 35% = 157.5 reduction 50% = 225.0 reduction

Assumptions:
- Floor to ceiling height is 9'-8" for each residential floor

Size of units:
- 1-bedroom: 760 – 890 sf
- 2-bedroom: 930 – 1,100 sf
- 2-bedroom w/den: 1,400 – 2,000 sf

Source: Planning Department, City of Coral Gables.

PART II.A

DETERMINING REHABILITATION DETERIORATED/OVERCROWDED WORKFORCE HOUSING NEED

Market-value home, Northeast quadrant

Current rehabilitation workforce housing need is the number of Section 8 income-eligible households (moderate income [<120% of median] or below) that live in deteriorated or overcrowded housing. Deteriorated housing is measured differently depending on the age of the unit. A unit that was built before 1950 is considered to be deteriorated housing if it has one of the following three problems: (1) it does not have a source of heat; (2) it lacks complete plumbing, or a bathroom must be shared; or (3) it lacks a complete kitchen, or a kitchen must be shared. A unit constructed in 1950 or later is considered to be deteriorated housing if it has two of the aforementioned problems. An overcrowded unit is one that contains more than one occupant per room, for example, a three-room housing unit that contains four persons or more. Crowding is always counted individually. A unit that lacks complete plumbing or that does not have a bathroom within the unit is one that is missing a flush toilet, hot and cold piped water, or a bathtub/shower. A unit that lacks a complete kitchen or does not have a kitchen within the unit is one that is missing a sink (with piped water), a range or cooktop and oven, or a refrigerator, or these must be shared. A unit with multiple deficiencies is counted only once.

The 2000 *U.S. Census Public Use Microdata Sample* is used to calculate deterioration/overcrowded workforce housing need. This is a 5 percent sample of households, using approximately one in five of the U.S. Census long-form records. The long form represents about a 16 percent sample of households in the area being scrutinized. From this source, information on housing quality is obtained for the standing stock of structures in Florida as a whole, the South Florida Region (RPC), Broward County,[10] and the City of Hallandale Beach.[11] This information is presented in table V-1 and summarized below in individual tables. Numbers of deteriorated units are calculated for 2008 by applying year 2000 incidence rates to estimates of the 2008 housing stock. As of the year 2008, Florida had 7.598 million occupied units; the South Florida Region had 1.637 million occupied units; Broward County had 739,127; and the City of Hallandale Beach had 19,269 (table V-9).

TABLE V-9

Occupied Housing Units: Households, 2008

Jurisdiction	*Households*
Florida	7,598,663
South Florida	1,637,510
Broward County	739,128
Hallandale Beach	19,269

Source: U.S. Census of Population and Housing, American Community Survey, 2007.

Applying the aforementioned criteria, 514,225 units are deteriorated in the State of Florida (6.77 percent); 240,596 are deteriorated within the South Florida Region (14.70 percent); 55,143 are deteriorated in Broward County (7.46 percent); and 1,341 are deteriorated in the City of Hallandale Beach (6.96 percent) (V-10). Thus, housing deterioration exists at a relatively low level

statewide (6.77 percent), at approximately the same as the state level in the City of Hallandale Beach (6.96 percent); twice more in the South Florida Region (14.70 percent); and at 110 percent of the state level in Broward County.

Following is the distribution of deteriorated units occupied by very low, low-, and moderate-income households: 399,958 units in Florida as a whole (8.91 percent); 182,151 units in South Florida (19.00 percent); 43,625 units in Broward County (9.85 percent); and 896 units in the City of Hallandale Beach (7.76 percent) (table V-11). At the state level, the dominant type of housing deterioration is crowding (79 percent). This same basic reality relative to the dominance of crowding is found in the South Florida Region (77 percent); in Broward County (85 percent); and in the City of Hallandale Beach (73 percent). The figure that the City of Hallandale Beach must be concerned with is the number of units (896) that are deteriorated and occupied by very-low, low, and moderate-income households.

Rehabilitation workforce housing need is basically consistent across three of four different jurisdictional levels (see table V-12). There appears to be less deterioration in the State of Florida (8.9 percent), in Broward County (9.9 percent), and in the City of Hallandale Beach (7.8 percent) than in the South Florida Region as a whole (19.0 percent).

TABLE V-10

Deteriorated and Nondeteriorated Units, 2008

Jurisdiction	*Units*	
	Deteriorated	*Nondeteriorated*
Florida	514,225 (6.77%)	7,491,477
South Florida	240,596 (14.70%)	1,583,462
Broward County	55,143 (7.46%)	731,127
Hallandale Beach	1,341 (6.96%)	18,958

Source: U.S. Census of Population and Housing, 2000; units pyramided to 2008.

TABLE V-11

Very-low, Low-, and Moderate-Income Deteriorated Units, 2008

Jurisdiction	*Units*	
	Very-low, Low-, and Moderate-Income Deteriorated Units	*Primary Type*
Florida	399,958 (8.91%)	Crowding only (79%)
South Florida	182,151 (19.00%)	Crowding only (77%)
Broward County	43,625 (9.85%)	Crowding only (85%)
Hallandale Beach	896 (7.76%)	Crowding only (73%)

Source: See Table V-10.

TABLE V-12

Rehabilitation Affordable Housing Need by Type, 2008

Problems	*Frequency*	*Percentage of Problems*
State of Florida		
Plumbing and Kitchen	8,114	2%
Older Unit and Crowding	27,842	7%
Heat and Older Unit	14,657	4%
Heat and Crowding	15,617	4%
Plumbing/Kitchen/Crowding	11,508	3%
Heat/Kitchen/Plumbing	7,934	2%
Crowding Only	314,286	79%
Total	399,958	
No Problems	4,090,623	
Middle and Upper Income	3,108,082	
Total Units (Occupied)	7,598,663	
South Florida Region		
Plumbing and Kitchen	2,371	1%
Older Unit and Crowding	14,848	8%
Heat and Older Unit	6,780	4%
Heat and Crowding	9,563	5%
Plumbing/Kitchen/Crowding	6,031	3%
Heat/Kitchen/Plumbing	2,690	1%
Crowding Alone	139,868	77%
Total	182,151	
No Problems	776,290	
Middle and Upper Income	679,069	
Total Units (Occupied)	1,637,510	
Broward County		
Plumbing and Kitchen	489	1%
Older Unit and Crowding	1,834	4%
Heat and Older Unit	1,022	2%
Heat and Crowding	1,521	3%
Plumbing/Kitchen/Crowding	1,016	2%
Heat/Kitchen/Plumbing	535	1%
Crowding Alone	37,208	85%
Total	43,625	
No Problems	399,411	
Middle and Upper Income	296,092	
Total Units (Occupied)	739,128	
City of Hallandale Beach		
Plumbing and Kitchen	54	6%
Older Unit and Crowding	39	4%
Heat and Older Unit	80	9%
Heat and Crowding	29	3%
Plumbing/Kitchen/Crowding	20	2%
Heat/Kitchen/Plumbing	23	3%
Crowding Alone	651	73%
Total	896	
No Problems	10,646	
Middle and Upper Income	7,726	
Total Units (Occupied)	19,268	

Source: Center for Urban Policy Research, Rutgers University, 2008.

PART II.B

MEETING CURRENT DETERIORATED/OVERCROWDED WORKFORCE HOUSING NEED

Rehabilitation workforce housing need in the City of Hallandale Beach primarily involves units that are crowded. In these cases, as well as in all deteriorated units, rehabilitation is necessary to render the units sound. It may be as little as adding an appliance or a fixture to a kitchen or a bath. The unit may require shortening a living room or bedroom to include a bath or kitchen. The unit may require replacement or newly added heating or air-conditioning. Finally, the unit may require either the addition or division of a room to create an additional bedroom to reduce crowding. The 2007 *American Housing Survey* (AHS) includes information on the costs to make the type of repairs specified above.[12] The average individual cost to render a bathroom in the South Florida Region complete and functional is $2,718 per unit; to render a kitchen sound is $8,265. The costs to add a room to eliminate crowding are determined from the sources and averaged; costs amount to $10,392 (table V-13A). Making an older unit sound amounts to $5,991 (wiring, plumbing, doors, windows). Units that require heat to be added use a combined system with air-conditioning, amounting to $4,552. Units having both kitchen and bath problems would incur the sum of these two costs ($2,718 + $8,265 = $10,983) for rehabilitation. Units having a sum for lack of heat and older unit would require $10,543. These calculations enable current rehabilitation costs to be determined for the City of Hallandale Beach.

What is evident from the above is that approximately $10 million is required to address current rehabilitation workforce housing need in the City of Hallandale Beach (table V-13B). *This figure cannot be met*. Units with crowding only should be eliminated from the deterioration rehabilitation responsibility. This could decrease the amount of money to be raised from $10 million to about $3.3 million. The grant fund would contain half this amount. This could take the form of a local grant; eligible property owners could petition the City for 50 percent of the rehabilitation amount if they were willing to pay 50 percent. Individual owners would have to validate that those living in the units earned less than $41,306 (120 percent of $34,422) and that a major repair would be required to render the unit sound. Once accepting the grant and paying 50 percent of the total amount, the unit would be deed-restricted for workforce housing occupancy for 10 years. As long as the unit did not move out of the workforce housing inventory during a 10-year period, the owner of the structure would be under no obligation to repay the grant.

Housing with code problems, Southeast Quadrant

The number of units that should have to be rehabilitated (245: 896 *minus* 651) would amount to about 20.5 units per year for 12 years. This would require a rehabilitation fund availability of about $134,831 annually (20.5 x $13,483 ÷ 2).

Where should the grant money come from? Both residential and nonresidential property owners improve their properties on a regular basis. The City of Hallandale Beach earns $200,000 annually from 500 non-new-construction building permits. This is from schedules that collect $10 per $1,000 for repairs that are less than $10,000 in total

costs and about twice this amount ($20 per $1,000) for repairs that are more than $10,000 in total costs but less than $1 million. If local, non-new-construction building permit fees were raised by about 33 percent to $13.33 per $1,000 for repairs under $10,000 and to $26.67 per $1,000 for repairs over $10,000, more than enough rehabilitation workforce funding could be raised locally.

Assume that 85 percent of all improvements are more than $10,000. If 500 units (85 percent of which cost more than $10,000 and average $50,000) are rehabilitated (425 units), this generates $141,737 in income from repairs over $10,000 and $2,372 in income from repairs under $10,000 (average $9,500 in repairs). This would generate about $144,100 annually, all of which would be allocated to rehabilitation of workforce housing. This is about $6,000 more than is required annually for this component of need.

TABLE V-13A

City of Hallandale Beach: Components of Rehabilitation Workforce Housing Need

Category of Problem	*Individual Costs*
Plumbing (remodeled bathroom)	$2,718
Kitchen (remodeled kitchen)	$8,265
Old unit (electric wiring, plumbing, doors, windows)	$5,991
Add heating/air-conditioning (adding heating/air)	$4,552
Crowding (added room and bedroom restructure ÷ 2)	$10,392

Source: U.S. Census *American Housing Survey,* 2007.

TABLE V-13B

City of Hallandale Beach: Rehabilitation Workforce Housing Need

Category of Problem (2 Problems)	*Number of Units*	*Cost per Unit ($)*	*Total Cost ($)*
Plumbing and Kitchen	54	10,983	593,851
Older Unit and Crowding	39	16,383	643,505
Heat and Older Unit	80	10,543	848,395
Heat and Crowding	29	14,944	429,028
Crowding (No deterioration)	651	10,392	6,759,671
Other Crowding	20	22,163	449,469
Other Non-Crowding	23	14,706	339,115
TOTAL	896		10,063,033
Amount for Rehabilitation (not including solely Crowding)	245	13,483	3,303,362
Annual Amount in Municipal Fund		$\frac{20.5 \times \$13,483)}{2}$ =	138,202

Source: Center for Urban Policy Research, Rutgers University, 2008.

Housing with code problems, Southwest Quadrant

The linkage of workforce housing repair to market housing repair is direct and logical. There are residents who do not have the incomes needed to undertake the repairs that will render their units sound. Other residents are improving their units far beyond pure functional needs. The latter group is not paying for new workforce housing-unit construction (they are not buying new homes with a portion of the costs included via inclusionary housing) that should be tapped to maintain the condition of existing workforce housing units. These households are sensitive to the need to repair units (they are repairing their own), and an increase in their building permit costs (for additions, alterations, or repairs) should help support regular workforce housing rehabilitation on units occupied by those local households of very low, low, and moderate income. As a result, all local housing is subject to regular rehabilitation. This raises the housing value of all residents because the condition of the entire local housing stock is attended to regularly.

PART III.A

DETERMINING CURRENT PRESERVATION WORKFORCE HOUSING NEED

Preservation workforce housing need involves maintaining as affordable the current stock of workforce housing. Preservation need assumes that workforce housing exists in a jurisdiction and is in jeopardy of being removed from the standing stock. This would mean that a HUD or an RHS (Rural Housing Service, U.S. Department of Agriculture), FHFC (Florida Housing Finance Corporation), or LHFA (Local Housing Finance Agency) workforce housing project's mortgage is maturing or that its rent supplement is expiring. The expiration dates for each are shown for various jurisdictions in table V-14 below.

Table V-15 shows three categories of potential impacts to existing workforce housing units: the first, where the mortgage is expiring; the second, where the rent supplement is expiring; and the third, which includes units that are currently under one or both programs and that will have their coverage expire by the end of 2020. The data are obtained from local housing agencies or HUD/RHS files, so there could be some incompleteness or inaccuracies in the tabulations. For instance, the preservation data for assisted units does not include Florida Housing or Local Housing Finance Agency units unless those funding sources are also paired with HUD or RHS developments.[13]

TABLE V-14

State of Florida, Broward County, and City of Hallandale Beach

Jurisdiction	*Assisted Mortgage Expiration 2008-2020 (Units)*	*Rent Supplement Expiration 2008-2020 (Units)*	*Units Currently Under One or Both Programs Whose Coverage will Expire by 2020 (Units)*
State of Florida	22,581	42,762	34,207
South Florida Region	5,306	12,732	9,255
Broward County	1,903	2,748	2,087
City of Hallandale Beach	7	126	7

Source: Shimberg Center for Affordable Housing, 2005.

TABLE V-15

Preservation Affordable Housing Need: Broward County and Inclusive Places

Jurisdiction	*Assisted Mortgage Expiration 2008-2020 (Units)*	*Rent Supplement Expiration 2008-2020 (Units)*	*Units Currently Under One or Both Programs Whose Coverage will Expire by 2020 (Units)*
Coral Springs	438	326	438
Davie	0	121	12
Deerfield Beach	83	83	83
Ft. Lauderdale	447	810	519
Hallandale Beach	7	126	6
Hollywood	168	191	168
Lauderdale Lakes	336	469	336
North Lauderdale	0	0	0
Pembroke Pines	190	289	290
Plantation	6	6	6
Pompano Beach	151	127	151
Sunrise	77	200	77
Total	1,903	2,748	2,087

Source: Shimberg Center for Affordable Housing, 2008.

Statewide, as of 2008, there are approximately 22,581 units whose mortgage is expiring and 42,762 units whose rent supplement is expiring. The rent-supplement units are almost all projects with existing assisted mortgages; however, there are some projects for which mortgages have expired but rent supplements still exist. It appears that extensions of rent supplements can be applied for, depending on the availability of funding. Statewide, there are 34,207 units that will not be under either program by the

end of 2020, given current expiration dates. These units could be lost from the workforce stock. In the South Florida Region, there are 5,306 units whose mortgage is expiring; 12,732 units whose rent supplement is expiring; and 9,255 units that will no longer be covered by either program. In Broward County, 1,903 workforce units will have their mortgage expire, 2,740 will have their rent supplement expire, and 2,087 will no longer be covered by either program. These units are shown by government jurisdiction in table V-14.

For subjurisdictions in Broward County, preservation workforce housing need also encompasses the aforementioned three categories. The most severely impacted in terms of potential losses are the City of Fort Lauderdale, Coral Springs, Lauderdale Lakes, Pembroke Pines, Hollywood, and Pompano Beach. In the City of Fort Lauderdale, 447 workforce units will have their mortgage expire, 810 will have their rent supplement expire, and 519 units will no longer be covered by either program.

Housing with code problems, Northwest Quadrant

Coral Springs follows with 438 mortgage expirations, 326 rent subsidy expirations, and 438 units that will no longer be covered by either program. Hallandale Beach has 7 workforce units in a group home that will have their mortgage expire, 126 that will have their rent subsidies expire, and 6 units that will no longer be covered by either program. Lauderdale Lakes has 336 mortgage expirations, 469 rent-subsidy expirations, and 338 units that will no longer be covered by either program. At about one-half the above levels are Pembroke Pines, Hollywood, and Pompano Beach.

PART III.B

MEETING CURRENT PRESERVATION WORKFORCE HOUSING NEED

The City of Hallandale Beach has a maximum of 126 units whose rent supplement will expire over the period 2008–2020. In addition, there are 7 group home units in a building whose mortgage could expire. In order to preserve their affordability, the City should offer the owner of the building full property tax forgiveness for the municipal portion (about $1,000 per unit annually). This would allow the City to have first right of refusal when the building comes up for sale. At that time, the City should attempt to purchase the building at market price minus one-half the accrued property tax forgiveness.

Without question, these housing units are some of the least expensive in the City of Hallandale Beach. Even if the building is purchased at market level, it still will be a resource for those whose income will not allow rentals much above $230–$570 monthly. The owner of this building may be willing to part with it in the future. If available at market level, minus one-half the accrued municipal tax abatement, the building should be subject to resale at a reasonable price level (see table V-16). Once purchased, the building should have a 30-year or longer affordability control instituted. The cost of the building would be $210,000 ($17,500 annually) plus upkeep and maintenance of $22,500 annually, for a total of $40,000 annually. The rent supplement cost would be approximately $832,000 annually. The overall total would be $872,000 annually.

A final component of this effort will involve taking a hard line on any or all rental conversions to condominiums within the affordable range. Rental units affordable below 120 percent of median household income should not be allowed to convert unless adequate progress toward achieving local affordable housing goals is demonstrated.

Table V-16

Distribution of Preservation Workforce Housing Need

	Preservation Need	*Units*	*Owner Costs*	*Units*	*Tenant Rent*	*HUD Portion*	*Monthly Rent Total*	*Yearly Rent (Monthly x12)*
	Very low income	4	$30,000	66	$230	$322.50 =	$21,285	$255,420
	Low income	3	$30,000	60	$571	$800.50 =	$48,030	$576,260
	Moderate income	0	—		—	—	—	—
Total Costs:		7	$210,000	126				$831,780

Source: Center for Urban Policy Research, Rutgers University, 2008.

Housing with code problems, Southeast Quadrant

PART IV.A

DETERMINING BACKLOG COST-BURDENED WORKFORCE HOUSING NEED

Backlog cost-burdened workforce housing need involves households that currently pay more than 30 percent of their income for housing. These are households that are cost-burdened now. This backlog is large and has accumulated over a long period of time. As such, it will take a long period of time to address the need. Backlog cost-burdened workforce housing need should not be ignored but rather addressed in steady, incremental fashion. The best way to approach backlog cost-burdened workforce housing need is to set a goal of a percentage of the need to be met over a period of time. In Hallandale Beach, the goal could be 12 percent of the outstanding need over a 12-year period. The percentage and period of time selected reflect the size of the need and the fact that funding to address it is very difficult to secure. Further, in South Florida, the need is particularly large relative to the rest of the state.

Backlog cost-burdened workforce housing need at 120 percent of median income and below (very low, low-, and moderate-income households) amounts to (1) 2,318,379 households statewide[12] (51.6 percent of households below 120 percent of median); (2) 614,724 households in the South Florida Region (64.2 percent of households below 120 percent of median); (3) 263,180 households in Broward County (59.4 percent of households below 120 percent of median); and (4) 6,694 households in the City of Hallandale Beach (58.0 percent of households below 120 percent of median) (table V-17). Thus, existing cost-burdened households are much more of a phenomenon of the South Florida Region than of the state as a whole (64.2 percent versus 51.6 percent) and almost equally relatively present in Broward County and the City of Hallandale Beach (59.4 percent to 58.0 percent, respectively).

TABLE V-17

Backlog Cost-Burdened Workforce Housing Need, 2008

Jurisdiction	*Backlog*	*Meeting in a 12-Year Period*
Florida	2,318,379	278,205
South Florida	615,724	73,887
Broward County	263,180	31,582
Hallandale Beach	6,694	803

Source: Center for Urban Policy Research, Rutgers University, 2008.

Crowded dwelling, Northwest Quadrant

PART IV.B

MEETING BACKLOG COST-BURDENED WORKFORCE HOUSING NEED

How should one provide for backlog cost-burdened workforce housing need? What is the linkage? The linkage is housing market activity that has a tendency to drive up prices. Hot markets, regardless of price or where they are in the real estate cycle are characterized by the number of real estate transactions. The best monitor of real estate transactions is the real estate transfer tax. The return from the real estate transfer tax documents housing turnovers in an area.

A strategy for reducing the backlog cost-burdened workforce housing need should be to buy down units from landlords to lower rents for rental tenants or to similarly buy down units (condominiums) to lower occupancy costs for those living in ownership units. On average, in the City of Hallandale Beach, those paying more than 30 percent of their income for housing pay 54 percent (table V-18). For very low income households, that amount is $10,218; for low-income households, $15,327; and for moderate-income households, $25,545. The difference between these costs and those at 30 percent of income are, respectively, $4,541 (very low income); $6,812 (low income); and $11,353 (moderate income).

The net amount to achieve affordability above, multiplied by the number of units required of each, yields a buy-down total of $6,074,090 annually. The buydown amount should be met by Hallandale Beach directly receiving from the State/Broward County merely one-half of the funds that the City generates for workforce housing through the Real Estate Transfer Tax Program. Currently, $.20 of $.70 (real estate transfer tax) per $100 of transferred valuation is dedicated in the SHIP Program for workforce housing purposes. If revenues generated by $0.10 from the current rate of $0.70 per $100 for the real estate transfer tax were returned directly to fund workforce housing in Hallandale Beach, $6.074 billion in residential real property value transfers would have to take place in the City of Hallandale Beach to fund the above objective. At $250,000 for the average residential real estate transaction, this would require 6.9 percent of the residential stock to be transferred annually. This would mean that families would transfer properties, on average, every 14.5 years in the City. That is noticeably less often than the current national average of every nine years for ownership housing (see table V-18). The strategy should require political pressure to release funds for workforce housing purposes from the State of Florida to Broward County and then to the City of Hallandale Beach.

At this time, there seems to be some reluctance at the state level to use all of the moneys generated for workforce housing purposes. The funds should flow without political blockages directly to the local level and should be distributed (70 percent of funds raised at the state level) on the basis of population. Locations should additionally be prioritized according to those with a workforce housing program in place. Because no moneys can be used directly for rent subsidies, there should be a necessity to use a small amount of local revenues (from

the *ad valorem* tax). This "seed money" should form part of a proposal by the City to the County and State to begin to break loose this funding for workforce housing purposes.[14]

In addition, other factors affect affordable housing, such as transportation, education, job training, and employment. An argument can be made that any efforts to decrease the costs of transportation, provide for educational and training opportunities, and attract high-paying jobs, will allow the beneficiaries of those efforts to afford more housing. Hallandale Beach's much improved transit system, for instance, offers an opportunity for significant savings on transportation, which could be redirected toward housing. Likewise, the City's efforts to recruit and attract higher-paying jobs also could result in greater housing affordability for its residents. These "other" factors affecting the affordability of local housing are being pursued on a daily basis by the City of Hallandale Beach. Finally, the City of Hallandale Beach can help Broward County identify opportunities for expanding its existing affordable housing programs within the City's boundaries, and additionally secure from the County funding that will assist in the operation of these programs.

TABLE V-18

Backlog Cost-Burdened Workforce Housing Needs

	Very Low-Income	*Low-Income*	*Moderate-Income*	*Total*
Median Household Income	$47,306	$47,306	$47,306	
Household Income @ 40%, 60%, 100%	$18,922	$28,384	$47,306	
Amount Spent for Housing @ 54%	$10,218	$15,327	$25,545	
Amount That Should Be Spent @ 30%	$5,677	$8,515	$14,192	
Difference	$4,541	$6,812	$11,353	
Number of Units	268	268	267	
Annual Amount	$1,217,089	$1,825,633	$3,031,368	$6,074,090
Real Estate Transfer Tax Portion	$0.10	$0.10	$0.10	$0.10
Property Value Sold (X 100)	$1,217,088,768	$1,825,633,152	$3,031,368,480	$6,074,090,400
City of Hallandale Beach Average Transaction	$250,000	$250,000	$250,000	$250,000
Total Units Transferring (12 years)	4,868	7,303	12,125	24,296
Percentage of Stock (29,312 units)				82.89%

Source: Center for Urban Policy Research, Rutgers University, 2008.

SUMMARY OF WORKFORCE HOUSING NEED REQUIREMENTS FOR THE CITY OF HALLANDALE BEACH

FUTURE COST-BURDENED WORKFORCE HOUSING NEED

Workforce housing need should be met in the City of Hallandale Beach through a four-pronged approach. First, future cost-burdened workforce housing need that is projected at 768 units for the 12-year period 2008 to 2020 should be met by a growth share approach. For every 6 new market units, one workforce unit should be built. For every 14 jobs (4,000 square feet) of nonresidential development, one unit should be built. Over a projected 12-year development period, 674 units should be delivered (by up to 4,076 non-cost-burdened units). The remaining 94 units should be delivered by 1,248 gross jobs created over the period. This is equivalent to 14 jobs per 5,000 square feet at a ratio of 3.0 jobs per 1,000 square feet. In order to deliver these units, developers should be given at least a 1:1 density/FAR bonus, height bonuses, and parking provision forgiveness.

Units constructed as workforce housing should be built at a ratio of one very-low-income unit (40 percent of median), one low-income unit (60% of median), and one moderate-income unit (100 percent of median). Units not able to be built should require a cash contribution of 60 percent of the total cost of the unit.

REHABILITATION WORKFORCE HOUSING NEED

Rehabilitation workforce housing need, for households under 120 percent of median household income, consists of 245 units of deteriorated housing (old units with one defect, including crowding, and newer units with more than one defect, including crowding) that should be dealt with over the period 2008 to 2020. Rehabilitation workforce housing need should be addressed by establishing a grant fund for 50 percent of the estimated cost of repair. The cost of repair would be determined by City-approved contractors. In order to receive a grant the owner would validate that the property contains a moderate-income or below-moderate-income tenant. Once improved, the property would remain as a workforce unit for 10 years. The maximum amount of an individual grant is 50 percent of $20,000, or $10,000 per unit.

Money for this grant fund should be raised by increasing local non-new-construction building permit fees by 33 percent and dedicating the funds to workforce housing. Funds should be distributed to local property owners on a first-come, first-served basis. Units should receive grants through a 1/3 by 1/3 by 1/3 distribution to serve very low, low-, and moderate-income households, respectively. Should one or the other category dominate in terms of initial requests, a subsequent effort should be made to give priority to the categories of owners least represented among initial grant requests.

PRESERVATION WORKFORCE HOUSING NEED

Preservation workforce housing need involves protecting those workforce housing units that are in existence today. The mortgage or rent supplements for some of those units may expire, and a portion of the current workforce housing stock could be lost in the future. In order to preserve the stock, active efforts must be undertaken to seek out and reclaim the units. This is done by aggressively pursuing rent supplement renewals and attempting to get structure

owners to maintain these units in and, if possible, dedicate them to workforce housing for a 15- to 30-year period.

In the City of Hallandale Beach, approximately 134 units currently exist. As a result, it behooves the City to seek to secure these units through first right of refusal as current owners begin to sell the units for market prices. Although Hallandale Beach has not had a large stock of workforce housing to preserve in the past, it does not mean that the City should not aggressively get into the business of creating this type of inventory. Over the period 2008–2020, the City of Hallandale Beach should secure 134 workforce units within the existing stock and preserve them for a future workforce housing tenantry. This should be done by offering municipal tax abatement to structure owners. This would secure first right of purchase refusal and ultimate purchase at market value minus one-half of the annually accrued property tax abatement.

BACKLOG COST-BURDENED WORKFORCE HOUSING NEED

Within the City of Hallandale Beach, there are 6,694 households below 120 percent of median household income that are cost-burdened at 30 percent of their income. This represents 35 percent of all households and 58 percent of all households below 120 percent of median household income. The goal of the City of Hallandale Beach should be to reduce this backlog of cost burden by 12 percent, or 803 units, over the period 2008–2020. The City should do this by more effective use of the real estate transfer tax to create a fund whereby the City could buy down units in condominiums or rental structures sufficient to render them affordable. This is not necessarily the purchase of a full unit but rather a partial rent or ownership buydown for those who currently pay a significant amount of their income for housing. This rent/ownership buydown would take place as long as the unit is kept within the means of a tenant below 120 percent of median for a specified period of time. The landlord would have to justify the amount of the buydown—that is, the difference between what the tenant can afford and the local fair market rent capitalized into a purchase price.

ADDRESSING THE MULTIPLE COMPONENTS OF WORKFORCE HOUSING NEED

Overall, the City of Hallandale Beach should address 1,950 units of workforce housing need over the period 2008–2020. This is composed of 768 units of *future* cost-burdened workforce housing need, 245 units of rehabilitation workforce housing need, 134 units of preservation workforce housing need, and 803 units of *backlog* cost-burdened workforce housing need (tables V-19, V-20).

On average, the City should address about 163 units per year for the 12-year period. It is quite conceivable that the City of Hallandale Beach may not meet the full amount of rehabilitation workforce housing need or preservation workforce housing need because, in the first case, residents either fail to or do not want to avail themselves of the program or, in the second case, opportunities may not come along for the City to access tax delinquent or foreclosed properties. On the other hand, due to the pressure for high-rise development in the Diplomat Country Club area and the redevelopment of retail areas surrounding and in the CBD, the City could address more *future* workforce housing need than original growth plans indicated. If more future growth occurs, some of the produced workforce housing should be directed to backlog workforce housing need. The other

categories of need still should be met individually, however. The rehabilitation workforce housing effort should require significant advertising to encourage owners of deteriorated properties to participate in the grant program. The preservation workforce housing effort should require City staff to diligently seek out Northwest Quadrant neighborhood property owners for municipal tax abatement to gain first right of purchase refusal on these properties as their HUD mortgage subsidies or rent supplements expire.

TABLE V-19

Addressing Workforce Housing Need in the City of Hallandale Beach

Type of Workforce Housing Need	*Units Delivered 2008–2020*	*Units Addressed*
Future		
Cost-Burdened	768	64
Rehabilitation	245	21
Preservation	134	11
Backlog		
Cost-Burdened	803	67
TOTAL	1,950	163

Source: Center for Urban Policy Research, Rutgers University, 2008.

Crowded dwelling, Southeast Quadrant

Hallandale Beach should not address workforce housing without partners. Broward County's Housing Finance Authority and Community Development Division have in place funds and expertise to address workforce housing. These certainly should be tapped, as well as state and federal resources. Federal funds from the Housing and Economic Recovery Act of 2008 (HERA) will soon be available for a variety of strategies to halt growing local foreclosures. Implementing this program should be a local priority.

TABLE V-20

Addressing Workforce Housing Need in the City of Hallandale Beach

	Type of Workforce Housing Need (Households <120% of Median)	*Units*	*How Need Should Be Addressed*	*What Is Impacted*
I.	Future Cost-Burdened Workforce Housing Need (>30% of Income for Housing Costs)	768	*Inclusionary Housing* 1 per 6 units *Market Residential* 1 per 14 jobs or 5,000 sq.ft. of Market Nonresidential (Costs could be paid into fund)	New residential and nonresidential development
II.	Current Rehabilitation Workforce Housing Need (3 Indices of Deteriorated Need; Require 2 for Deterioration or 1 + old unit)	245	Provide 50% of rehab costs as a grant by raising local non-new-construction building permit fees by 33 percent	Existing residential and nonresidential space improvers
III.	Preservation Workforce Housing Need (Existing workforce units likely to be lost in the City of Hallandale Beach)	134	Buy structures at market or foreclosed prices secured through property tax abatement for first right of purchase refusal	General taxpayers (minimally)
IV.	Backlog Cost-Burdened Workforce Housing Need (*Goal:* 12% of Existing Need; >30% of income for housing costs)	803	Provide subsidy to landlords to lower rent for existing units through more-efficient use of the Real Estate Transfer Tax	Existing residential and nonresidential real estate transfers (statewide)
V.	TOTAL (12 Years)	1,950	163 units per year for 12 years	Burden spread across all sectors

Source: Center for Urban Policy Research, Rutgers University, 2008.

Municipal Complex, City of Hallandale Beach

REPORT SUMMARY

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HOUSING CONDITIONS IN THE CITY OF HALLANDALE BEACH

Affordable Housing in the Northwest Quadrant

House on Diplomat Parkway, Northeast Quadrant

INTRODUCTION

The City of Hallandale Beach is a beach/-Intercoastal Waterway community on its eastern edge and part of the Route I-95 sprawl on its western edge. The eastern portion of the community, generally speaking, has more-expensive housing than the western portion. The dividing line is Dixie Highway for East and West, and Hallandale Beach Boulevard for North and South.

The City of Hallandale Beach is in transition—making its luxury Northeast and Southeast housing units more up-to-date and desirable; making its middle-class units in the Southwest, and less-expensive units in the Northwest, extensively rehabilitated and/or replaced. There are both significant differences in the community east and west of Dixie Highway and significant differences in the types of construction taking place within these areas.

In the midst of the above changes, Hallandale Beach is looking for both a new center of the community and a role for the community that distinguishes it from other communities. It is within these differences that a workforce housing program is being forged for the City of Hallandale Beach.

Five individual reports have told the story about workforce housing needs in the City of Hallandale Beach. These dealt with historical conditions within the City, various types of housing need (current housing need, supply versus demand, future housing need, and a workforce housing plan for the City). These reports are summarized in the following sections.

Palms of Hallandale Beach, Northwest Quadrant

A snapshot of Hallandale Beach is a city poised to grow, but one that historically has not produced housing in significant supply for those of very low or low income. Hallandale Beach is producing housing, and there is a reasonable level of it in the pipeline. The reality, however, is that it is being built in primarily ownership tenure for middle- and upper-income households with little knowledge that a large share of future demand will be for low- and very-low-income households. Housing must be built for those households that will grow into the future, for whom the market will *not* provide. Housing must also be built for those of lower income who live in deteriorated or overcrowded housing. The following sections summarize what is needed, how it will be done, and how it will be paid for.

Expensive home, Southwest Quadrant

REPORT I

CITY OF HALLANDALE BEACH, BROWARD COUNTY, AND STATE OF FLORIDA: HISTORIC TRENDS

Demographic Characteristics

Over the period 1990–2008, the State of Florida and Broward County have outpaced percentage growth for the City of Hallandale Beach by 1.65 times each. Broward County grew by about 40.2 percent over the period: the State of Florida grew by 41.7 percent; Hallandale Beach grew by 24.9 percent. Since 2000 (i.e., 2000–2008), the City of Hallandale Beach and Broward County grew by 3.5 absolute percentage points and trailed the State of Florida by 3 absolute percentage points. The City of Hallandale Beach grew at about 12 percent, Broward County grew at 8.5 percent, and the State of Florida grew by nearly 15 percent.

Household growth for the State and County from 1990–2000 has been in excess of 40 percent. Household growth for the City of Hallandale Beach over the same period was less than 13 percent. The rate of household growth from 2000–2008 for the City of Hallandale Beach was at two-thirds that of population growth; for the County, it was 86 percent; and for the State, it was 100 percent of the population growth rate.

Housing Characteristics

The above trends in population and households are basically repeated in housing-unit trends. The City of Hallandale Beach trailed in relative housing-unit growth against both Broward County and the State of Florida. The City of Hallandale Beach increased its housing units from 1990 to 2008 at 61.7 percent of the rate of Broward County; it increased its housing units at 40.5 percent of the rate of the State of Florida. Only one result is possible: both crowding in the City will increase, and vacancy in the City will decrease. In fact, both of these conditions have happened, as will be seen below.

Further, while the City's increase in single-family units was about 42 percent that of the County and State, respectively, its multi-family production was about 47.5 percent of the County's and 25.3 percent of the State's percentage gains. The City has 4–5 times the number of multifamily units (15,305) as single-family units (3,549), and the change in multifamily units over the period (≈2,100) was 3 times the change in single-family units (≈700). What housing is being built in the City of Hallandale Beach is multi- and single-family housing for both middle- and upper-income households, and for low- and moderate-income households.

Vacancy rates in the City of Hallandale Beach in 2008 were down by 11 percent over what was experienced in 1990. At the County level, vacancy was down by more than 40 percent in 2008 compared with 1990. The State of Florida was down by 8 percent over its 1990 level. To some degree, all jurisdictions are providing housing not by building new housing but by filling the vacant stock.

Housing deterioration is not a problem in any of the jurisdictions monitored. The County and State have kitchen or bath insufficiencies at only 0.4–0.5 percent of units in 1990 and 0.5–0.6 percent of units in 2008. The City of Hallandale Beach had 0.3 percent of units deteriorated in 1990 and 0.9 percent in 2008.

In 2008, 6 percent of the City's units were crowded, up from 4.3 percent in 1990. At the County and State levels, 7 and 6 percent of the units, respectively, were crowded in 2008, up from 5 and 5.4 percent, respectively, in 1990. Crowding levels are not acute in the City of Hallandale Beach, Broward County, or the State of Florida.

Housing demand–supply relationships over the period 1990–2008 are different in the City of Hallandale Beach versus Broward County. The City of Hallandale Beach has supplied more housing units relative to demand than is required. Conversely, in Broward County, housing supply has not met housing demand, and the County is deficient in providing housing—and, in particularly, workforce housing.

Broward County and the State of Florida have gained black population, Hispanics, Asians, and "other" races/ethnicities (mostly mixed race) and have had only a relatively small increase in white non-Hispanics over the period 1990–2008. The same is true for the City of Hallandale Beach, except that Asians have decreased over the period. The black population barely increased in the City of Hallandale Beach (+3 percent), yet increased significantly in Broward County (+104 percent) and in the State of Florida (+62 percent). Hispanics nearly doubled in the City of Hallandale Beach over the period 1990–2008 (+183 percent), from 6 percent to more than 14 percent of the population. Change was at a similar rate in Broward County (+185 percent) and one-half this rate in the State of Florida (+98 percent). Asians decreased over the period 1990–2008 in the City of Hallandale Beach (–13 percent), increased by 184 percent in Broward County, and by 138 percent in the State of Florida. White non-Hispanics grew slowly; black population also grew slowly; and Hispanics grew significantly during the period 1990–2008. Asians decreased slightly over the period.

Socioeconomic Characteristics

Median household income in the City of Hallandale Beach—at about $20,800 in 1990, $28,266 in 2000, and $34,422 in 2006—fell from 68 to 66 percent of Broward County median income and from 75 percent to 72 percent of State median income. Income in the City of Hallandale Beach over the period 1990–2008 fell slightly relative to the County and State.

The Quadrants of Hallandale Beach

The Southeast Quadrant of the City of Hallandale Beach is the more affluent quadrant: it has the most housing units, the largest share of the elderly, the smallest household size, and the largest share of owner-occupied units. Mirroring the above is the Northeast Quadrant, which has about 17 percent less elderly, 10 percent less income, and 10 percent fewer owner-occupied units. The opposite to the South-east Quadrant on these measures is the Northwest Quadrant, which is a less-affluent quadrant, has the fewest housing units, the smallest share of elderly, the largest

household size, and by far, the largest share of rental units. The Southwest Quadrant is in the middle, with reasonable incomes, a significant number of housing units, a large household size, and a representative percentage of owner-occupied units.

Market-value home, Northeast Quadrant

SUMMARY

The City of Hallandale Beach, relative to Broward County and the State of Florida, is not an affluent community. Population increases are small relative to the County and State; households grew even more slowly, and crowding and vacancy increased more so than in the County or the State. In addition, fast-growing Hispanic population has far outpaced white non-Hispanic and black household increases. Hallandale Beach is the classic city poised to experience redevelopment of its Northwest sector. This is happening largely due to the economic strength of the other three sectors. The redevelopment in this sector must be meaningful and coordinated to ensure the success of the neighborhoods involved and the viability of the City.

REPORT II

CURRENT HOUSING NEED (2008)

City of Hallandale Beach

Current housing need encompasses housing deterioration, crowding, and cost burden. The latter two components are indicators of the sufficiency of housing in a community. If there is enough housing constructed locally for all income groups, crowding and costs (including the burden of excessive costs) are low. This is not the case in the City of Hallandale Beach, as will be discussed below.

Housing Deterioration

There are approximately 204 deficient housing units of approximately 19,269 occupied housing units in the City of Hallandale Beach as of 2008. This is 1.1 percent of deficient units, which is about three times the level of Broward County's deficient percentage (0.4 percent).

Crowding

The level of crowding in the City of Hallandale Beach is about average for the United States (6 percent of all units). The City has slightly more than 5.9 percent of housing units that are crowded (1,137 of 19,269 units). This is 1.1 absolute percentage points lower than Broward County (7 percent—52,000 of 739,127 units).

Cost Burden

Approximately 36.8 percent of 19,269 occupied housing units, or 7,099 housing units in the City of Hallandale Beach, are cost-burdened. This means that either the ownership/operating costs or gross rental charges are more than 30 percent of the income of the renter or owner occupant, respectively. Cost-burdened households in the City of Hallandale Beach number about 1.4 absolute percentage points less than what is found in Broward County (38.2 percent).

Total Current Housing Need

The City of Hallandale Beach has 8,440 of 19,269 occupied housing units impacted by current housing need. This amounts to 204 deteriorated units, 1,137 crowded units, and 7,099 units that are cost-burdened. The City of Hallandale Beach has 43.8 percent of its units experiencing either deterioration, crowding, or cost burden. In Broward County, current housing need affects 337,210 of 739,127 occupied housing units, or 45.6 percent.

House with code problems, Southwest Quadrant

OVERALL SUMMARY

Clearly, there are factors operating in the City of Hallandale Beach's housing market that cause concern. The most obvious is that not enough housing is being built to accommodate the growth of the very-low and low-income households of the City. In an overall situation of more than sufficient housing construction being produced for other income groups, the very-low and low-income households of Hallandale Beach are not being provided for.

The situation in Broward County is more protracted. Almost all income groups are not being provided for. Broward County's housing production is only 56.5 percent of its housing need. In both cases, this can lead to significant numbers of crowded and cost-burdened households.

REPORT III

FUTURE HOUSING DEMAND, SUPPLY, AND UNMET NEED (2008–2020)

City of Hallandale Beach

Housing Demand

Housing demand in the City of Hallandale Beach will comprise 2,774 housing units over the period 2008–2020. Fifty-eight percent of this demand will be required for very-low and low-income households (1,614 units, 18.0 percent for moderate-income households (481 units), and 24 percent (679 units) for middle- and upper-income households.

Overall, in Broward County, there will be a demand for 184,000 housing units for the period 2008–2020. Forty-two (42) percent is for very-low and low-income households (78,639 units); 18 percent is for moderate-income households (33,000 units); and the remaining 40 percent (74,450 units) will be for middle- and upper-income households.

Housing Supply

Housing supply for the City of Hallandale Beach will comprise 6,109 units over the twelve-year period 2008–2020. Of the 6,109 units, 561—or about 9.0 percent (excluding 400 gentrified units)—will be for very-low and low-income households. There will be 1,472 units (24 percent) for moderate-income households and 4,076 (67 percent) for middle- and upper-income households. In each of the categories of housing need, very-low and low-income demand in the City of Hallandale Beach exceeds supply.

Broward County, over the twelve-year period, will deliver 104,000 units—80,000 units short of demand. There is a shortage across all income sectors of demand.

Below-market foreclosure, Southeast Quadrant

Demand versus Supply

Overall, demand in the City of Hallandale Beach is half of what is being supported. The demand-to-supply ratio is far less than 1.0 in 8 of 12 income groupings. It is not that way for very-low and low-income households. In their case, demand exceeds supply by ratios of 2–5 to 1.

In Broward County, demand exceeds supply by a factor of 1.75 to 1. Most of the demand occurs in the smaller units for those of middle and upper income. There are also an insufficient number of very-low and low-income units being provided. Demand-to-supply ratios are 2.4 to 3.5 in each of the unit size categories of very-low and low-income housing.

REPORT IV

FUTURE GROWTH OF THE CITY OF HALLANDALE BEACH AND BROWARD COUNTY

The City of Hallandale Beach has had a fluctuating relationship with the growth of Broward County over time. Large growth in population in the City of Hallandale Beach took place from 1960–1970, when it increased by 130 percent, from 10,483 to 23,849. This was followed by a 1970–1980 decade growth of 56 percent, from 23,849 to 36,517.

During the same period, Broward County grew from 334,000 to 620,100, or by 85 percent, for the period 1960–1970 and from 620,100 to 1,018,200, or by 65 percent, for the period 1970–1980.

From 1980–1990, the City of Hallandale Beach declined by 15 percent, from 36,517 to 30,996; during that same period of time, Broward County increased by 20 percent, from 1,018,200 to 1,253,488.

From 1990 to 2000, the City of Hallandale Beach grew from 30,996 to 34,551, or by 11.5 percent; Broward County grew from 1,255,488 to 1,623,018, or by 32 percent.

From 2000–2008, the City of Hallandale Beach increased from 34,551 to 38,700, or by 12.0 percent; Broward County increased from 1,623,018 to 1,759,500, or by 8.5 percent. Except for the initial and final periods, Broward County's growth has outpaced that of the City of Hallandale Beach by about 2 to 1.

POPULATION AND HOUSEHOLD PROJECTIONS

City of Hallandale Beach

The City of Hallandale Beach will grow by 1,878 (4.9 percent—to 40,578) in population and by 1,978 (10.3 percent) in households over the period 2008–2020. Average household size in the community will decrease from 2.01 to 1.91, or by 4.9 percent. Very-low and low-income households will increase at twice the rate (12–14 percent) of middle and upper-income households (6.3 percent).

Market-value home, Southwest Quadrant

City of Hallandale Beach by Quadrant

Projected household growth in the Northeast Quadrant (782 households) is 1.5 to 3.0 times the level of all other quadrants' household growth (Southeast = 565; Northwest = 342; Southwest = 289). Very-low and low-income household growth is 58 percent of all household growth. These are projections for occupied units and do not take into account substantial vacancies in these areas.

REPORT V

A WORKFORCE HOUSING PLAN FOR THE CITY OF HALLANDALE BEACH

The City of Hallandale Beach is a developed, close-in beach community midway between both (1) Hollywood and North Miami Beach and (2) Fort Lauderdale and Miami Beach. Hallandale Beach is a largely developed community with a 2008 population of 38,700. About 19,269 households occupy 29,374 dwelling units in Hallandale Beach. The City grew by about 1,100 households from 1990 to 2000; it is projected to grow by about 1,980 households from 2008 to 2020. The growth that will take place in the future will involve local retail development within and around the City's central business district (CBD) and housing in the development areas adjacent to the Intercoastal Waterway.

Additional nonresidential redevelopment will take place in the City's former industrial areas and infill districts. Almost all of the nonresidential development will include housing. As this residential and nonresidential development takes place, workforce housing should also be developed. The need for future workforce housing in the City of Hallandale Beach over the period 2008–2020 is 768 units (table A). Additional workforce housing will enable local moderate-income and below-moderate-income (<120 percent of median) households, who pay more than 30 percent of their income for housing,[1] to have future housing provided at more reasonable costs. This housing should be provided as a share of all new construction put in place through inclusionary housing programs or other programs.

In addition, according to the U.S. Census, there are moderate-income or below-moderate-income households who live in deteriorated and overcrowded housing. There are 245 units in that condition in the City of Hallandale Beach. Most of these units are located in the Northwest Quadrant of the City. Housing that lacks basic components or that is too small for its occupants should be repaired or altered/expanded as part of the community's workforce housing response. A portion of a one-third increase in local building permit fees should be utilized to provide a 50 percent grant (50 percent owner match) to undertake such improvements or alterations (table A).

Another component of a local workforce housing strategy is the preservation of existing workforce housing. This should involve protecting units from loss due to expiring rent subsidies, expiring low-interest mortgages, or through condominium conversion. The community should make an extra effort (134 units from 2008 to 2020) to garner such units through first right of purchase refusal secured initially through municipal property tax abatement and subsequent purchase (table A).

Finally, there are moderate-income or below-moderate-income households that *currently* pay more than 30 percent of their income for housing. These households occupy housing units. Based on a census determination of such occupied housing units, these represent close to 6,700 locally.

TABLE A

Hallandale Beach's Workforce Housing Need/Remedies, by Type, 2008–2020

	Type of Workforce Housing Need (Households <120% of Median)	*Units*	*How Need Should Be Addressed*	*What Is Impacted*
I.	Future Cost-Burdened Workforce Housing Need (>30% of Income for Housing Costs)	768	*Inclusionary Housing* 1 per 6 units *Market Residential* 1 per 14 jobs or 5,000 sq.ft. of Market Nonresidential (Costs could be paid into fund)	New residential and nonresidential development
II.	Current Rehabilitation Workforce Housing Need (3 Indices of Deteriorated Need; Require 2 for Deterioration or 1 + old unit)	245	Provide 50% of rehab costs as a grant by raising local non-new-construction building permit fees by 33 percent	Existing residential and nonresidential space improvers
III.	Preservation Workforce Housing Need (Existing units likely to be lost; approximately 134 units to be saved)	134	Purchase structures at market or foreclosed prices	General taxpayers (minimally)
IV.	Backlog Cost-Burdened Workforce Housing Need (*Goal:* 12% of Existing Need; >30% of income for housing costs)	803	Provide subsidy to landlords to lower rent for existing units through more-efficient use of the Real Estate Transfer Tax	Existing residential and nonresidential real estate transfers (statewide)
V.	TOTAL (12 Years)	1,950	163 units per year for 12 years	Burden spread across all sectors

Source: Center for Urban Policy Research, Rutgers University, 2008.

Rendering workforce housing for 12 percent of this need over the period 2008–2020 would amount to 803 additional local workforce housing units. Buying down rents to landlords for workforce housing occupancy should come from funds garnered through redirecting and more efficient use of the real estate transfer tax.

Given the above, the City of Hallandale Beach should produce approximately 1,950 units of new, rehabilitated, or subsidized workforce housing over the next 12 years. That should amount to approximately 163 units each year for 12 years.

Notes

1. Thirty (30) percent of income for housing is used by the U.S. Department of Housing and Urban Development (HUD) and the State of Florida to indicate moderate housing cost burden. Average housing cost-to-income ratios are about 20 percent for owners and 30 percent for renters. Moderate cost burden is the standard.

Notes

1. Steven L. Newman Real Estate Institute, *New York City Affordable Housing Study for the Public Advocate*, vol. 1 (New York: City University of New York, 2005).
2. HOPE VI program—to eradicate severely distressed public housing and replace with lower-density ownership and rental housing; Low Income Housing Tax Credit (LIHTC)—indirect federal subsidy to developer to finance the development of low-income rental housing.
3. National Housing Conference, "Coalition Urges Congress to Take Specific Actions to Alleviate the Nation's Worsening Housing Crisis" (Washington, D.C., February 10, 2003).
4. The Campaign for Affordable Housing, *What We Know about Public Attitudes and Affordable Housing: A Review of Existing Public Opinion Research* (San Francisco, 2004), 45.
5. Ibid, 25.
6. Millennial Housing Commission, *Meeting Our Nation's Housing Challenges* (Washington, D.C., May 30, 2002).
7. South Florida Regional Planning Council, *Strategic Regional Policy Plan for South Florida—Volume II* (Hollywood, FL, June 2004).
8. Community Redevelopment Agency, City of Hallandale Beach, at www.hallandalebeach.org/index.asp?NID =310.
9. A special PUMS is constructed for Hallandale Beach because the population is less than 100,000.
10. After removing households already occupying a house, those temporarily cost-burdened while in college, or those supporting housing space far in excess of need.
11. Broward County MPO (Modeling Group), December 2008.
12. U.S. Census Bureau, *American Housing Survey*, 2007.
13. Conversations with personnel from Shimberg Center, University of Florida, Gainesville, Florida.
14. Conversations with personnel from Shimberg Center, University of Florida, Gainesville, Florida.