

4.0 HOUSING ELEMENT

Introduction

The purpose of the Housing Element is to serve as a guide in the development of plans and policies aimed at meeting identified or projected deficits in the supply of housing for all residents, including affordable housing for very low, low and moderate income households, as well as, group homes, foster care facilities and households with special needs.

The Housing Element is divided into four parts: Housing Element Data, Analysis, General Recommendations, and Goals, Objectives, and Policies. The Housing Element Data section provides a comprehensive inventory of the City's existing housing stock. The Analysis section provides projections of demand and need, land requirements, private sector involvement, and the housing delivery system. The General Recommendation section provides an overview of the City's role in the provision of housing. The fourth section, Goals, Objectives, and Policies is based on the previous three sections and provides the City with a foundation in which to make sound housing related decisions.

The Housing Element uses, as one source, the housing data as presented in the Affordable Housing Needs Assessment (AHNA) Users Guides of ~~1996~~ 2008, prepared by the Shimberg Center for Affordable Housing. The AHNA utilizes data from the U.S. Census of ~~1980 and 1990~~ 2000 and the databases maintained by the Bureau of Economic and Business Research (BEBR) at the University of Florida. ~~To augment this data staff conducted field surveys in 1995.~~ Staff inserted local data on population projections into the AHNA model.

4.1 HOUSING ELEMENT DATA

Housing Inventory

This section describes the housing characteristics of the City of Hallandale Beach. The basis for these descriptions is the ~~1990~~ 2000 Census, except where noted as ~~having been updated by Broward County Department of Strategic Planning and Growth Management or the City field survey conducted in 1995.~~

TABLE 4-1
ALL HOUSING UNITS, VACANCY & OCCUPANCY STATUS, 1990

	<u>City of Hallandale</u>	<u>Broward County</u>
Occupied	17,135	528,442
Vacant (Rate)	1,722 (9.1%)	39,249 (6.9%)
Total	18,857	567,249
Vacant Seasonal, etc., Units (Rate)	5,941 (24%)	60,969 (11%)
Total Units (Rate)	24,798 (31%)	628,660 (16%)
Source: US Census/AHNA		

TABLE 4-1
ALL HOUSING UNITS, VACANCY & OCCUPANCY STATUS, 2000

	Hallandale Beach	Broward County
Occupied	18,110	654,445
Vacant (Rate)	1,558 (7.9%)	31,875 (4.6%)
Total	19,668	686,320
Vacant Seasonal, etc., Units (Rate)	5,430 (21.6%)	54,723 (7.4%)
Total Units (Rate)	25,098 (27.8%)	741,043 (11.7%)

Source: 2000 US Census/AHNA

As identified on Table 4-1, Hallandale Beach has ~~17,135~~ had 18,110 occupied units and ~~1,722~~ 1,558 vacant permanent units, for a total of ~~18,857~~ 19,668 units in 2000. Hallandale Beach has had an additional ~~5,941~~ 5,430 nonpermanent vacancies constituting ~~24,798~~ 25,098 total units in 2000. Hallandale Beach has had a total vacancy rate of ~~31%~~ 27.8% and Broward County has a rate of ~~46%~~ 11.7% in 2000. The City appears to have a high seasonal vacancy rate which has a large impact on the total vacancy rate.

Housing Units By Type

TABLE 4-2
HOUSING UNITS BY TYPE

	<u>City of Hallandale</u>		<u>Broward County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Single-Family	3,524	14.2%	275,978	43.9%
Multi-Family	19,895	80.2%	318,669	50.7%
Mobile Homes	995	4.0%	28,552	4.5%
Other	384	1.6%	5,461	0.9%
Total	24,798	100.0%	628,660	100.0%

Source: US Census/AHNA

TABLE 4-2
HOUSING UNITS BY TYPE, 2000

	Hallandale Beach		Broward County	
	Number	Percent	Number	Percent
Single-Family	3,568	14.2%	360,764	48.7%
Multi-Family	20,471	81.5%	352,349	47.5%
Mobile Homes	1,018	4.1%	26,834	3.6%
Other	41	0.2%	1,096	0.2%
Total	25,098	100.0%	741,043	100.0%

Source: 2000 US Census/AHNA

As identified in Table 4-2, there are ~~3,524~~ 3,568 single family units, ~~19,895~~ 20,471 multi-family structures, ~~995~~ 1,018 mobile homes and ~~384~~ 41 units in the "other" category in 2000. Hallandale Beach ~~has had approximately 30% more multifamily units and 30% less single family units than the County in 2000.~~

These totals include seasonal and other types of vacant units that the assessment will eventually exclude from the permanent housing stock. When housing demand and need projections are made, the total in Hallandale Beach is 24,798 25,098 units which includes a number of condominium units that are seasonably occupied.

In addition to the above, since 2000 approximately 2,164 new dwelling units have been built, the vast majority being multiple-family housing. Lastly, another 2,500+/- dwelling units have been approved but not as yet built. A further description of the more current data is found later in this element.

Housing Units by Tenure (owner or renter)

**TABLE 4-3
HOUSING UNITS BY TENURE (~~1990~~) (2000)
CITY OF HALLANDALE BEACH**

Tenure	Number of Units	Share
Owner Occupied	11,442 <u>11,957</u>	66.8% <u>66%</u>
Renter Occupied	5,693 <u>6,153</u>	33.2% <u>34%</u>
Total Occupied Units	17,135 <u>18,110</u>	
For Rent	704 <u>567</u>	
For Sale Only	586 <u>392</u>	
Rented or Sold Not Occupied Portion of Total - Assumed Use		
Owner	294 <u>395</u>	
Renter	144 <u>204</u>	
Total	435 <u>599</u>	
Total Units by Intended Use (Occupied or to be Occupied by Permanent Residents)		
Owner	12,319 <u>12,744</u>	
Renter	6,538 <u>6,924</u>	
Total	18,857 <u>19,668</u>	

Source: 2000 US Census/AHNA

Note: Household estimates and projections for "All Households" are estimated separately, therefore owner and renter households do not add up to total households.

Hallandale Beach ~~has 11,442~~ had 11,957 owner occupied and ~~5,693~~ 6,153 renter occupied units, with an additional ~~704~~ 567 vacant for rent and ~~586~~ 392 vacant for sale in 2000. A total of ~~435~~ 599 units ~~are~~ were rented or sold but not occupied; if distributed according to the proportion of occupied owner and renter units they would consist of ~~144~~ 204 rental units and ~~294~~ 395 owner units in 2000. The total owner housing stock ~~is~~ was therefore ~~12,319~~ 12,744 units in 2000. Owner units represented ~~65%~~ 66% of the occupied housing stock in 2000.

Housing Units by Gross Rent Levels

**TABLE 4-4
RENTAL UNITS BY GROSS RENT LEVELS
CITY OF HALLANDALE & BROWARD COUNTY**

<u>Rent Range</u>	<u>Hallandale # of Units</u>	<u>Broward Co. # of Units</u>
\$1 - \$ 100	46	1,084
101 - 150	97	2,112
151 - 200	80	1,826
201 - 250	171	1,765
251 - 300	182	2,953
301 - 350	366	4,796
351 - 400	418	8,879
401 - 450	562	13,811
451 - 500	638	16,795
501 - 550	614	18,267
551 - 600	534	18,965
601 - 650	424	16,015
651 - 700	255	13,893
701 - 750	250	11,201
751 - 1,000	736	22,533
1,001+	151	8,897
no cash rent	273	4,596
TOTAL	5,797	168,388

Source: US Census/AHNA

**TABLE 4-4
RENTAL UNITS BY GROSS RENT LEVELS, 2000
CITY OF HALLANDALE BEACH & BROWARD COUNTY**

<u>Rent Range</u>	<u>Hallandale Beach # of Units</u>	<u>Broward Co. # of Units</u>
\$1 - \$ 200	171	3,892
200 - 299	162	3,515
300 - 499	1,161	17,640
500 - 749	2,457	69,173
750 - 999	1,114	62,862
1,000 - 1,499	627	28,298
1,500+	129	7,376
no cash rent	323	6,809
TOTAL	6,144	199,565

Source: 2000 US Census/AHNA

In Hallandale Beach, the rent categories range with the most units being those between \$400 300 and \$600 999 in 2000. There is was also a large number of apartments with rents ranging from \$754 \$1,000 to \$4000 \$1,499 in 2000. These numbers are consistent with the County's rent distribution.

Owner Housing Units by Value Ranges

**TABLE 4-5
VALUE OF OWNER-OCCUPIED HOUSING UNITS*
CITY OF HALLANDALE**

<u>Value</u>	<u># of Units</u>
\$ 0 - 14,999	32
15,000 - 19,999	6
20,000 - 24,999	19
25,000 - 29,999	14
30,000 - 34,999	38
35,000 - 39,999	45
40,000 - 44,999	69
45,000 - 49,999	85
50,000 - 59,999	238
60,000 - 74,999	517
75,000 - 99,999	447
100,000 - 124,999	184
125,000 - 149,999	51
150,000 - 174,999	45
175,000 - 199,999	76
200,000 - 249,999	14
250,000 - 299,999	42
300,000 - 399,999	134
400,000 - 499,999	33
500,000+	44
TOTAL	2,133

Source: US Census/AHNA

**TABLE 4-5
VALUE OF OWNER-OCCUPIED HOUSING UNITS*, 2000
CITY OF HALLANDALE BEACH**

<u>Value</u>	<u># of Units</u>
\$ 0 - 50,000	127
50,000 - 99,999	988
100,000 - 149,999	668
150,000 - 199,999	187
200,000 - 299,999	95
300,000 - 499,999	230
500,000 - 999,999	75
1,000,000+	0
TOTAL	2,370

Source: 2000 US Census/AHNA

* Note: Specified owner occupied units include only one family residential units on fewer than 10 acres without a business or medical office on the property. The data excludes mobile homes, residential units with a business or medical office, houses on 10 or more acres, and housing units in multi-family buildings.

Pursuant to the information in Table 4-5, Hallandale Beach has had most of its housing units in the value ranges above \$50,000 between \$50,000 and \$150,000 with a small spike between \$300,000 and \$499,999 in 2000. Over 50% Almost 70% of units represented in the sample were valued between \$50,000 and \$100,000 \$150,000. During the early 2000s real estate values rose significantly in South Florida; however, since 2006 values have decreased again.

Age of Housing Stock

**TABLE 4-6
AGE OF HOUSING STOCK
CITY OF HALLANDALE BEACH**

<u>Year Constructed</u>	<u>No. of Units</u>	<u>%</u>
1939 or earlier	180 <u>384</u>	— .7% <u>1.5%</u>
1940 - 1949	571 <u>408</u>	— 2.3% <u>1.6%</u>
1950 - 1959	2,757 <u>2,112</u>	11.1% <u>8.4%</u>
1960 - 1969	8,098 <u>7,492</u>	32.7% <u>29.9%</u>
1970 - 1979	10,940 <u>10,803</u>	44.1% <u>43.0%</u>
1980 - 1984 <u>9</u>	1,559 <u>2,975</u>	— 6.3% <u>11.9%</u>
1985 - 1988 1990 -1994	426 <u>626</u>	1.7% <u>2.5%</u>
1989 95 - March, 1990 <u>2000</u>	267 <u>298</u>	— 1.1% <u>1.2%</u>
TOTAL	24,798 <u>25,098</u>	100.0%

Source: 2000 US Census/AHNA

In Hallandale Beach, most of the existing housing stock was constructed between 1960 and 1980. During the 1970's the City experienced a boom in multifamily housing construction. The City's housing stock doubled during that time period. As stated previously, between 2000 and 2008 there has been about 2,164 new dwelling units constructed in the City with another 2,500 dwelling units approved but not as yet built.

Monthly Costs

**TABLE 4-7
MONTHLY COSTS - OWNER OCCUPIED HOUSING UNITS
CITY OF HALLANDALE**

Mortgage Status and Selected Monthly Owner Costs

Specified owner-occupied housing units with a mortgage

<u>1990 Owner Costs</u>	<u># of Units</u>
\$ 0 - \$ 199	36
200 - 299	93
300 - 399	96
400 - 499	145
500 - 599	117
600 - 699	133
700 - 799	188
800 - 899	78
900 - 999	36
1,000 - 1,249	121
1,250 - 1,499	65
1,500 - 1,999	53
2,000+	<u>119</u>
TOTAL	1,280

Specified owner-occupied housing units without a mortgage

<u>1990 Owner Costs</u>	<u># of Units</u>
\$ 0 - \$ 99	98
100 - 149	129
150 - 199	240
200 - 249	174
250 - 299	54
300 - 349	9
350 - 399	20
400+	<u>129</u>
TOTAL	853

Source: US Census/AHNA

TABLE 4-7
MONTHLY COSTS - OWNER OCCUPIED HOUSING UNITS, 2000
CITY OF HALLANDALE BEACH

Mortgage Status and Selected Monthly Owner Costs

Specified owner-occupied housing units with a mortgage

<u>2000 Owner Costs</u>	<u># of Units</u>
\$ 0 - \$ 299	9
300 - 499	45
500 - 699	114
700 - 999	575
1,000 - 1,499	570
1,500 - 1,999	90
2,000+	185
TOTAL	1,588

Specified owner-occupied housing units without a mortgage

<u>2000 Owner Costs</u>	<u># of Units</u>
\$ 0 - \$ 199	103
200 - 299	185
300 - 399	182
400 - 599	145
600 - 799	72
800+	95
TOTAL	782

Source: 2000 US Census/AHNA

In Hallandale Beach a majority of people with mortgages paid less than \$799 \$700 and \$1,500 a month in costs in 2000. While those home owners without a mortgage typically paid less than \$250 \$600 a month in costs in 2000. It is believed in 2008 those numbers have doubled.

Rental and Owner Cost

**TABLE 4-8A
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME
BY INCOME CATEGORY, 1990
CITY OF HALLANDALE**

	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000+	Total
<20%	6	47	300	365	342	1,060
20-24%	28	100	277	147	49	601
25-29%	21	100	337	79	11	548
30-34%	49	206	137	23	0	415
35% +	1,232	1,039	299	45	0	2,615
Not Computed	229	123	31	26	35	444
Total	1,565	1,615	1,381	685	437	5,683

**TABLE 4-8B
HOUSEHOLDS PAYING 30% OR MORE FOR RENT
BY INCOME CATEGORY, 1990
CITY OF HALLANDALE**

	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000+	Total
	1,281	1,245	436	68	0	3,030
Percent of Income Range	82%	77%	32%	10%		

In Hallandale, 71% of those households sampled with household incomes less than \$20,000 pay more than 35% of their income for rent.

**TABLE 4-8C
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1990
NUMBER AND PERCENT OF SPECIFIED RENTER-OCCUPIED HOUSING UNITS
CITY OF HALLANDALE**

	Total	
	# of Households	Percent of Households
	30%-34%	35%+ Total
	415	2,615
	5,239	7.9%
	49.9	57.8%

According to Table 4-8C, of all income groups sampled, 57.8% paid 30% or more on rent.

Source Tables 4-8A, 4-8B, and 4-8C: US Census/AHNA

TABLE 4-8A
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME
BY INCOME CATEGORY, 2000
CITY OF HALLANDALE BEACH

	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000+	Total
<30%	85	235	715	696	1,128	2,859
30-34.9%	6	70	251	57	32	416
35% +	652	1,129	487	48	0	2,316
Not Computed	300	87	29	68	69	553
Total	1,043	1,521	1,482	869	1,229	6,144

TABLE 4-8B
HOUSEHOLDS PAYING 30% OR MORE FOR RENT
BY INCOME CATEGORY, 2000
CITY OF HALLANDALE BEACH

	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000+	Total
	658	1,199	738	105	32	2,732
Percent of Income Range	63.1%	78.8%	49.8%	12.1%	2.6%	

In Hallandale Beach, 64% of those households sampled with household incomes less than \$35,000 pay more than 30% of their income for rent in 2000.

TABLE 4-8C
COST BURDEN SUMMARY, 2000
SPECIFIED RENTER-OCCUPIED HOUSING UNITS
CITY OF HALLANDALE BEACH

# of Households	Total Households*		Percent of Households		
	30%-34.9%	35%+	30-34.9%	35%+	Total
416	2,316	5,591	7.4%	41.4	48.8%

According to Table 4-8C, of all income groups sampled, 48.8% paid 30% or more on rent.

Source Tables 4-8A, 4-8B, and 4-8C: 2000 US Census/AHNA

* Does not include "Not Computed" category

**TABLE 4-9
OWNER HOUSING DISTRIBUTED BY COST-TO-INCOME RATIOS
FOR HOUSEHOLDS AT DIFFERENT INCOME LEVELS
CITY OF HALLANDALE**

Household income in 1989 by selected monthly owner costs as a percentage of household income - specified owner-occupied housing units.

Specified Owner-Occupied Housing Units						
	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000+	Total
<20%	23	246	256	133	425	1,083
20-24%	13	72	63	56	32	236
25-29%	25	30	44	28	23	150
30-34%	20	44	19	9	18	110
35%	157	170	103	37	43	510
Not Comp.	44	0	0	0	0	44
Total >30%	177	214	122	46	61	
Total*	238	562	485	263	541	2,089

*not including Not Computed

**TABLE 4-9B
PERCENTAGE OF HOUSEHOLDS PAYING MORE THAN 30% OF THEIR
INCOME FOR MONTHLY OWNER COSTS
SPECIFIED OWNER-OCCUPIED HOUSING UNITS
INCOME IN 1989**

< \$10,000	74%
\$10,000 - 19,000	38%
\$20,000 - 34,999	25%
\$35,000 - 49,999	17.5%
\$50,000+	11.3%

In Hallandale, those with the lowest incomes paid a greater percentage of their income on monthly costs.

Source Tables 4-9A and 4-9B: US Census/AHNA

TABLE 4-9A
OWNER HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME
BY INCOME CATEGORY, 2000
CITY OF HALLANDALE BEACH

Household income in 1999 by selected monthly owner costs as a percentage of household income - specified owner occupied housing units.

	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000+	Total
<30%	21	116	167	279	961	1,544
30-34.9%	9	26	99	65	41	240
35% +	105	176	170	53	52	556
Not Comp.	30	0	0	0	0	30
Total*	135	318	436	397	1,054	2,340
<i>*not including Not Computed</i>						
Total>30%	114	202	269	118	93	

TABLE 4-9B
PERCENTAGE OF OWNER-OCCUPIED HOUSEHOLDS PAYING MORE THAN 30% OF
THEIR INCOME FOR MONTHLY OWNER COSTS, 2000
CITY OF HALLANDALE BEACH

< \$10,000	84.4%
\$10,000 - 19,000	63.5%
\$20,000 - 34,999	61.7%
\$35,000 - 49,999	29.7%
\$50,000+	8.8%

In Hallandale Beach, those with the lowest incomes paid a greater percentage of their income on monthly costs in 2000.

TABLE 4-9C
COST BURDEN SUMMARY, 2000
SPECIFIED OWNER-OCCUPIED HOUSING UNITS
CITY OF HALLANDALE BEACH

# of Households	Total Households*		Percent of Households		
	30%-34.9%	35%+	30-34.9%	35%+	Total
240	556	2,340	10.3%	23.8%	34.1%

**not including Not Computed*

According to Table 4-9C, of all income groups sampled, 34.1% paid 30% or more on housing costs.

Source Tables 4-9A, 4-9B and 4-9C: 2000 US Census/AHNA

Housing Subsidies

**TABLE 4-10A
FEDERALLY SUBSIDIZED UNITS 1995
CITY OF HALLANDALE**

Subsidy Program	Number of Units	
	1987	1995
Broward County Rehabilitation	31	32
Broward County Rental Rehabilitation	16	36
Broward County Urban Homestead Program	0	N/A
Section 8 Rental Assistance	183	239
Section 8 New Construction (202)	0	121
Section 8 Moderate Rehabilitation	0	0
Broward County Public Housing	0	0
HCDC Affordable Housing	9	40
Total Subsidized Units	239	468

Source: Broward County Housing Authority, Broward County Community Development Division, Hallandale Community Development Corporation and City of Hallandale, 1987 and 1995.

The number of subsidies provided to the residents of Hallandale almost doubled during the period spanning from 1987 to 1995. However, this number still appears to be low with less than 2% of the population receiving subsidies.

Assisted Housing Inventory

**TABLE 4-10A
FEDERALLY, STATE, AND LOCAL ASSISTED RENTAL HOUSING 2008
CITY OF HALLANDALE BEACH**

Development Name Address	Total Units	Assisted Units	Housing Programs	Target
1. Chaves Lake Apts 201 NW 8 th St.	238	238	Housing Credits 4% Local Bonds; SAIL	Family
2. Harbour Cove Apts. 100 NW 9 th Terr.	212	212	Guarantee; Housing Credits 4%; Local Bonds; Sect 542; SAIL	Family
3. Wesley Group Home 616 SW 3 rd St.	7	7	Section 811 Capital Advance; Rental Assistance/HUD	Persons with Disabilities
4. Hurley Hall 632 NW 1 st St.	121	120	Section 223 (f) Refi/Purchase Rental Assistance/HUD	Elderly

Source: AHNA Quick Report Shimberg Center for Affordable Housing

The median household income for the City of Hallandale Beach was \$20,841 \$28,266 in 1990 1999. The County Median household income was \$30,572 \$41,691 in 1999. Therefore, at least half of the residents in the City of Hallandale Beach made less than 70% of the County median income, and would qualify as a low income household.

Group Homes

TABLE 4-10B
LICENSED GROUP HOMES
CITY OF HALLANDALE

Type of Home	1987		1995	
	Number	Capacity	Number	Capacity
ACLF	1	8	2	104
Youth Home	0	0	0	0
Development Services	1	9	3	19
TOTAL	2	17	5	123

Source: Florida Department of Health and Rehabilitative Services

TABLE 4-10B
LICENSED GROUP HOMES
CITY OF HALLANDALE BEACH

Type of Home	1995		2008	
	Number	Capacity	Number	Capacity
ACLF	2	104	4	128
Youth Home	0	0	0	0
Development Services	3	19	1	7
TOTAL	5	123	5	135

Source: Florida Center for Health Information and Policy Analysis; City of Hallandale Beach Development Services Department

The City of Hallandale Beach currently has four (4) Adult Congregate Living Facilities (ACLF) and one (1) Development Services Home (Wesley Group Home) within the City. In 1995 there were only 2 ACLF but 3 additional properties that were listed as Development Services homes. However, the overall total capacity remains relatively the same with 123 group home capacity in 1995 and 135 group home capacity in 2008. The current ACLF in the City are:

1. Bernadette ACFL Inc. at 520 NW 2nd Avenue
2. Quality Homecare Management, Inc. at 131 SE 5th Street
3. Seaside Healthcare at 2091 South Ocean Drive
4. Sun Coast Residential Care, Inc. at 813 SW 9th Street

There were 3 types of group homes, Adult Congregate Living Facility (ACLF), Youth Homes, and Development Services Homes for the mentally retarded. Table 3-14 demonstrates the number of Florida Department of Health and Rehabilitative Services licensed group homes in the City and the capacity of each. Figure 4-1 identifies locations of group homes.

FIGURE 4-1 ~~Location of Group Homes~~

Note: Figure 4-1 was deleted

Mobile Homes

**TABLE 4-10C
MOBILE HOME PARKS BY PLANNING DISTRICT - 2008
(DISTRICT LOCATION FIGURE 4-2)**

Park Name	Address	# of Trailers
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Northwest Planning District

Hi-Land	129 NW 2 Avenue	52
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Southwest Planning District

Emerald Isles	150 SW 10 Avenue	22
Home	480 SW 8 Avenue	136
Hallandale	865 SW 1 Place	72
Golden Trio	700 SW 8 Avenue	43
Sunnydale	915 SW 5 Street	64
Snowbird	855 SW 7 Street	<u>54</u>
		391

Dogtrack Central Gateway Planning District

Sea Esta	350 NE 7 Street	65
Paddock	507 NE 4 Street	50
Van Der Hayden	512 NE 1 Court	5
Seveille	426 NE 5 Street	167
Palmetto	301 North Federal Highway	134
		421 <u>237</u>

Northeast Planning District

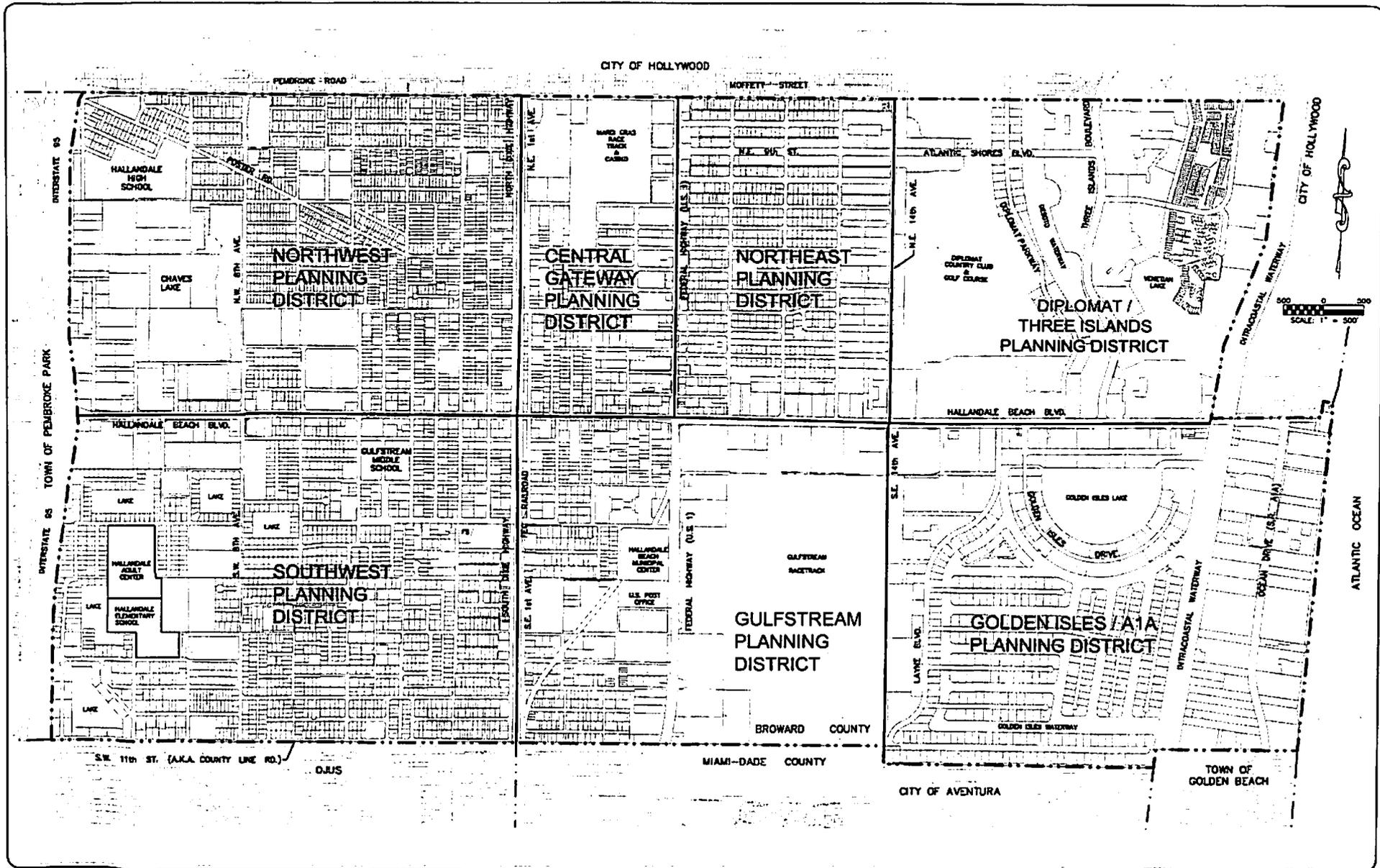
El Rancho	420 North Federal Highway	13
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Gulfstream Planning District

Gulfstream	227 SE 5 Street	20
Tower	600 Old Federal Highway	80
Woodbine	304 SE 8 Street	23
Eastwood	418 SE 8 Street	28
Sunshine	130 SE 7 Street	8
Royal Palm	720 South Federal Highway	<u>114</u>
		273

CITY OF HALLANDALE BEACH TOTAL MOBILE HOMES 4,150 914

Source: US Census and City of Hallandale Beach Growth Management Development Services Department



NO.	DATE	REVISION

Designed	SLM
Drawn	CMR
Checked	SLM

MICHAEL MILLER PLANNING ASSOCIATES, INC.
 1422 Wiles Rd. Suite B-203
 Coral Springs, Florida 33067
 Tel: (954) 747-8800 Fax: (954) 747-7288

PREPARED FOR
CITY OF HALLANDALE BEACH

FIGURE 4-1
PLANNING DISTRICTS

City of Hallandale Beach Planning Districts Map	Sheet 1 of 1
File Code: 01408	
Scale: 1" = 500'	



~~The 1980 Census identified 1,113 mobile homes in the City of Hallandale. Since that time one mobile home park has been demolished. The City now has 49 16 mobile home parks, with the greatest concentration of parks located in the Southwest, ~~Dogtrack~~ Central Gateway and Gulfstream Planning Districts. The greatest number of mobile homes (421) are in the Dogtrack Planning District.~~

Historical Structures

In 1992, the City received a grant from the Florida Department of State to prepare a Historic Properties Survey. According to the report, prepared by the Historic Property Association, the City of Hallandale Beach has three sites which have National Register potential. These sites are:

1. The Moffit House - 134 South Dixie Highway
2. The Trembicki House - 34 Southwest 8th Street
3. The Curci House - 324 Southwest Second Avenue

In early 2008 the Moffit House was moved to the same location as the Curci House. Both properties are now located on City owned property and are planned to be preserved and restored. The Future Land Use designation on the property has been changed to Historic.

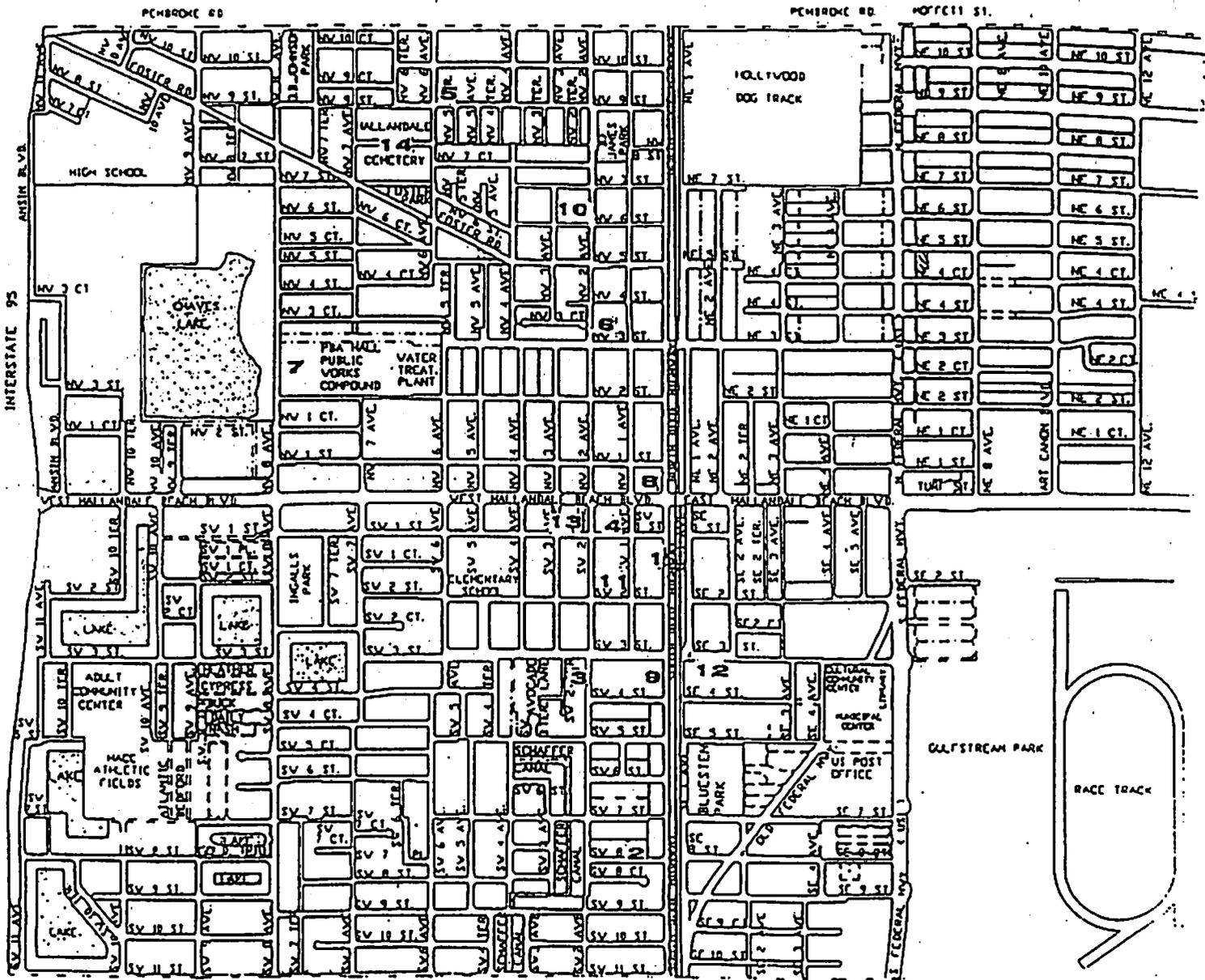
In Addition, ~~the~~ City also has a limited number of buildings or sites which are of "local significance." These are:

1. 102 and 106-108 Southwest First Street
2. 920 Northwest Ninth Street
3. 312 Northwest Second Street - Pall Bearer Hall
4. The Old Schoolhouse - 650 Northwest Second Street
5. 222 West Hallandale Beach Blvd. - Gieges Building
6. 420 South Dixie Highway - The Schwartz Building
7. 519 and 521 Northwest Third Avenue
8. 130 Southwest First Avenue
9. 112 Southeast Third Street - Schoenberger Tomatoe House
10. 216 Southwest First Street
11. Hallandale Municipal Cemetery

Source: Historic Property Associates, Inc., Historic Properties Survey of Hallandale, FL, 1992.

In 1993, four properties were placed on the Broward County List of Local Areas of Particular Concern. These four sites included: Hallandale Cemetery, Moffit House, Curci House and Old School House . All sites are shown on Figure 4-2A.

CITY OF HALLANDALE HISTORIC STRUCTURES MAP FIGURE 4-2



MAP LEGEND

- | | |
|----|--|
| 1 | THE MOFFIT HOUSE- 134 SOUTH DIXIE HIGHWAY |
| 2 | THE TREMBICKI HOUSE- 34 SOUTHWEST 8TH STREET |
| 3 | THE CURCI HOUSE- 324 SOUTHWEST SECOND AVENUE |
| 4 | 102 AND 106-108 SOUTHWEST FIRST AVENUE |
| 5 | 920 NORTHWEST NINTH STREET |
| 6 | 312 NORTHWEST SECOND STREET- PALL BEARER HALL |
| 7 | THE OLD SCHOOLHOUSE- 650 NORTHWEST SECOND STREET |
| 8 | 222 WEST HALLANDALE BEACH BLVD.- GEIGES BUILDING |
| 9 | 420 SOUTH DIXIE HIGHWAY- THE SCHWARTZ BUILDING |
| 10 | 519 AND 521 NORTHWEST THIRD AVENUE |
| 11 | 130 SOUTHWEST FIRST AVENUE |
| 12 | 112 SOUTHEAST THIRD STREET- SCHOENBERGER TOMATOE HOUSE |
| 13 | 216 SOUTHWEST FIRST STREET |
| 14 | HALLANDALE MUNICIPAL CEMETERY |

HOUSING INVENTORY UPDATE

Permits Issued

TABLE 4-11
PERMITS ISSUED BY HOUSING TYPE
CITY OF HALLANDALE

1990 - 1995 Permits Issued Housing Units by Type

<u>Single</u> <u>Family</u>	<u>Multi-</u> <u>Family</u>	<u>Mobile Home</u> <u>Placements</u>	<u>Total</u>
91	314	38	367

Source: City of Hallandale Building Division

Total Housing Inventory

TABLE 4-12
1995 TOTAL HOUSING INVENTORY
CITY OF HALLANDALE

<u>Single</u> <u>Family</u>	<u>Multi</u> <u>Family</u>	<u>Mobile</u> <u>Home</u>	<u>Other</u>	<u>Total</u>
3,615	20,209	957	384	25,165

Source: US Census/AHNA

Affordable Owner and Renter Units

**TABLE 4-13
AFFORDABLE OWNER OCCUPIED HOUSING UNITS
ESTIMATES AND PROJECTIONS 1995
CITY OF HALLANDALE**

<u>Household</u> <u>Income Range</u>	<u>Sale Price</u> <u>Range</u> <u>Affordable Unit</u>	<u>Distribution</u> <u>of Units by</u> <u>by Sale Price</u>	<u>Number of 1995 Owner-</u> <u>Occupied Units</u> <u>by Sales Price in 1990 Dollars</u>
\$ 0 - \$ 5,000	\$ 0 - \$ 10,550	0.0%	0
5,000 - 10,000	10,550 - 21,100	0.7	80
10,000 - 12,500	21,100 - 26,375	2.2	251
12,500 - 15,000	26,375 - 31,650	8.2	937
15,000 - 17,500	31,650 - 36,925	10.0	1,143
17,500 - 20,000	36,925 - 42,200	11.2	1,280
20,000 - 22,500	42,200 - 47,475	7.9	903
22,500 - 25,000	47,475 - 52,750	8.8	1,006
25,000 - 27,500	52,750 - 58,025	9.6	1,097
27,500 - 30,000	58,025 - 63,300	8.5	971
30,000 - 32,500	63,300 - 68,575	5.3	606
32,500 - 35,000	68,575 - 73,850	4.2	480
35,000 - 37,500	73,850 - 79,125	4.0	457
37,500 - 40,000	79,125 - 84,400	3.5	400
40,000 - 42,500	84,400 - 89,675	2.4	274
42,500 - 45,000	89,675 - 94,950	2.4	274
45,000 - 47,500	94,950 - 100,225	1.6	183
47,500 - 50,000	100,225 - 105,500	1.4	160
50,000 - 55,000	105,500 - 116,050	2.2	251
55,000 - 60,000	116,050 - 126,600	0.8	91
60,000 - 75,000	126,600 - 158,250	1.5	171
75,000 - 100,000	158,250 - 211,000	0.7	80
100,000 - 125,000	211,000 - 263,750	0.9	103
125,000 - 150,000	263,750 - 316,500	0.9	103
150,000+	316,500+	1.1	126
		100.0%	11,427

Source: US Census/AHNA

TABLE 4-14
1995 UNITS DISTRIBUTED BY RENT
CITY OF HALLANDALE

				Final
				1995
	Affordable	Preliminary	Dist.	
	Unit Rent	Number		
Baseline				
Household	Range	of	of	Afford-
Income Range	(income x (30%/12))	1995	1995	able
		Units	Units	Units
\$ 0-\$ 5,000	\$ 0-\$ 125	94	1.70%	99
5,000- 10,000	125- 250	300	5.43	315
10,000- 12,500	250- 313	268	4.85	281
12,500- 15,000	313- 375	485	8.78	509
15,000- 17,500	375- 438	632	11.44	663
17,500- 20,000	438- 500	781	14.14	819
20,000- 22,500	500- 563	739	13.38	775
22,500- 25,000	563- 625	617	11.17	647
25,000- 27,500	625- 688	406	7.35	426
27,500- 30,000	688- 750	315	5.70	330
30,000- 32,500	750- 813	182	3.29	191
32,500- 35,000	813- 875	185	3.35	194
35,000- 37,500	875- 938	184	3.33	193
37,500- 40,000	938- 1,000	185	3.35	194
40,000+	1,000+	<u>151</u>	<u>2.73</u>	<u>158</u>
TOTAL		5,524	100.0%	5,794

Source: US Census/AHNA

Hallandale has added 34 units since 1990. The above table does not include a 252 unit luxury apartment complex with rents greater than \$1,000. The building was issued a certificate of occupancy in 1995.

4.3 HOUSING UNIT CONDITION

Rule 9J-5(1)(c), FAC, requires an "inventory using data from the latest decennial United States Census showing the number of dwelling units in each of the following categories: lacking complete plumbing, lacking complete kitchen facilities, lacking central heating or overcrowded".

Substandard Indicators

**TABLE 4-15
HOUSING UNIT CONDITION SUMMARY
SUBSTANDARD INDICATORS, ~~1990~~ 2000
CITY OF HALLANDALE BEACH**

<u>Condition</u>	<u># of Units</u>	<u>Total Units</u>	<u>%</u>
Lacking complete plumbing facilities	85 <u>86</u>	24,798 <u>25,098</u>	.34% <u>0.3%</u>
Lacking complete kitchen facilities	69 <u>126</u>	24,798 <u>25,098</u>	.28% <u>0.5%</u>
No Heating System	419 <u>850</u>	24,798 <u>25,098</u>	1.68% <u>4.7%</u>
1.01 or More Persons Per Room (Overcrowded)	811 <u>1,186</u>	24,798 <u>25,098</u>	4.70% <u>6.5%</u>

Source: 2000 US Census/AHNA

~~A special tabulation of the 1990 Census of Population and Housing indicates that there are 1,214 occupied units in the City of Hallandale that are lacking one or more of the following characteristics: complete kitchen facilities, complete plumbing facilities, no heating fuel, or overcrowded.~~

By all measures used by the U.S. Bureau of the Census, the City of Hallandale Beach demonstrated a sound housing stock. Units which were seriously deteriorated (e.g., lacking complete plumbing) constituted less than one percent of the City's housing stock. The City has had a problem with illegal conversions and plans to bring all properties up to minimum code requirements. Currently the City is working on 65 active cases.

LOCALLY DEFINED STRUCTURAL CONDITIONS

~~In the spring of 1987, the City conducted a structural survey of dwelling units. Results of this survey are exhibited in Table 4-15A. The following South Florida Building Code standards for deterioration were used: 1) if a structure is less than 50% deteriorated, then it is suitable for rehabilitation, 2) if a structure is more than 50% deteriorated, it is suitable for demolition and deemed unsafe. The South Florida Building Code Broward Edition 1986 Section 202.1 and Section 2.02.2 provides the specific physical and valuation criteria used to determine an unsafe structure.~~

**TABLE 4-15A
STRUCTURAL CONDITIONS
CITY OF HALLANDALE**

<u>Characteristic</u>	<u>1987</u>		<u>1995</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Units Suitable for Rehabilitation (Standard)	442	1.8	487	2.2
Units Suitable for Demolition (Substandard)	38	0.1	31	.1
Units Suitable for Conservation (Standard)	5,312	21.6	-	-
Sound Units (Standard)	18,803	76.5	23,146	97.8
TOTAL UNITS	24,595	100.0	23,664	100.0

Source: City of Hallandale Growth Management Department

4.2 ANALYSIS

Population, Households, Household Demand, Estimates and Projection Methodology

After reviewing the population projections within AHNA, the City has determined that the projected decrease in population is not supported by local trends.

Population Projections

The City has reviewed population projection data supplied by both the Bureau of Economic and Business Research (BEBR) at the University of Florida and the Broward County Planning Services Division (PSD). While both projection sources expect the City's population to increase between now and 2020, they differ on how significant the increase will be. Each source's projections for the City are reviewed below followed by a discussion of its implications for the City. Both projection sources start with the 2000 US Census population figure for the City of 34,282 persons as a baseline.

The methodology used by AHNA is based on past trends up to and including the 1990 Census. These projections indicate that Hallandale will experience a decreasing population through the next century.

Broward County Planning Services Division (PSD)

The most recent Broward County PSD population projections for the City are from 2006. PSD's projections for the City of Hallandale Beach indicated that the City had a population in 2006 of 34,622 which represents a 340 person or 1.0% increase since 2000. By 2020 the PSD projects that the City will have 48,493 persons which represents a 14,211 person or 41.5% increase from 2000. In 2007, Broward County experienced its first recorded

population decline and the current municipal projections supplied by the PSD are not reflective of this decline. However, the City and County believe that the current County population decline is a temporary fluctuation and that the County's population will continue to increase. The table below shows in more detail the 2006 PSD population projections for the City of Hallandale Beach and Broward County.

Table 16
Broward County Planning Services Division (PSD) Population Projections, 2006
City of Hallandale Beach and Broward County

	<u>Census 2000</u>	<u>2006</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
Hallandale Beach	34,282	34,622	39,406	43,996	48,493
Broward County	1,623,018	1,792,144	1,902,536	2,034,371	2,154,348

Sources: US Census and Broward County Planning Services Division

~~More recent data provided by the Bureau of Economic and Business Research (BEBR) for 1996 indicate an increase in population.~~

Bureau of Economic and Business Research (BEBR)

The most recent BEBR population estimate for the City is from April 1, 2007 which showed the City's estimated population to be 38,193. However, Shimberg Center for Affordable Housing data used later in this Housing Element is based on BEBR population estimates and projections from 2005, therefore the 2005 number are discussed here. BEBR's projections for the City of Hallandale Beach indicated that the City had a population in 2005 of 35,716 which represents a 1,434 person or 4.2% increase since 2000. By 2020 BEBR projects that the City will have 38,532 persons which represents a 4,250 person or 12.4% increase from 2000. Table 17A below indicates in more detail the 2005 BEBR population projections for the City of Hallandale Beach and Broward County. Table 17B indicates from the BEBR population projects by age groups that the City's under-50 age groups and over-75 age group populations will decline by 2020 and the 50-75 age groups will post significant increases by 2020.

Table 17A
Bureau of Economic and Business Research (BEBR) Population Projections, 2005
City of Hallandale Beach and Broward County

	<u>Census 2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
Hallandale Beach	34,282	35,716	37,280	38,054	38,532
Broward County	1,623,018	1,740,988	1,905,499	2,059,603	2,200,104

Sources: US Census and BEBR

TABLE 4-17B
BEBR POPULATION PROJECTIONS BY AGE GROUP, 2005
CITY OF HALLANDALE BEACH

Age	US Census		Controlled Age Projections				15 Year Difference
	Population		2005	2010	2015	2020	
0- 4	1,073	1,371	1,417	1,406	1,363	1,300	(117)
5- 9	848	1,285	1,422	1,488	1,427	1,372	(50)
10-14	741	1,215	1,286	1,259	1,190	1,124	(162)
15-19	857	1,142	1,328	1,390	1,376	1,400	72
20-24	1,180	1,331	1,535	1,667	1,626	1,480	(55)
25-29	1,501	1,781	1,700	1,806	1,830	1,770	70
30-34	1,522	1,995	1,925	1,906	1,935	1,885	(40)
35-39	1,271	2,073	2,076	2,135	1,938	1,878	(198)
40-44	1,204	2,007	2,294	2,237	2,082	1,984	(310)
45-49	1,076	1,869	2,337	2,588	2,465	2,447	110
50-54	1,137	1,928	2,347	2,811	2,985	2,806	459
55-59	1,416	1,894	2,468	2,897	3,376	3,525	1,057
60-64	2,134	2,129	2,541	3,084	3,538	4,006	1,465
65-69	2,868	2,333	2,244	2,621	3,252	3,634	1,390
70-74	3,189	2,691	2,388	2,407	2,727	3,170	782
75+	8,979	7,238	6,408	5,578	4,953	4,751	(1,657)
TOTAL	30,996	34,282	35,716	37,280	38,054	38,532	2,816

Source: US Census/AHNA

Comparison between PSD and BEBR Data

PSD and BEBR projection data for the City of Hallandale Beach are fairly similar in the near term with BEBR being slightly higher, but by 2020 the BEBR projection indicate that the City will only have approximately 4,000 additional persons while PSD indicates almost 14,000 additional persons. While the City believes that the PSD projection is somewhat high since it is based on 2006 data before the County experienced a slight population decline, the City believes that it more accurately reflects the current trends that the City has been experiencing over the last 5 years with redevelopment. However, as stated before, BEBR's 2005 projections are utilized in the Shimberg Center data used in the next section.

~~The City of Hallandale expects this trend to continue. Recently the City has experienced an increase in multi-family housing construction. Seawalk Pointe, a 252 unit luxury apartment complex was completed in 1995. The Seawalk Pointe development has been particularly attractive to young urban professionals, many with children.~~

~~Due to the success of Seawalk Pointe, an application has been submitted for a similar 220 unit complex at the Diplomat Mall. While it is too early to determine if these developments and the type of resident they attract signify a trend for Hallandale, it certainly is contrary to past trends, that is, Hallandale has primarily attracted retirees.~~

In addition, the City has a nine-acre tract of vacant water front property zoned residential. This property, known as the Posner Tract, has been given court-ordered approval to build 1,500 residential units.

There are particular difficulties associated with the projection of population for small cities. Any number of factors can dramatically alter a small community's future population, including "in-and-out" migration of population, annexation, land availability, zoning, infrastructure availability, and changes in state, local and region policy, to name a few. In addition, the impact of growth or contraction can be magnified under some projection techniques.

In light of the aforementioned concerns, the City of Hallandale has utilized the 1995 population forecasts produced by the Broward County Comprehensive and Neighborhood Planning Division for the Broward County Evaluation and Appraisal Report.

Broward County's methodology includes more locally generated data as a projection base than does the AHNA model, therefore the numbers appear to be closer to community expectations. For a more detailed discussion on Broward County's methodology, see Appendix A.

**TABLE 4-16
POPULATION PROJECTIONS
CITY OF HALLANDALE**

	<u>Census 1990</u>	<u>1995</u>	<u>2000</u>	<u>2010</u>
Hallandale	30,996	31,367	32,313	34,427
Broward County	1,362,589	1,471,636	1,572,741	1,670,299

Sources: BEBR, US Census, and Broward County Comprehensive and Neighborhood Planning Division

The population of Broward County is expected to increase 307,710 by the year 2010. That represents a 23% increase. The City of Hallandale's population is expected to increase by 3,060. That represents a 9.8% increase.

Household Projections

The most recent information from the Shimberg Center for household projections is based on 2005 information. The Shimberg Center's household projections for household size is included below in Table 4-18. Each of the three household size categories (1-2; 2-4; 5+) are expected to grow approximately 10% over the next 15 years. Therefore, the total increase in number of households in the City of Hallandale Beach is expected to grow approximately 10% by 2020 to a total of 20,709 households which is a net increase in 1,886 households from 2005.

TABLE 4-18
PROJECTED HOUSEHOLDS BY HOUSEHOLD SIZE
CITY OF HALLANDALE BEACH

Household Size	2005	2010	2015	2020	15 Year Difference (%)
1-2	11,577	11,991	12,353	12,702	1,125 (9.7%)
3-4	5,206	5,451	5,617	5,755	549 (10.5%)
5+	2,040	2,134	2,197	2,252	212 (10.3%)
TOTALS	18,823	19,576	20,167	20,709	1,886 (10.0%)

Source: AHNA Quick Report Shimberg Center for Affordable Housing

The Shimberg Center has also supplied information on household projections by household income levels as a percent of Area Median Income (AMI). Table 4-19 shows this projection for the City of Hallandale Beach. The income category that is expected to grow the most by 2020 is the households with incomes 120% or more of AMI. However, the City can expect an 8.7% or 251 household increase in household with income levels below 30% of AMI.

TABLE 4-19
PROJECTED HOUSEHOLDS BY HOUSEHOLD INCOME LEVEL
CITY OF HALLANDALE BEACH

Household Income As % of AMI	2005	2010	2015	2020	15 Year Difference (%)
<30% AMI	2,894	2,962	3,051	3,145	251 (8.7%)
30.01-50% AMI	2,601	2,637	2,715	2,807	206 (7.9%)
50.01%-80% AMI	3,387	3,482	3,582	3,688	301 (8.8%)
80.01%-120% AMI	3,422	3,573	3,677	3,769	347 (10.1%)
120.01%+ AMI	6,522	6,923	7,143	7,299	777 (11.9%)
TOTALS	18,826	19,577	20,168	20,708	1,882 (10.0%)

Source: AHNA Quick Report Shimberg Center for Affordable Housing

Shimberg Center for Affordable Housing Data

Based on information received from the Shimberg Center for Affordable Housing, the City of Hallandale Beach is projected to have a 250 household increase by 2020 in the number of severely cost burdened households with income levels less than 80% of AMI (119 owner occupied households and 131 renter occupied households). Of the 250 household increase, 160 are projected to be at income levels below 30% of AMI (58 owner occupied households and 102 renter occupied households). The total number of severely cost burdened owner occupied households is expected to be 1,493 in 2020 and renter occupied households 1,471. See Tables 4-20A, 4-20B, 4-21A and 4-21B for more detail. The City should continue to make available funds and programs to meet this need.

**TABLE 4-20A
AFFORDABLE HOUSING NEED DETAIL 2005-2020
NUMBER OF SEVERELY COST BURDENED (50%+) HOUSEHOLDS WITH LESS THAN
80% AMI BY TENURE AND INCOME LEVEL
CITY OF HALLANDALE BEACH**

Owner Occupied Housing Units.

<u>Household Income</u> <u>As % of AMI</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
<30% AMI	715	719	742	773
30.01-50% AMI	413	420	434	449
50.1%-80% AMI	246	256	263	271
Total	1,374	1,395	1,439	1,493

Source: Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing

**TABLE 4-20B
AFFORDABLE HOUSING NEED DETAIL 2005-2020
NUMBER OF SEVERELY COST BURDENED (50%+) HOUSEHOLDS WITH LESS THAN
80% AMI BY TENURE AND INCOME LEVEL
CITY OF HALLANDALE BEACH**

Renter Occupied Housing Units.

<u>Household Income</u> <u>As % of AMI</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
<30% AMI	1,018	1,071	1,101	1,120
30.01-50% AMI	251	261	268	274
50.1%-80% AMI	71	73	74	77
Total	1,340	1,405	1,443	1,471

Source: Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing

TABLE 4-21A
GROWTH IN SEVERELY COST BURDENED (50%+) HOUSEHOLDS
WITH LESS THAN 80% AMI BY TENURE AND INCOME LEVEL
CITY OF HALLANDALE BEACH

Owner Occupied Housing Units.

Household Income As % of AMI	2005-10	2010-15	2015-20	Total
<30% AMI	4	23	31	58
30.01-50% AMI	7	14	15	36
50.1%-80% AMI	10	7	8	25
Total	21	44	54	119

Source: Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing

TABLE 4-21B
GROWTH IN SEVERELY COST BURDENED (50%+) HOUSEHOLDS
WITH LESS THAN 80% AMI BY TENURE AND INCOME LEVEL
CITY OF HALLANDALE BEACH

Renter Occupied Housing Units.

Household Income As % of AMI	2005-10	2010-15	2015-20	Total
<30% AMI	53	30	19	102
30.01-50% AMI	10	7	6	23
50.1%-80% AMI	2	1	3	6
Total	65	38	28	131

Source: Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing

**TABLE 4-17
POPULATION PROJECTION BY AGE GROUP
CITY OF HALLANDALE**

Age	Adjusted Census Population		1980 to 1990 Survival/ Net Migration Ratio		Controlled Age Projections				15 Year Difference
	1980	1990	Ranges	Ratio	1995	2000	2005	2010	
0-4	836	1,073	0-9/15-44	0.2549	1,064	1,066	1,114	1,162	98
5-9	804	848			993	1,147	1,155	1,162	169
10-14	846	741	10-14/0-4	0.8864	938	1,144	1,112	1,080	142
15-19	1,269	857	15-19/5-9	1.0659	968	1,088	1,243	1,397	429
20-24	1,594	1,180	20-24/10-14	1.3948	1,205	1,244	1,534	1,823	618
25-29	1,355	1,501	25-29/15-19	1.1828	1,354	1,220	1,345	1,470	116
30-34	1,062	1,522	30-34/20-24	0.9548	1,431	1,356	1,357	1,357	(74)
35-39	1,011	1,271	35-39/25-29	0.9380	1,475	1,694	1,501	1,307	(168)
40-44	818	1,204	40-44/30-34	1.1337	1,632	2,077	1,918	1,756	124
45-49	1,355	1,076	45-49/35-39	1.0643	1,345	1,628	1,845	2,060	715
50-54	1,546	1,137	50-54/40-44	1.3900	1,568	2,014	2,657	3,298	1,730
55-59	2,388	1,416	55-59/45-49	1.0450	1,377	1,352	1,648	1,943	566
60-64	3,397	2,134	60-64/50-54	1.3803	2,000	1,888	2,533	3,176	1,176
65-69	6,152	2,868	65-69/55-59	1.2010	2,445	2,047	1,952	1,855	(590)
70-74	5,236	3,189	70-74/60-64	0.9388	2,785	2,410	2,218	1,024	(1,761)
75+	6,791	8,979	75+	0.4939	8,910	8,937	8,250	7,558	(1,352)
TOTAL	36,460	30,996			31,489	32,313	33,384	34,427	2,938

Source: US Census/AHNA

The age group that will experience the greatest increase over the 15 year time span will be the 50-54 group. The 70-74 age group will experience the greatest reduction.

Household Estimates

**TABLE 4-18
HOUSEHOLDS ESTIMATES AND PROJECTIONS
CITY OF HALLANDALE**

Age Ranges	1990 House Holds	1990 Population	Ratio of Households to Popul.	2000 Projection Population By Age	House Holds
15-24	462	2,037	.2268	2,332	509
25-34	1,435	3,023	.4746	2,576	1,003
35-44	1,371	2,475	.5539	3,771	1,907
45-54	1,278	2,213	.5774	3,642	2,090
55-64	2,091	3,550	.5890	3,240	1,943
65-74	3,850	6,057	.6356	4,457	3,186
75+	6,648	8,979	.7403	8,937	6,864
TOTAL	17,135	28,334		28,955	17,502

Source: US Census/AHNA

The City of Hallandale will experience the greatest increase in households headed by those in the 48-54 age range. Households headed by those in the 65-74 age will experience the greatest decrease.

**TABLE 4-19
HOUSEHOLDS BY HOUSEHOLD SIZE
CITY OF HALLANDALE**

Size	All Households					20 Year Differ- ence
	1990	1995	2000	2005	2010	
1 person	7,828	7,847	7,893	7,975	8,046	218
2 persons	6,853	6,856	6,949	7,189	7,458	605
3 persons	1,254	1,303	1,379	1,467	1,550	296
4 persons	639	673	719	747	771	132
5 persons	341	360	380	399	412	71
6 persons	95	113	123	123	124	29
7 persons	58	58	64	63	62	4
TOTAL	17,068	17,210	17,507	17,963	18,423	

Source: US Census/AHNA

The City of Hallandale will see the greatest increase in two person households followed by three person households. The City will experience very small gains in households 4 persons larger.

Income Information

**TABLE 4-20A
OWNER HOUSEHOLDS BY INCOME
CITY OF HALLANDALE**

	Owner					20 Year
Income	1990	1995	2000	2005	2010	Differ- ence
0-5K	944	915	906	921	937	(7)
5-10K	1,493	1,454	1,440	1,423	1,402	(91)
10-12.5K	758	752	758	770	776	18
12.5-15K	621	610	603	592	583	(38)
15-17.5K	729	735	741	748	755	26
17.5-20K	574	556	550	553	564	(10)
20-22.5K	562	567	579	600	618	56
22.5-25K	587	563	552	555	566	(21)
25-27.5K	624	632	647	688	684	60
27.5-30K	397	407	422	447	471	74
30-32.5K	455	458	470	486	501	46
32.5-35K	310	293	286	284	288	(22)
35-37.5K	370	377	384	397	407	37
37.5-40K	265	267	273	286	301	36
40-42.5K	291	310	322	323	318	27
42.5-45K	177	182	186	187	185	8
45-47.5K	135	137	140	138	135	0
47.5-50K	121	127	131	135	142	21
50-55K	298	311	323	328	333	35
55-60K	290	310	331	359	380	90
60-75K	447	449	455	469	487	40
75-100K	442	471	491	512	530	88
100-125K	179	177	184	210	236	57
125-150K	72	72	73	71	71	(1)
150K+	<u>297</u>	<u>286</u>	<u>282</u>	<u>295</u>	<u>316</u>	19
TOTAL	11,438	11,418	11,529	11,757	11,986	

Source: US Census/AHNA

Based on a median income of \$30,572 a year, the number of very low income owner households (those with gross incomes that do not exceed 50% of median annual income: \$15,286) decreased over the 20 year period. The number of households in the moderate income category (up to 120% of median) will show a slight increase. The greatest increases will occur in those households making greater than 36,686 a year.

According to Table 4-20B, the number of Renter Households making less than 50% of the gross annual income will increase over the 20 year period, as will those making up to 120% of the median annual income. There will only be modest gains in the number of households making greater than 120% of the median renter annual income.

**TABLE 4-20B
RENTER HOUSEHOLDS BY INCOME
CITY OF HALLANDALE**

Income	Renter					20 Year Differ- ence
	1990	1995	2000	2005	2010	
0-5K	807	824	856	909	965	158
5-10K	706	722	726	750	780	74
10-12.5K	492	517	530	542	552	60
12.5-15K	297	320	330	327	321	24
15-17.5K	458	458	469	488	511	53
17.5-20K	341	357	376	393	410	69
20-22.5K	371	403	436	471	500	129
22.5-25K	250	257	255	253	256	6
25-27.5K	238	245	254	256	257	19
27.5-30K	163	171	183	204	223	60
30-32.5K	231	247	260	260	256	25
32.5-35K	107	104	105	103	104	(3)
35-37.5K	243	241	246	242	240	(3)
37.5-40K	134	127	123	121	121	(13)
40-42.5K	130	127	125	126	132	2
42.5-45K	85	93	97	99	98	13
45-47.5K	62	62	67	77	85	23
47.5-50K	42	44	48	58	67	25
50-55K	110	118	127	129	128	18
55-60K	100	101	106	110	114	4
60-75K	80	78	82	82	80	0
75-100K	103	102	111	132	150	47
100-125K	25	21	19	17	18	(7)
125-150K	0	0	0	0	0	
150K+	55	53	54	61	68	13
TOTAL	5,630	5,792	5,985	6,210	6,436	

Source: US Census/AHNA

Housing Demand And Need, Estimates And Projections

Tables 4-21, 4-22 and 4-23 indicate that Hallandale will experience the greatest demand for multi-family and renter housing over the fifteen year period. Conversely, Broward County will see the most increase in owner and single family residences over the fifteen year period.

Based on construction activity over the period 1990-1995 and currently proposed projects, the City can expect that the projected need, of 1,212 units by the year 2010, will be met.

**TABLE 4-21
PROJECTED DEMAND AND NEED FOR
PERMANENT (NON-SEASONAL) HOUSING 2000-2010
CITY OF HALLANDALE**

1995 Total Units	Projected Demand			Projected Need		
	2000	2005	2010	2000	2005	2010
17,213	17,506	17,964	18,425	293	751	1,212

Source: US Census/AHNA

Housing Demand

**TABLE 4-22
PROJECTED DEMAND AND NEED FOR HOUSING BY BUILDING TYPE
CITY OF HALLANDALE/BROWARD COUNTY**

	Hallandale		Broward	
	Single Family	Multi-Family	Single Family	Multi-Family
Estimated 1995 Housing Units	4,025	15,036	327,337	289,247
Projected Demand:				
2000	4,063	15,191	355,168	309,392
2005	4,169	15,589	382,090	328,990
2010	4,275	15,985	409,899	349,097
Projected Construction Need:				
2000	38	155	27,831	20,145
2005	144	553	54,753	39,743
2010	250	949	82,562	59,850

Source: US Census/AHNA

**TABLE 4-23
PROJECTED DEMAND AND NEED FOR HOUSING TENURE
CITY OF HALLANDALE/BROWARD COUNTY**

	<u>Hallandale</u>		<u>Broward</u>	
	<u>Owner</u>	<u>Renter</u>	<u>Owner</u>	<u>Renter</u>
1995 Baseline	11,421	5,792	394,726	177,450
Projected Demand for Households:				
2000	11,527	5,979	433,630	186,128
2005	11,755	6,209	469,630	193,725
2010	11,990	6,435	506,145	202,508
Projected Growth in Households:				
2000	106	187	38,904	8,678
2005	334	417	75,083	16,275
2010	569	643	111,419	25,058

Source: US Census/AHNA

The City of Hallandale will need an additional 1,212 permanent housing units to meet the projected demand for the year 2010. Of this projected demand, 949 units will be multi-family units and 250 units will be single family. The demand can be further broken down by renter vs. owner, whereby renters will require 643 units and owners will demand 569 units.

**TABLE 4-24
DEMAND FOR HOUSING BY INCOME AND COST
CITY OF HALLANDALE**

Household Income Range	Sale Price		Distribution of Units by Sale Price	Number of 1995	Number of Owner			
	Range	Affordable Unit		Owner Occupied Units by Sale Price	Households by Income in 1990 \$'s			
				In 1990 Dollars	1995	2000	2005	2010
\$ 0 - \$ 5,000	\$ 0 - \$ 10,550		0.0%	0	915	906	921	937
5,000 - 10,000	10,550 - 21,100		0.7	80	1,454	1,440	1,423	1,402
10,000 - 12,500	21,100 - 26,375		2.2	251	752	758	770	776
12,500 - 15,000	26,375 - 31,650		8.2	936	610	603	592	583
15,000 - 17,500	31,650 - 36,925		10.0	1,142	735	741	748	755
17,500 - 20,000	36,925 - 42,200		11.2	1,279	556	550	553	564
20,000 - 22,500	42,200 - 47,475		7.9	902	567	579	600	618
22,500 - 25,000	47,475 - 52,750		8.8	1,005	563	552	555	566
25,000 - 27,500	52,750 - 58,025		9.6	1,096	632	647	668	684
27,500 - 30,000	58,025 - 63,300		8.5	971	407	422	447	471
30,000 - 32,500	63,300 - 68,575		5.3	605	458	470	486	501
32,500 - 35,000	68,575 - 73,850		4.2	480	293	286	284	288
35,000 - 37,500	73,850 - 79,125		4.0	457	377	384	397	407
37,500 - 40,000	79,125 - 84,400		3.5	400	267	273	286	304
40,000 - 42,500	84,400 - 89,675		2.4	274	310	322	323	318
42,500 - 45,000	89,675 - 94,950		2.4	274	182	186	187	185
45,000 - 47,500	94,950 - 100,225		1.6	183	137	140	138	135
47,500 - 50,000	100,225 - 105,500		1.4	160	127	131	135	142
50,000 - 55,000	105,500 - 116,050		2.2	251	311	323	328	333
55,000 - 60,000	116,050 - 126,600		0.8	91	310	331	359	380
60,000 - 75,000	126,600 - 158,250		1.5	171	449	455	469	487
75,000 - 100,000	158,250 - 211,000		0.7	80	471	491	512	530
100,000 - 125,000	211,000 - 263,750		0.9	103	177	184	210	236
125,000 - 150,000	263,750 - 316,500		0.9	103	72	73	71	71
150,000+	316,500+		1.1	126	286	282	295	316
			100.0%	11,420	11,418	11,529	11,757	11,986

Source: US Census/AHNA

Housing is considered "affordable" when the monthly rents or monthly mortgage payments including taxes, insurance, and utilities, do not exceed 1/12th of 30% of the median annual income for that jurisdiction.

According to Table 4-24, the largest number of affordable owner occupied units by sale were in the \$12,500 to \$27,500 income range. This represents units which sold for \$26,375 to \$31,650.

TABLE 4-25
PROJECTED DEMAND FOR HOUSEHOLDS BY THE ELDERLY
Hallandale

Age Range	1990	1995	2000	2005	2010
15-24	2,037	2,026	2,241	2,618	2,950
25-34	3,023	2,572	2,112	2,102	2,295
35-44	2,475	3,034	3,443	3,002	2,439
45-54	2,213	2,882	3,623	4,481	5,104
55-64	3,550	3,121	3,299	4,260	5,291
65-74	6,057	5,555	5,009	4,485	4,561
75+	8,979	9,208	9,275	9,132	8,572
Sum Total	28,334	28,398	29,002	30,080	31,212
Total Elderly	15,036	14,763	14,284	13,617	31,212
% of All Households	53%	52%	49%	45%	42%

Broward County

Age Range	1990	1995	2000	2005	2010
15-24	141,906	137,724	149,430	171,803	192,375
25-34	214,029	199,816	179,002	172,955	183,573
35-44	185,809	221,340	243,831	231,772	211,283
45-54	123,978	163,043	204,731	241,936	263,659
55-64	110,404	112,592	136,538	176,661	217,680
65-74	133,430	130,547	126,549	129,813	151,652
75+	127,302	141,146	152,498	158,668	158,437
Sum Total	1,036,958	1,106,208	1,192,579	1,283,608	1,378,659
Total Elderly	260,732	271,693	279,047	288,481	310,089
% of All Households	25%	24.5%	23%	22.5%	22.5%

Source: US-Census/AHNA

The City of Hallandale will experience an 11% decrease in the number of elderly through the year 2010. The City will go from having a little more than half its population age 65 and older to about 42%. The County has about 25% elderly and will experience a slight, 2%, decrease in those numbers.

While the City of Hallandale's elderly population is indicating a slight decrease, the City will still have a highly proportionate percentage of elderly people.

Because of the decrease in the number of elderly residing in the City, there should be adequate housing available to meet the projected elderly population.

TABLE 4-26
AFFORDABLE OWNER-OCCUPIED HOUSING UNITS
ESTIMATES AND PROJECTIONS 1995-201
CITY OF HALLANDALE

Surplus/Deficit of Affordable Owner-occupied Units (units minus households, negative number indicates a deficit of affordable units)				
Household				
Income Range	1995	2000	2005	2010
\$ 0 - \$ 5,000	904	895	910	926
5,000 - 10,000	541	527	510	489
10,000 - 12,500	995	989	977	971
12,500 - 15,000	840	847	858	867
15,000 - 17,500	715	709	702	695
17,500 - 20,000	997	1,003	1,000	989
20,000 - 22,500	483	471	450	432
22,500 - 25,000	133	144	141	130
25,000 - 27,500	-27	-42	-63	-79
27,500 - 30,000	4	-11	-36	-60
30,000 - 32,500	-93	-105	-121	-136
32,500 - 35,000	53	46	44	48
35,000 - 37,500	-183	-190	-203	-213
37,500 - 40,000	-153	-159	-172	-187
40,000 - 42,500	-253	-265	-266	-261
42,500 - 45,000	125	129	130	128
45,000 - 47,500	103	106	104	101
47,500 - 50,000	-81	-85	-89	-96
50,000 - 55,000	-277	-289	-294	-299
55,000 - 60,000	-264	-285	-313	-334
60,000 - 75,000	-426	-432	-446	-464
75,000 - 100,000	311	331	352	370
100,000 - 125,000	-86	-93	-119	-145
125,000 - 150,000	-38	-39	-37	-37
150,000+	-252	-248	-261	-282
TOTAL	3	114	342	571

Source: US Census/AHNA

Table 4-26 represents the need for additional ownership housing by value ranges. These ranges are calculated by multiplying income by a constant. Florida Housing Finance Agency has determined that a household can afford a house with a value of no more than 2.11 times their annual income. The City of Hallandale has used 3.0 as the multiplier for determining the cost of affordable housing. This multiplier was used because it provides a more realistic estimation based on the economic realities of costs in urbanized South Florida. In addition, it is assumed that because Hallandale has a large number of retirees (over 50%), income numbers do not accurately reflect the wealth of the community, as these numbers do not reflect wealth held in investments.

Pursuant to Table 4-26 the City of Hallandale has, and will continue to have, a large surplus of owner-occupied housing units that would be considered affordable for those households earning \$10,000 to \$25,000 a year. It appears that for all other income ranges there is a deficit of homes within that affordable range.

It should be noted that the figures in the Surplus/Deficit column reflect the number of units which fall into that particular price range. These numbers do not reflect units below that price range which would also qualify as affordable.

TABLE 4-27
AFFORDABLE RENTER-OCCUPIED HOUSING UNITS
ESTIMATES AND PROJECTIONS 1995-201
CITY OF HALLANDALE

Surplus/Deficit of Affordable Renter-occupied Units (units minus households, negative number indicates a deficit of affordable units)				
Household				
Income Range	1995	2000	2005	2010
\$ 0-\$ 5,000	725	757	810	866
5,000- 10,000	408	412	436	466
10,000- 12,500	236	249	261	271
12,500- 15,000	188	178	181	187
15,000- 17,500	204	193	174	151
17,500- 20,000	462	443	426	409
20,000- 22,500	372	339	304	275
22,500- 25,000	390	392	394	391
25,000- 27,500	180	171	169	168
27,500- 30,000	159	147	126	107
30,000- 32,500	-56	-69	-69	-65
32,500- 35,000	90	89	91	90
35,000- 37,500	-47	-52	-48	-46
37,500- 40,000	67	71	73	73
40,001+	-641	-678	-733	-782
TOTAL	1	194	419	645

Source: US Census/AHNA

Table 4-27 details the Surplus/Deficit of Affordable Renter-Occupied Units through the year 2010. It is assumed that a household can pay no more than 30% of its annual income toward rent. Hallandale has and will continue to have a large deficit in rental units priced to serve very low income residents, i.e. those making \$9,171 a year or less.

Based on Tables 4-26 and 4-27, the City will need an additional 571 owner-occupied and 645 renter-occupied affordable units. Many of these units will be "created" through a filtering process that typically occurs as the housing stock ages. As the housing stock ages higher income residents often move on to newer and better housing. This makes available "new" old housing for lower income households to move into.

~~There is the potential that the high vacancy rate in nonpermanent units will spur conversions. Units once occupied on a seasonal basis may become available as permanent housing.~~

~~Need for Housing by Affordability Groups~~

~~HUD has established the following parameters for eligibility for various housing programs:~~

- ~~* Less than 30% of Median Income = Very Low income household~~
- ~~* 30% to 50 % of Median Income = Low income household~~
- ~~* 50% to 80% of Median Income = Low/Moderate income household~~
- ~~* 80% to 120% of Median Income = Moderate income household~~
- ~~* 120% + of Median Income = Middle/Upper income household~~

~~Rule 9J-5.003(3), refers to Chapter 420.0004(9),(10),(14) to define eligibility parameters, as follows:~~

- ~~* Up to 50% of Median Income = Very Low income person~~
- ~~* Up to 80% of Median Income = Low income person~~
- ~~* Up to 120% of Median Income = Moderate income household~~

~~The median income for Broward County has been established at \$30,572 per year.~~

~~Therefore pursuant to F.S. 420.0004, in Broward County a very low-income person makes less than \$15,286 a year, a low-income person makes less than \$24,457.60 a year, and a moderate-income person makes less than \$36,686.40 a year~~

**TABLE 4-28
HOUSING AFFORDABILITY BY INCOME AND TENURE
ESTIMATES AND PROJECTIONS, 1995-2010
CITY OF HALLANDALE**

<u>Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category (units minus households, negative number indicates a deficit of affordable units)</u>				
<u>Owner-occupied Units</u>				
<u>Income Categories</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
30% of median = \$ 9,171	-2,099	-2,078	-2,076	-2,072
50% of median = 15,286	-1,797	-1,781	-1,786	-1,785
80% of median = 24,457	545	522	555	593
120% of median = 36,685	866	847	743	638
200% of median = 61,142	486	415	276	143
<u>Renter-occupied Units</u>				
<u>Income Categories</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
30% of median = \$ 9,171	-1,039	-1,072	-1,143	-1,222
50% of median = 15,286	-853	-915	-1,006	-1,105
80% of median = 24,457	242	124	-27	-186
120% of median = 36,685	561	404	236	63
200% of median = 61,142	-1	-194	-419	-645

Source: US Census/AHNA

According to Table 4-28, the City of Hallandale has, and will continue to have, a large deficit of affordable houses to serve those residents making up to 50% of the median. Table 4-28 represents the cumulative surplus/deficit, assuming that no additional units are built.

**TABLE 4-29
COST BURDEN BY INCOME AND TENURE
ESTIMATES AND PROJECTIONS, 1995-2010**

Hallandale

Number of Households Paying 30% or More of Income Towards Housing Costs

Income Range	Owner				
	1990	1995	2000	2005	2010
<\$10,000	1,813	1,763	1,745	1,744	1,740
\$10,000 - \$19,999	1,022	1,011	1,010	1,015	1,020
20,000 - 34,999	740	736	745	766	788
35,000 - 49,999	238	245	251	257	260
50,000+	229	235	242	254	266
TOTAL	4,042	3,990	3,993	4,036	4,074

Income Range	Renter				
	1990	1995	2000	2005	2010
<\$10,000	1,451	1,483	1,517	1,591	1,673
\$10,000 - \$19,999	1,324	1,378	1,422	1,460	1,496
20,000 - 34,999	439	461	482	500	516
35,000 - 49,999	72	71	73	74	77
50,000+	0	0	0	0	0
TOTAL	3,286	3,393	3,494	3,625	3,762

Broward County

Number of Households Paying 30% or More of Income Towards Housing Costs

Income Range	Owner				
	1990	1995	2000	2005	2010
<\$10,000	31,346	33,132	35,517	38,059	40,907
\$10,000 - \$19,999	30,425	32,349	35,160	38,111	41,572
20,000 - 34,999	35,311	37,835	41,476	45,134	49,236
35,000 - 49,999	14,557	16,084	18,114	19,995	21,881
50,000+	9,866	11,198	12,810	14,136	15,275
TOTAL	121,505	130,598	143,077	155,435	168,871

Income Range	Renter				
	1990	1995	2000	2005	2010
<\$10,000	27,780	30,153	31,495	33,088	34,881
\$10,000 - \$19,999	32,527	35,332	37,013	38,718	40,656
20,000 - 34,999	16,903	18,645	19,723	20,584	21,659
35,000 - 49,999	1,633	1,821	1,945	2,020	2,121
50,000+	308	364	401	425	448
TOTAL	79,151	86,315	90,577	94,835	99,765

Source: US Census/AHNA

~~As is indicated in Table 4-29, the City of Hallandale has, and will continue to have a number of its residents who are paying more than 30% of their income toward housing. In Hallandale, the only group that does not appear to be affected are renters making \$50,000+ a year.~~

These cost burdens are not unique to Hallandale Beach as they are evident throughout Broward County. There are many factors which contribute to the large number of residents seemingly paying more to live in Broward County than what is "considered" affordable. Housing costs are just one of many factors people consider when they decide to live in one place over another.

Broward County (in particular Hallandale Beach) has a large proportion of its residents over the age of 65. Income calculations do not include wealth held in investments. Therefore, median income does not always provide an accurate indicator of housing affordability.

A review of the information generated by the Shimberg Center AHNA program reveals that there is a need to construct ~~406 owner and 187 renter units,~~ for a total of ~~293~~ 1,886 units by the year ~~2000~~ 2020 to meet the demand for housing units. However, housing demand differs from affordable housing demand. To provide for the affordable housing needs of the residents of the City, the cost burden of thousands of existing residential units would have to be modified to "fit" in federally or state defined parameters. Because most of the existing units are privately owned, local policy will have no impact on the affordability of these units.

It is very difficult to modify cost burden. Households can increase their incomes and thereby have a wider variety of choice in housing and the ability to reduce the percentage of their income dedicated to housing.

The only other alternative is to increase government subsidies to households. ~~However, based on the current level of subsidies, approximately 468 households served, there would be the need to provide 5,846 additional households with subsidies, just to meet the deficit for very low and low income households through the year 2000. Table 4-20 A and B indicate that approximately 2,714 households were in need of housing subsidies in 2005. That same number is projected to rise to 2,964 households by 2020.~~

In February 2008, the City contracted Rutgers University to conduct an Affordable/Workforce Housing Study to help determine what is affordable in Hallandale Beach. This study has two major components, which are; Section I - Determining Workforce/Affordable Housing Needs - 1. Define Workforce/Affordable Housing in Hallandale Beach and 2. Current and Future Needs; Section II - Modeling Affordable Housing Delivery - 1. Creating a Housing Affordability Model and 2. Implementing a Housing Affordability Model.

This study is anticipated to be completed by December 2008. This study will assist in developing Affordable Housing policies and future program changes, to address the housing needs of the community.

Land Area Requirements

The City of Hallandale Beach is currently approximately 96% developed. There are virtually no large parcels remaining within the City to be developed and no current possibilities exist for annexation of adjacent land into the City. Table 4-22 reflects this limited growth potential by showing approximately 36 acres of vacant residentially zoned property in the City that could be developed by 2020 to meet the projected housing demand. Approximately 438 housing units could be built on the 36 acres based on current maximum density restrictions. However, since 2000 the City has been experiencing a large amount of redevelopment on underutilized parcels. Since 2000 the City has seen 139 new infill single-family homes constructed (primarily in the Northwest and Southwest Planning Districts). Additionally, between 2005-2008 approximately 2,164 new townhouse and multi-family housing units were constructed in the City and another 2,500 units have been approved to be built in the next 5-10 years. Table 23 shows the location of the units by Planning District.

TABLE 4-30 22
LAND AND DWELLING UNIT AVAILABILITY TO MEET
HOUSING NEED BY PLANNING DISTRICT
CITY OF HALLANDALE BEACH
(Refer to Figure 4-2 for Planning Districts)

<u>Planning District</u>	<u>Approximate Vacant Residential Acreage</u>		<u>Maximum Units Permitted</u>	
Diplomat/3 Islands	9.70 ⁽¹⁾	<u>0.0</u>	280	<u>0</u>
Dogtrack Central Gateway	3.79	<u>0.60</u>	39	<u>9</u>
Golden Isles/A1A	22.53	<u>12.5</u>	1,900 ⁽²⁾	<u>194</u>
Gulfstream	9.60	<u>2.1</u>	156	<u>34</u>
Northeast	4.58	<u>1.5</u>	54	<u>18</u>
Northwest	59.24	<u>16.7</u>	786	<u>157</u>
Southwest	8.90	<u>2.6</u>	107	<u>26</u>
CITYWIDE TOTAL	118.31	<u>36.0</u>	3,322	<u>438</u>

Source: MMPA and City of Hallandale Beach Development Services Department

(1) ~~Includes 5.5 acres currently in the process of being rezoned High-Density Residential.~~

(2) ~~Includes 1,500 units on the Posner tract. Current Land Use designation on the Hallandale Land Use Plan would permit 320 units on the Posner tract, while the Court mandated number of units is 1,500 units.~~

Source: City of Hallandale Growth Management Department

According to Table 4-30, there is more than adequate land available to address the projected housing deficit.

TABLE 4-23
TOWNHOUSE AND MULTI-FAMILY DWELLING UNIT
CONSTRUCTION AND APPROVAL BY PLANNING DISTRICT 2005-2015
CITY OF HALLANDALE BEACH

Planning District	Constructed Units 2005-08	Approved Units 2008-2015
Diplomat/3 Islands	398	118
Central Gateway	12	379
Golden Isles/A1A	1,503	179
Gulfstream	24	1,779
Northeast	0	0
Northwest	212	70
Southwest	15	0
CITYWIDE TOTAL	2,164	2,525

Source: MMPA and City of Hallandale Beach Development Services Department - 2008

Public/Private Sector Housing Market

The only public sector housing providers in the City of Hallandale Beach are the Hallandale Neighborhood Improvement Corporation, the Broward County Housing Authority and the Broward County Community Development Division which administers HUD programs and the Hallandale Beach Community Redevelopment Agency (CRA).

The pace of residential development in Hallandale Beach has increased substantially since 2000. There are approximately 4,000 new housing units proposed, through several major development projects, such as Millennium, Oasis, European Club and the Village of Gulfstream Park. Economics Research Associates' (ERA) analysis prepared for the City as part of the Citywide Master Plan in 2008 suggests that an estimate of 2,500 to 3,000 new housing units appear to be supported by the market over the next 10 years, reflecting an annual pace in the range of 250 – 300 units.

~~Of the 1,212 new units identified as needed in the City of Hallandale by the year 2010, it was expected that 100 of those multiple family units (at the rate of 10 units per year) would be provided through the Broward County Community Development Division using HUD programs. It was also expected that the Hallandale Community Development Corporation will create up to an additional eight (8) units per year (40 total additional units) to accommodate rental and ownership opportunities for lower income residents. The City desired to have an additional 25 units of Section 8 units per year over a ten year period. These units were to be provided by the Broward County Housing Authority and would not be considered as solely new construction or may not be available at all.~~

~~Therefore, approximately 390 units aimed at the very low and low income groups could be expected to be constructed by the public sector in the City over a ten year period.~~

Outside of publicly funded construction, there has been little interest by the private sector to supply the housing needs of the low and very low income groups, as the projects noted above are priced beyond the grasp of the 50% - 80% AMI income brackets. This lack of interest is based on the economic factors associated with the development of land and cost of the land in Broward County.

According to ESRI Business Analyst, as part of the economic analysis conducted by ERA; ~~Fort Lauderdale Area Board of Realtors and the Broward Economic Development Council, Inc.~~ the median housing value in Hallandale Beach Broward County stood at \$143,451 ~~\$193,400 in 2007.~~ By 2012, median housing values in Hallandale Beach are forecasted to reach \$235,000 and reflect the recent and planned construction of higher-priced condominium and hotel-condominium units. The average purchase price of a townhouse or condominium is \$70,126. The average rental price of apartments is \$505 average per month for an efficiency, \$590 per month for a one bedroom, and \$750 per month for a two bedroom.

~~An affordable house for a very low income household would cost under \$45,858. An apartment would rent for less than \$382 per month. While, a low income household could spend up to \$73,372 on a home and up to \$611 per month for an apartment.~~

~~Therefore,~~ In Broward County it is unlikely for a very low income person to afford a house or condominium without the assistance of subsidies. A low income household may be able to find suitable affordable housing. However, the quality of life and the diversity of choice will greatly improve with subsidies. Currently, the City of Hallandale Beach average median income is \$34, 800 per year and is expected to rise to almost \$40,000 per year in 2012.

Source: ESRI Business Analyst; ERA Report; October 2007.

As of February 2008, the Area Median Income (AMI) for Broward County was \$59,600; whereas the AMI for Hallandale Beach was \$34,800. Many of the subsidized housing assistance programs utilize some form of housing measurement mechanism, such as the County AMI to determine eligibility for assistance. In comparison, the AMI for Hallandale Beach is dramatically lower than that of Broward County, which then creates a challenge to shorten the affordability gap for attainable housing for local residents, in which the City is seeking to address as mentioned below with the Highland Park Village project.

~~The City of Hallandale lacks the resources to ensure the City's affordable housing supply will meet the demand. And while there are federal and state programs, they do not come close to meeting the need for affordable housing.~~

Therefore, incentives need to be provided to improve private sector involvement. This would include the creation of public/private partnerships. The City of Hallandale Beach Community Redevelopment Agency (CRA) will be exploring the availability of funds to spur the creation of such partnerships. There has been continued private sector interest in developing affordable residential units for the middle/upper income households.

To assist in the effort to provide affordable housing to low to moderate income families; the CRA and a local developer has entered into the first of many public/private partnerships to develop affordable housing projects. In April 2008, the City approved the Highland Park Village development; a (53) owner-occupied affordable housing project located in the

Northwest quadrant of the City. The CRA has committed approximately \$4.4 million dollars to ensure the affordability to the end user. These units will be offered to Hallandale Beach residents first and then to the general public. The prices are anticipated to be around \$160,000 to \$180,000, after the applicable subsidizes.

In addition, the Village of Gulfstream Park Development Order requires the developer to construct or cause the construction of a minimum of 225 “Affordable Housing” and/or “Workforce Housing” units, according to the City’s applicable housing procedures and regulations. The Development Order requires 15% of the total 1,500 proposed units be affordable. A minimum of 75 Affordable/Workforce Housing units will be built off site.

~~As previously mentioned, in 1995 a 215-unit apartment complex was completed in the Three Islands/Diplomat Planning District, with average rents around \$1,000 per month. A similar 220-unit project has been proposed next to the Diplomat Mall.~~

Recently, the DUO Condominiums with 400 residential units was recently completed, which is located near the Diplomat Center. In addition, the Park Central project has been approved, which will provide 372 rental units to the CRA area and also serve as transitional housing for the future housing needs of the City. The Beach Club, an oceanfront luxury high-rise condominium building complex with 1,255 units total, was also recently completed on the Posner Tract, which had court ordered development rights to build up to 1,500 units. Given the very high property values along the ocean, the likelihood is high that the units built on this parcel of land will only be available to those in higher income brackets.

~~The Posner tract has court-ordered development rights to build up to 1,500 units. Given the very high property values along the ocean, the likelihood is high that any units built on this parcel of land will only be available to those in very high income brackets.~~

The Housing Delivery System

Development and redevelopment of the housing stock is primarily the function of the private sector. The City's role in the delivery system is to ensure the enforcement of the City's Zoning, Building and Property Maintenance Codes.

A review of the City's development review process indicates that there may be some opportunities in which to streamline the process, making it easier to develop a wide variety of housing choices in the City.

~~Currently, new single family home construction must receive minor development approval prior to submitting an application for a building permit. If the two processes were combined the permitting process would be expedited.~~

~~Another stumbling block challenge to the development of affordable housing by the private sector is the inability to create economy of scales under the 25 per acre densities currently permitted in the City's Comprehensive Plan. To encourage infill development and create incentives for the development of affordable housing projects the City has submitted an application to DCA to amend its Comprehensive Plan to allow for densities up to 50 units per acre.~~

Hallandale Beach has designated ~~everything~~ the area west of NE/SE 14 Avenue a Community Redevelopment Area (CRA). The CRA created pursuant to Chapter 163, Part III as amended, F.S., allows communities to tap various resources to improve the designated area, through the usage of Tax Increment Financing (TIF).

~~In an effort to enhance housing opportunities in the CRA, the City has hired a housing specialist. The housing specialist has been charged with researching the availability of additional funding sources for housing and to develop programs which can enhance the City's ability to meet the housing needs of the City, and in particular the CRA.~~

4.3 GENERAL RECOMMENDATIONS

Provision of Adequate Housing

Housing construction is just one of many actions required for the provision of providing adequate housing. While housing construction is primarily a private sector function, there are several actions which the City can take to support the provision of adequate housing.

These actions include support for public housing programs and cooperation with other local government and federal housing agencies, provision of adequate infrastructure, the elimination of substandard housing conditions, the provision of adequate sites for housing and the protection of historic resources.

Support for Public Housing programs and Inter-governmental Cooperation

The Housing Goals for Broward County through its Consolidated Strategic Plan for years ~~1997-2000~~ 2002-2007 identifies the following Housing Goals:

1. To preserve, enhance and revitalize Broward County's neighborhoods.
2. To improve the housing stock through rehabilitation or demolition and rehabilitation.
3. To meet the needs of lower income households by ensuring opportunities for affordable housing.

There are six target areas in Broward County which qualify for this target area designation due to their state of decline, concentration of low and moderate income persons and deteriorating housing conditions. These areas are then eligible for concentrated attention through the various Community Development grant projects which will be discussed under Funding Resources.

Hallandale Beach is one of the six target areas established by Broward County. The original tract area, census tract #1004 is bounded on the north by the south side of Pembroke Road; on the East side by the FEC railroad tracts; on the South by the north side of Hallandale Beach Blvd.; and on the west by the east side of I-95. This target area has 71% of low/moderate income families residing in this area. ~~Please refer to Figure 4-3 for census tract information.~~

Three additional census tracts have been added to the targeted area. They are: #1002, #1003 and the Hallandale Beach portion of census tract #1005. The four census tracts ~~comprise bound the Hallandale Beach CDBG CRA target area. and as such have been targeted by Habitat for Humanity of Broward County, Inc.; The Housing Finance Authority of Broward County and the Hallandale Beach Community Redevelopment Agency as areas has very few City owned lots~~ for construction of affordable homes for First-Time Home Buyers, however, the CRA is acquiring vacant property strategically located along the Foster Road corridor, for redevelopment purposes. The CRA First Time Homebuyers program is consistent with the project components of the City of Hallandale Beach, comprehensive plan and Broward County's CDBG program, in providing adequate and decent new housing stock to compliment the proposed public works and facility improvements.

The project goals for the ~~newly created Hallandale Beach CRA Neighborhood Improvement Corporation, a not-for-profit community development organization~~ is to provide direct benefit to very-low, low and moderate income individuals and families by providing affordable housing opportunities through a First-Time Home Buyer program or Neighborhood Redevelopment programs.

FUNDING RESOURCES

There are ~~three~~ primary grant resources that the Hallandale Beach CRA Neighborhood Improvement Corporation can currently access are as follows: Community Development Block Grant (CDBG) program, State Housing Initiatives Partnership (SHIP) program and the Home Investment Partnership (HOME) program.

1. CDBG

The three national objectives for CDBG funding:

1. Benefit low and moderate income persons
2. Aid in the prevention or elimination of slums or blight
3. Meet a need having a particular urgency, i.e. hurricanes

CDBG assisted activities under housing activities relate to property acquisition, new housing construction and rehabilitation of an existing property. Operating expenditures for community development organizations and local jurisdictions are a vital component of CDBG funds.

2. SHIP PROGRAM

Ship funds are used to assist developers and consumers in reducing the cost of housing through the five SHIP programs:

1. Home purchase second mortgage program
2. Purchase assistance program
3. Pre-development assistance program
4. New construction program
5. Land acquisition program

The City of Hallandale Beach is currently not an entitlement City of State Housing Initiatives Partnership (SHIP) program funding, as the population is below 50,000. However, the City is experiencing a growth in redevelopment and changes in demographics, therefore, entitlement of these funds are anticipated to come in the next 5 – 7 years.

3. HOME PROGRAM

The Home program was established for local jurisdictions to provide more affordable housing through acquisition, rehabilitation and new construction of housing for rental housing and home ownership projects. Home ownership programs include:

1. Second and third mortgages for qualifying applicants
2. Acquisition
3. New construction or rehabilitation of existing structures
4. Pre-development costs

MESURABLE ACTIVITIES

~~The utilization of grant funds from Broward County's CDBG, SHIP and HOME programs will enable compliment the Hallandale Beach CRA efforts Neighborhood Improvement Corporation, by assisting in addressing the housing needs of the City. to provide forty new single family owner-occupied homes over the next five years.~~

MESURABLE ACTIVITIES

AFFORDABLE HOUSING

According to Hallandale Beach CRA plan; the CRA shall continue to implement the acquisition of vacant lots and parcels throughout the Hallandale Beach CRA which are suitable for the construction of single-family affordable housing, remaining sensitive to the use of surrounding properties.

While the majority of new residential development is located in a limited number of new high-rise projects, which are located outside of the Hallandale Beach CRA area. The City's Northwest quadrant has experienced new economic growth in the form of low density (most single family) in-fill housing. Since 1994, there were 107 new single family homes built in Hallandale Beach, of which the Northwest area captured half of that new growth, with 55 new single-family houses.

Many participants in the CRA loan and grant assistance programs contribute private funds to supplement the CRA proceeds. Private lenders provide most of the funding for the mortgages under the First Time Homebuyers Program. In addition, as part of the Development Review process the City negotiates with developers contribute to the City's Affordable Housing programs.

Participation in the program was as follows:

FY 2006-07 Participation

<u>Number of new construction closed</u>	<u>6</u>
<u>Number of existing homes closed</u>	<u>3</u>

In FY 2006-07, total of (9) participants received assistance by the First Time Home Buyers program, which resulted in \$396,000 being spent.

~~For fiscal years 1997-98 The Hallandale Neighborhood Improvement Corporation has been awarded \$62,825.00 to provide eight units of housing. The City of Hallandale will donate three vacant lots suitable for single family housing from the inventory of City- owned property and donate this land to When available the Hallandale Beach CRA will convey vacant lots suitable for single family housing from the inventory of City- owned property. These properties will go toward an eligible low/moderate and very low-income applicant through the Hallandale Beach CRA Neighborhood Improvement Corporation's First-Time Home Buyer Program, in an effort to reduce the overall cost to the applicant. The five other lots will be acquired through CDBG and Bank funds. A SHIP application has been submitted for \$30,000.00 for the acquisition of three lots for fiscal years 1998-99. Additional funding will be required from CDBG and Home funds to construct the additional units in order to meet the City's objective of eight units of housing per year.~~

~~With respect to targeting the very low-income families below 50%, as defined by Broward County area median income, the Hallandale Beach CRA Neighborhood Improvement Corporation will make every effort to increase the number of very low-income applicant's families into the First-Time Home Buyer Program. Therefore, staff has increase the public knowledge regarding CRA programs through multiple media streams. The projection of one-third of the homes to be built will be targeted for this income level family.~~

~~The City of Hallandale will donate the three vacant lots per year over the next five years bringing a total of fifteen vacant lots which will help in reducing the costs for the applicant, especially the very low-income families. The City of Hallandale Beach is pursuing CDBG grants for improvements to streets, side walks, drainage systems and landscaping as well as upgrading and expanding community facilities to complement the housing initiatives.~~

NEIGHBORHOOD REDEVELOPMENT

A Residential Neighborhood Improvement Program (NIP) initiated during FY 1998-99 is ongoing. Under this program, subsidized loans are offered to owners of private residential properties to assist in correcting exterior code deficiencies. Deficiencies include lack of paved parking areas, lack of necessary drainage, doors, windows, roof replacement or repair, painting, drainage and any other deficiency that may be identified by the Code Enforcement Division. Residential neighborhoods, in which comprehensive public works improvements have been completed or are scheduled, assist both private properties and the public rights-of-way remain improved for a more aesthetically appealing neighborhood.

As of September 30, 2007, 899 applications had been received for the program. A breakdown of the loan program through September 30, 2007 is as follows:

	<u>FY06/07</u>	<u>Cumulative</u>
Applications:	22	899
Applications Approved:	11	805
Loans Closed*:	16	768
Work Completed:	22	757

*Some of the loans closed were approved during the previous year, hence the reason the number of loans approved is less than the number closed.

Broward County's Consolidated Strategic Plan indicates a first priority to upgrade the existing substandard units suitable for rehabilitation and occupied by either renter or owner households. The five year plan includes the following estimates of increased housing in Hallandale Beach from the following agencies:

1. Broward County Community Development Division

- A. Three units per year for a total of fifteen units under the Residential Redevelopment Program.
- B. Six units per year for a total of thirty units under the Rental Rehabilitation Program.

2. Broward County Regional Housing Authority Authorities

There are six (6) housing authorities that serve Broward County. Hallandale Beach residents currently receive assistance from four (4) of the Housing Authorities – Broward County, Hollywood, Dania Beach, and Fort Lauderdale. There are two-hundred and ninety (290) families twenty seven currently receiving House Choice Vouchers as part of Section 8 assistance. The Breakdown is the following: one-hundred and fifteen are the Elderly and Disabled and the following, one hundred and twelve are families with section eight certificates. The waiting list has been closed for the last two years; however, the freeze will be lifted in September, 1997. It is anticipated that the number of participants on Section 8 will remain the same for the next five years.

Other Developers

Habitat for Humanity of Broward County, Inc. anticipates the constructing of forty new homes in Broward County over the next five years. The requirements for construction is the need for four lots within a square block area. It is estimated that The Hallandale Neighborhood Improvement Corporation can include four new homes in its program projection as an additional funding resource and partner.

Infrastructure

All areas of the City are serviced by existing public infrastructure. One of the main priorities ~~The major concern~~ of the City is to maintain and upgrade existing infrastructure. This is

accomplished through a regular maintenance program. Funding for these improvements ~~this program~~ is available from the water fund, sewer fund or storm water utility, CDBG, Developer Contributions and CRA funding. ~~CDBG monies have been used in eligible areas.~~

Elimination of Substandard Housing

In 1996, the City updated the Minimum Property Maintenance and Occupancy Code. This Code provides the City with a comprehensive set of regulations to battle substandard housing. Collaboratively, the Building Division and Code Compliance Division, perform housing inspections on a regular basis. ~~The City has set an annual goal, to complete 400 minimum housing inspections annually.~~ Further, the City intends to bring violators into compliance within six months or violators maybe subject to fines or liens brought forth before the Special Magistrate. In addition, City staff is working with nonconforming and illegal conversion property owners, to bring them into compliance, through the possible use of CRA program funding.

Adequate Sites

Mobile Homes and Manufactured Homes

There are currently 49 16 mobile home parks in the City. More so, as these sites are privately owned, the City is working with the owners to ensure that the minimum housing codes are being adhered to. Land costs in existing residential areas would be prohibitively expensive for mobile home parks or subdivisions. Furthermore, the remaining residential properties are not zoned for mobile homes. Therefore, the City will continue to focus on ensuring that minimum housing codes are being met ~~maintaining and upgrading existing parks.~~

Manufactured Homes

The City does not distinguish between manufactured homes, factory built homes and traditionally constructed homes. However, manufactured homes and factory built homes are only permitted if they met all Florida State Statues and Building Codes ~~which meet the building codes are permitted in all residential districts.~~

Very Low, Low and Moderate Income Housing

Federal policy on meeting the housing needs of very low to moderate income people has changed over the years. Large scale segregated housing "projects" are no longer being built in our communities. Federal programs have become more geared to providing households the ability to "choose" where they want to live.

Properties located within the Hallandale Beach CRA offer the greatest opportunities to meet the City's very low to moderate income housing needs. Properties which are not within ~~out~~ of the Coastal High Hazard Area are convenient to public transportation, schools, recreation, shopping and offer a more reasonable value than ~~to~~ the coastal area.

There are 7 Planning Districts within the City and approximately 116 acres of vacant land of which approximately 36 acres are zoned residential. Within the 5 Planning Districts which comprise the CRA; Northwest, ~~Dogtrack~~ Central Gateway, Northeast, Gulfstream and

~~Southwest there is a majority of the are 86 vacant acres with a maximum of 1,142 units permitted. See the Future Land Use Element for more detail on each Planning District.~~

Licensed Group and Foster Homes

The City's Land Use Plan and all of its land development codes allow for group homes to be appropriately located in the City. Further, the City provides assistance to applicants seeking approvals for group homes in the City. While it is not the City's position to actively pursue a role as the lead agency in providing group homes in the City, it is the City's intent to cooperate with agencies which provide group homes and to insure that its plans and codes allow for appropriate facilities.

Rural and Farm worker Housing

The City does not have any rural or farm worker populations.

The Identification of Conservation, Rehabilitation or Demolition Activities and Historically Significant Housing or Neighborhoods.

~~The City prepares two a neighborhood plan a year. These, which focus on the preservation and conservation of our neighborhoods and housing stock.~~

In the latter part of ~~1999~~ 1995, a ~~Citywide Code Enforcement~~ Neighborhood Improvement Program was implemented. This program provides a comprehensive, designated strategic approach to Code Enforcement to address blighted and deteriorated properties. Code Enforcement target areas are based upon the high number of existing violations and blighted conditions within each area.

The methodology for achieving improvement is to strategically target inspections for properties exhibiting the highest degree of deterioration and violations. Over time, properties are brought into compliance. Unsafe structures are demolished as needed.

~~Currently the City does not administer any housing rehabilitation programs.~~

Historically Significant Housing

In 1992, the City received a grant from the Florida Department of State to prepare a historic properties survey. This survey identified historic properties in the City of Hallandale. The City will use this information to evaluate the need for historic preservation. In addition, a Historical Preservation Ordinance was passed and adopted in May 2005, establishing regulations to preserve significant historic properties in the City of Hallandale Beach. ~~and determine whether a historic preservation ordinance is required or if the issue can be adequately addressed through the preparation and implementation of neighborhood plans.~~

The City in many ways strives to empower and inform the community about our historic resources. Currently, the City has three historical sites; 1) the Moffitt House; 2) the Curci House and 3) PBA Hall.

~~At the very least the City will investigate ways to make the community more aware of its historic resources.~~

4.4 GOALS, OBJECTIVES AND POLICIES

GOAL 4-1: Quality Residential Environment. To assure the availability of a safe, sound and attractive residential environment for all residents of Hallandale Beach.

OBJECTIVE 4-1.1: Provide Adequate and Affordable Housing. Provisions for adequate and affordable housing for current (~~31,367~~ 38,193) and future (an additional ~~3,060~~ 1,510) projected residents through the year 2012) residents of Hallandale Beach shall be made. This objective shall be achieved through the following policies.

POLICY 4-1.1.1: Public Sector Coordination and Cooperation in Housing Production. Hallandale Beach, through the newly created Hallandale Neighborhood Improvement Corporation and the Hallandale Beach Community Redevelopment Agency will continue to support the ~~interlocal agreement with the Broward County Housing Authority and the Broward County Department of Community Development, in addition to creating partnerships with~~ local, county, state and regional housing providers.

POLICY 4-1.1.2: The Utilization of Public Funding Programs. Upon becoming an entitlement City; the City shall apply for funding through SHIP or other funding sources, to purchase lots and real property. On an annual basis, the City will apply for at least \$30,000 through SHIP, to purchase at least three lots. These lots will be conveyed to eligible very low and low income households, to reduce the cost of new housing.

POLICY 4-1.1.3: Submission of Applications for Public Funding Programs. The City will submit applications for funding to Broward County CDBG, SHIP and HOME programs to provide 40 new single family owner-occupied homes ~~over the next five years.~~

POLICY 4-1.1.4: Form Partnerships with Nonprofit Housing Agencies. The Hallandale Beach CRA Neighborhood Improvement Corp. will partner with various housing agencies Habitat for Humanity of Broward County, Inc. to provide ~~four~~ new homes in the City of Hallandale Beach by the year ~~2005~~.

POLICY 4-1.1.5: Cooperate with The South Florida Regional Planning Council's Strategic Regional Policy Goals For Housing. Beginning in January 1999, the City shall participate in South Florida Regional Planning Council's initiatives directed toward affordable housing.

POLICY 4-1.1.6: Reduce Development Fees. The City ~~may~~ will continue to waive certain development fees for new construction by ~~Habitat for Humanity units~~ various developers and agencies on a case by case basis for affordable housing. ~~waiver of development fees for very low and low income applicants.~~ The City will prepare as a part of its unified land development code a policy explaining the development fee waiver process and eligibility requirements by the year ~~2010~~ 2000.

POLICY 4-1.1.7: Support Local Housing Initiative. The City will provide technical support and guidance to the newly created Hallandale Beach CRA. ~~Neighborhood Improvement Corporation (NIC). By the year 2003, the City will amend its housing element to include the goals and objectives of the NIC.~~

POLICY 4-1.1.8: Maintain Accurate Records. The City shall, by June 1, 2010 ~~2000~~ create a comprehensive system to track the supply of affordable housing in the City.

POLICY 4-1.1.9: Eliminating Barriers. The City shall, ~~by the end of 1999, through the preparation of the Unified Land Development Code,~~ eliminate barriers to the creation of housing, especially affordable housing. This action will include but not be limited to, streamlining the review process, especially in regarding to affordable housing projects. ~~the restructuring of the minor development review process to expedite the permitting process.~~

POLICY 4-1.1.10: Reduction in Vacancy Rates. By the year 2010 ~~2000~~, the City shall conduct an analysis to determine the causes of high vacancy rates and determine possible solutions.

POLICY 4-1.1.11: Relocation. The City shall only implement programs, which will cause the temporary or permanent displacement of private households, when the program includes a provision for providing replacement housing for such persons in safe, decent and sanitary dwelling units within their means and without undue hardship to such families. Such programs shall be coordinated through the Broward County Community Development Block Grant Programs following the Uniform Relocation Act requirements.

OBJECTIVE 4-1.2: The Elimination of Substandard Housing Conditions. The City will continue to eliminate substandard housing conditions and blighted influences and improve structural and aesthetic housing conditions. This objective will be achieved through the implementation of the following policies:

POLICY 4-1.2.1: Enforce Building and Zoning Codes. New housing construction and rehabilitation shall be in conformance with local building and zoning codes.

POLICY 4-1.2.2: The Elimination of Unsafe Structures. The City will continue to patrol and survey all areas of the City to identify unsafe structures and building. Once identified, the staff shall utilize the Unsafe Structures Board to eliminate or bring the structure into compliance. The City will process at least thirty (30) unsafe structures a year for the next five years.

POLICY 4-1.2.3: Aesthetic Improvement. The City shall, through the preparation of two neighborhood plans a year, identify the means to improve the aesthetic conditions in our neighborhoods.

OBJECTIVE 4-1.3: Housing Stock Conservation. The City will conserve the existing housing stock.

POLICY 4-1.3.1: Continue the efforts of the ~~Citywide Code Enforcement Neighborhood Improvement Program~~. The City shall continue to actively enforce the Minimum Property Maintenance Code and Minimum Housing Code. ~~thereby performing 400 inspections a year.~~

POLICY 4-1.3.2: City Investment in Neighborhoods. The City will continue to identify and upgrade deteriorating infrastructures and City services to our neighborhoods.

POLICY 4-1.3.3: Housing Rehabilitation. The City shall work with the Broward County Community Development Division rehabilitation programs to ensure that 45 residential units are rehabilitated, which can be accomplished through the usage of CDBG funding. ~~over the next 5 years.~~

POLICY 4-1.3.4: Preservation of Historically Significant Housing. By June 1, ~~2000~~ 2010 the City shall institute a voluntary marker program to identify and preserve the City's historic resources.

OBJECTIVE 4-1.4: Adequate Housing Sites. The City shall support the need for adequate sites for all residents.

POLICY 4-1.4.1: Affordable Infill Development. The City will continue to make City owned vacant properties available to eligible very low and low and moderate income households. (See Policy 4-1.1.2)

POLICY 4-1.4.2: Coordination among Housing Production Participants. The City shall support the efforts of private, nonprofit and governmental agencies involved in housing production to improve coordination among all entities. (See Policy 4-1.1.1)

POLICY 4-1.4.3: Dissemination of Information. The City shall continue ~~by the year 2000~~ develop a method to educate its residents on City administered affordable housing programs.

POLICY 4-1.4.4: Very Low, Low and Moderate Income. The City shall continue to provide technical support to the Hallandale Beach CRA Neighborhood Improvement Corporation, supplementing their efforts to identify adequate sites for very low to moderate income households. (See also Policy 4-1.1.4)

POLICY 4-1.4.5: Mobile Homes. The City shall continue to work with park owners to ~~maintain and upgrade the existing mobile home parks~~ address code and minimum housing standards.

POLICY 4-1.4.6: Group Homes and Foster Care Facilities. The City shall ensure appropriate land use and zoning classifications for a variety of residential land uses, thereby providing, in cooperation with state and county agencies, opportunities for state licensed group homes and foster care facilities to be placed in existing neighborhoods and will continue to permit the siting of group homes and foster care facilities in the Low, Low-Medium, Medium and High Density Residential Future Land Use Categories.

POLICY 4-1.4.7: Housing for the elderly. By January 1, ~~2010~~ 2004, The City shall ~~continue to ensure~~ ~~have reviewed~~ its zoning and land development code ~~to identify policies which~~ does not include language which may negatively impact the siting of elderly housing. Policies shall be written which provide the following criteria for the siting of elderly facilities.

- * accessible to shopping areas
- * accessible to recreation areas
- * located on sites that have adequate infrastructure and City services
- * accessible to public transportation

POLICY 4-1.4.8: Adequate Sites for Special Housing Needs. The City will cooperate with agencies responsible for the siting of community residential facilities servicing the regional demand for special needs housing, including disabilities and/or handicaps. Encouraging the development of community residential alternatives to institutionalization and fostering nondiscrimination in the siting of housing.

POLICY 4-1.4.9: Provision of Diverse Housing Types. The City shall continue to provide a balance of land use designations and zoning districts on the Future Land Use and the official zoning maps to ensure single family, duplex and multifamily housing units are allowed within the City.

POLICY 4-1.4.10: Provision of Assistance to the Private Housing Sector. The City shall continue to provide technical assistance and information to the private sector in order to facilitate a housing production capacity sufficient to meet our future housing demands.

OBJECTIVE 4-1.5: Energy Efficiency (Greenhouse Gas Reduction). The City shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

POLICY 4-1.5.1: The City shall continue to enforce the provisions of the most recent edition of the Florida Building Code, particularly the Energy Code (3/09) to achieve high energy efficiency.

POLICY 4-1.5.2: The City shall encourage the use of low water use plumbing fixtures and energy efficient electrical systems / appliances.

POLICY 4-1.5.3: The City shall continue to provide educational materials to its residents and property owners on energy saving strategies, including the suggested placement of landscape materials to reduce energy consumption.

POLICY 4-1.5.4: The City shall allow the use of alternative, renewable sources of energy including the use of solar panels. This shall not preclude the City from requiring proper installation locations and buffering.

POLICY 4-1.5.5: The City shall continue to encourage mixed-use development and concentrations of higher residential densities along major transportation corridors. The City shall continue to foster a variety of housing opportunities at varying price ranges to the extent possible.

APPENDIX A
POPULATION PROJECTION METHODOLOGY
Prepared by
Broward County Comprehensive and Neighborhood Planning Division

INTRODUCTION

Until recently, local population forecasting methodologies and their results could be promulgated without fear of reproach. As long as the forecasting selection process included an arguable reference to administrative or legislative mandates, available resources, or available data, most methodologies would, at least grudgingly, be accepted. An integral component to planning — forecasting — is relegated to a position of lesser technical standards than the remainder of the comprehensive or project plan.

The Florida Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes requires local government comprehensive plans to be based on resident and seasonal population and estimates.⁴ In an effort to assist local governments, a recent publication² described acceptable approaches to municipal forecasting; linear, exponential, share, and shift. Linear forecasting simply extends the linear rate of growth over the duration of the planning horizon. Exponential forecasting extrapolates the logarithmic rate of change. Share forecasting calculates the municipal percentage share of the county's growth and extends it. Finally, the shift method extrapolates the municipality's changing share of county growth. Results from these methodologies are averaged and adjusted to reflect a target county forecast. The county forecasts originate from the Bureau of Economic and Business Research (BEBR) located at the University of Florida. With more than two decade's experience and statewide acceptance, BEBR forecasts carry considerable credibility. The combined attachment of local forecasts to the BEBR county forecasts and the minimal expense associated with the above-described technique make its use inviting.

Most local population forecasting is performed under the direction of the planning offices (or at least the office responsible for overseeing the planning). These offices are better equipped to address planning issues than preparing forecasts. Therefore forecast population generally follows one of several paths: invoking the process described above, contracting with a consulting firm, deferring to forecasts prepared by other public entities or (the least likely alternative) preparing a local forecasting methodology.

⁴Rules of the Department of Community Affairs, Division of Resource Planning and Management, Chapter 9J-5.005(c) The comprehensive plan shall be based on resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections shall be either those provided by the University of Florida, Bureau of Economic and Business Research, those provided by the Executive Office of the Governor, or shall be generated by the local government.

²AFFORDABLE HOUSING NEEDS ASSESSMENT USERS GUIDE. Shimberg Center for Affordable Housing, University of Florida, (Under Contract to the Florida Department of Community Affairs, 1996) pp 47-53.

Preparation of a local methodology should have locally gathered information as its base. Creating a framework for gathering local information for generating forecasts often requires altering established record-keeping procedures. For example, the current administration of zoning or subdivision regulation may require the plat book and page as the extent of geography attached to the issuance of a building permit. Forecasts warrant more geographic detail. Census tract, block group, neighborhood, and planning area represent potential small area forecasting boundaries. Upgrading local government operations from merely record-keeping to data-gathering requires extra effort for identifying and recording the additional geography. In the past, inertia inhibited movement in this direction. Traditional planning or administrative mandates limit the ability of managers to commit to increased workload for staff or to a restructured record management.

Without readily available and reliable local data, local forecasting methodologies become either policy documents (imparting desires more than forecasts) or statistical formulae (removing the forecasts from any cause and effect relationships). As a result, any decision requiring additional commitment beyond the simplistic forecasts may seem unwise.

BACKGROUND: BROWARD COUNTY, FLORIDA

For the then Broward County Office of Planning, the conditions ordinarily inhibiting to the development of complex forecasting techniques were not present. In the mid-1980's, the Office's Economic Planning and Research Section work program shifted from the preparation and maintenance of the Overall Economic Development Plan. U.S. Department of Commerce funding of such efforts in Broward County evaporated. A staff of five became available and began experimenting with forecasts of both population and the local economy.

Commingled with the forecasting, the Office's computer use began maturing. Spreadsheets, database manager, and a statistical package became part of daily operations. Development Management Division staff (including computer support personnel) developed applications for improved record keeping. Plats (subdivisions) and their characteristics were recorded in the Development Management Information System (DMIS). While the impetus for this computerized record-keeping arose from the assessment of impact fees and the need for maintained accountability, the resultant database became the source for countywide plat information. As a companion to DMIS, the Permit Monitoring System (PMS) developed to monitor construction. Calculations of incremental additions to demands on the potable water supply and waste water systems, in conjunction with monitoring of construction within approved plats, led to the development of the Broward County construction database. Since their inception, these application have provided access to countywide recorded plat and new construction data.

Supplementing local data sources began with the Census of Population and Housing. Broward County was designated as the Ft. Lauderdale-Hollywood-Pompano Beach SMSA for the 1970 census. Consequently, census information served as the source for population, household, and housing unit characteristics. Since the late 1970's, responsibility for updates to the count and distribution of dwelling units fell upon the Broward County Housing Unit Inventory. The inventory records the construction of new dwelling units within the County and its component census tracts and traffic analysis zones (smaller homogeneous areas used in metropolitan area transportation planning). Prior to the Permit Monitoring System, this labor-intensive process required each certificate of occupancy be

~~assigned to and marked with the appropriate tract and traffic analysis zone (TAZ). Since the mid-1980's, much of the labor has been absorbed by combinations of existing databases. Because of these efforts, accurate tabular displays of dwelling unit counts are produced.³ The final element to forecasting, inventories of both the land use plan acreage and the existing land use acreage by residential density accompanied the development of the County's comprehensive plan. Each of the components for the preparation of forecasts fell into place. Dwelling units, their associated characteristics, their approved plans and the area's capacity for accommodating residential growth were now ready to be integrated into a model.~~

~~Staff, technology, and local data (ingredients for local forecasting) became available at a time when forecasts were necessary for both the comprehensive plan and for transportation modeling. Management easily decided to proceed with the population forecasting.~~

~~BROWARD COUNTY POPULATION FORECASTING MODEL~~

~~The Broward County Population Forecasting Model emulates those forces causing population to change at both the countywide and at the sub-county levels. Successful creation of this type model establishes the framework for analyzing different scenarios. Altering model inputs, like available residential land use, result in changes to the population or its distribution. Another benefit associated with this type of model is that it allows users and policy makers to visualize the forecasting process. Following the residential land use example, a direct connection from land use to population distribution enhances the model's credibility.~~

~~Application of the cohort component methodology to the Census of Population and Housing for Broward County generates countywide forecasts. The basic premise supporting the model is that the forces causing overall county population change -- births, deaths, and net-migration -- can be forecast confidently. Some externally introduced aberrations like the 1980 boat lift from Cuba or the closing of a major employer may alter the population base significantly enough to require forecasts to be recalculated. Other events such as Hurricane Andrew result in short-term fluctuations that may not have long-term statistical impact. Over time, expected changes in these forces are relatively stable. Assuming a self-contained or controlled system, the stability makes this methodology viable.~~

~~**Task 1. Forecasting countywide population by age (in 5-year groups the age of 65)/sex/white and nonwhite to the year 2020.**~~

~~Total population growth is attributed to either the net natural increase in population (births minus deaths) or to net migration. Longer forecasting horizons result in a more blurred distinction, particularly for younger in-migrants. As the newly arrived households take root, they often expand their numbers through increased births. While this increase will be reflected in the net natural increase, it is a direct result of migration. Disaggregating the forecast into shorter time periods also reduces this mixing of growth stimuli. The current~~

³~~The 1990 Census of Population and Housing counted 628,660 units. The April 1, 1990 Dwelling Unit Inventory reports a total of 622,766.~~

version of the Broward County Population Forecasting Model presents its result in five-year increments beginning with the year 1995 through the year 2020.

Births and deaths may change from year to year, but the rates for individual cohorts change gradually. The Florida Department of Health and Rehabilitative Services⁴ reports annual births for white and nonwhite mothers by county. Births are aggregated into cohorts compatible with five-year age groups beginning with '10-14' and running to '45-49'. Using the 1990 census, base year birth rates were calculated. Originally, the birth rates were calculated for the white and nonwhite population only. Beginning in 1994, Hispanic origin rates were added. Broward County's projected birth rates are the product of the 1990 birth rate and U.S. Bureau of the Census projections of fertility rate changes to the year 2020 for the United States.⁵

Similar calculations and sources are used to forecast the number of deaths by cohort. In the first version of the model, survival rates were generated to the age of '65 and older'. Because this is the largest growing cohort in Broward County (by 37,046 from 1980 to 1990) and because the 'under 75' portion represented 49% of the total '65 and older' in 1990, this cohort was split. Both components of the net natural change have verifiable sources of historical data for which comparisons can be made. If actual births and deaths deviate significantly from the expected results, either the base rates or the rates of change may require recalculation.

While the stability of births and deaths results in secure forecasts of net natural increase, net migration plays a larger role in Broward County's growth. According to the U.S. Bureau of the Census, Broward grew from 1,018,257 in 1980 to 1,255,488 by 1990. According to the Florida Department of Health and Rehabilitative Services only 11,538 of the 237,231 increase could be accounted for from natural increase. The remaining 225,000 resulted directly from net migration. Secondary impacts of the migration, that is the in-migrants having children, probably accounted for most of the net natural increase.

Migration forecasts within the Broward County Forecasting Model represent the least sophisticated component. A simple moving average of historical estimates from the University of Florida (with an annual average of nearly 23,500 through the 1980's) provides the net in-migrant totals for the length of the forecasting period. This simple technique was compared to other available data. Internal Revenue Service⁶ data show that the decade of the 80's experienced an average net migration of 15,000 dependents to Broward County. Many of the in-migrants during the decade did not file income tax returns. By 1990, dependents on the returns covered approximately 75% of Broward's population. Assuming equal percentages of in-migrants and out-migrants were non-filers, a crude estimate places

⁴Florida Vital Statistics, various years, Florida Department of Health and Rehabilitative Services, Public Health Statistics Division.

⁵Population Projection of the United States, By Age, Sex, Race, and Hispanic Origin: 1993 to 2050 (Vital Rate Inputs) {machine readable data file}, Prepared by the Bureau of the Census. Population Division, 1993.

⁶IRS AREA to AREA MIGRATION and COUNTY INCOME DATA. Statistics of Income CP:R:S, Internal Revenue Service, 1995.

~~total net migration to Broward at 20,000 each year. At that rate 200,000 net migrants would have relocated to Broward during the decade. If in-migrants file income tax returns at a lesser rate than out-migrants, larger actual numbers become likely. The 235,000 estimate of net migration during the decade presented by the University of Florida appears plausible. Monitoring annual changes reported from both sources is the only method for maintaining the consistency.~~

~~Assuming reasonable total net migrants, the problem of translating the immigrant totals into age/race/sex cohorts must be overcome. The Model originally assumed that the migrants reflected the cohorts of the U. S. population at large. But Broward County's proximity to a major international entry point -- Date County -- apparently results in increasing number of in-migrants are foreign-born (16% of the County's total population were foreign-born according to the 1990 Census). Domestic and international in-migration reflect different characteristics. International migrants tend to be younger and bear more children. Consequently, the overall distribution needs to reflect their individual influence. The Model assumes that domestic migration reflects the foreign migration cohorts provided by the Bureau of the Census.⁷~~

~~2. Translating the population forecasts into households by size.~~

~~Age/race/sex cohort populations suggest certain household size distributions. A cursory glance at census data⁸ reveals the relationship of householder cohort to household size. Householders under age of 20 or over age 64 average smaller households. Householders between the ages of 25 and 54 exhibit a more even distribution of household size. Women householders in that age bracket display a more even distribution than men in that bracket. Nonwhite households are larger, in general, than white households. Unfortunately these relationships must be quantified to be useful.~~

~~Assumptions of monumental proportion must be applied to compute the relationships. Since the model utilizes 624 householder categories (13 age groups x 7 household sizes (plus vacant units) x 2 sexes x 3 racial/ethnic groups) the combinations of households that house the population can be numerous. Though percentage relationships established from the census represents a snapshot, the Model relies on the existence of fundamental linkages between households and population cohorts that do not change rapidly. Recomputing the 1995 population from the household sizes generated from the cohort distribution results in an underestimate of population by nine-tenths of one percent. The same calculation for the 2020 population arrived at a one and four-tenths overestimate. To assign the dwellings, households, and finally population to the census tracts; the household distribution is recalculated proportionately to accommodate the County population total.~~

~~3. Assigning households to census tracts.~~

~~⁷Day, Jennifer Cheeseman, Population Projections of the United States By Age, Sex, Race, and Hispanic Origin: 1993 to 2050. Series P25-1104, U.S. Government Printing Office, Washington D.C. 1993.~~

~~⁸See Population and Housing Characteristics for Census Tracts and Block Numbering Areas. 1990 CPH 3-229A. Fort Lauderdale-Hollywood-Pompano Beach, FL PMSA, U.S. Bureau of the Census, Washington, D.C. 1993~~

As the process moves from creating tables of county wide population and households to the assignment of population to smaller geographic levels, it also moves into the realm of more frequent review. Not only are the reviews more frequent, but they are based upon verifiable data, particularly in the near-term. Basic data requirement can be provided by local governments. For smaller jurisdictions, generation or verification of data can be duplicated by a variety of organizations or individuals. Using the local resources in the forecasting process pays dividends in both the quality and the credibility of the results.

In the Broward County Model, local data sources build upon census information. While the characteristics of the tract households in 1990 are fixed by the census, the dwelling unit growth since must be determined locally. For an estimate of the 1995 households at the census tract level, the procedure relies on an independent count of dwelling units.

Within the Permit Monitoring System of Broward County, information is recorded regarding each building permit and certificate of occupancy issued since mid-1984. New units are assigned to traffic analysis zones (TAZ) either through a locally developed lookup table or from the Development Management Information System database, both of which identify the TAZ in accordance with the recorded plat book and page. Since TAZ's in Broward County are wholly included within census tracts, knowing the TAZ simultaneously identifies the tract. Corroboration of the assignment occurs with a third database that assigns TAZ's to jurisdictions. If a certificate of occupancy is issued by a jurisdiction that does not lie within the TAZ, the record is printed. Further research, including address matching, determines the location.

Each census tract is unique in its household size distribution. Some consist predominantly of one or two person households. Other tracts have a more even distribution. In most cases the geographic distribution within the census tract of households by size is more or less even. However, some of Broward's tracts contain areas that exhibit decidedly different distributions than the remainder of the tract. Where these different areas can be defined by TAZ boundaries, pseudo-census tracts were create. Household size characteristics were calculated and used as if the area represented a separate tract. The forecasting process capitalizes on the enhanced uniform distribution.

Development does not occur randomly nor do the forces that determine the household size composition change quickly. For example, houses with larger number of bedrooms will continue to attract households needing them. Areas with predominantly one or two person households are not likely to attract development requiring amenities and services for children. These factors -- the number of new dwelling units and the existing household size distribution -- provide the foundation for the assignment of the 1995 households.

Even with no population growth, the household size distribution still changes over the duration of the forecast period. As the population cohorts change simply through the aging process over the period, the households and their sizes change in response to the aging of householders. Maturing the existing households estimates that change. Preparatory to assigning the new households, the existing household distribution matures for the five-year forecast period. That is, the countywide rate of change expected for each household size during the forecast period is imposed upon the households within each of the tracts. The computed sum of households after the imposition of the aging process does not equal the

base year number of units. Consequently, the distribution is corrected back to the number of units that existed in the base year.

For the 1995 estimate, new units (less demolitions) are added to the 1990 Census count of dwellings. Since new units are assumed to reflect the existing distribution within the census tract, they are assigned a distribution identical to the tract's matured distribution. Household sizes are summed for the County and compared to the expected countywide distribution. Individual household size counts for each tract are modified proportionately to the relationship of the expected countywide total to the computed sum. This calculation causes the total units within the tract to deviate from its 1995 count. By taking the tract total back to its 1995 target, units are added or removed from the household sizes proportionate to the mature 1990 distribution. This process is repeated until the total tract units and countywide household size distributions are at their expected 1995 levels.

For year 2000 forecasts, the 1995 estimate replaces the census as the base. The maturation process from 1995 to 2000 is applied to household size distributions. This procedure repeats for each of the five-year forecast periods.

In rapid growth areas, a spate of new development can appear without fanfare. To account for this possibility, units identified as having obtained all required permits except for the certificate of occupancy are combined with completed new units to establish a minimum amount of growth. A missed development of several hundred units at a smaller level of geography disturbs the accuracy in the near term and diminishes the longer term credibility.

Land use plans shape forecasts beyond 1995. The State of Florida requires land use plans for its local jurisdictions and zoning regulations that conform to the approved plans.⁹ Given the area and maximum densities covered by the residential land uses, a 'buildout' total of units is a simple calculation. In 1993 the maximum units for Broward County totaled 1,086,880.

While a maximum is available, it may not be reasonable. Most development occurs at less than the maximum. Many areas were developed prior to the existing land use plan and do not neatly fit within any of the existing density categories. Configurations of parcels, setback requirements, and right-of-way each contribute to reduced actual densities. Also, zoning densities less than allowable according to the land use plan are common. In Broward the calculation a usable maximum requires inventorying the vacant land, applying the land use plan densities to the remaining vacant parcels, and adding that total to the dwelling unit inventory. In 1993 the modified maximum using this process totals 850,892; a reduction of nearly 236,000 units. Since much of Broward County is developed, a significant portion of this total lies within 'infill' areas and appears reasonable. With more acreage lying in large undeveloped area, the total units could be reduced further by assessing the actual absorption of recorded new plats to the plan densities. Though the maximum changes as the land use plan is amended, the maximum units allowable establishes a cap for units within each census tract.

The process of forecasting the growth of new units combines:

⁹Rules of the Department of Community Affairs, Division of Resource Planning and Management. Chapter 9J 5.006.

~~the ten-year growth rate,
the number of units remaining in approved plats,
the maximum units allowed, and
the current number of units~~

~~to create a relative attractiveness for each of the tracts. Expressed as a percentage of the County's unit growth, it is applied to the total additional new units expected to generate census tract shares of the growth. If that share is less than the new and permitted uses computed above, that number is substituted.~~

~~Household size distributions of the new units proceed as in the 1995 estimate. They assume the same percentage as the matured 1995 distribution. Households within the tract are summed and compared to the census tract's dwelling unit cap. If this first iteration for year 200 exceeds the plan capacity, the number of units is reduced to the plan maximum. The size distribution is then recalculated reflecting the identical proportion.~~

~~The difference between the expected households by size (generated by the population forecasts by age/race/sex) and the tract households totaled by size are set aside for reassignment. A negative difference, that is assigned units exceeding expected units, initiates an adjustment process that includes all census tracts. Where appropriate, units by household size decrease in proportion to the tract's percentage of the county total by household size. A positive difference requires differentiating between the tracts that contain additional capacity and those that do not. Census tracts that have not reached their cap remain eligible for receiving additional units. A positive difference triggers the recalculation of the eligible tract's measure of relative attractiveness. The product of the measure and the household size proportion within the tract are summed for all eligible tracts and relative percentages calculated. Units and household size are assigned and the process, starting with comparisons to the land use plan cap, begins again.~~

~~4. Assigning the census tract households to its component TAZs.~~

~~Traffic analysis zones (TAZ) define areas smaller than census block groups (892 TAZs to 538 block groups). Delineated for transportation planning; their small size, homogenous composition, recognizable boundaries, and consistency with census tract boundaries encourage their use by both private and public planning entities.~~

~~The process of assigning households to TAZs borrows from that of assigning households to census tracts. Instead of balancing county households by size and census tract dwelling units, the process moves down a level and balances census tract households and TAZ dwelling units. All data items used in the procedure for assigning households to census tracts (with the exception of the county distribution of households) originated in TAZ-level sources. Therefore, results of the assignment process to tracts are consistent with the assignment to the TAZ's.~~

~~TAZ-level population forecasts are the basis for the other forecasts. Population is simply a function of the number of households by size multiplied by household size category. (For the 7+ household size, the 1990 average, 7.7, was used.)~~

5. Aggregating TAZ households to jurisdiction.

Broward County contains twenty-eight municipalities ranging in size from Ft. Lauderdale with a population of nearly 150,000 to the 40 persons residing in Lazy Lake. Unincorporated Broward, the largest jurisdiction, contains more than 150,000 people spread throughout the County.

Census tracts first appeared in Broward County for the 1970 census. TAZ's followed during the 1970's. If municipalities were contiguous as these boundaries were being drawn, tract and TAZ boundaries kept the jurisdictions separate. As the county's population grew and extended into previously undeveloped areas, municipal boundaries also extended through annexation. As a result there are pockets of Unincorporated Broward spread throughout, accounting for upwards of forty separate neighborhoods ranging in population from 366 in Royal Palm Ranches to 9,800 in Bonaventure/Weston. Annexation do not respect TAZ boundaries. They often occur one lot at a time with informal, at best, notification procedures to planning agencies. Attempting to estimate the population along the fringe areas of municipalities is time-consuming and fraught with errors.

Rather than investing time identifying the fine line between jurisdictions, the Broward County Model uses a lookup table. TAZ's are listed along with jurisdictions lying within it. When a TAZ is comprised of multiple jurisdictions, each is listed and a base year percentage of the total attached. The assigned percentage represents an estimate of the base year split of units by jurisdiction. Aerial photos and recorded plats serve as primary resources for deriving this division between jurisdictions. That percentage is applied to the TAX unit count to provide the number of units assigned to the municipality. Within the model, percentages change over the forecast period. This change reflects the amount of vacant residential land available in the jurisdiction.

Municipal and unincorporated neighborhood populations are the sums of the population of their constituent TAZ's. Annexations, though they may be the most significant means of population growth for some municipalities, are not considered in the forecasts. All forecasts assume current boundaries.

CONCLUSION

Computer usage by jurisdiction and their agencies is becoming widespread. Though electronic record-keeping is the *raison d'etre* for most database applications, their value as a resource is significant. As the databases develop, attention to the geographic aspects should enhance their use and generate additional returns on the development costs. AS the coverage of geographic information systems expands into daily operations, tying records (or aggregations of records) to geographic areas, local population forecasting will improve.

Already it is possible to bring together current information on births, deaths, school enrollment, building permits, approved plats, current census information, mortgage information, and other types of data for census tract analysis. Improved access brings increased accountability. Forecasts used in approval processes should be prepared to be

scrutinized by organizations with the same or additional data. As pushed by increased scrutiny, local population forecasting will evolve.

The Broward County Population Forecasting Model represents the effort to meld local, state, and national data sources into sensible forecasting technique. Immigration forecasting and integrating additional data sources directly into the model are areas that warrant improvement.

Future improvement to the design include GIS type analysis. Incorporating transportation networks, along with soil and other geologic characteristics add direction to development patterns. Finally, employment forecasts, and possibly type of employer, are likely to be available. At the county level, the evolution will continue until the output from the forecasting model assumes the form of a dynamic computerized graphic display of foreseen change.