

DATA REQUESTED: CITY OF HALLANDALE BEACH

FORECLOSURES: FEBRUARY, 2010 TO SEPTEMBER 2014

HALLANDALE BEACH CITY FORECLOSURES: 02-2010 TO 09-2014	
Pre-Foreclosures	182
Autions	97
Bank Owned (ROA)	192
Total Foreclosures	471

Source: RealtyTrac 2014

HALLANDALE BEACH CITY FORECLOSURES: 02-2010 TO 09-2014	
Pre-Foreclosures	182
Autions	97
Bank Owned (ROA)	192
Total Foreclosures	471

Source: RealtyTrac 2014

NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

Total Amount Received (\$):\$2,287,343.00

Total Number of Housing Units: 15

Approximately Per Unit Cost: 152,489.533

NSP	AMOUNT	TYPE	HOUSING UNITS AS A RESULT	NOTES
1	\$ 35,425.00	Clearance and Demolition		Five blinded properties demolished, four of them vacant at the time. Public safety Hazard.
1	\$ 386,413.00	Rehabilitation/Reconstruction	7	Four Duplexes Rehabilitated. Two of the small duplexes were converted into a single unit
1	\$ 25,000.00	Clearance and Demolition		One (1) Eight (8) unit property
1	\$ 1,119,005.00	Rehabilitation/Reconstruction	8	One (1) Three (3) unit property
3	\$ 230,000.00	Rehabilitation/Reconstruction	2	One (1) Two (2) unit property
3	\$ 250,000.00	Rehabilitation/Reconstruction	2	One (1) Two (2) unit property
3	\$ 241,500.00	Acquisition	3	One (1) Three (3) unit property

HOUSING AFFORDABILITY ANALYSIS

Total Households: 18,100
 Median Household Income: \$35,713
 Total Owner Units: 11,060
 Median Owner Value: \$154,800
 Cost-Burdened Owner Units with Mortgage: 3,127 (64%)
 Cost-Burdened Owner Units without Mortgage: 2,267 (39%)

	HH INCOME CATEGORY	TOTAL HOUSEHOLDS (DEMAND)	HOME PURCHASE AT AFFORDABLE PRICE LEVELS		NUMBER OF OWNER UNITS WITHIN AFFORDABLE PRICE RANGE (SUPPLY)	SURPLUS/GAP WITHIN AFFORDABLE PRICE RANGE
			31% Median	50% Median		
VERY LOW INCOME	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,071 - \$17,857	2,050	\$27,678	\$44,643	240 (2%)	(1,810 units)
LOW INCOME	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,214 - \$28,570	2,915	\$45,603	\$71,425	1,163 (11%)	(1,752 units)
MODERATE INCOME	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,928 - \$42,856	2,981	\$72,320	\$107,140	1,698 (15%)	(1,283 units)

Occupied Units Paying Rent: 6,565
 Median Gross Rent: \$999
 Cost-Burdened Renter Households: 4,171 (64%)

	HH INCOME CATEGORY	NUMBER OF RENTER HOUSEHOLDS (DEMAND)	AFFORDABLE RENT LEVELS		NUMBER OF RENTER UNITS WITHIN AFFORDABLE PRICE RANGE (SUPPLY)	SURPLUS/GAP WITHIN AFFORDABLE PRICE RANGE
			31% Median	50% Median		
VERY LOW INCOME	31-50% Median		31% Median	50% Median	31-50% Median	
	\$11,071 - \$17,857	616	\$277	\$446	176 (3%)	(440 units)
LOW INCOME	51-80% Median		51% Median	80% Median	51-80% Median	
	\$18,214 - \$28,570	1,146	\$455	\$714	888 (14%)	(258 units)
MODERATE INCOME	81-120% Median		81% Median	120% Median	81-120% Median	
	\$28,928 - \$42,856	1,350	\$723	\$1,071	2,372 (36%)	1,022 units

DEMOGRAPHICS

Population

37,343

% Change 2009-2012 -2.5%

Race & Ethnicity

White 73.5%
Black 20.2%
Other 6.3%
Hispanic 30.4%

Total Households

18,100

Family Households 48.9%
Nonfamily Households 51.1%

% Working Family Households

2007 34.9%
2012 40.6%

Median Household Income

\$35,713

% Change 2007-2012 2.8%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

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

Leading Occupations (# of Employees)

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

HOUSING FACTS

Total Housing Units	28,409
% of County Total	3.5%
Single-Family (1 unit attached/detached)	14.8%
Multi-Family (5+ units)	74.0%
% Occupied	63.7%
% Owner-Occupied	61.1%
% Renter-Occupied	38.9%

Median Value **\$154,800**

Vacancy Rate

Homeowner	3.9
Rental	8.9

Total Cost Burdened Households	9,565
% of Owner-Occupied Units	48.8%
% of Renter-Occupied Units	59.2%

H+T Affordability Index **47.86**