



City of Pompano Beach, Florida

Comprehensive Plan Housing Element

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Ordinance 210 - 19

Prepared by:

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City of Pompano Beach, Florida

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**CITY OF POMPANO BEACH, FLORIDA
COMPREHENSIVE PLAN
JANUARY 2010**

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I. INTRODUCTION

The Housing Element of the Comprehensive Plan has been prepared consistent with the applicable sections of Rule 9J-5 of the Florida Administrative Code. This updated Element incorporates the recommended EAR Based Amendments and major revisions in the data and analysis to reflect current conditions and annexations.

Walter H. Keller, Inc. was retained by the City in 2006 to prepare its updated Housing Element. The format of the Element varies from the former document in that the City previously adopted the entire document including the Goals, Objectivities and Policies and the data and analysis were adopted.

This document incorporates an entirely new data and analysis section reflecting approximately a 25% increase in City area. Underlines and strike-thru's are provided in the Goals, Objectives and Policies. The new data and analysis however fully replaces the former data and analysis without strike-thru's and underlines.

II. GOALS, OBJECTIVES AND POLICIES

Goal

05.00.00 The areawide availability of structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach and utilize energy efficient design and construction principles and renewable energy resources.

Objective **Housing to Accommodate Future Population**

05.01.00 The City should provide, through the undertaking or support of public and private development efforts, sufficient housing units through the long range planning horizon to meet the anticipated population in 2015. Provision of these units shall be based on the need for adequate and affordable housing for all segments of the existing and future population including those households with very-low, low, and moderate-income households and those with special housing needs.

Policies

05.01.01 The City shall adopt a future Comprehensive Plan which includes the provision of residentially designated property at a variety of density classifications. The relative location of parcels with different density designations shall be based on sound planning principles and cognizant of potential negative impacts to existing established residents and businesses.

05.01.02 The City shall continue to support all Community Redevelopment and Housing efforts to acquire funds and administer a variety of State and Federal housing improvement and low income subsidy programs. These would include current programs with regard to rental or mortgage subsidies, construction of additional units and funding of urban homestead programs. In addition, the City shall continue to provide information about low cost housing opportunities to all residents especially those with very-low, low, and moderate income.

- 05.01.03 In order to provide affordable housing, the City shall consider and, where appropriate, support revisions to land development regulations to recognize and locally implement technical innovations in housing construction and site development.
- 05.01.04 The City shall continue to cooperate with other local governments concerning providing affordable housing for very-low, low, and moderate income households.
- 05.01.05 Affordable housing will be promoted in a manner which reflects the relative needs of all groups in the city.

Objective Reduce Substandard Housing

- 05.02.00 The City shall undertake public or support private efforts to reduce by half the percentage of residential units classified as substandard through the 2015 long term planning horizon.

Policies

- 5.02.01 The City Planning and/or Building and Zoning Departments shall, on a continuing periodic basis, perform citywide inspections of housing units to inventory and classify existing housing conditions.
- 05.02.02 The City shall continue to rigidly enforce and where appropriate, improve local code requirements which govern local housing structural conditions and neighborhood appearance.
- 05.02.03 The City shall continue to use CDBG or other public funds to finance rehabilitation of renter and owner occupied housing units and the demolition of unsafe nuisance housing.
- 05.02.04 The City shall continue periodic bulk trash pick-ups in order to foster neighborhood and individual home site improvements.

05.02.05 Utilize the 2010 Census to prepare a current inventory of housing conditions.

Objective Land for Affordable Housing

05.03.00 The City shall continue to provide adequate sites for very-low, low and moderate income housing and manufactured homes through the long term planning horizon.

Policies

05.03.01 The City shall continue to include Land Use Plan and Zoning Code designations which allow for manufactured homes. Development proposals shall be reviewed with regard to compatibility to adjacent or surrounding uses, and potential negative economic impact to nearby residential areas.

05.03.02 Through the review of development proposals, the City shall support public and private sector efforts to create and/or preserve affordable housing for very-low, low and moderate-income groups in areas designated for residential land use for future and current residents. While the review of such proposals shall be based on overall compatibility with already established residential areas and the failure to discourage market based housing, the approval of a proposal may also include modifications in site density, lay-out and construction techniques in order to further implement the City's overall housing goal.

Objective Provision of Group Homes

05.04.00 The City shall continue to provide adequate sites for licensed group homes and foster care facilities in residential areas through the long term planning horizon in accordance with Chapter 419, Florida Statutes.

Policies

05.04.01 Licensed group homes and foster care facilities shall continue to be allowed as a permitted or conditionally permitted use in areas designated for multi-family residential land use in accordance with Chapter 419, F.S.

05.04.02 The City shall consider the limited allowance of licensed group homes in single family areas cognizant of restrictions on the composition and number of occupants, and the character and appearance of the structure.

05.04.03 The City shall discourage the location of new ALCF homes on the barrier island due to the evacuation requirements during hurricane threats.

Objective Historic Preservation

05.05.00 The City shall identify historically significant housing, the conservation and rehabilitation of sound housing and the demolition of substandard or otherwise unsafe nuisance housing.

Policies

05.05.01 The periodic citywide inspection of housing shall be based on a consistent definition of housing conditions as currently contained in the Housing Element, or as otherwise modified or improved. Potential additions to local or state inventories of historically significant housing shall be included as part of the inspection effort.

05.05.02 The City shall support private efforts to conserve and maintain houses deemed historically significant.

05.05.03 The City shall seek to redevelop the historic downtown district in accordance with overlay regulations, which seek to preserve historic structures and allow for new development which blends in with existing structures.

05.05.04 The City shall consider the establishment of principles and criteria to guide the conservation, rehabilitation and demolition techniques and strategies.

Objective Relocation Housing

05.06.00 Where appropriate, the City should strive to secure relocation housing whenever local residents are displaced through public actions, or in the event of private sponsored relocation, shall support and locally enforce all lawful requirements for relocation notification and consideration.

Policies

05.06.01 The City shall continue to prudently review all public and private development proposals as these might relate to the forced relocation of existing residents.

05.06.02 In the event of forced relocation of local residents, the City shall monitor and locally enforce all laws with regard to residents notification, due process and compensation.

Objective Housing Implementation

05.07.00 The City shall continue to undertake improvements in the method of delivery or improving the condition of housing through the long term planning horizon.

Policies

05.07.01 The City shall, at a minimum, consider private sector presentations regarding technological, environmental or financial innovations in the design, location, construction or funding of housing which further overall Housing planning goals and objectives.

05.07.02 The City's Engineering, Building and Zoning, and Planning Departments shall periodically review the land development regulations to assess potential areas of improvement in the provision of housing in the city.

05.07.03 Utilize the City's Community Development Division, Community Redevelopment Agency and Housing Authority to improve the coordination between public and

private sectors involved in housing production for all residents including those with very-low, low and moderate incomes.

Objective Affordable Housing (Major Local Issue)

05.08.00 The City shall continue to provide affordable housing opportunities within the City and surrounding area in coordination with Broward County and regional efforts.

Policies

05.08.01 Decisions regarding proposed development shall consider the ability of the proposal to provide affordable housing and shall treat affordable housing as infrastructure to the extent that the cost of affordable housing is factored into proposed developments that create the need for affordable housing. Tools such as restrictive covenants to require affordable housing could be utilized to strengthen development proposals particularly when the development's impacts on infrastructure and services, including school capacity, are of concern.

05.08.02 Encourage new housing, including housing at higher densities, to be directed toward areas designated as Urban Corridors, Regional Intermodal Centers, Intermodal Centers and Regional Centers as depicted on the Livability and Connectivity Illustration of the Strategic Regional Policy Plan (SRPP).

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

05.08.04 Provide incentives for employers that offer down payment assistance to employees living in the City who purchase homes within a 10-mile radius of their place of employment.

05.08.05 Provide a range of affordable housing that is reasonably accessible to employment centers, family support systems, shopping, public transportation, and recreational facilities.

05.08.06 Promote partnerships between the public and private sector to create opportunities to live and work in the same community.

05.08.07 Encourage both ownership and rental opportunities for all types of housing.

Objective Smart Growth Initiative

05.09.00 The City shall encourage energy efficient design and construction in the creation of housing, including the use of renewable energy resources.

Policies

05.09.01 The City shall use incentives and educational efforts to promote new housing projects which contain compact building design principles, mixed use, medium to medium high densities, promote pedestrian activity and support multi-modal transportation options.

05.09.02 The City shall use incentives and educational efforts to promote housing projects which use renewable energy resources in construction, reduce public infrastructure costs and reduce the impacts on natural resources.

05.09.03 The City shall use incentives and educational efforts to promote new housing projects which contain compact building design principles, mixed use, medium to high densities, promote pedestrian activity and support multi-modal transportation options.

05.09.04 The City will encourage land developers and builders to comply with the Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) which generally include the following:

- Use of compact building design; energy efficient street lighting; energy efficient automobiles/transit;
- Priority use of small properties in urban areas; use of "brownfield" lands that can be cleaned; use of lands close to sewer and power lines mass transit or green space;

- Use of very efficient clothes washers; Low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns;
- Use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air- conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well-pumping; use of alternate electrical grids. and/or use of wind/solar/natural gas energy;
- Use of building materials with recycled content; eco-friendly insulation; lumber from sustainable sources; or locally produced materials; and,
- Use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat whole house filtration.

05.09.05 The City shall coordinate with County, State and other agencies to provide educational programs on the benefits of Smart Growth.

III. EXISTING HOUSING CHARACTERISTICS

Housing conditions are an important aspect of the quality of life for both the individual and the community because properly maintained homes help to protect property values and conserve housing. In order to assess the conditions of housing, it is essential to review all components of housing: the quality, quantity and affordability.

The quality of housing is the result of many factors: age, quality of construction and the level of maintenance. Housing quality is directly related to neighborhood quality; even good housing is devalued in a neighborhood which has not been maintained. On the other hand, housing in a well maintained neighborhood sustains its value over time. Since maintenance requires continuous property investment, the quality of housing is related to the income of the residents. As the City continues to age, it will be important for property owners to modernize their homes to incorporate advances in housing construction especially for energy efficiency and reduced water consumption. Quality housing normally cannot be maintained in areas where unemployment is high, poverty is widespread, and crime, drug abuse and vandalism are serious problems, as these factors effect the stability of a given neighborhood.

An adequate supply of affordable housing helps to stabilize the cost of housing and to guarantee that all housing needs, especially those of lower income groups, are met. Housing prices rise when the supply does not meet the housing demand. The greater the supply and the more affordable the housing units become, the more opportunity lower income families have to obtain suitable housing.

Costs are another principal affordability element to be considered when analyzing housing. In recent years, incomes have not kept pace with the increasing costs of housing. Based on a variety of factors, including inflation, mortgage rates and an overall loss of real purchasing power, lower and middle income households have found it increasingly difficult to afford housing. In order to obtain housing, families are currently being forced to spend a greater portion of their income than they did in the past. Therefore, less income is left for other expenses, including maintenance.

Focusing on the above factors, U.S. Census 2005 American Community Survey (ACS) has been used throughout the inventory and analysis phase of this Element. This data is generally

accepted as the best source of current demographic information, due primarily to the periodicity and magnitude of the data collection activity.

Age of the Housing Stock

Characteristics of the City’s housing stock is a function of age and how well units have been maintained over the years. Table 1 indicates seventy-eight percent (78%) of the housing stock was constructed before 1979. The fact that so many houses are twenty eight years (28) of age and older is of some significance due to the sometimes more restrictive mortgage banking policies on “older homes”. However, the effects of continued in-migration, the multitude of waterfront lots, proximity to the coast and many other factors have tended to maintain or inflate property values and thus have fostered continued maintenance of area residences. Thus, in most sections of the City, the age of housing does not play as major a role in the value of homes as it may in other communities.

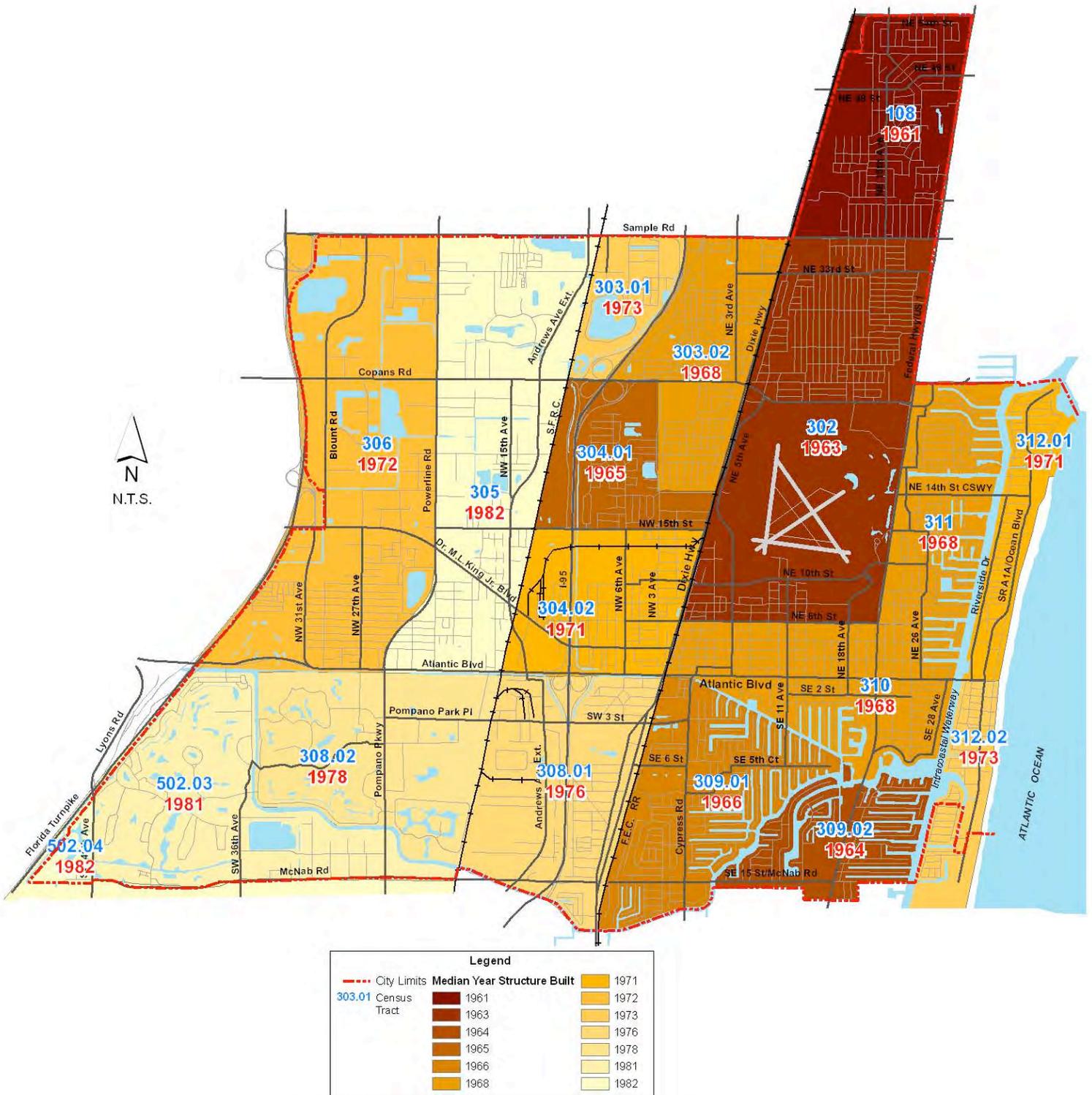
The City’s housing stock age is somewhat aligned with Broward County (see Table 1) in that a large part of the total units were constructed before 1980. Figure 1 depicts the City’s distribution of housing units with regard to relative concentrations of recent and older units.

Table 1 - Number of Dwelling Units by Age

Year of Construction	Pompano Beach		Broward County	
	Activity	%	Activity	%
2005 or later	62	0%	3,872	0%
2000 - 2004	1,437	3%	56,481	7%
1990 - 1999	2,769	5%	136,392	17%
1980 - 1989	8,337	15%	144,554	18%
1970 - 1979	17,543	32%	223,973	28%
1960 - 1969	16,502	30%	136,118	17%
1950 - 1959	6,550	12%	73,856	9%
1940 - 1949	891	2%	9,785	1%
1939 or earlier	1,086	2%	5,277	1%
Total	55,177	100%	790,308	100%

Source: Walter H. Keller, Inc.
2005 American Community Survey -
Selected Housing Characteristics

Figure 1 - Year 2000 Age of Unit Distribution



Source: Broward County Census 2000

Type of Dwelling Unit

The City had 55,177 housing units according to the ACS 2005 Selected Housing Characteristics. The ACS comprises interim surveys by the U.S. Census Bureau to measure key social, economic, and housing characteristics about the U.S. population. Table 2 provides a summary of the types of dwelling units for the City of Pompano Beach (1990 – 2005) and with Broward County in Table 3.

The primary dwelling unit type for Pompano Beach is the multi-family dwelling unit which comprises approximately fifty eight percent (58%) of the total City units. The prevalence of multi-family dwelling unit type as compared to single family (35%) is due to the City’s coastal location and historically strong condominium market. The limited availability and high demand for coastal area property has resulted in high land costs throughout coastal south Florida. Pompano Beach’s coastal residential areas have been largely developed at more intense, multi-family residential densities.

Table 2 - Housing Units by Type of Unit

Type of Housing Unit	City of Pompano Beach					
	1990	% of Total	2000	% of Total	2005	% of Total
Single Family (detached and attached)	11,761	28%	11,841	27%	19,467	35%
Duplex	1,495	3%	1,432	3%	2,290	4%
Multi-Family (3 or more units in structure)	28,174	66%	30,019	68%	32,276	58%
Mobile Home	886	2%	1,052	2%	1,078	2%
Other	403	1%	49	0%	66	0%
Total	42,719	100%	44,393	100%	55,177	100%

Source: Walter H. Keller, Inc.
1990, 2000 U.S. Census Bureau, 2005 American Community Survey

Table 3 - Housing Units by Type of Unit

Type of Housing Unit	City of Pompano Beach	% of Total	Broward County	% of Total
Single Family (detached and attached)	19,467	35%	389,645	49%
Duplex	2,290	4%	24,477	3%
Multi-Family (3 or more units in structure)	32,276	58%	351,333	44%
Mobile Home	1,078	2%	24,490	3%
Other	66	0%	363	0%
Total	55,177	100%	790,308	100%

Source: Walter H. Keller, Inc.
U.S. Census Bureau, 2005 American Community Survey

Occupancy and Tenure

As shown on Table 4, owners comprised sixty-five (65%) of the total occupied housing units in 2005. Table 5 indicates whites makeup the largest share of household occupants in the City in 2005. The majority share of occupancy is substantially less, however, for occupants of rental units (55% versus 23%) in 2005.

Table 4 - Tenure by Occupancy

Housing Status	1990	2000	2005
Total Housing Units	42,719	44,496	55,177
Occupied Housing Units	32,157	35,197	43,641
Vacant Housing Units	10,562	9,299	11,536
Occupied Housing Units	32,157	35,197	43,641
Owner Occupied	20,343	22,110	28,443
Renter Occupied	11,814	13,087	15,198

Source: Walter H. Keller, Inc.
1990, 2000 U.S. Census Bureau
2005 American Community Survey

Table 5 - Tenure by Race

Race and Tenure of Occupied Housing Units	City of Pompano Beach					
	1990		2000		2005	
	Units	%	Units	%	Units	%
<u>Owner Occupied Housing Units</u>	20,343	63.3%	21,993	62%	27,737	64%
White	17,931	55.8%	19,033	54%	23,842	55%
Black	2,312	7.2%	2,496	7%	3,640	8%
American Indian, Eskimo or Aleut	34	0.1%	9	0%	-	-
Asian and Pacific Islander	25	0.1%	44	0%	-	-
Other	41	0.1%	411	1%	255	1%
<u>Renter Occupied Housing Units</u>	11,814	36.7%	13,181	37%	15,133	35%
White	8,404	26.1%	8,720	25%	10,050	23%
Black	3,256	10.1%	3,175	9%	4,437	10%
American Indian, Eskimo or Aleut	23	0.1%	51	0%	-	-
Asian and Pacific Islander	28	0.1%	138	0%	-	-
Other	103	0.3%	1,097	3%	646	1%

Source: Walter H. Keller, Inc.
1990, 2000 U.S. Census Bureau; 2005 American Community Survey

A total of 11,536 units were reported vacant in 2005 representing 21% of the City's housing inventory. This figure is slightly higher than prior Census vacancy rates. Table 6 reports the classifications the Census uses to define vacant units. It should be noted that units which are not occupied year round are categorized as "For Seasonal, Recreational, or Occasional Use," which includes time-sharing condominiums. In reality, many of these units may actually be occupied for a significant portion of the year and are not available for year round owner occupancy. For these reasons, this if this category was omitted, a more realistic vacancy rate of nine percent (9%) would be estimated.

Table 6 - Vacancy Characteristics

Status	1990	2000	2005
For Sale Only	542	432	841
Rented or Sold, not occupied	403	345	333
For Rent	1,489	994	1,490
Seasonal, Recreational or Occasional Use	7,635	7,026	7,651
For Migrant Workers	4	3	-
Other Vacant	489	499	1,221
Total Units:	10,562	9,299	11,536

Source: Walter H. Keller, Inc.
 1990, 2000 U.S. Census
 2005 American Community Survey

Building Permits

Between 2001 and 2006, the City issued 2,229 new residential permits. Approximately fifty-nine percent (59%) of these permits were multi-family dwelling units (see Table 7, below).

Table 7 - Building Permits 2001 - 2006

	2001	2002	2003	2004	2005	2006	Total	Average Growth
Single Family Units	64	74	69	227	133	334	901	150
Duplex Units	0	6	0	4	0	0	10	2
Multi-Family Units	6	657	139	148	190	178	1,318	220
Total Units	70	737	208	379	323	512	2,229	372

Source: Walter H. Keller, Inc.
 State of the Cities Data Systems 2007

HOUSING COSTS: RENT, VALUE AND MONTHLY COST OF OWNER-OCCUPIED UNITS

Monthly Gross Rent

The median monthly gross rent for renter-occupied housing units in Pompano Beach was \$878 in 2005 according to the American Community Survey (see Table 8). This number represents an increase of \$336 when compared to the 1990 Census. There were 15,198 rental units of which sixty-two percent (62%) had rents between \$500 and \$999. As noted in Table 9, the median rental rate of Pompano Beach is less than that of Broward County.

Table 8 – City Monthly Gross Rent of Renter Occupied Units

Monthly Gross Rent	1990		2000		2005	
	Units	%	Units	%	Units	%
Less than \$200	450	4%	268	2%	159	1%
\$200 to \$299	356	3%	189	1%	0	0%
\$300 to \$499	3,822	32%	1,500	11%	374	2%
\$500 to \$749	4,864	41%	5,170	39%	3,636	24%
\$750 to \$999	1,355	12%	3,633	28%	5,769	38%
\$1,000 or more	559	5%	1,847	14%	4,357	29%
No Cash Rent	371	3%	531	4%	903	6%
Total	11,777	100%	13,138	100%	15,198	100%
Median Gross Rent	\$542		\$707		\$878	

Source: Walter H. Keller, Inc.
1990, 2000 U.S. Census
2005 American Community Survey

Table 9 – 2005 Monthly Gross Rent of Renter Occupied Units

Monthly Gross Rent	Pompano Beach		Broward County	
	Units	%	Units	%
Less than \$200	159	1%	2,397	1%
\$200 to \$299	0	0%	2,126	1%
\$300 to \$499	374	2%	5,816	3%
\$500 to \$749	3,636	24%	36,302	18%
\$750 to \$999	5,769	38%	65,932	32%
\$1,000 to \$1,499	3,372	22%	63,363	31%
\$1,500 or more	985	6%	22,788	11%
No Cash Rent	903	6%	7,474	4%
Total	15,198	100%	206,198	100%
Median Gross Rent	\$878		\$951	

Source: Walter H. Keller, Inc.
2005 American Community Survey

Value of Owner-Occupied Housing

The City median value of owner-occupied housing units rose very significantly, almost 127%, from 2000 to 2005 (see Table 10). Table 11, provides a 2005 comparison between the City and Broward County.

Table 10 – City Value of Specified Owner-Occupied Housing

Value	1990		2000		2005	
	# of Unit	%	# of Unit	%	# of Unit	%
Less than \$50,000	878	10%	417	5%	1,180	4%
\$50,000 to \$99,999	3,436	41%	2,843	32%	2,416	8%
\$100,000 to \$149,999	1,489	18%	1,762	20%	3,779	13%
\$150,000 to \$199,999	1,204	14%	1,459	16%	5,528	19%
\$200,000 to \$299,999	946	11%	1,491	17%	6,474	23%
\$300,000 to \$499,999	372	4%	790	9%	5,841	21%
\$500,000 or more	90	1%	225	3%	3,225	11%
Total	8,415	100%	8,987	100%	28,443	100%
Median Value	\$96,900		\$94,700		\$214,500	

Source: Walter H. Keller, Inc.
1990, 2000 U.S. Census; 2005 American Community Survey

Table 11 – 2005 Value of Specified Owner-Occupied Housing

Value	Pompano Beach		Broward County	
	# of Unit	%	# of Unit	%
Less than \$50,000	1,180	4%	20,634	4%
\$50,000 to \$99,999	2,416	8%	43,166	9%
\$100,000 to \$149,999	3,779	13%	51,793	11%
\$150,000 to \$199,999	5,528	19%	64,235	13%
\$200,000 to \$299,999	6,474	23%	106,527	22%
\$300,000 to \$499,999	5,841	21%	131,380	27%
\$500,000 to \$999,999	2,901	10%	53,990	11%
\$1,000,000 or more	324	1%	9,408	2%
Total	28,443	100%	481,133	100%
Median Value	\$214,500		\$245,200	

Source: Walter H. Keller, Inc.
2005 American Community Survey

Monthly Cost of Owner-Occupied Housing

For owner-occupied units in the City of Pompano Beach, the 2005 median monthly costs for a home with a mortgage was \$1,225 and \$484 if there was no mortgage. The monthly owner costs in Table 12 by the American Community Survey include property taxes, property insurance, private mortgage insurance and other charges. Table 13, on the following page, depicts the 2005 monthly costs of owner-occupied units for the City of Pompano Beach and Broward County.

Table 12 – City Monthly Cost of Owner-Occupied Housing

Mortgage Status and Selected Monthly Owner Costs	1990		2000		2005	
	Number	%	Number	%	Number	%
Housing units with a mortgage	\$ 5,859	100%	\$ 6,539	100%	\$ 16,851	100%
Less than \$300	\$ 386	7%	\$ 85	1%	\$ 69	0%
\$300 to \$499	\$ 950	16%	\$ 235	4%	\$ 131	1%
\$500 to \$699	\$ 999	17%	\$ 461	7%	\$ 1,298	8%
\$700 to \$999	\$ 1,567	27%	\$ 1,332	20%	\$ 3,624	22%
\$1,000 to \$1,499	\$ 1,146	20%	\$ 2,130	33%	\$ 5,393	32%
\$1,500 to \$1,999	\$ 520	9%	\$ 1,157	18%	\$ 2,751	16%
\$2,000 or more	\$ 291	5%	\$ 1,139	17%	\$ 3,585	21%
Median (dollars)	\$ 807		\$ 1,242		\$ 1,225	
Housing units without a mortgage	\$ 2,728	100%	\$ 2,448	100%	\$ 11,592	100%
Less than \$100	\$ 199	7%	\$ 33	1%	\$ 393	3%
\$100 to \$199	\$ 639	23%	\$ 219	9%	\$ 772	7%
\$200 to \$299	\$ 757	28%	\$ 329	13%	\$ 1,126	10%
\$300 to \$399	\$ 685	25%	\$ 405	17%	\$ 2,071	18%
\$400 or More	\$ 448	16%	\$ 1,462	60%	\$ 7,230	62%
Median (dollars)	\$ 264		\$ 447		\$ 484	

Source: Walter H. Keller, Inc.
1990, 2000 U.S. Census
2005 American Community Survey

Notes: Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees). Selected monthly owner costs were tabulated for all owner-occupied units, and usually are shown separately for units “with a mortgage” and for units “not mortgaged.”

Table 13 – 2005 Monthly Cost of Owner-Occupied Housing

Mortgage Status and Selected Monthly Owner Costs	Pompano Beach		Broward County	
	Number	%	Number	%
Housing units with a mortgage	\$ 16,851	100%	\$ 337,731	100%
Less than \$300	\$ 69	0%	\$ 392	0%
\$300 to \$499	\$ 131	1%	\$ 5,070	2%
\$500 to \$699	\$ 1,298	8%	\$ 15,937	5%
\$700 to \$999	\$ 3,624	22%	\$ 42,120	12%
\$1,000 to \$1,499	\$ 5,393	32%	\$ 95,718	28%
\$1,500 to \$1,999	\$ 2,751	16%	\$ 78,728	23%
\$2,000 or more	\$ 3,585	21%	\$ 99,766	30%
Median (dollars)	\$ 1,225		\$ 1,551	
Housing units without a mortgage	\$ 11,592	100%	\$ 143,402	100%
Less than \$100	\$ 393	3%	\$ 1,765	1%
\$100 to \$199	\$ 772	7%	\$ 6,194	4%
\$200 to \$299	\$ 1,126	10%	\$ 16,174	11%
\$300 to \$399	\$ 2,071	18%	\$ 29,688	21%
\$400 or More	\$ 7,230	62%	\$ 89,581	62%
Median (dollars)	\$ 484		\$ 470	

Source: Walter H. Keller, Inc.
2005 American Community Survey

Notes: Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees). Selected monthly owner costs were tabulated for all owner-occupied units, and usually are shown separately for units “with a mortgage” and for units “not mortgaged.”

RENT-TO-INCOME RATIO FOR RENTER-OCCUPIED HOUSING UNITS

Housing costs totaling more than thirty percent (30%) of a family's monthly income are generally considered not affordable, since this leaves inadequate funds to cover other necessities such as food, clothing, education and medical care. In 2005, the ACS estimated that 5,319 renters, or about fifty-six percent (56%) of the City's renters, were paying more than thirty percent (30%) of their income in order to obtain housing. Almost forty-two percent (42%) of those renters considered to be paying too much for housing were earning less than \$20,000 per year in income.

Table 14 presents the data on the rent-to-income ratio for renter-occupied units in Pompano Beach for 1990, 2000 and for 2005. Table 15 provides a 2005 comparison between the City and Broward County.

Table 14 – City Rent to Income Ratio for Renter Occupied Housing Units

City of Pompano Beach	Rent to Income Ratio	Household Income										Total Renter Units
		Less Than \$20,000		\$20,000-\$34,999		\$35,000-\$49,999		\$50,000- or more		\$75,000 or more		
		Units	%	Units	%	Units	%	Units	%	Units	%	
1990	Less than 20%	193	1.6%	580	4.9%	935	7.9%	1,093	9.3%	-	-	11,814
	20 - 29%	385	3.3%	1,745	14.8%	647	5.5%	142	1.2%	-	-	
	30% or more	4,096	34.7%	1,035	8.8%	77	0.7%	11	0.1%	-	-	
2000	Less than 20%	74	0.6%	260	2.0%	741	5.7%	1,169	8.9%	1,059	8.1%	13,087
	20 - 29%	196	1.5%	1,143	8.7%	1,116	8.5%	245	1.9%	53	0.4%	
	30% or more	3,500	26.7%	1,881	14.4%	282	2.2%	166	1.3%	19	0.1%	
2005	Less than 20%	0	0.0%	207	1.4%	130	0.9%	715	4.7%	1,100	7.2%	15,198
	20 - 29%	67	0.4%	1,165	7.7%	784	5.2%	1,427	9.4%	152	1.0%	
	30% or more	3,543	23.3%	3,727	24.5%	1,046	6.9%	182	1.2%	50	0.3%	

Source: Walter H. Keller, Inc.
1990, 2000 U.S. Census; 2005 American Community Survey

Table 15 – 2005 Rent to Income Ratio for Renter Occupied Housing Units

City of Pompano Beach	Rent to Income Ratio	Household Income									
		Less Than \$20,000		\$20,000-\$34,999		\$35,000-\$49,999		\$50,000-\$74,999		\$75,000 or more	
		Units	%	Units	%	Units	%	Units	%	Units	%
City of Pompano Beach	Less than 20%	0	0.0%	213	1.4%	137	0.9%	714	4.7%	1,094	7.2%
	20 - 29%	61	0.4%	1,170	7.7%	790	5.2%	1,429	9.4%	152	1.0%
	30% or more	3,541	23.3%	3,724	24.5%	1,049	6.9%	182	1.2%	46	0.3%
Broward County	Less than 20%	670	0.3%	828	0.4%	3,290	1.6%	9,645	4.7%	17,999	8.7%
	20 - 29%	1,455	0.7%	6,164	3.0%	17,452	5.2%	16,698	8.1%	5,453	2.6%
	30% or more	48,931	23.7%	40,645	19.7%	18,651	9.0%	7,127	3.5%	368	0.2%

Source: Walter H. Keller, Inc.
2005 American Community Survey - City of Pompano Beach Financial Characteristics

CONDITION OF THE HOUSING STOCK

The last City housing condition survey was prepared in 1994. At that time, a total of 1,225 units, or almost three percent (3%) of the City's housing stock was considered to be substandard. Substandard units are those classified as either deteriorated or dilapidated. Seventy-five percent (75%) of these substandard units were located in census tracts 303, 306 and 308.01. With the recent housing damage caused by the 2004 and 2005 hurricanes, it is expected a significant portion of these houses were reconstructed. The City will utilize the results of the 2010 Census to update the housing condition inventory.

The 2005 American Community Survey provides information on interior housing conditions such as: lacking complete kitchens, lacking complete plumbing facilities and overcrowded (occupied by more than 1.01 persons per room). These substandard conditions of the City's housing units are shown in Table 16. When reviewing this table, it should be noted that each deficiency is accounted for separately. Additionally, the ACS does not consider dwelling units which need to be modernized to incorporate recent improvements in housing construction techniques. As the City continues to age, modernization of the older dwelling units will become increasingly important.

Table 16 – City Housing Conditions

City of Pompano Beach	Total Units	With Complete Facilities				Overcrowded	
		Kitchens		Plumbing		Housing*	
		Units	%	Units	%	Units	%
1990							
Owner Occupied	20,343	-	-	20,325	63.2%	673	2.0%
Renter Occupied	11,814	-	-	11,722	36.4%	1,744	5.4%
Total	32,157	-	-	32,047	99.6%	2,417	7.4%
2000							
Owner Occupied	21,993	21,944	62.3%	21,946	62.3%	798	2.2%
Renter Occupied	13,181	12,924	36.7%	13,047	37.0%	2,052	5.8%
Total	35,174	34,868	99.0%	34,993	99.3%	2,850	8.0%
2005							
Owner Occupied	28,443	28,399	65.0%	28,297	64.8%	489	1.1%
Renter Occupied	15,198	14,779	33.8%	15,039	34.4%	725	1.6%
Total	43,641	43,178	98.8%	43,336	99.2%	1,214	2.7%

Sources: Walter H. Keller, Inc.

1990, 2000 U.S. Census; 2005 American Community Survey

City of Pompano Beach - Physical Housing Characteristics for Occupied Housing Units

Note: Housing units considered overcrowded if occupied by more than 1.01 persons per room.

SUBSIDIZED HOUSING

Dwelling units whose occupants have received assistance during the planning period covered by the U.S. Department of Housing and Urban Development's (HUD) required FY 1996-2000 Consolidated Plan are considered assisted housing. The program funds providing the benefit(s) may be from any funding year or combined funding years. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first time home buyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Public sector housing activities are subsidized by several agencies: the Pompano Beach Office of Housing and Urban Improvement; the Broward County Community Development Division, the Broward County Housing Authority (BCHA), the Broward County Housing Finance Authority (BCHFA) and the Broward County Office of Housing Finance. A Table of the number of units by family type and program is provided on Table 17.

Table 17 - Summary of Subsidized Housing: 2008

Assisted Housing Inventory Excluding Public Housing						
Development Name	Address	Total Units	Assisted Units	Approx. Yr. Built or Funding	Type of Ownership	Population Served
Atlantic Palms Apartments	1290 NW 6th Ave, Pomp Bch 33060	145	145	2002	For-Profit	Family
Eagle Pointe Apartments	2001 W. Atlantic Blvd, Pomp Bch 33069	192	192	2004	For-Profit	Family
Golden Square	1415 NW 18th Dr, Pomp Bch 33069	182	182	2006	For-Profit	Family
Golden Villas	1325 NW 18th Dr, Pomp Bch 33069	120	120	2006	For-Profit	Family
Housing Authority City Of Pompano	1050 NW 18th Dr, Pomp Bch 33060	176	176	1975	Limited Dividend	Family
Island Club	3505 W. Atlantic Blvd, Pomp Bch 33069	260	52	n/a	n/a	Family
Laguna Pointe Apartments	905 SW 15th St, Pomp Bch 33060	188	188	2002	For-Profit	Family
New Vistas	868 SW 10th St, Pomp Bch 33060	16	16	1989	Non-Profit	Persons with Disabilities
Oaks At Pompano	501 SW 1st Ct, Pomp Bch 33060	224	224	1997	For-Profit	Family
Pinnacle Village	801 N. Powerline Rd, Pomp Bch 33069	148	148	2004	For-Profit	Family
Regency Gardens Apartments	1520 NW 17th Ave, Pomp Bch 33060	94	94	2000	Non-Profit	Family
St. Elizabeth Gardens	801 NE 33rd St, Pomp Bch 33064	151	151	1968	Non-Profit	Elderly
Voa Broward 1 - Pompano Beach	1001 & 1011 NW 6 Ave, Pomp Bch 33060	15	15	1992	For-Profit	Family
Woodhouse, II	1001 NE 3rd Ave, Pomp Bch 33060	12	12	1983	Non-Profit	Persons with Disabilities
	Total Units	1,923	1,715			

Source: Walter H. Keller, Inc.
Florida Housing Data Clearinghouse - 2008

Group Homes

The Florida Department of Health and Rehabilitative Services (HRS) regulates a number of licensed group homes and foster care facilities. These group homes serve adults and children and are operated by private-for-profit or non-profit organizations. Three types of group homes are found in the City of Pompano Beach: Adult Congregate Living Facilities (ACLF); Children's Group Home Facilities; and, Skilled Nursing Home for Children. Table 18 shows the group home facilities in the City by the program type, number of facilities and capacity.

Table 18 - Inventory of Group Home Facilities

Program/Facility	Capacity	Location
Adult Assisted Living Facilities:		
Amwil Assisted Living, Inc.	75	840 SW 8th Street
Astoria Gardens ALF	40	3300 SE 7th Street*
Atlantic Shores Ret. Residence	30	1500 N Riverside Drive*
Avondale Manors Ret. Home	45	509-513 SW 2nd Place
Classic Residence by HYATT	68	1371 S. Ocean Boulevard*
Court at Palm Aire	60	2701 N Course Drive
Grand Court Village I	125	295 SW 4th Avenue
Grand Court Village II	80	459 Racetrack Road
John Knox Village	64	840 Lakeside Circle
Lighthouse Inn North	42	3208 NE 11th Street*
Lighthouse Inn South	33	3308 SE 5th Street*
M&M Assisted Living Facility, Inc.	38	113 NE 7th Street
Nirvana by Beach Assisted Living	24	105 Riverside Drive*
Partrician Arms Retirement Home	12	239 NE 23rd Avenue
Peace on Earth II Assisted Living Facility	6	470 SW 14th Court
Pompano Retirement Village	42	501 SW 2nd Place
The Preserve at Palm Aire	40	3701 McNab Road
Sunset by Sea	15	420 N Riverside Drive*
Children's Group Home Facilities:		
Broward Children's Center, Inc.	10	1216 NE 6th Street
Broward Children's Center, Inc.	12	221 SW 8th Court
Skilled Nursing Home for Children:		
Broward Children's Center, Inc.	35	200 SE 19th Avenue
Total	896	

Sources: Florida Housing Data Clearinghouse (FloridaHeathFinder.gov)

Note: * - Barrier Island Location

Mobile Home Parks

Mobile home parks are susceptible to significant damage during hurricane events and have to be evacuated under all hurricane events. During Hurricane Wilma in 2005, the Bali Hi Mobile Home Park (4411 North Federal Highway) with 92 mobile homes was severely damaged and the owner decided not to rebuild. The owner provided relocation assistance to the tenants. This site is now under construction to an adult retirement home with 380 housing units and 40 assisted living units.

The Skycrest Mobile Home Park (1201 South Dixie Highway) with 120 mobile homes was demolished. The owner provided relocation assistance and is proposing to construct 198 townhouses and 164 apartments.

Table 19 provides a listing of existing mobile home parks in the City.

Table 19 – 2008 Mobile Home Inventory

Mobile Homes	Address	Units
Southeastern Mobile Home Park	W. McNab Rd	17
Golf View Estates	901 NW 31 Ave	393
Holiday Village	1801 S. Dixie Hwy	206
May Mobile Home Park	1400 NW 33rd St	67
Parkridge Mobile Home Park	1600 NW 33rd St	106
Whispering Pines	1501 NW 33rd St	77
Havenwood Mobile Home Park	NW 33rd St	119
Total		985

Source: City of Pompano Beach

Historically Significant Housing

The City of Pompano Beach is one of the earliest settled areas in Broward County. Though it does not have a substantial amount of historic residential structures, several local sites are included in County and State listings.

In 1992, a Historic Sites Survey was conducted in the City by Research Atlantica, Inc. of Boca Raton, Florida. At the conclusion of the survey, Research Atlantica provided several lists of historic properties, including previously identified and newly documented sites. The previously identified sites, which were already listed on the Florida Site File, include nine (9) historically

significant housing sites. Six (6) homes from this previous list, along with six (6) additional residential sites, were recommended as worthy of status as "Broward County National Register Properties." The survey also identified a list of potential properties for local designation and recognition, including eighteen (18) historically significant housing sites.

Table 20 provides a listing of the City's historically significant housing as identified in the 1992 survey.

Table 20 - Historic Housing Sites

Name	Address	Year Constructed
Previously Identified Sites Listed on the Florida Site File		
George L. Blount, House	507 NE 6th Street	1921
Dr. George McClellan, House	103 NE 2nd Street	1921
The Old Kneeland Home	4 NE 1st Avenue	
Johnson Apartments	100 NE 13th Avenue	1925
Frank Austin, House	410 NE 5th Avenue	1924
Harry McNab, House	1735 E Atlantic Boulevard	1926
Robert McNab, House	1736 E Atlantic Boulevard	1926
George A. Wright, House	517 NE 1st Street	c1930's
Wallace Robinson, House	400 NE 5th Avenue	1924
Potential Sites for Listing on the National Register		
Dr. George McClellan, House	101 & 103 NE 2nd Street	1921 & 1926
Frank Austin, House	410 NE 5th Avenue	1924
Harry and Robert McNab, Houses	1735 & 1736 E Atlantic Blvd.	1926
Wallace Robinson, House	400 NE 5th Avenue	1924
Bevill, House	501 NE 2nd Street	c1925
Jim Jelks, House	1505 N Ocean Boulevard	1926
Bailey, House	500 NE 4th Street	1924
Robinson, House	405 NE 5th Avenue	1924
Walton Hotel	100 NE 1st Street	1925
Capt. Campbell, House	300 NE 4th Avenue	1910
Potential Sites for Local Designation		
George Blount, House	507 NE 6th Street	1921
George A. Wright, House	517 NE 1st Street	1930's
Shaw, House	308 NE 10th Avenue	1925
Joseph Gries, House	2325 SE 5th Street	1920
Devotie Blount, House	435 NE 6th Street	1923
Jones Quarters	199 NW 8th Avenue	1920's
Rolle, House	621 NW 3rd Avenue	1931
The Kester Cottages	700 NW 17th Terrace	1930's
	416 NW 7th Avenue	1930's
	107 NE 11th Avenue	1930's
	103 NE 11th Avenue	1930's
	607 NE 1st Street	1930's
	609 NE 1st Street	1930's
	705 NE 1st Street	1930's
	723 NE 1st Street	1930's
	727 NE 1st Street	1930's
	Founder's Park	1930's

Source: Florida Master Site File

Hotel & Timeshare Units

The City has a significant seasonal population, and as such, a variety of hotel, motel, timeshare, etc. units are available to meet transient housing needs. Based on a 2008 inventory, approximately 2,200 units are available to meet transient (tourist) housing needs (see Table 21 below).

Table 21 – Hotel, Timeshare & Transient Units

Name	Address	Timeshare Units	Apt Units	Hotel Rooms
Spa Atlantis	1350 N. Ocean Dr		26	63
Holiday Inn	1321 S. Ocean Dr		98	70
Best Western Beachcomber	1200 S. Ocean Blvd			146
Ronny Dee Resort Motel	717 S. Ocean Blvd			31
Surfside Motel	710 S. Ocean Blvd			35
Budget Inn Ocean Resort	300 S. Ocean Blvd			30
Sea Shell Resort Motel	804 S. Ocean Blvd			12
Native Sun Resort	1950 S. Ocean Blvd			35
Days Inn Pompano Beach	4211 N. Federal Hwy			60
Economy Lodge Pompano Beach	555 S. Federal Hwy			54
Super 8 Motel	2300 NE 10th Street			60
Ocean Point Resort	1208 N. Ocean Dr			95
Ocean Garden Golf Resort	801 S. Ocean Blvd			43
Sands Harbor Resort & Marina	125 N. Riverside Dr			56
Wellesley Inn & Suites Pompano Beach	1401 NW 15th Street			129
Oceanfront Ebb Tide Hotel	300 Briny Avenue			38
Atlantic Inn	151 NW 17th Avenue			44
Palm Aire Timeshare	2601 N. Course Dr	380		
Fairfield Royal View	1110 S. Ocean Blvd	120		
Sea Garden Timeshare	615 N. Ocean Blvd	84		
Lighthouse Cove Timeshare No. 1	1406 N. Ocean Blvd	33		
Lighthouse Cove Timeshare No. 2	1406 N. Ocean Blvd	15		
Lighthouse Cove Timeshare No. 3	1406 N. Ocean Blvd	31		
Lighthouse Cove Timeshare No. 4	1406 N. Ocean Blvd	34		
LaCosta Beach Club Resort Timeshare	1504 N. Ocean Blvd	47		
Canada Beach Club Timeshare	1704 N. Ocean Blvd	57		
Canada Beach Club West Timeshare	1704 N. Ocean Blvd	35		
Ocean Holiday Timeshare	1350 N. Ocean Blvd	30		
Coral Tides Timeshare	580 Briny Ave	12		
Seaside Beach Club Timeshare	501 Briny Ave	28		
Total	2,031	906	124	1,001

Source: City of Pompano Beach, Planning Dept. Rev. Feb 4, 2008

IV FUTURE CONDITIONS

This section of the Housing Element provides an analysis of the future local housing needs as well as the discussion of the means to best accomplish the provision of quality affordable housing for the existing and future population.

Future housing needs are predicated on several factors and assumptions with respect to growth and the socio-economic composition of the future population. Information regarding the rate of growth, the change (or lack thereof) in household size and income characteristics, the provision of housing and the rate of decay of the existing housing stock is necessary to anticipate future needs and identify positive or remedial actions. The following section discusses these and other relevant housing considerations.

In general, the projections of future housing needs have been based on extrapolations of historical conditions or trends. While relatively sophisticated methods are available to perhaps better project specific circumstances, virtually every method ultimately relies on a host of assumptions which are probabilistic. The failure to correctly anticipate a specific factor has a tendency to have a rippling effect throughout the process. Given this situation, and recognizing that the City is approaching a relatively mature stage of development, the perpetuation of existing rates and trends has been considered appropriate for future planning purposes.

Population Growth

Future population growth is the principal determinant of the magnitude and composition of future housing needs. The City experienced rapid growth during the 1960's and early 1970's. However, the rate of growth decreased during the latter 1970's continuing into the 1990's. Since the 1990's, the City has experienced an even slower rate of growth as the City approaches build-out. Historic municipal population growth for various Cities are shown in Table 22.

The City has grown by annexation, beginning in September 2000 when the City annexed the Cresthaven neighborhood. Four (4) additional neighborhoods were annexed in September 2004: Pompano Highlands, Leisureville, Loch Lomond and Kendall Gardens. Table 23 summarizes that annexation provided 93% of the population growth between the 2000 Census with 78,141 to 101,712 in 2005.

Table 22 – Historic Municipal Growth

Municipality	1970	1980	1990	2000
Pompano Beach	35,587	52,618	72,411	78,191
Ft. Lauderdale	139,590	153,279	149,238	152,397
Oakland Park	16,261	23,035	26,238	30,966
Lauderdale-by-the-Sea	2,879	2,639	2,990	2,563
Sea Ranch Lakes	660	584	619	643
Deerfield Beach	16,662	39,193	46,997	64,583
Hillsboro Beach	1,181	1,554	1,748	2,163
Lighthouse Point	9,071	11,488	10,378	10,767
Broward County	620,100	1,018,257	1,255,531	1,623,018

Source: 2000 U.S. Census

Table 23 – Annexation Population Growth

Annexation Areas	Population	Housing Units
1. Cresthaven	7,741	3,331
2. Leisureville/Loch Lomond	7,768	3,458
3. Pompano Highlands	6,505	2,506
Totals	22,014	9,295

Source: 2000 U.S. Census

This fact is underscored by the following Table 24, which summarizes growth trends over two periods: 1990 – 2000; and, 2000 – 2006.

Table 24 - Historical Population Growth

Year 1990-2000					Year 2000-2006				
Year 1990	Year 2000	Total Growth	Average Annual Growth	Average Annual Grwth %*	Year 2000 w/Annex	Year 2006	Total Growth	Average Annual Growth	Average Annual Grwth %*
72,411	78,191	5,780	578	0.80%	100,205	102,731	2,526	421	0.42%

Sources: Walter H. Keller, Inc.

Broward County, March 2007 - for Year 2006 Population

City of Pompano Beach - for Year 2000 Annexation Population

U.S. Census 1990 and 2000

Notes: *Simple average as % of respective population.

A host of alternative projection methods were reviewed with respect to developing future population figures for the City of Pompano Beach. These included a historical shift share analysis applied to County population projections, a linear extrapolation based on the previous ten years of historical growth, a modified shift share model combining elements of the previous methods and a logarithmic exponential model. These methods are based upon the Population Projection Templates prepared by the University of Florida’s Bureau of Economic and Business Research.

Table 24 shows that the rate of population growth for the two time periods has decreased. Between 1990 and 2000, the population growth was approximately 0.80%. However, from 2000 to 2006, the rate of growth decreased to approximately 0.42%. Table 25 population estimates are from the City’s 2006 EAR based in part on Broward County population estimates adjusted to reflect City characteristics.

Table 25 - Population Projections

City of Pompano Beach Resident Population Projections					
Yr 2000	Yr 2005	Yr 2010	Yr 2015	Yr 2020	Yr 2025
100,205	101,712	110,936	120,161	120,161	120,161

Source: Walter H. Keller, Inc.

The population estimates presented in the City’s adopted Evaluation and Appraisal Report were formulated during 2006 using 2005 data. The housing market peaked in 2005 and since that time has collapsed. The period between 2005-2008 has shown a significant decrease in residential building permits, a large increase in vacant housing units (both new unsold and vacant) and a resulting reduction in resident population. The impact of the housing market collapse on long term population growth is unclear, but it suggests the City’s population forecasts may be overly optimistic and will need to be re-evaluated. Broward County is also working on new population projections for the long range transportation plan and it is expected the City will revisit the population projections after the 2010 Census becomes available.

Household Size

According to the U.S. Census Bureau, there were 47,945 permanent year-round households in the City of Pompano Beach in 2000. The average household size has decreased from 2.6 in 1970; to 2.3 in 1980; to 2.26 in 1990; and to 2.09 in 2000. The Comprehensive Plan projects this

trend to change in the future as retired and seasonal population decreases, allowing larger sized families to occupy the available units.

The household size is expected to increase to 2.09 in 2005 to 2.20 in 2015. Table 26 provides a breakdown of projected households in terms of anticipated household size.

Table 26 - Household Projections by Household Size

Household Size	Yr 2000		Yr 2005		Yr 2010		Yr 2015	
	# of HH	% of Tot						
1 to 2	36,198	75.5%	36,743	75.5%	38,699	75.0%	40,418	74.0%
3 to 4	8,438	17.6%	8,565	17.6%	9,288	18.0%	10,104	18.5%
5 or more	3,260	6.8%	3,358	6.9%	3,612	7.0%	4,096	7.5%
Total Permanent Households	47,945		48,666		51,598		54,619	
Population	100,205		101,712		110,936		120,161	
Average HH size	2.09		2.09		2.15		2.20	

Source: Walter H. Keller, Inc.

Income Range of Households

An important factor in the determination of housing need is the income range of future households. Income levels affect the type of housing, the size and cost of the units and lot sizes. The affordability of housing is an important consideration in determining how much of a family's income is to be spent on housing as opposed to other necessities such as food, clothing, education and medical care. Housing costs which sum to less than thirty percent (30%) of the family's monthly income are generally considered to be affordable.

Table 27 represents the various income groups associated with public assistance programs.

Table 27 – Households by Income Group

Income Group	Ratio to Median Income	Income Limits of Group
Very Low Income	Less than 30%	Less than \$18,180
Low Income	Between 30% and 59.9%	\$18,180-\$36,299
Moderate Income	Between 60% and 79.9%	\$36,360-\$48,419
Middle Income	Between 80% and 119.9%	\$48,480-\$67,811
Upper Income	More than 120%	More than \$72,720
Median Income= \$60,600		

Source: Walter H. Keller, Inc.

Sources: Florida Housing Data Clearinghouse 2007

HUD estimated median income for 2006 = \$60,600

The projected number and percentage of the City’s households by income group was obtained from the Florida Housing Data Clearinghouse (see Table 28). Sources of the data available from FHDC include the U.S. Census, other federal population and housing surveys, the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture Rural Housing Service, Florida Housing Finance Corporation, local housing finance authorities, Public Housing Agencies, the Florida Association of Realtors, the Florida Department of Revenue, the Florida Agency of Workforce Innovation, and the Bureau of Economic and Business Research at the University of Florida.

Table 28 - Projections of Households by Income Group

Income Group	2000 2005	2005 2010	2010 2015
Very Low Income	89	364	375
Low Income	88	358	369
Moderate Income	132	537	553
Middle Income	149	607	625
Upper Income	262	1,067	1,100
Total	721	2,932	3,021
Average HH's per Year	144	586	604

Source: Walter H. Keller, Inc.

The relationship of income to affordable housing may shift in the future. The community’s wealth may be such that all families in the moderate income range may be able to select the kinds of housing they desire without the need of any subsidies or housing programs. Conversely, changes in mortgage rates or the cost of materials may render the cost of housing unaffordable to all but the highest income households. The continued impact of northern retirees or empty nesters who sell their homes and migrate south may tend to inflate local housing prices based on the price differential between regions.

The recent trends associated with the housing market collapse have resulted in a major reduction in the cost of housing and the cost is continuing to decline. The decline in housing costs from the peak in 2005 are estimated to be in the 30 – 35% range, thereby making the cost of a house

more affordable. Unfortunately, the availability of credit has also been significantly restricted, making it difficult to qualify for a new mortgage.

Recognizing the role of these external factors, and the difficulty in anticipating their future impact, the relationship between income and housing costs in today's market has been assumed to remain constant in terms of projecting future housing needs by income bracket.

Future Housing Needs

The preceding sub-section identified changes in the number of households by household size and income group. These figures are the base from which projected housing needs have been developed. Assumptions have been made relating income and size of household to their ability to own or rent housing, and the bedroom count per unit.

Households with only one or two persons are assumed to need dwelling units with one to two bedrooms. Three and four persons household are matched with two to three bedroom dwellings units. Five and more person households are matched with three or more bedroom units. Implicit in this distribution is the assumption that high-income families may occupy larger housing units than might otherwise be required by household size, and that lower-income household may, by economic necessity, may overcrowd smaller size units.

The distribution between owner and rental occupancy is assumed to occur in a manner similar to that of the current housing market. For the City, the overall current split is approximately 65% between owner-occupied and 35% renter-occupied units according to the 2005 American Community survey, although this breakdown varies by location and income class. However, for planning purposes, this distribution has been assumed constant across income brackets.

Other Housing Needs

Housing needs are determined by comparing projected population and household growth to the expected life of existing housing. Unit need projections are those necessary to accommodate the City's growing population, while allowing for the replacement or rehabilitation of substandard units and a healthy market vacancy rate. The previous Table 28 identified the number of new households expected to reside in the City over the planning period from to 2005 and to 2010.

Replacement of Substandard Units

Table 1 (presented earlier) provides the age of the City's housing. Sixteen percent (16%) of the City's total housing stock was built prior to 1960. These 8,527 units are approximately fifty (50) years old. Significant numbers of these units (1,086) are more than seventy (70) years old and 891 are more than sixty (60) years old. Most of these older units are in good condition.

Single family houses with concrete block construction are not as prone to deterioration as wood frame construction. Roof and window replacement can also extend the condition of the structure for many years. However, all housing units constructed prior to 1960 may be impacted by outdated and inadequate electrical, mechanical and plumbing systems when comparing to current buyer preferences. Substandard housing can also be attributed to functional obsolescence such as smaller rooms, undersized kitchens, bathroom size and numbers, garage size, etc. As such, these homes may require substantial additions, remodeling and or complete replacement to bring them up to current buyer (market) standards.

An undesirable effect of the above has led to purchasing of existing single family homes for the lot qualities and the subsequent construction of a much larger single family structure that is out of place with the surrounding neighborhood. While the replacement rate for substandard housing units varies dependent on market conditions, it is assumed that approximately one percent (1%) of the older dwelling units presently in sound condition will become substandard each year. The replacement or rehabilitation of approximately 85 - 100 units per year would be sufficient to address the number of units becoming substandard during the five and ten-year planning timeframes.

The above replacement figure does not include the demolition of a substandard housing development such as 208 housing units at Esquire Lake on North Powerline Road.

Allowance for Vacancies

The housing market functions well when the overall vacancy rate is approximately 7% of total units. As the overall number of dwellings increases, these vacancy rates should be maintained if the housing market is to continue to function properly. Approximately 15 additional units per year are needed to maintain these vacancy rates during each planning timeframe.

Table 29 summarizes the housing construction needs from 2005 to 2015. While new construction has averaged approximately 200 dwelling units per year between 1989 and 1996, it

is anticipated that the combination of new construction, redevelopment and beach intensification will be sufficient to address the housing needs of current and future residents of the City.

Table 29 - Total Housing Construction Needs

Future Housing Need	2000 - 2005		2005 - 2010		2010 - 2015	
	Annual	Total	Annual	Total	Annual	Total
New Household Formations	144	721	586	2,932	604	3,021
Substandard Unit Replacement/Rehab	100	500	100	500	100	500
Allowance for 7% Vacancy	10	50	41	205	42	211
Total Housing Unit Construction Need	254	1,271	727	3,637	746	3,732

Source: Walter H. Keller, Inc.

Housing Land Requirements

Future households in the City should be accommodated through the combination of existing units, the development of vacant land or the redevelopment of already developed property. With regard to existing units, the preservation of sound housing conditions in already developed residential areas is a priority. The maintenance and improvement of existing neighborhoods and housing areas should be a continued future planning objective. A variety of efforts should be undertaken or supported to preserve residential areas and to dissuade their conversion to non-residential uses. In those instances where non-residential conversion is desirable, efforts to replace “lost” units and relocate existing residents should be followed.

With regard to redevelopment, the propensity for this activity is greatest where land values are high and current structures are undervalued or otherwise undesirable. This situation to a large extent defines two areas, the coastal portion and northwest residential area of the City. While the City should generally support efforts to improve and more efficiently utilize parcels with high residential redevelopment potential, impacts to adjacent established uses and suitable arrangements for the relocation of existing residents should also be reviewed and implemented where appropriate. Overall, the magnitude of future housing unit growth associated with redevelopment is anticipated to be relatively minor in terms of the total unit need.

With regard to new development, land suitable for a significant portion of the City’s total anticipated household growth must be identified and appropriately designated within the present municipal limits, as the City’s Comprehensive Plan assumes a stable City boundary. Through

consumer demand, the private sector will play a major role in determining the market adequacy of available residential property.

The Housing Element of the Comprehensive Plan incorporates the following trends which are expected to impact the City's housing market and resulting population characteristics.

- Reduction in the number of retirees living in Pompano Beach;
- Increase in the number of children and therefore family size;
- Improved building and site design resulting in family friendly housing units;
- Greater emphasis on affordable housing; and,
- the location and frequency of transit services; and,
- New housing to occur along major highways at increased density and smaller unit size.

The cost of housing is making Broward County an expensive place to live for retirees. In 1995, Broward County population of 65 year and older was about 20% of the total population. In 2006, the 65 year and older segment was estimated at about 15% of the total population. The decrease in retirees will provide an housing opportunity to support an increase in the family size.

The growth in the number of young workers also suggests more families. These units will need to cater to both parents working, with opportunities for transit, shopping, services and child care to be in close proximity. This will lead to located new residential complexes along major highways where transit services are plentiful and mixed uses are available.

In order to successfully attract families, the new residential units will need to be affordable and designed to be more family friendly. This can be accomplished at higher residential densities and with more efficiently designed floor space oriented to provide high user comforts on smaller foot prints. The new development will need to be transit oriented with ample pedestrian amenities. On site safe play areas will be necessary.

Private Sector Provision of Housing

Historically, the overwhelming majority of housing units constructed in the City of Pompano Beach have been through private sector efforts. Based on a review of building and demolition permits between 2002 through 2008, approximately 2,636 units have been added to the City's housing inventory. These units replaced 307 existing units and one 35 room hotel. The average

yearly increase is approximately 375 units per year. Projecting needs in the future, approximately 735 dwelling units per year are needed.

The historical provision of housing has been strongly oriented to multi-family housing due in large part to market preference and reduction in the amount of land for single family homes. In terms of affordability, the multi-family unit generally offers the greatest potential to accommodate lower and middle income households. For the lowest income households, a combination of continued subsidy and other publicly assisted housing programs may be necessary to serve the entire market. The City can also review those consideration which might increase the propensity for the private sector to profit, and thus develop, new units which can accommodate the lower and moderate income market segments.

Housing Delivery Process Improvements

The private sector housing delivery process relies on a broad variety of participants. Even with the host of parties affecting the supply of units, consumer demand and overall economic conditions ultimately determine the magnitude and effectiveness of the local housing delivery system. The principal role of the public sector in the process is to provide for the most efficient means to promote the supply of units in the event of demonstrated market need. Conflicts typically occur as these relate to satisfying the myriad of governmental concerns affecting the safety of the potential unit occupant, as well as the at-large welfare of the general population.

The principal housing process improvements which government can undertake involve methods to improve efficiency, not only as an individual review entity, but with respect to eliminating or otherwise streamlining overlaps in the interagency review of development proposals. The other orientation of improvements in the process involves a bureaucratic willingness to review and consider technological advances in the provision of housing. Historically, the growth of the City's population and housing unit stock is indicative of an overall housing delivery process which functions well. While certain segments of the population may not be served as effectively as might be desirable, the City of Pompano Beach has demonstrated a commitment to improving the housing status of all residents. If the City wants to continue to improve overall residential conditions, additional efforts to explore innovations in development practices may be desirable.

Greenhouse Gas Emissions

According to the “Ecological Impacts of Climate Change” by the National Academy of Sciences (NAS), the world’s climate is changing, and it will continue to change throughout the 21st century and beyond. Rising temperatures, new precipitation patterns, and other changes are already affecting many aspects of human society and the natural world. A relatively rapid increase in temperature has been documented during the past century, both at Earth’s surface and in the oceans. The average surface temperature for Earth as a whole has risen some 1.3° Fahrenheit since 1850, the starting point for a global network of thermometers. If emission rates for greenhouse gases (which trap heat inside Earth’s atmosphere) continue on their current track, models indicate that the globe will be 4.3 to 11.5°F warmer by 2100 than it was in 1990.

The greenhouse effect is a natural phenomenon that is essential to keeping the Earth’s surface warm. Like a greenhouse window, greenhouse gases (GHG) allow sunlight to enter and then prevent heat from leaving the atmosphere. Water vapor (H₂O) is the most important greenhouse gas, followed by carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), halocarbons and ozone (O₃). Human activities, primarily burning fossil fuels, are increasing the concentrations of these gases, amplifying the natural greenhouse effect.

The warmer temperatures not only cause glaciers and land ice to melt (adding more volume to oceans) but also cause seawater to expand in volume as it warms. The global average sea level rose by just under .07 inches per year during the 20th century, but that number has risen to .12 inches per year since the early 1990s. Under a “business-as-usual” greenhouse gas emissions scenario, models indicate that sea levels could rise 2 feet or more by 2100 compared to 1990 levels.

The State of Florida with almost 1,350 miles of shoreline and the associated coastal population concentrations is particularly susceptible to rising sea levels associated with climate change. In response to the climate change threats, Governor Charlie Crist signed three (3) Executive Orders on July 13, 2007 establishing immediate actions to reduce greenhouse gas emissions within Florida.

Total U.S. GHG emissions in 2008 were approximately 7,503 million metric tons of equivalent carbon dioxide according to the U.S. Energy Information Administration’s “Emission of Greenhouse Gases in the United States 2008”. The majority of the GHG emissions,

approximately 81%, are attributable to energy related carbon dioxide. Of this U.S. energy GHG component, the conversion of energy to produce electricity accounts for about 41% of the end use, emissions from fuel use in transportation is approximately 33% and direct fuel use in homes and business is about 26%.

In 2005, Florida's gross GHG emissions from fossil fuel were also primarily attributable to power generation (electricity) at 42% and to transportation at 36% according to "Florida's Energy & Climate Change Action Plan" released on October 15, 2008. The report also indicates the direct use of fuel in the residential, commercial and industrial (RCI) sectors accounted for 6% of the State's gross GHG emissions. The State's GHG emissions in 2005 were approximately 4.9% of the total U.S. net GHG emissions. The State's population energy usage directly relates to the amount of GHG emissions.

The Governor's Executive Order 127 establishes GHG emission targets for 2017, 2025 and 2050. The 2050 GHG target reduces GHG emissions to 80% of the 1990 level. Improvements in the energy efficiency in new and existing buildings, using renewable resources and low-GHG energy sources to replace fossil fuels for producing electricity and heat and increasing distributed electricity generation based on combined heat and power are ways to reduce the electric GHG emissions. For the transportation sector, improvements in vehicle fuel efficiency, reducing the amount of single occupant vehicles, the use of low-GHG emission fuels and the reduction of total vehicle miles of travel can provide significant reductions in transportation GHG emissions.

The Housing Element can reduce future GHG emissions by including:

- Energy efficiencies in the design and construction of new housing; and,
- Using renewable energy resources in new and existing housing.

MAJOR ISSUE NO. 1: REDEVELOPMENT

The City of Pompano Beach contains two (2) Community Redevelopment Areas. The West Pompano Beach District CRA, also known as the NW CRA, was established in 1989. The 3,000 acre NW CRA was established to remove existing slum and blight conditions and provide economic benefits to the City's residents. The NW CRA has functioned for more than 10 years and includes four (4) major Projects:

- the Carver Homes Industrial Project;
- Dr. Martin Luther King Junior Boulevard Corridor;
- Old Downtown Pompano; and,
- Dixie Highway and adjacent Corridor.

The Carver Homes Industrial Project involved relocation of households residing in 160 substandard homes; demolition of the substandard homes; development of new residential subdivision; and, changes in land use to provide for 500,000 square feet of commercial floor area. Work is continuing to implement the commercial uses. Andrews Avenue will also be constructed in this area providing a new major north south roadway to serve the community.

The Martin Luther King Jr. Boulevard Corridor Project is primarily located in the eastern portion of the CRA near Dixie Highway. A Mixed Use Project is proposed to replace an area with significant slum and blight. The 24 acre project is currently in the land acquisition phase. Three components of this Project include the NW 6th Avenue Improvement, the Broward County Neighborhood Transit Center and the Community Center.

The Old Downtown Pompano Project is being incorporated into the Martin Luther King Jr. Boulevard Corridor planning efforts. An Urban Design Initiative has been started in conjunction with Broward County. The end result of this will be a Community Design Guidebook. Work is continuing on this project.

The Dixie Highway and Adjacent Corridor Project involved major roadway reconstruction by the Florida Department of Transportation and significant landscaping efforts by the CRA. Additional efforts in this project are addressed in the CRA Strategic Improvement Program.

The East Pompano Beach District CRA was established in 2001. This 158 acre area extends from 18th Avenue to the Atlantic Ocean extending from about one block one each side of Atlantic Boulevard to a larger area east of the Intracoastal Waterway. Major efforts since that time have included several planning and redevelopment studies and land use planning efforts to modify the City and Broward County Land Use Plans. The initial phases pursued establishment of a Regional Activity Center. Because of concerns relative to development on the Barrier Island, the City initiated efforts to establish a Local Activity Center in 2004. Work is continuing to secure the land use approval at County and Regional Agencies.

The East CRA Plan does not anticipate a significant increase in the amount of commercial floor area. The mixed use redevelopment of existing properties to transit oriented development will be promoted. The plan contains several elements designed to upgrade the attractiveness of the beach, including the construction of a beachfront promenade, a beachfront plaza and a beachfront park near the Pier that could serve as a continued venue for small concerts and other public events. It further proposes to increase the amount of public parking within a block of the beach.

A 2008 Urban Land Institute Technical Advisory Panel recommended medium density, mixed-use development on Atlantic Boulevard; lower-scale development between the medium density and single family; creating great public spaces that exemplify and promote pedestrian activity; maintaining a small town feel and encouraging smaller scale (not big box) uses.

A Beach Master Plan was approved east of the Intracoastal Waterway in September 2008. The Plan includes restoration of the dune system along the public beach; streetscape improvements and realignment for Pompano Beach Boulevard; streetscape improvements for the east end of

Atlantic Boulevard; a mixed use project and parking garage with 500 parking spaces; a new Fire Station, Library and upgrades to North Riverside Drive Park.

The status of existing Plan objectives and policies that address Major Issue No. 1 and possible EAR Based amendments to provide continuing support to these very important redevelopment programs are provided below.

Future Land Use:

Objective 01.05.00 has been partially addressed with the adoption of the Atlantic Boulevard Overlay District and Mixed Use provisions being added to the Zoning Code. The City is pursuing a major update of the Zoning Code to better address this Objective.

Objective 01.06.00 and its associated Policies primarily addresses the Northwest CRA which was created prior to the last major Plan revision. The policies for this Objective should be expanded to include the East CRA. The data and analysis should also be revised to bring the Comprehensive Plan current with the present plans of the CRA's.

Objective 01.15.00 is oriented to the Local Activity Center Land Use proposed for the East CRA and the area between Atlantic Boulevard and Martin Luther King Jr Boulevard, Dixie and I-95 that was identified in the Strategic Implementation Plan of the Northwest CRA.

Transportation

Objective 02.04.00 provides for preservation of existing and future rights of way. This Objective has been accomplished in the Northwest CRA where State, County and City efforts have protected the right of way corridor of the missing links of Andrews Avenue. The Northwest CRA earlier efforts included removal of distressed and substandard housing units and the subsequent construction of new replacement housing units. The preservation and subsequent construction of the missing links of this corridor will strengthen travel and work opportunities in the Northwest CRA.

Objective 02.09.00 is oriented to exclusive public transit corridors, which do not exist within the City. The Tri-Rail Commuter Rail however, utilizes a shared corridor. The City's Northwest CRA is provided service from the Tri-Rail Commuter Rail with stations at Sample Road and a future station at Pompano Park Place. This Objective and associated Policies should be revised to strengthen guidelines for the City's CRA's.

Objective 02.14.00 has been partially addressed with Broward County establishing a Neighborhood Transit Center in the Northwest CRA.

Additional Transportation Objectives and Policies, such as Transit Oriented Development, should be incorporated into the Transportation Element that support the Redevelopment efforts of the City.

Housing

Objective 05.02.00 and its associated Policies addresses the Northwest CRA. The City's Housing Authority has replaced 294 distressed units with Section 8 rental housing.

Additional Objectives and Policies should be incorporated into the Housing Element providing support and guidance for the redevelopment efforts proposed in the City's CRA's.

Other Plan Elements

While not specifically addressed, additional Plan Elements, such as Infrastructure, Intergovernmental Coordination and Capital Improvements, should be reviewed and where appropriate, modified to include revised Objectives and Policies relative to the Redevelopment Local Major Issue in the EAR based amendments.

MAJOR ISSUE NO. 3: AFFORDABLE HOUSING

The City is very supportive of affordable housing efforts and much of the stimulus for establishing the 1989 NW CRA was to eliminate existing substandard housing units and provide improved housing for low and moderate income families. The Carver Homes Industrial Project, for example, involved the relocation of about 160 families from substandard housing to a new residential subdivision. To facilitate housing efforts, the City established a Housing Authority. A wide variety of the Housing Authority's efforts are associated with and coordinated with the NW CRA's efforts. For example, a 32 acre redevelopment project is being planned for land under control of the Authority. Table 30 lists Section 8 Rental Housing units.

Table 30 – Housing Authority Section 8 Rental Housing Inventory

Name and Address of Development	Number of Housing Units	Type of Housing Unit	Assistance Rendered
Blanche Ely Estates	106	Apartments	Section 8 Rental Housing Units
Ben Turner Estates	12	Apartments	Section 8 Rental Housing Units
Golden Acres	176	Apartments	Section 8 Rental Housing Units
Total Units	294	Apartments	

Source: City of Pompano Beach

Table 31 on the following page, summarizes affordable housing residential developments that have been promoted or assisted by the City and or the CRA.

Table 31 – Affordable Housing Development with City/CRA Assistance

Name and Address of Development	Number of Housing Units	Type of Housing Unit	CRA Assistance Rendered
Novelty Subdivision <i>300 NW 14th Street</i>	20	Single Family	Donated Land for development
Canal Point <i>1500 NW 7th Terrace</i>	118	Single Family	50 house for house swaps 68 affordable houses constructed
Regency Gardens <i>1551 NW 17th Avenue</i>	94	Apartments	No interest constr loan to developer
Eagle Point Apartments <i>2001W. Atlantic Boulevard</i>	192	Apartments	No City assistance rendered
Atlantic Palms <i>1199 NW 3rd Avenue</i>	145	Apartments	No interest construction loan to developer
Pinnacle Village <i>801 N. Powerline Road</i>	148	Townhouses	Used City and CRA funds for demolition of existing housing units and site clearance
Sabal Chase <i>601NW 21 Avenue</i>	50	Townhouses	Donated land and contributed \$175,000 for infrastructure improvements
Legacy Townhouses <i>2721 NW 13th Street</i>	18	Townhouses	Donated land, provided demolition & site clearance services and \$125,000 in soft costs
Pompano Springs <i>NW 18th Avenue</i>	93	Single Family	Provided \$900,000 in infrastructure improvements
Pompano Springs Phase II <i>NW 20th Avenue</i>	43	Single Family	Donated land and provided infrastructure improvements
Falcon Landing <i>1800 NW 4th Street</i>	25	Single Family	to be determined
BEDI Grant <i>300 Block of Dr. MLK, Jr. Blvd.</i>	240	Apartments	Land and infrastructure improvements
	70	Townhouses	
	70	Sr Citizen Apartments	
Altman Development <i>200-300 Block NW 31st Avenue</i>	158	Apartments	to be determined
Total Units	299	Single Family Units	
	216	Townhouses	
	829	Apartments	
	70	Sr. Citizen Units	
Grand Total	1,414	Total Units	

Source: City of Pompano Beach

The Shimberg Report "Affordable Housing Needs Assessment" website was referenced as suggested by the South Florida Regional Planning Council during the City's Scoping Meeting. Additionally, the "Strategic Regional Policy Plan for South Florida" (Section 6:Housing) and the "Broward County 2004 Evaluation and Appraisal Report" (Section III.6 Housing) and information from the Broward County Planning Council were also reviewed for consistency and to identify the need for future plan amendments.

SFRPC's Strategic Regional Policy Plan for South Florida (SRPP) Goal 6 states "Ensure the availability and equitable distribution of adequate, affordable housing for very low, low and

moderate income households within the Region”. Under this Goal, the Council would like to reduce the percentage of households with a cost burden in the Region to less than 30% by 2010. Table 32 below, provides major household cost burden characteristics of the City as obtained from the FHDC website. The Shimberg Report indicates 63% of the City's households own their own homes. The data also reveals that 65% of the City's residents spend less than 30% of the household cost burden on housing; 20% spend between 30 - 49.9% of the household cost burden on housing; and, that 15% have to spend more than 50% of the household cost burden on housing. According to FHDC, 35% of the City’s residents are cost burden relative to housing costs.

Table 32 – Housing Characteristics

	Less than 30%		30 - 49.9%		50% +		Total
	No of HH	%	No of HH	%	No of HH	%	
<u>HH Cost Burden % Income by Tenure:</u>							
Owner	17,343	72.2%	4,115	17.1%	2,560	10.7%	24,018
Renter	7,580	53.9%	3,481	24.7%	3,012	21.4%	14,073
Total	24,923	65.4%	7,596	19.9%	5,572	14.6%	38,091
<u>HH Cost Burden % Income by HH Income:</u>							
<30% AMI	1,212	25.7%	701	14.9%	2,794	59.4%	4,707
30-59.9% AMI	2,370	34.0%	2,570	36.9%	2,024	29.1%	6,964
60-79.9% AMI	2,551	54.8%	1,688	36.3%	417	9.0%	4,656
80% + AMI	18,790	86.3%	2,637	12.1%	337	1.5%	21,764
Total	24,923	65.4%	7,596	19.9%	5,572	14.6%	38,091
<u>HH Cost Burden % Income by age:</u>							
15 - 34	3,844	61.2%	1,545	24.6%	894	14.2%	6,283
35 - 64	12,497	67.1%	3,678	19.7%	2,450	13.2%	18,625
65 - 74	3,608	67.6%	951	17.8%	778	14.6%	5,337
75 +	4,974	63.4%	1,422	18.1%	1,450	18.5%	7,846
Total	24,923	65.4%	7,596	19.9%	5,572	14.6%	38,091
<u>HH Cost Burden % Income by HH size:</u>							
1 - 2	18,648	65.0%	5,586	19.5%	4,444	15.5%	28,678
3 - 4	4,591	68.1%	1,418	21.0%	734	10.9%	6,743
5 +	1,684	63.1%	592	22.2%	394	14.8%	2,670
Total	24,923	65.4%	7,596	19.9%	5,572	14.6%	38,091

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

The data and analysis of the City’s current Housing Element needs to be updated to current conditions relative to the City’s affordable housing characteristics and the incorporation or revision of objectives and policies. The SRPP provides several policies the City should consider for incorporation into the Comprehensive Plan as part of the EAR based amendments including, but not limited to:

- Policy 6.2 Decisions regarding proposed development shall consider the ability of the proposal to provide affordable housing and shall treat affordable housing as infrastructure to the extent that the cost of affordable housing is factored into proposed developments that create the need for affordable housing. Tools such as restrictive covenants to require affordable housing could be utilized to strengthen development proposals particularly when the development’s impacts on infrastructure and services, including school capacity, are of concern.
- Policy 6.3 Encourage new housing, including housing at higher densities, to be directed toward areas designated as Urban Corridors, Regional Intermodal Centers, Intermodal Centers and Regional Centers as depicted on the Livability and Connectivity Illustration of the SRPP.
- Policy 6.5 Encourage employers to offer assistance in meeting the housing needs of employees who are cost burdened.
- Policy 6.9 Provide incentives for employers that offer down payment assistance to employees who purchase homes within a 10-mile radius of their place of employment.
- Policy 6.12 Provide a range of affordable housing that is reasonably accessible to employment centers, family support systems, shopping, public transportation, and recreational facilities.
- Policy 6.13 Promote partnerships between the public and private sector to create opportunities to live and work in the same community.
- Policy 6.26 Encourage both ownership and rental opportunities for all types of housing.

The above policies could also assist in the development of Major Issues #1 and #2. The status of the Regional Housing Plan should be monitored by the City staff for use in the City's affordable housing EAR based amendments.

The County's EAR Major Issue on Housing provided a 2003 map of locations of affordable housing projects. The map indicates there are wide varieties of CDBG, Home or SHIP financed projects; Community Development Certified projects; and, Bond financed projects located within the City.

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