

DEVELOPMENT SERVICES DEPARTMENT Planning & Zoning Division

MEMORANDUM

PZ 07-53-99

08/04/99 COUNCIL AGENDA ITEM

TO: Robert C. Middaugh, Town Administrator

FROM: Jeff Katims, AICP, Planner II

THRU: Mark A. Kutney, AICP, Development Services Director

DATE: July 27, 1999

RE: Ordinance adopting Housing Element

The attached Ordinance adopts revisions to the 1989 Housing Element as required by law, and implements the 1995 Evaluation and Appraisal Report (EAR) Housing Element recommendations. The Housing Element is among the last to be revised pursuant to the 1995 EAR, with only Transportation and Intergovernmental Coordination remaining. The three referenced elements are being revised separately from the four adopted as a single package in 1997 due to the extensive nature of revisions required by state law, which has changed substantially since the 1989 plan was adopted.

Council transmitted the revised element to the Florida Department of Community Affairs (DCA) on December 16, 1998. The DCA has reviewed the amendment and issued an Objections Recommendations and Comments Report (ORC). After receiving this report, the Town submitted a proposed response to DCA for informal review (Exhibit "B" to the ordinance). DCA found the majority of the response acceptable, but still took issue with the proposed response to their first objection. The Town's further response to DCA's feedback is contained within Exhibit "C" to the ordinance. Together, Exhibits "B" and "C" comprise the Town's ORC response, which effectively revise Exhibit "A," the 1999 Housing Element. DCA's additional comments are attached for informational purposes.

Exhibits "B" and "C" contain numerous references to Shimberg Center data. The Shimberg Center is an affiliate of the University of Florida which projects demand for

affordable housing, by income category, for each local government. Shimberg Center data is the default data to be used in preparing Housing Element needs assessments for the provision of affordable housing, unless local data is substituted in a professionally acceptable manner. Housing Element analysis concludes that Shimberg Center projections of affordable housing needs within Davie are very high, and that the Town's projections should be used instead. This issue is the most contentious among DCA's objections. DCA acknowledges that Shimberg Center projections for many local governments are high, but requires extensive justification that alternative projections are more accurate.

Planning staff has worked closely with Craig A. Smith & Associates, the consultant responsible for preparing the revisions to the element, and believes the response to DCA's objections and comments is appropriate and consistent with statutory requirements.

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY REVISING THE HOUSING ELEMENT BASED UPON THE 1995 EVALUATION AND APPRAISAL REPORT OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act requires regular evaluations and updates of adopted comprehensive plans; and

WHEREAS, the Town adopted the 1995 Evaluation and Appraisal Report (EAR) of the Comprehensive Plan consistent with this requirement; and

WHEREAS, the Town Council of the Town of Davie wishes to amend the Comprehensive Plan based upon the recommendations of the adopted EAR, found "sufficient" by the Florida Department of Community Affairs on September 6, 1996, pursuant to Rule 9J-5.003, F.A.C.; and

WHEREAS, the Local Planning Agency of the Town of Davie held a public hearing on the proposed amendment on November 10, 1998 and submitted its recommendations to the Town Council; and

WHEREAS, the Town Council held public hearings on December 1, 1998 and on the date of adoption of this Ordinance to consider the proposed plan amendment; and

WHEREAS, the required public hearings were noticed in accordance with the requirements of the Code of the Town of Davie and Chapters 163 and 166 Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. The Comprehensive Plan be and the same is hereby amended and

changed as shown in Exhibits "A," "B" and "C" attached hereto and made a part hereof.

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, F.S.

PASSED ON FIRST READING THIS _____ DAY OF _____, 1998

PASSED ON SECOND READING THIS _____ DAY OF _____, 1999

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 1999

EXHIBIT "A"

NOTE: OVERSIZED MAPS AND ANY TABLES REFERENCED BUT NOT INCLUDED IN DOCUMENT ARE AVAILABLE AT THE TOWN CLERK'S OFFICE.

Housing Element

Introduction

The housing element is designed to provide information regarding the existing housing stock, available alternative housing facilities such as group homes and congregate living facilities, and costs of housing. The element also includes an analysis of future housing needs, based on the projected population, for the planning timeframes. This information serves as the framework for implementation of the goals, objectives and policies as set forth herein and which address the Town's commitment to meet projected housing needs. This element provides guidance to both the public and private sectors, to assist in the provision of housing for future Town residents.

Housing Element:
Analysis of Existing Conditions

The Housing Element must contain specific information regarding the characteristics of housing within the Town of Davie. Specifically, the Element must describe housing according to type, whether single-family or multiple family dwellings; tenure of residents; age of housing units; the amount of rent paid for rental units; the estimated value of housing units; monthly housing cost to occupants of owned units; and the ratio of rent or cost, for owner-occupied units, to household income. The following describes each of the dwelling unit characteristics outlined above with data provided by the ~~1980 Census and Town-generated statistics.~~ Town of Davie and Broward County Planning Staff and was included in the Town's adopted 1995 Evaluation and Appraisal Report (EAR).

As the following table indicates, at the time of the ~~1980 Census~~ Town's 1995 EAR, multi-family residences comprised ~~54.8~~ 37% of dwelling unit types within the Town. Single family residences comprised ~~40.7~~ 49%, and mobile home units comprised ~~4.5~~ 14% of the housing units.

NOTE: EXISTING TABLE V-1 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-1.

Table V-1 Types of Housing Units, 1994				
Type	Town	% of Total	Broward County	% of Total Units
Single	10,584	49%	257,948	39%
Multi-Famil	8,108	37%	372,573	57%
Mobile Home	3,070	14%	29,061	4.0%
Total	21,762		659,582	

Source: Town of Davie Planning and Zoning Division and Broward County Office of Planning.

As of March ~~1980~~ 1990, ~~90~~ 90 ~~75~~ 75% of the homeowners moved into their units between ~~1970~~ 1980 and ~~1980~~ 1990, with ~~49~~ 49 ~~20~~ 20% moving in during the years ~~1970~~ 1980 through ~~1974~~ 1984, ~~42~~ 42 ~~37~~ 37% moving in between ~~1975~~ 1985 and ~~1978~~ 1988, and ~~29~~ 29 ~~18~~ 18% occupying their home between ~~1979~~ 1989 and March ~~1980~~ 1990.

Insert map V-2

NOTE: EXISTING TABLE V-2.1 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-2.1.

Table V-2.1
Tenure of Owners by Number of Units and Date of Occupancy

<u>Date of Occupancy</u>	<u>Town</u>	<u>% of Total</u> <u>Units</u>	<u>Broward County</u>	<u>% of Total</u> <u>Units</u>
<u>1989 to March 1990</u>	<u>2,284</u>	<u>18%</u>	<u>42,058</u>	<u>12%</u>
<u>1985 to 1988</u>	<u>4,759</u>	<u>37%</u>	<u>107,731</u>	<u>30%</u>
<u>1980 to 1984</u>	<u>2,518</u>	<u>20%</u>	<u>65,373</u>	<u>18%</u>
<u>1970 to 1979</u>	<u>2,783</u>	<u>22%</u>	<u>104,587</u>	<u>29%</u>
<u>1960 to 1969</u>	<u>342</u>	<u>2%</u>	<u>28,250</u>	<u>8%</u>
<u>1959 or Earlier</u>	<u>92</u>	<u>1%</u>	<u>11,588</u>	<u>3%</u>
<u>Total</u>	<u>12,778</u>		<u>359,587</u>	

Source: U.S. Department of Commerce, Bureau of the Census, 1990

As Table V-2.2 indicates, as of March ~~1980~~ 1990, ~~97~~ 98% of the renters moved into the units between the years ~~1970~~ 1980 to ~~1980~~ 1990, with ~~5~~ 7% moving in between ~~1970~~ 1980 to ~~1974~~ 1984, ~~38~~ 30% in between ~~1975~~ 1985 to ~~1978~~ 1988, and ~~54~~ 60% moving in between ~~1979~~ 1989 and March ~~1980~~ 1990.

NOTE: EXISTING TABLE V-2.2 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-2.2.

Table V-2.2 Tenure of Renters by Number of Units and Date of Occupancy				
		% of Total		% of Total
Date of Occupancy	Town	Units	Broward County	Units
<u>1989 to March 1990</u>	<u>2,483</u>	<u>60%</u>	<u>81,370</u>	<u>48%</u>
<u>1985 to 1988</u>	<u>1,236</u>	<u>30%</u>	<u>60,517</u>	<u>36%</u>
<u>1980 to 1984</u>	<u>320</u>	<u>8%</u>	<u>14,994</u>	<u>9%</u>
<u>1970 to 1979</u>	<u>52</u>	<u>1%</u>	<u>9,807</u>	<u>6%</u>
<u>1960 to 1969</u>	<u>19</u>	<u><1%</u>	<u>2,167</u>	<u>1%</u>
<u>1959 or Earlier</u>	<u>0-</u>	<u>0%</u>	<u>-</u>	

Source: U.S. Department of Commerce, Bureau of the Census, 1990

The information regarding tenure shows significant in-migration to the Town, by both renters and homeowners, between the years ~~1975-1985~~ and ~~1980~~ 1990. At the time of the ~~1980~~ 1990 Census, ~~90~~ 86% of the existing housing in Davie was constructed between ~~1960~~ 1970 and ~~1980~~ 1990; ~~47~~ 42% of the residential construction occurred between ~~1960~~ 1970 and ~~1969~~ 1979, ~~35~~ 17% between ~~1970~~ 1980 and ~~1974~~ 1984, ~~27~~ 20% between ~~1975~~ 1985 and ~~1978~~ 1988, and ~~41~~ 8% between ~~1979~~ 1989 and March ~~1980~~ 1990. This further corresponds to the patterns identified in the discussion of tenure.

NOTE: EXISTING TABLE V-3 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-3.

<u>Table V-3 Age of Housing Stock by Number of Units</u>				
<u>Year Built</u>	<u>Town</u>	<u>% of Total Units</u>	<u>Broward County</u>	<u>% of Total Units</u>
<u>1988 to March</u>	<u>1,577</u>	<u>8%</u>	<u>18,153</u>	<u>3%</u>
<u>1985 to 1988</u>	<u>3,914</u>	<u>20%</u>	<u>73,507</u>	<u>12%</u>
<u>1980 to 1984</u>	<u>3,366</u>	<u>17%</u>	<u>78,395</u>	<u>12%</u>
<u>1970 to 1979</u>	<u>8,263</u>	<u>41%</u>	<u>227,092</u>	<u>36%</u>
<u>1960 to 1969</u>	<u>1,998</u>	<u>10%</u>	<u>131,930</u>	<u>21%</u>
<u>1950 to 1959</u>	<u>637</u>	<u>3%</u>	<u>79,421</u>	<u>13%</u>
<u>1940 to 1949</u>	<u>72</u>	<u>0.5%</u>	<u>13,236</u>	<u>2%</u>
<u>1939 or Earlier</u>	<u>62</u>	<u>0.5%</u>	<u>6,926</u>	<u>1%</u>
<u>Total</u>	<u>19,889</u>		<u>628,660</u>	

Source: U.S. Department of Commerce, Bureau of the Census, 1990

As of March ~~1980~~ 1990, there were ~~1885~~ 4,687 renter-occupied units. This constitutes ~~24~~ 23% of the total housing stock.

NOTE: EXISTING TABLE V-4 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-4.

<u>Table V-4 Contract Rent</u>	<u>Town</u>	<u>Broward County</u>
<u>Specified Renter-Occupied</u>	<u>4,687</u>	<u>168,872</u>
<u>Median Rent (Per 1990 U.S. Census)</u>	<u>\$581</u>	<u>\$497</u>
<u>Median Rent (Per 1998 Survey)</u>	<u>\$791</u>	<u>\$809</u>

Source: U.S. Department of Commerce, Bureau of the Census, 1990
CAS Housing Rental Survey May 1998

According to information collected during the ~~1980~~ 1990 Census, approximately ~~37~~ 30% of all owner occupants of mortgaged housing reported spending less than ~~\$400~~ \$700 per month for monthly owner costs. The median monthly owner cost was ~~\$488~~ \$952 as compared with a countywide expense of ~~\$389~~ \$856 per month.

NOTE: EXISTING TABLE V-5.1 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-5.1.

<u>Table V-5.1 Monthly Owner Costs with a Mortgage by Number of Units</u>				
<u>Selected Monthly Owner Costs</u>	<u>Town</u>	<u>% Total Units</u>	<u>Broward County</u>	<u>% Total Units</u>
<u>Less than \$200</u>	<u>12</u>	<u><1%</u>	<u>-</u>	
<u>\$200 to \$299</u>	<u>51</u>	<u><1%</u>	<u>5,697</u>	<u>3%</u>
<u>\$300 to \$399</u>	<u>126</u>	<u>2%</u>	<u>8,457</u>	<u>5%</u>
<u>\$400 to \$499</u>	<u>234</u>	<u>3%</u>	<u>11,086</u>	<u>6%</u>
<u>\$500 to \$599</u>	<u>441</u>	<u>6%</u>	<u>12,989</u>	<u>8%</u>
<u>\$600 to \$699</u>	<u>728</u>	<u>9%</u>	<u>17,107</u>	<u>10%</u>
<u>\$700 to \$799</u>	<u>793</u>	<u>10%</u>	<u>19,713</u>	<u>11%</u>
<u>\$800 to \$899</u>	<u>1,102</u>	<u>14%</u>	<u>19,710</u>	<u>11%</u>
<u>\$900 to \$999</u>	<u>898</u>	<u>11%</u>	<u>15,990</u>	<u>10%</u>
<u>\$1,000 to \$1,249</u>	<u>1,542</u>	<u>19%</u>	<u>25,938</u>	<u>16%</u>
<u>\$1,250 to \$1,499</u>	<u>921</u>	<u>12%</u>	<u>14,391</u>	<u>8%</u>
<u>\$1,500 or More</u>	<u>1,144</u>	<u>14%</u>	<u>21,018</u>	<u>12%</u>
<u>Median</u>	<u>\$900</u> <u>- \$999</u>		<u>\$800 - \$899</u>	
<u>Total</u>	<u>7,992</u>		<u>172,096</u>	

Source: U.S. Department of Commerce, Bureau of the Census, 1990

Of the total respondents to the Census inquiry regarding monthly renter costs, approximately 86 30% reported monthly costs of less than \$200 \$500. In May of 1998 a telephone survey of existing rental units with the Town of Davie was conducted. Approximately 62% of all rental units were included within the sample of the survey. The 1998 survey revealed that an average studio/efficiency now rents for approximately \$628.00 per month, one bedroom unit at \$671.00, two bedroom unit at \$774 and a three bedroom unit at approximately \$1,090 per month. An approximation of mean rent results in an average rental of approximately \$791.00 per month which is substantially (37%) higher than the median rent (\$581.00/month) reported in the 1990 U.S. Census. The Town of Davie, as part of its adopted Consolidated Plan, is currently investigating methods to increase affordability of rental housing within the Town through the utilization of federal and/or state assistance.

NOTE: EXISTING TABLE V-5.2 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-5.2.

<u>Table V-5.2 Monthly</u>				
<u>Selected Monthly Renter Costs</u>	<u>Town</u>	<u>% of Total Units</u>	<u>Broward County</u>	<u>% of Total</u>
<u>Less than \$100</u>	<u>14</u>	<u><1%</u>	<u>3,289</u>	<u>2%</u>
<u>\$100 to \$199</u>	<u>217</u>	<u>5%</u>	<u>3,749</u>	<u>2%</u>
<u>\$200 to \$299</u>	<u>148</u>	<u>3%</u>	<u>7,638</u>	<u>5%</u>
<u>\$300 to \$349</u>	<u>118</u>	<u>3%</u>	<u>10,424</u>	<u>6%</u>
<u>\$350 to \$399</u>	<u>144</u>	<u>3%</u>	<u>16,348</u>	<u>10%</u>
<u>\$400 to \$449</u>	<u>264</u>	<u>6%</u>	<u>20,063</u>	<u>12%</u>
<u>\$450 to \$499</u>	<u>469</u>	<u>10%</u>	<u>21,088</u>	<u>13%</u>
<u>\$500 to \$599</u>	<u>1,139</u>	<u>24%</u>	<u>35,872</u>	<u>20%</u>
<u>\$600 to \$699</u>	<u>1,021</u>	<u>21%</u>	<u>23,405</u>	<u>14%</u>
<u>\$700 to \$999</u>	<u>890</u>	<u>19%</u>	<u>16,506</u>	<u>10%</u>
<u>\$1,000 or More</u>	<u>163</u>	<u>3%</u>	<u>4,418</u>	<u>3%</u>
<u>No Cash Rent</u>	<u>83</u>	<u>2%</u>	<u>5,027</u>	<u>3%</u>
<u>Median</u>	<u>\$581</u>		<u>\$497</u>	
<u>Total</u>	<u>4,670</u>		<u>167,827</u>	

Source: U.S. Department of Commerce, Bureau of the Census, 1990

According to information supplied by owner occupants, the median reported housing value was ~~\$75,100~~ \$106,700, as compared with the County median of ~~\$60,900~~ \$91,800.

NOTE: EXISTING TABLE V-6 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-6.

Table V-6 Housing Value by Number of Units _____				
Specified _____ Owner-Occupied _____ Housing Units	Town	% Total Units	Broward County	% Total Units
Less than \$20,000	8	<1%	782	<1%
\$20,000 to \$24,999	8	<1%	515	<1%
\$25,000 to \$29,999	9	<1%	650	<1%
\$30,000 to \$34,999	9	<1%	1,168	<1%
\$35,000 to \$39,999	46	<1%	1,656	<1%
\$40,000 to \$44,999	67	<1%	3,152	1%
\$45,000 to \$49,999	169	2%	4,447	2%
\$50,000 to \$59,999	581	6%	17,545	8%
\$60,000 to \$74,999	1,302	15%	47,721	22%
\$75,000 to \$99,999	1,934	22%	55,985	26%
\$100,000 to \$124,999	1,395	16%	27,184	12%
\$125,999 to \$149,999	1,204	13%	20,222	9%
\$150,999 to \$174,999	803	9%	13,101	6%
\$175,999 to \$199,999	411	5%	7,727	4%
\$200,000 to \$249,999	454	5%	8,237	4%
\$250,000 to \$299,999	253	3%	4,427	2%
\$300,000 to \$399,999	178	2%	4,221	2%
\$400,000 +	112	1%	4,727	2%
Total	8,943		218,467	
Median	\$106,70		\$91,800	

Source: U.S. Department of Commerce, Bureau of the Census, 1990

The following reflect monthly owner costs as a percentage of income as reported by census respondents. The percentages are grouped according to income ranges.

NOTE: EXISTING TABLE V-7.1 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-7.1.

<u>Table V-7.1 Owner Cost as Percentage of Income</u>				
<u>Household Income of Less than \$20,000</u>	<u>Town</u>	<u>% of Total Units</u>	<u>Broward County</u>	<u>% of Total Units</u>
Less than 20 percent	<u>187</u>	<u>19%</u>	<u>8,978</u>	<u>21%</u>
20 to 24 percent	<u>16</u>	<u>2%</u>	<u>3,696</u>	<u>9%</u>
25 to 29 percent	<u>21</u>	<u>2%</u>	<u>3,155</u>	<u>8%</u>
30 to 34 percent	<u>12</u>	<u>1%</u>	<u>2,806</u>	<u>7%</u>
35 percent or more	<u>731</u>	<u>74%</u>	<u>21,326</u>	<u>51%</u>
Not Computed	<u>20</u>	<u>2%</u>	<u>1,878</u>	<u>4%</u>
Total	<u>987</u>		<u>41,839</u>	
Median	<u>>50%</u>		<u>>35%*</u>	
<u>Household Income: \$20,000 to</u>				
Less than 20 percent	<u>250</u>	<u>15%</u>	<u>15,744</u>	<u>34%</u>
20 to 24 percent	<u>167</u>	<u>10%</u>	<u>4,963</u>	<u>11%</u>
25 to 29 percent	<u>231</u>	<u>13%</u>	<u>5,819</u>	<u>12%</u>
30 to 34 percent	<u>209</u>	<u>12%</u>	<u>5,831</u>	<u>13%</u>
35 percent or more	<u>867</u>	<u>50%</u>	<u>13,579</u>	<u>30%</u>
Not Computed	<u>-</u>		<u>24</u>	<u><1%</u>
Total	<u>1,724</u>		<u>45,936</u>	
Median	<u>35.1%</u>		<u>20-24%*</u>	
<u>Household Income: \$35,000 to</u>				
Less than 20 percent	<u>545</u>	<u>28%</u>	<u>17,906</u>	<u>40%</u>
20 to 24 percent	<u>518</u>	<u>26%</u>	<u>9,492</u>	<u>21%</u>
25 to 29 percent	<u>402</u>	<u>20%</u>	<u>7,547</u>	<u>17%</u>
30 to 34 percent	<u>273</u>	<u>14%</u>	<u>4,445</u>	<u>10%</u>
35 percent or more	<u>242</u>	<u>12%</u>	<u>5,240</u>	<u>12%</u>

Not Computed	=		<u>13</u>	<u><1%</u>
Total		<u>1,980</u>		<u>44,643</u>
Median		<u>24.3%</u>		<u>20-24%*</u>
<u>Household Income: \$50,000 or More</u>				
Less than 20 percent		<u>2,418</u>	<u>57%</u>	<u>55,948</u> <u>65%</u>
20 to 24 percent		<u>852</u>	<u>20%</u>	<u>14,783</u> <u>17%</u>
25 to 29 percent		<u>577</u>	<u>14%</u>	<u>7,781</u> <u>9%</u>
30 to 34 percent		<u>231</u>	<u>5%</u>	<u>3,551</u> <u>4%</u>
35 percent or more		<u>174</u>	<u>4%</u>	<u>3,926</u> <u>5%</u>
Not Computed	=		<u>36</u>	<u><1%</u>
Total		<u>4,252</u>		<u>86,025</u>
Median		<u>18.6%</u>		<u><20%*</u>
* Estimated Median Range Prepared by Craig A. Smith & Associates based on 1990 Census Data Source: U.S. Department of Commerce, Bureau of the Census, 1990				

The following figures reflect gross rent as a percentage of household income. Again, the percentages are grouped according to household income ranges.

NOTE: EXISTING TABLE V-7.2 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-7.2.

<u>Table V-7.2 Renter Costs as Percentage of Income</u>				
<u>Household Income of Less than \$10,000</u>	<u>Town</u>	<u>% of Total Units</u>	<u>Broward County</u>	<u>% of Total Units</u>
Less than 20 percent	<u>6</u>	<u><1%</u>	<u>1,505</u>	<u>2%</u>
20 to 24 percent	<u>48</u>	<u>6%</u>	<u>1,989</u>	<u>3%</u>
25 to 29 percent	<u>28</u>	<u>4%</u>	<u>3,852</u>	<u>5%</u>
30 to 34 percent	<u>12</u>	<u>2%</u>	<u>5,604</u>	<u>8%</u>
35 percent or more	<u>590</u>	<u>74%</u>	<u>51,323</u>	<u>73%</u>
Not Computed	<u>109</u>	<u>14%</u>	<u>6,150</u>	<u>9%</u>
Total	<u>793</u>		<u>70,423</u>	
Median	<u>>50%</u>		<u>>35%*</u>	
<u>Household Income: \$10,000 to \$19,000</u>				
Less than 20 percent	<u>30</u>	<u>3%</u>	<u>6,556</u>	<u>13%</u>
20 to 24 percent	<u>27</u>	<u>3%</u>	<u>12,426</u>	<u>25%</u>
25 to 29 percent	<u>48</u>	<u>6%</u>	<u>13,226</u>	<u>26%</u>
30 to 34 percent	<u>97</u>	<u>11%</u>	<u>8,392</u>	<u>17%</u>
35 percent or more	<u>658</u>	<u>76%</u>	<u>8,722</u>	<u>17%</u>
Not Computed	<u>6</u>	<u><1%</u>	<u>1,036</u>	<u>2%</u>
Total	<u>866</u>		<u>50,358</u>	
Median	<u>44.5%</u>		<u>25 to 29%*</u>	
<u>Household Income: \$20,000 to \$34,999</u>				
Less than 20 percent	<u>172</u>	<u>12%</u>	<u>14,249</u>	<u>53%</u>
20 to 24 percent	<u>404</u>	<u>29%</u>	<u>7,963</u>	<u>29%</u>
25 to 29 percent	<u>386</u>	<u>27%</u>	<u>2,763</u>	<u>10%</u>
30 to 34 percent	<u>245</u>	<u>17%</u>	<u>976</u>	<u>3%</u>
35 percent or more	<u>192</u>	<u>14%</u>	<u>700</u>	<u>3%</u>
Not Computed	<u>11</u>	<u><1%</u>	<u>448</u>	<u>2%</u>

Total	<u>1,410</u>		<u>27,099</u>	
Median	<u>26.1%</u>		<u><20%*</u>	
<u>Household Income: \$35,000 or More</u>				
Less than 20 percent	<u>1,060</u>	<u>66%</u>	<u>16,938</u>	<u>83%</u>
20 to 24 percent	<u>368</u>	<u>23%</u>	<u>2,268</u>	<u>11%</u>
25 to 29 percent	<u>123</u>	<u>8%</u>	<u>593</u>	<u>3%</u>
30 to 34 percent	<u>34</u>	<u>2%</u>	<u>289</u>	<u>1%</u>
35 percent or more	<u>-</u>		<u>29</u>	<u>0%</u>
Not Computed	<u>16</u>	<u>1%</u>	<u>391</u>	<u>2%</u>
Total	<u>1,601</u>		<u>20,508</u>	
Median	<u>17.8%</u>		<u><20%*</u>	
<u>* Estimated Median Range Prepared by Craig A. Smith & Associates based on 1990 Census Data Source: U.S. Department of Commerce, Bureau of the Census, 1990</u>				

Based on several data sources, the vast majority of the housing units in the Town of Davie are structurally sound. According to the U.S. Bureau of the Census, in ~~1980~~ 1990, only a small percentage of the housing stock was substandard. Table V-8 specifies the number and percentage of housing units having interior substandard housing conditions.

The Town of Davie has approximately 637 units that can be considered substandard. Presently, less than one-half of one percent of all housing units lack complete plumbing. Less than 1 percent of all dwellings are considered overcrowded and a slightly higher percentage

of units 1.9 percent, have no central heat. In addition, it appears that almost all dwellings in the Town possess some type of complete kitchen facility.

NOTE: EXISTING TABLE V-8 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-8.

<u>Table V-8 Number and Percentage of Housing Units Having Interior</u>		
<u>Characteristic</u>	<u>Number of Units</u>	<u>% of Units</u>
<u>Units Lacking Complete Plumbing</u>	<u>79</u>	<u>0.4%</u>
<u>Units Lacking Complete Kitchen Facilities</u>	<u>=</u>	<u>=</u>
<u>Units Lacking Central Heating</u>	<u>405</u>	<u>1.9%</u>
<u>Units Overcrowded (1.01 or more</u>	<u>153</u>	<u>0.7%</u>

Source: U.S. Department of Commerce, Bureau of the Census, 1990

~~Due to the year round warm weather, lack of central heat is not considered substandard in a South Florida dwelling unit.~~ The total number of units having interior substandard housing conditions cannot be determined from ~~this~~ the above referenced data. Some of the units may have more than one of these characteristics and thus be represented twice in the table. ~~This~~ The above referenced data is somewhat useful in helping to understand the extent of the substandard housing problem. ~~It~~ They shows ~~that in 1980~~ 1990 a very small percentage of the housing stock had substandard interior housing conditions. The majority of this information, however, is not readily available at below the Census Tract level and thus determining a general location for it is hampered by the form of its presentation which identifies the specific house needing attention.

During the 1989 - 1995 planning period the percentage of units with substandard conditions has declined in all of the four major categories primarily because of new dwelling construction. The actual number of units, however, has increased in two categories;

substandard plumbing and heating. Approximately 12 more units now lack complete plumbing, which is an 18 percent increase since the last reporting period (1989). Because relative percentages decreased but actual numbers increased in this category, the data suggest that this additional deterioration in adequate plumbing may be occurring in the older, eastern portion of the Town since the increase in new, code conforming housing has been predominantly in the west.

The data contained in Table V-8 also indicate a sharp increase in the actual number of units with no central heat when compared with conditions prior to 1989. The prior reporting period showed 233 dwellings lacking central heat, compared to the current figure of 405 units. This represents an increase of 74 percent. As with substandard plumbing conditions, substandard conditions concerning adequate heating are most likely occurring in aging neighborhoods on the eastern side of the Town. While this increase appears to be significant in terms of actual numbers, this substandard condition itself may not be considered a serious condition. Davie's location in South Florida, where temperatures usually range from moderate to hot, almost always precludes the need to utilize any type of heating system, except on rare occasions.

While housing conditions concerning inadequate plumbing and heating facilities have shown an increase in actual numbers (although a decrease in the overall percentage of the housing stock), substandard conditions relating to units that have complete kitchen facilities appear to have been eliminated, and those that suffer from overcrowding have shown a marked improvement. A total of 153 units, or 1 percent of the housing stock within the Town, are considered overcrowded. This represents a 45 percent decrease in this substandard housing condition since the last review period. It is likely that with the continued growth of the housing stock stemming from new development that the relative percentage of the Housing stock that remains overcrowded will continue to decrease. However, the actual number of overcrowded housing units remaining in the City may not decrease as significantly, as it is anticipated that the remaining overcrowded units are occupied by lower income households who are unable to obtain adequate housing without some assistance. The Town's Consolidated Plan for Federal Funds addresses the implementation of several programs to increase the supply of affordable housing to lower income households. It is anticipated that the continued implementation of the programs identified in the Town's adopted Consolidated Plan for Federal Funds will increase opportunities for households occupying overcrowded units to obtain more adequate housing thereby reducing the number of overcrowded housing units.

While the above information focuses on the interior of the housing unit, poor exterior conditions can also contribute to a substandard housing stock. Dr. Richard Orman, in his 1988 Redevelopment Study for the Town of Davie, identifies identified a substandard

residential area based on demographic information and substandard housing conditions. The site ~~he describes~~ described in his report is one of the oldest developed areas of Davie ~~and is~~ known as Potter's Park. The Town's Community Redevelopment Agency ~~also targets~~ targeted this area in its 1988 Redevelopment Plan as needing an improvement in its quality of housing. A field survey of this area identified a small number of housing units exhibiting exterior substandard conditions. The field check, reconfirmed in April of 1989, examined the housing units for the following:

- a. Broken or missing materials in small areas of exterior wall and roof
- b. Indications of foundation or roof line shifting or rotting
- c. Poorly fitted or rotting doors or window sills
- d. Open cracks in exterior walls
- e. Porch steps unstable, unsafe or in disrepair

A house is considered substandard if it has one or more of the above characteristics. Five single family units and four duplexes were identified as substandard, pursuant to the field study. ~~Seventeen units, of which six are single family, three are duplexes and the remaining five are in a multifamily structure, have a badly weathered appearance but do not appear to be substandard.~~ The Town has been successful in receiving CDBG funds to assist with rehabilitation of the Potter's Park Area. In addition, the Town has formally adopted the Community Redevelopment Area designation for the Potter's Park Area. In 1997 the Town adopted a Consolidated Plan detailing a five year strategic plan to address housing issues within the Town including the continued rehabilitation of the Potter's Park area and other areas targeted for rehabilitation.

There are two Public Housing facilities and one Section 8 subsidized housing project entitled El Jardin Apartments within the Town limits listed below: Ehlinger Apartments, and Griffin Gardens, each of which Both Ehlinger Apartments and Griffin Gardens are public housing projects which contain 100 units each, and El Jardin Apartments, which is a privately owned subsidized housing project, contains 233 units. Both the Ehlinger and Griffin Garden Projects buildings are owned by the Broward County Housing Authority (BCHA). Tenants are required to pay a maximum of only thirty percent of their income for rent. The BCHA, through Section 8 of the Community Development Act, provides rental subsidies to 53 families living in privately owned housing within the Town. Additionally, ~~the owners of Alpine Village, to be known as El Jardin, a development containing 233 units, is taking~~ have taken advantage of a federal program monitored by the BCHA. The development ~~is benefiting from~~ utilized a Section 8 Moderate Rehabilitation Program Grant and was renovated. ~~Sixteen units have been upgraded. The remaining units will be finished by~~ in February of 1990. As the units ~~are~~ were completed, low income families moved in and a rental subsidy is was associated with

the unit instead of the family. If the family moves they lose their rental subsidy which,~~the potential to subsidize a family~~ remains with the unit.

Table V-8.1
Town of Davie
Subsidized Housing

<u>Development/Project</u>	<u>Address</u>	<u>No. Units</u>
<u>Ehlinger Apartments</u>	<u>7481 N.W. 33rd St.</u>	<u>100</u>
<u>El Jardin Apartments</u>	<u>El Jardin Drive</u>	<u>233</u>
<u>Griffin Gardens Apartments</u>	<u>4881 Griffin Road</u>	<u>100</u>
<u>Total</u>		<u>433</u>

Source: Town of Davie Planning and Zoning Division, 1995 EAR

The information above shows that approximately 433 subsidized units are currently available in Davie in addition to portable Section 8 Certificates/Vouchers. Therefore, subsidized housing represents approximately 2 percent of all units in Davie, but more than 5 percent of the Town's multi-family housing units.

All of these developments are located on the eastern side of Town, which provides for greater residential densities, thereby making the housing more cost effective to produce or provide and therefore more affordable. In addition, this portion of Davie features immediate access to public transportation, shopping and employment opportunities.

~~A residential care facility providing 80 units for the elderly and handicapped is planned. Funding is to be provided from Section 202 (U.S. Housing and Urban Development or H.U.D.) money and from donations raised by the Jewish Federation of South Broward.~~

According to HRS, there are ~~four~~ seven licensed group homes within the Town of Davie; ~~one home, sponsored by the Foundation for Learning, is under construction.~~ The total capacity of the seven facilities (as shown below) is 84. Comparison with prior conditions reveals that between 1989 and 1995 capacity increased by 50%.

Table V-8.2
Town of Davie
Group Home Facilities

<u>Name of Facility</u>	<u>Address</u>	<u>Capacity</u>
United Cerebral Palsy	6601 SW 41 St.	15
United Cerebral Palsy	6041 SW 36 Ct.	86
Colazzo Home	14050 SW 21 St.	12
Jones Group Home	7740 NW 40 St.	6
Stirling Road	4100 NW 77 Ave.	15
United Cerebral Palsy	4251 N.W. 77th Ave.	15
Davie County Living	5540 SW 64th Ave.	14

	A	B	C	D	E	F
Go 1	Table V-9 Housing Unit Inventory					
2						
3	Type of Unit	1987		1994		% Increase
4						
5	Single Family	5,522		10,584		92%
6	Multi Family	7,432		8,108		9%
7	Mobile Home	2,772		3,070		11%
8	Total	15,726		21,762		38%

*~~under construction~~

Source: Town of Davie Planning and Zoning Division, 1995 EAR

According to the ~~1988~~ 1994 Broward County Housing Unit Inventory, Mobile Homes constitute ~~4~~ 11% of the housing stock in the County. Mobile Homes constitute ~~17~~ approximately 15% of the housing stock in Davie, according to the Town's Data Base. The following Tables V-8.3 and V-8.4 depict the inventory of mobile homes within the Town of Davie occupied by renters (V-8.3) and owners (V-8.4). As of 1995 renter occupied mobile homes constituted approximately 82% of all mobile homes with owner occupied mobile

homes constituting only 18%.

Generally the majority of the mobile home parks are located in the northwest portion of the Town, though mobile home parks exist elsewhere within the Town. Rental Mobile Home Parks are subject to licensure by HRS through the Broward County Public Health Department. According to the County Public Health Department, the following mobile home parks are licensed.

Table V-8.3
Town of Davie
Mobile Home Parks - Rental

<u>Name of Park</u>	<u>Address</u>	<u>Number of Units</u>	<u>% of Total</u> *
			<u>Mobile Homes</u>
The Anchorage	4631 SW 73rd Ave.	8	<1%
Cheron Village (Tropical Park)	13202 SW 9th Ct.	145	6%
The Dell Trailer Park	4633 SW 73rd Ave.	14	<1%
Driftwood Acres Mobile Home Park	4800 Griffin Road	54	2%
Modern Mobile Home Court	4855 SW 82nd Ave.	80	3%
Moonlight Ranch Mobile Home Park	4651 Griffin Road	73	3%
Orange Park Club	841 SW 133rd Ave.	68	3%
Orange Park Club Sec. II	900 SW 133rd Ave.	--	--
Palm Haven Mobile Homes	4791 SW 82nd Ave.	79	3%
Paradise Village	12850 St. Rd. 84	473	20%
Ponderosa Mobile	4701 SW 73rd Ave.	20	1%
Riverside Mobile Home Park	4615 Griffin Rd.	45	2%
Seminole Health Club	3800 SW 142nd Ave.	50	2%
Stirling Road Mobile Home Pk	5401 Stirling Road	65	3%
Sunshine Village	13453 SW 5th St.	358	15%
Swaying Palms	4851 Griffin Road	80	3%
Western Hills Estates	13000 SW 5th Ct.	380	16%
	<u>Total</u>	<u>1,992</u>	<u>82%</u>

* Total mobile homes includes sum of both renter and owner occupied units.

Source: Town of Davie Planning and Zoning Division, 1995 EAR

The following Mobile Home Parks contain individually owned units and lots:

Table V-8.4
Town of Davie
Mobile Home Parks - Owned

<u>Name of Park</u>	<u>Address</u>	<u>Number of Units</u>	<u>% of Total * Mobile Homes</u>
Alander Subdivision	650 SW 136th Ave.	34	<u>1%</u>
Carlan Mobile Home Park	13400 SW 7th Pl.	761	<u>3%</u>
Garden Park Estates	13001 SW 7th Ct.	38	<u>2%</u>
Grove Park Estates	1500 SW 130th Ave.	32	<u>1%</u>
Grove Park Estates Addition	12851 SW 14th Pl.	13	<u><1%</u>
Orange Blossom Mobile Home Court	6651 SW 45th St.	101	<u>4%</u>
Saga Estates	13200 SW 7th Pl.	111	<u>5%</u>
Cinnamon Tree Estates	700 SW 134th Way	20	<u><1%</u>
	<u>Total</u>	<u>425</u>	<u>18%</u>

* Total mobile homes includes sum of renter and owner occupied units (2,417)

Source: Town of Davie Planning and Zoning Division, 1995 EAR

Historically Significant Housing

Currently, there is one historically significant house listed on the Florida Master Site File, but none on the National Registry of Historic Places. The site listed is the Wray Everglades Museum. This museum emphasizes the history of South Florida and the Everglades and is the former residence of Floyd Wray. A map showing its location is provided in the Future Land Use Element.

Davie has 62 houses built before 1939, per the 1940 Census period. Due to their age alone, these sites may be considered to be of some historical significance since they were built more than 50 years ago.

The total number of housing units in Davie has significantly increased since the ~~1980 Census~~ adoption of the 1989 Comprehensive Plan. According to the Town of Davie Data Base (as of December 1994), the estimated total number of units within the Town is ~~15,726~~ 21,762. This was calculated based upon tabulation of building permits since October of 1987 and was added to the 1987 data in the 1989 adopted Comprehensive Plan. This shows an increase of ~~7962~~ 6,036 dwelling units, or ~~402~~ 38% growth, in the total number of dwelling units within the Town as determined between the period of ~~March 1980~~ 1987 and ~~October 1987~~ 1994.

NOTE: EXISTING TABLE V-9 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-9.

Source: Town of Davie 1995 Evaluation and Appraisal Report

~~Currently,~~ As of December 1994 approximately ~~55~~ 49% of the existing dwelling units are single-family, and ~~48~~ 37% are multi-family. However, the recent building trend for ~~1986-1988~~ 1987-1994 shows that ~~79~~ 84% of the new construction is single-family and ~~24~~ 11% is multi-family. Assuming this trend continues the percentage of single-family will ~~slowly~~ continue to increase over the next 10 years.

HOUSING ELEMENT:
Needs Analysis

In order to help ensure that the appropriate type of housing, in terms of size and cost, will be available to meet future needs, it is important to ascertain what that future need will be. A first step in doing that is projecting the number of households by size. In general, it can be assumed that the demand for the size of the dwelling unit will vary with the number of people in a household.

Based on the population projections prepared by Broward County and the University of Florida Shimberg Center in 1997 the number of households and distribution of household size was estimated. This information is presented in Table V-10.

NOTE: EXISTING TABLE V-10 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-10.

Table V-10
Number of Existing and Projected Households By Household size for
the Town of Davie

<u>Year</u>	<u>1/hh</u>	<u>2/hh</u>	<u>3/hh</u>	<u>4/hh</u>	<u>5/hh</u>	<u>6/hh</u>	<u>7/hh</u>	<u>Total</u>
<u>1995</u>	<u>4,224</u>	<u>7,204</u>	<u>4,260</u>	<u>3,390</u>	<u>1,340</u>	<u>282</u>	<u>170</u>	<u>20,872</u>
<u>2000</u>	<u>4,789</u>	<u>8,137</u>	<u>4,679</u>	<u>3,669</u>	<u>1,453</u>	<u>300</u>	<u>188</u>	<u>23,214</u>
<u>2005</u>	<u>5,293</u>	<u>9,064</u>	<u>4,997</u>	<u>3,786</u>	<u>1,503</u>	<u>312</u>	<u>195</u>	<u>25,151</u>
<u>2010</u>	<u>5,825</u>	<u>10,02</u>	<u>5,269</u>	<u>3,860</u>	<u>1,487</u>	<u>321</u>	<u>203</u>	<u>27,043</u>

Note: Pursuant to the Town of Davie 1995 Adopted Evaluation and Appraisal Report,

Broward County's projection of total anticipated households was utilized. The projected number of households by size was estimated by applying the anticipated percentage of households by size prepared by the Shimberg Center to Broward County's estimate of total households.

Source: University of Florida, Shimberg Center, 1996 Affordable Housing Needs Assessment and Broward County Department of Comprehensive and Neighborhood Planning

From this information the number of additional households by household size is presented in Table V-11. As can be seen, the number of households between ~~1989~~ 1995 and ~~1994~~ 2000 will increase by about ~~2,270~~ 2,342, and from ~~1994~~ 2000 to the year ~~2000~~ 2005, by ~~2,552~~ 1,937. Also, the smaller households will predominate while the number of new large households will, for the most part, only increase slightly and may actually decrease from ~~1994~~ 2000 to ~~2000~~ 2005 as compared with ~~1989~~ 1995 to ~~1994~~ 2000.

NOTE: EXISTING TABLE V-11 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-11.

Table V-11 Number of Additional Households Size Anticipated for 1995 - 2010 for the Town of Davie								
<u>Year</u>	<u>1/hh</u>	<u>2/hh</u>	<u>3/hh</u>	<u>4/hh</u>	<u>5/hh</u>	<u>6/hh</u>	<u>7/hh</u>	<u>Total</u>
<u>1995-200</u>	<u>566</u>	<u>934</u>	<u>420</u>	<u>279</u>	<u>113</u>	<u>18</u>	<u>12</u>	<u>2,342</u>
<u>2000-200</u>	<u>506</u>	<u>927</u>	<u>318</u>	<u>117</u>	<u>50</u>	<u>12</u>	<u>7</u>	<u>1,937</u>
<u>2005-201</u>	<u>532</u>	<u>963</u>	<u>272</u>	<u>74</u>	<u>(-16)</u>	<u>9</u>	<u>8</u>	<u>1,892</u>

NOTE: Total households (anticipated Total) by size do not exactly equate to total households anticipated due to application of percentages from Shimberg Center to Broward County estimates.

Source: Shimberg Center for Affordable Housing, 1996 Affordable Housing Needs Assessment and Broward County Department of Comprehensive and Neighborhood Planning

The anticipated number of household by income is detailed in Table V-12. The projections were developed by multiplying the number of households by income group percentages derived from the 1980 Census. the Shimberg Center for Affordable Housing and were contained in the 1996 Affordable Housing Needs Assessment. It also reflects the assumption that there will be no change during the 20 years in the percentage of residents within each of the income levels. The methodology utilized by the Shimberg Center is presented in the document entitled "Affordable Housing Needs Assessment Methodology" dated, April 1996. Pursuant to the Town's adopted EAR, the Shimberg estimates were modified to be consistent with Broward County estimates and projections. However, analysis of the total numbers projected by the Shimberg Center were felt to be unrealistically high based upon remaining vacant lands and current development trends. The Town feels that the methodology utilized by the Shimberg Center to establish the estimates and projections of relative percentages of household size as stated in the Shimberg Center's Affordable Housing Needs Assessment Users Guide is based upon accepted methods of demographic analysis and projection. Therefore, the relative percentages of household size were applied to Broward County's projection of total households for the Town of Davie to arrive at Table V-11. Broward County's projections were prepared based upon remaining vacant land estimated vacancy rates and current development trends.

NOTE: EXISTING TABLE V-12 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-12.

<u>Table V-12 Anticipated Number of Households By Income for the</u>		
Town of Davie		
<u>Year</u>	<u>Income Range</u>	<u>No. of Households</u>
<u>1995</u>	<u>Less Than \$10,000</u>	<u>1,912</u>
	<u>\$10,000 to \$19,999</u>	<u>2,808</u>
	<u>\$20,000 to \$34,999</u>	<u>4,864</u>
	<u>\$35,000 to \$49,999</u>	<u>4,348</u>
	<u>\$50,000 or More</u>	<u>6,937</u>
	<u>Total</u>	<u>20,869</u>
<u>2000</u>	<u>Less Than \$10,000</u>	<u>2,419</u>
	<u>\$10,000 to \$19,999</u>	<u>3,345</u>
	<u>\$20,000 to \$34,999</u>	<u>5,171</u>
	<u>\$35,000 to \$49,999</u>	<u>4,652</u>
	<u>\$50,000 or More</u>	<u>7,625</u>
	<u>Total</u>	<u>23,212</u>
<u>2005</u>	<u>Less Than \$10,000</u>	<u>2,619</u>
	<u>\$10,000 to \$19,999</u>	<u>3,600</u>
	<u>\$20,000 to \$34,999</u>	<u>5,786</u>
	<u>\$35,000 to \$49,999</u>	<u>5,071</u>
	<u>\$50,000 or More</u>	<u>8,073</u>
	<u>Total</u>	<u>25,145</u>
<u>2010</u>	<u>Less Than \$10,000</u>	<u>2,955</u>
	<u>\$10,000 to \$19,999</u>	<u>4,026</u>
	<u>\$20,000 to \$34,999</u>	<u>6,253</u>

	<u>\$35,000 to \$49,999</u>	<u>5,400</u>
	<u>\$50,000 or More</u>	<u>8,409</u>
	<u>Total</u>	<u>27,045</u>

Source: 1996 Shimberg Center, Affordable Housing Needs Assessment and Broward County Department of Comprehensive and Neighborhood Planning.

As depicted in Table V-12, there ~~shall~~ will be a need for a total of almost ~~20,500~~ 27,043 dwelling units by year ~~2000~~ 2010. In addition to household size and income, anticipating the demand for renter and owner-occupied housing is desirable. According to the ~~1980~~ 1990 Census, ~~26~~ 24 percent of the housing units in Davie were renter-occupied and ~~74~~ 76 percent were owner-occupied. Determining the future demand for single-family and multi-family units is also a key part of anticipating the need for housing. According to the Town of Davie Data Base in ~~1987~~ 1994 and as reflected in Table V-9, ~~35~~ 49% of the dwelling units were single-family, ~~47~~ 37% were multi-family and more than ~~17~~ 14% were mobile homes. Between 1980 and 1987 the number of mobile homes increased by 690%, from 349 to 2,772, primarily due to annexations. It is not assumed that the demand for mobile homes will match the 1980-1987 increase as this was based on the re-delineation of the Town's boundaries rather than actual demand over time within the same geographic area. During the period between 1987 and 1994, total mobile homes units within the Town increased by 11% or an average of 1.5% per year, however, the Shimberg Center noted a decrease of total mobile homes between 1990-1995 of 132. In Broward County from 1980-1988, the number of mobile homes increased a total of approximately 52% or about six percent a year. The 1990 US Census and the Shimberg Center noted 28,552 mobile homes in Broward County as a whole. The Town's 1995 EAR noted 29,061 mobile homes in Broward County as a whole. This represents a 509 unit increase or 102 units per year. While it may be presumed that, based on recent trends, the demand for mobile homes in the Town might result in a similar gradual increase, it should be noted that recent legislation affecting the developability (and redevelopment) of mobile home properties during the 1987 - 1994 planning period makes it less likely that new parks may be developed. Therefore, for planning purposes, it is anticipated that there will be no additional demand for mobile homes through the year 2010.

Tables V-13 and V-14 depict the housing needs of the anticipated population for the years ~~1989~~ 2000, ~~1994~~ 2005, and ~~2000~~ 2010. The information is grouped by type, tenure and cost. The estimates are based on population projections provided by Broward County, projected number of households, current data on the single-family/multi-family ratio, ~~desired~~

~~vacancy rates and 1980~~ 1990 Census data, anticipated additional housing units prepared by the Shimberg Center for Affordable Housing of the University of Florida in the 1996 Affordable Housing Needs Assessment and was modified to incorporate projections prepared by Broward County pursuant to the Town's adopted EAR. The assumptions used in determining these estimates are, first, ~~that there will be a vacancy rate of two percent for single family and seven percent for multi family homes.~~ Second, the single-family/multi-family ratio existing today will not change substantially. ~~Third,~~ Second it is ~~also~~ assumed that the relative demand for housing based on costs will be similar to that in ~~1980~~-1990. The dollar amounts provided are constant ~~1980~~ 1990 dollars.

NOTE: EXISTING TABLE V-13 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-13.

Table V-13 Projected Single Family Housing Need in Town of Davie: 2000, 2005 and 2010					
Year	Cost Ranges	\$250-\$400	\$400-\$600	\$600-\$900	\$900+
Year 2000	Less Than				
Tenure	\$250				
Renter Occupied	<u>27</u>	<u>27</u>	<u>224</u>	<u>49</u>	<u>34</u>
Owner Occupied	<u>6</u>	<u>53</u>	<u>219</u>	<u>251</u>	<u>931</u>
Year 2005	Cost Ranges	\$250-\$400	\$400-\$600	\$600-\$900	\$900+
Tenure	Less Than				
	\$250				
Renter Occupied	<u>22</u>	<u>22</u>	<u>185</u>	<u>124</u>	<u>28</u>
Owner Occupied	<u>5</u>	<u>44</u>	<u>181</u>	<u>208</u>	<u>770</u>
Year 2010	Cost Ranges	\$250-\$400	\$400-\$600	\$600-\$900	\$900+
Tenure	Less Than				
	\$250				
Renter Occupied	<u>22</u>	<u>22</u>	<u>182</u>	<u>121</u>	<u>28</u>
Owner Occupied	<u>5</u>	<u>43</u>	<u>178</u>	<u>204</u>	<u>757</u>

Data presented in constant 1990 dollars.

Source: Craig A. Smith & Associates Interpolation Based Upon 1996 Shimberg Affordable Housing Needs Assessment and Broward County Department of Neighborhood and Comprehensive Planning.

NOTE: EXISTING TABLE V-14 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-14.

Table V-14 Projected Multi-Family Housing Need in Town of Davie: 2000, 2005 and 2010					
Year	Cost Ranges	\$250-\$400	\$400-\$600	\$600-\$900	\$900+
Tenure	Less Than \$250				
Renter Occupied	<u>6</u>	<u>6</u>	<u>50</u>	<u>33</u>	<u>8</u>
Owner Occupied	<u>1</u>	<u>12</u>	<u>48</u>	<u>55</u>	<u>205</u>
Year	Cost Ranges	\$250-\$400	\$400-\$600	\$600-\$900	\$900+
Tenure	Less Than \$250				
Renter Occupied	<u>5</u>	<u>5</u>	<u>41</u>	<u>27</u>	<u>6</u>
Owner Occupied	<u>1</u>	<u>10</u>	<u>40</u>	<u>46</u>	<u>169</u>
Year	Cost Ranges	\$250-\$400	\$400-\$600	\$600-\$900	\$900+
Tenure	Less Than \$250				
Renter Occupied	<u>5</u>	<u>5</u>	<u>41</u>	<u>28</u>	<u>13</u>
Owner Occupied	<u>1</u>	<u>9</u>	<u>39</u>	<u>46</u>	<u>166</u>

Data presented in constant 1990 dollars.

Source: Craig A. Smith & Associates Interpolation Based Upon 1996 Shimberg Affordable Housing Needs Assessment and Broward County Department of Neighborhood and Comprehensive Planning.

The Davie Community Redevelopment Agency (CRA), in its ~~proposed~~ adopted Community Redevelopment Plan, recommends the replacement of ~~seven single-family homes, one duplex, and one five-unit apartment~~ substandard dwelling units within the designated redevelopment area. These dwellings are located in a predominantly industrial area, proposed by the CRA for redevelopment as a commerce/office and industrial area. The Plan recommends that funding for acquisition and relocation of existing residents come from tax increment financing or other sources. The Town ~~is reviewing~~ has adopted the CRA's proposal and ~~shall~~ has investigated the recommendations in light of the need for appropriately priced housing. ~~Continued maintenance of the housing stock by owners and aggressive code enforcement activities should maintain the remaining existing housing, including older homes. Additionally, the Town is seeking a grant from HUD to fund a low interest loan program for the rehabilitation of previously identified substandard housing.~~ These activities will preclude the need to replace any additional existing units. Many of the dwelling units within the Town that are in need of rehabilitation are occupied by lower income households lacking the financial resources to complete the needed repairs. The Town's State Housing Initiatives Partnership (SHIP) program assists lower income households to complete minor home repair. It is anticipated that the continued implementation of the CRA plan and the Town's SHIP program during the upcoming planing period will reduce the number of substandard units within the Town of Davie

The Town of Davie has committed to taking a pro-active approach to address the anticipated housing issues (substandard housing, affordable housing, housing to meet specialized needs etc.) of the Town. In 1997 the Town adopted a Consolidated Plan for Federal Funds which presents the Town's five year strategy to coordinate participation in various federally funded programs to address the Town's community development, housing, and redevelopment needs. Contained within the Consolidated Plan for Federal Funds is a five year strategic plan containing Goals and Objectives detailing the actions the Town will take to address the Town's community development needs. It is the intent of this Housing Element not to duplicate the information and Strategic Plan contained within the Consolidated Plan, rather to provide additional information and formally support the implementation of the adopted Consolidated Plan as part of this Comprehensive Plan.

The Town of Davie is experiencing increased urbanization and a decrease in the amount of agricultural activities. Thus, no new housing units for rural and farm worker households will

be needed.

NOTE: EXISTING TABLE V-15 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-15.

Table V-15 Housing Construction Needs: 1995 - 2000 and 2001 - 2005

<u>Table V-15 Housing</u>		
<u>Factor</u>	<u>1995-2000</u>	<u>2001-2005</u>
<u>Units for new household formations</u>	<u>2,342</u>	<u>1937</u>
<u>Allowance for vacancies</u>	<u>47</u>	<u>39</u>
<u>Total construction</u>	<u>2,389</u>	<u>1976</u>

Source: Town of Davie estimate prepared by Craig A. Smith & Associates based upon Broward County Projections.

Table V-15 summarizes the housing construction needs for the years ~~1989-1994~~ 1995-2000 and ~~1994-2000~~ 2001-2005 based on new household formations and the allowance for a desirable vacancy rate.

~~There~~ As of 1997 there is currently within the Town adequate land to meet the anticipated housing construction needs. According to the Existing Land Use Study, there are ~~8,345~~ 6,279.8 acres of vacant, undeveloped land within the Town. This represents approximately ~~42.2%~~ 31.0% of the total Town acreage. Of this amount, there are ~~6,482.3~~ 5,024.6 acres land use designated for residential development. Table V-16 specifies the amount of vacant land designated for residential use on the Future Land Use Plan map and the density buildout.

NOTE: EXISTING TABLE V-16 WILL BE DELETED IN ITS ENTIRETY AND REPLACED BY THE FOLLOWING NEW TABLE V-16.

Table V-16
Amount of Vacant Land by Land Use Plan Designation and the Maximum Gross
density in the Town of Davie

<u>Category Units</u>	<u>Acreage</u>	<u>Dwelling</u>
<u>Estate (1 du/ac)</u>	<u>4,116.2</u>	<u>4,116</u>
<u>Single Family (1-5</u>	<u>761.5</u>	<u>3,807</u>
<u>Multi-Family (5-22</u>	<u>146.9</u>	<u>3,231</u>
<u>Total</u>	<u>5,024.6</u>	<u>11,154</u>

Source: Town of Davie 1995 Evaluation and Appraisal Report.

Assuming that the 1 du/ac to 4 du/ac acreage, and approximately one-half of the 5 du/ac acreage is for single-family development, there is enough land for ~~9692~~ 6,019 single-family units. This far exceeds the approximately ~~4000~~ 3,500 ~~single-family~~ dwelling units needed through the year ~~2000~~ 2005. The remaining vacant land which is designated for residential use will be used for multi-family housing and will provide enough land for ~~3585~~ 5,135 multi-family units. Again, this is more than adequate for the approximately ~~1002~~ 864 multi-family units needed.

The private sector currently provides approximately 98 percent of the housing supply in the Town. It is expected that the primary provider of housing will continue to be the private sector, ~~and that the portion provided will approach 100 percent of new housing~~

construction. However, with the implementation of the programs identified in the Town's Consolidated Plan for Federal Funds, it is estimated that the public sector will play a more significant role in the provision of affordable housing.

The middle through high income groups will have all of their housing needs met by the private sector. In previous years the private sector provided the majority of housing to meet the needs of the middle through high income groups. In recent years the Town's SHIP Program has assisted families of moderate income (up to 120% of median income) to obtain affordable housing. However, although the SHIP Program has increased the role of the public sector in the provision of housing to meet the needs of lower and moderate income groups it is assumed that the private sector will continue to supply the majority of housing to meet the needs of the middle to high income within the Town. Single-family homes, according to recent sales figures recorded by the Broward County Property Records, range in price from \$40,000 \$75,000 and upward. New single-family housing generally ranges from \$75,000 \$100,000 for clustered and zero lot line houses to over \$200,000 \$1,000,000 for custom built homes on large lots. The new multi-family units (townhomes) generally start in the \$60,000 \$90,000 range, while the existing multi-family structures generally sell from \$30,000 to \$90,000 \$35,000 to \$125,000 per unit. Rental units are also available. In 1980 1990, rental units comprised twenty seven percent 35% of all occupied dwelling units. Due to the supply of condominiums surpassing demand in the 1980's and early 1990's a number of condominiums are for rent and, thus, also help meet the demand for rentals.

In May of 1998 a survey of exiting rental housing within the Town of Davie was completed. The survey encompassed 2,865 multiple family units or approximately 62% of the City's estimated rental housing units. Results of the survey indicated that as a percentage of total housing units, the Town has a lower percentage of multiple family housing units than most communities of comparable size (Davie 37%/Broward County 56%/Typical 50%+). Of that total, the percentage of condominium/townhouse owner occupied units to rental apartments is 58% to 42%. There are three (3) public housing complexes in Davie totaling 433 units. The rental rates are understandably lower at these complexes. The data from the 1990 U.S. Census estimated that the median rent was \$581 in the Town compared to \$497 in Broward County. The current rental rate research revealed a dramatic increase with a studio/efficiency leasing for a median rate of \$628, a one bedroom at \$671, a two bedroom at \$774 and a three bedroom at \$1,090. This is a mean of \$791 per month. The implementation of the programs identified in the Town's adopted Consolidated Plan for Federal Funds are anticipated to increase the supply of more affordable rental housing. In addition the Town should continue to evaluate additional programs which would result in increases of the supply of additional affordable rental housing.

The private sector provides and will continue to supply the housing for the moderate income

households and, for the most part, the very low and low income households as well. Currently, housing in the area generally located east of Davie Road, north of Orange Drive, south of Oakes Road and west of 54 Avenue provides low to moderate priced housing. A review of the Broward County Property Records show that three bedroom, two bath homes in this area have recently sold in the low ~~\$50,000~~ \$80,000 range. Assuming a buyer provides 10 percent down on an ~~\$53,000~~ \$83,000 house and secures a ~~ten~~ seven and one half (7.5%) percent mortgage his payments would be approximately ~~\$500.00~~ \$685.00 a month. According to the housing cost/household income ratio, a household with a current income of ~~\$19,980~~ \$26,100 could afford such a house. Two bedroom houses have, within the last year, sold in the ~~low \$40,000~~ \$75,000 to \$80,000 range. Multi-family units are also low-priced in this area with units selling ~~from the upper teens to over \$40,000~~ between \$35,000 and \$60,000. Mobile homes are currently a major supply of very low, low and moderate income housing. As mentioned earlier ~~17~~ 14 percent of ~~our~~ the Town's housing stock consists of mobile homes. And, the existing condominium market will continue to provide reasonably priced rental units.

The Town's adopted Consolidated Plan for Federal Funds also identifies the "Driftwood" area or (Southern Project Target Area) as an area providing housing for households in the lower income categories. The Driftwood Area is located generally between Stirling Road and Sheridan Street and east of NW 77 Ave. The Town's Consolidated Plan for Federal Funds identifies several projects and programs which will be implemented to prevent the cyclical decline and further rehabilitation of the "Driftwood Area" area as well as other "Target Areas" identified in the Plan.

The following definition of affordable is utilized by the Town of Davie in analyzing the Town's need for housing. "Housing is considered affordable when the monthly rents or monthly mortgage payments, including taxes and insurance, do not exceed 30% of an amount representing the percentage of the area's median annual gross income for the household, and housing for which a household devotes more that 30% of its income shall be deemed affordable if the institutional first mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark or, for rental housing, rents do not exceed those limits adjusted for bedroom size published annually by the Florida Housing Finance Corporation."

For those households needing public assistance, the two public housing developments, the Broward County Housing Authority's Ehlinger Apartments and Griffin Gardens, and the privately owned Section 8 subsidized housing rental project El Jardin Apartments will continue to provide housing for ~~200~~ 433 low-income families. At these developments, tenants pay only 30% of their income in rent. ~~Alpine Village El Jardin Apartments is currently receiving~~ had received Section 8 moderate rehabilitation funding. At this time, ~~approximately~~

~~16 of the 233 all of the units are have been renovated. All units are expected to be rehabilitated by February 1990. Additionally, the construction of 80 Section 202 (H.U.D.) housing units by the Jewish Federation of South Broward shall provide another resource.~~

The private sector housing delivery process is affected by many variables including the availability of land, services, financing and by the Town's regulations as well as incentives to affordable housing. In terms of land availability, the Town of Davie is quite attractive to developers. The Existing Land Use Study indicates that approximately ~~46.1%~~ 31% or ~~9748.8~~ 6,279.8 acres of the Town is vacant and undeveloped. Of that amount ~~77.7%~~ 80% is Land Use Plan designated as residential. While most of it is low density, a significant portion is at higher densities as shown in Table V-16. In terms of services, the Town's adopted Concurrency Management System requires that the private sector must pay for the infrastructure it requires. Further discussion of the provision of needed infrastructure for new development and implementation of the Town's adopted Concurrency Management System is provided in the future land Use, infrastructure and Capital Improvements of this Comprehensive Plan. Currently, the Town assesses impact fees for local parks and recreation. The Town ~~shall be exploring the feasibility of initiating additional~~ continues to assess impact fees for other essential services such as Police, Fire and Interim Service fees. The Town currently utilizes the following incentives to encourage the provision of affordable housing pursuant to the Town's Affordable Housing Initiative Strategy as adopted on April 1, 1998.

Expedited permitting process for affordable housing projects – In February 1998, the Town of Davie adopted a new streamline" one-stop-permitting-process" which readily facilitates affordable housing development/initiatives. Additionally, the Town's Housing and Community Development Coordinator was assigned to guide affordable housing developers through the permitting process. In this manner, affordable housing projects/initiatives in the Town of Davie will be expedited to a greater degree than other projects in Davie.

Modification of impact fees – The Director of the Development Services Department was authorized to waive all fees covered by Section 326 (d) of the Town Code (encompassing Park and Recreation Impact Fees), for affordable housing initiatives. Additionally, the Town Council will set aside a certain allocation of the Town's annual SHIP funds, to subsidize fees for developers of affordable housing (both for-profit and not-for-profit), on a sliding-scale basis as follows:

projects that serve very-low income persons (earning at or below 50% of the area median) would receive a 100% subsidy; and

projects that benefit low income persons (earning at or below 80% of the area median) would receive a 75% subsidy.

Building permit fees will be waived for private not-for-profit developers of affordable housing that serves individuals or families who earn up to 80% of the median income for the Broward County area, as follows:

100% waiver on the first \$200,000 of construction/rehab costs, and

50% waiver on the next \$200,000 – 400,000 of construction/rehab costs

Payment in Lieu of Property Taxes – The Town of Davie also waives the “Payment in lieu of property Taxes” (PILOT) from the Broward County Housing Authority, for two (2) public housing projects located in the Town. On August 7, 1996, Resolution 96-239 was adopted extending the current PILOT Agreement until September 30, 1999. This Agreement waives fees in excess of \$22,000 by allowing the Housing Authority to substitute in-kind services to Davie’s lower-income residents.

Administrative waivers and variances – Section 12-308 (b) (1) of the Davie Town Code which permits “administrative waivers or variances”, will be amended to permit a waiver of up to twenty-five percent (25%) of that which is permitted by Code, for affordable housing initiatives. The Town supports the spatial deconcentration of affordable housing units, and recommends the integration of affordable housing units into existing neighborhoods in a cohesive manner, allowing all residents the same amenities.

Prior to adoption, the Town considers policies and procedures that have a significant impact on the cost of housing – The Development Services Director, who historically reviews Town Council Agenda items that deal with “growth management”, will identify items which may impact housing, and direct them to the Town’s Housing and Community Development Coordinator for review and comment. The Housing and Community Development coordinator will then evaluate such in order to ensure consistency with the Town’s adopted Consolidated Plan for Federal Funds, determine the impact upon housing in general, identify potential impediments to affordable housing, and identify those proposals which could increase the cost of developing affordable housing.

List of all publicly-owned land suitable for affordable housing – The existing list of Town-owned land will be reviewed and updated using Metro Scan or other applicable data, so that current and future uses are identified, as well as any deem-related or other restrictions on the land. The revised list will be

retained by the Housing and Community Development Coordinator, and property that may be suitable for affordable housing should be identified. The list should be updated on a regular basis.

Certainly an important aspect in the provision of housing is the availability of home mortgage financing at rates which potential buyers can qualify. Currently home loan interest rates are averaging about ~~11%~~ 7%-8% and appear to be ~~edging upward~~ somewhat stable. It is not possible to predict what the interest rates will be in the future. However, as interest rates climb, it has the potential of reducing the number of buyers who qualify for loans. Broward County maintains a Housing Assistance program which provides low-cost mortgages for first-time homebuyers exhibiting a moderate range of household income; Town residents may participate in and qualify for this program.

The Broward County Housing Authority (BCHA) annually applies for funds under the Comprehensive Grant Program (CGP) to address the needs of the public housing facilities located in the Town of Davie. The Town works closely with the BCHA regarding the routine maintenance of the public housing units under its stewardship, and closely to foster its close working relationship with the BCHA.

~~With respect to development regulations, regulations contained in the Town's zoning and development code allows developers some flexibility in their project design. Using innovative zoning regulations, developers can and do create plans which preserve open areas and contain a more economically configured project, resulting in more affordable housing for the home buyer. Several developers have utilized these regulations to provide affordable housing for a wide variety of households.~~

The Town of Davie has a concurrency requirement which mandates that all infrastructure required for development be in place prior to the structure being approved for occupancy. In accordance with standards promulgated by the Broward County Public Health Unit, the regulatory agency responsible for permitting potable water facilities, individual/private potable water wells or developer-constructed extensions to existing water transmission facilities are required for all new construction. The Town requires that the developer pay his fair share of the infrastructure costs. This occurs in the form of the developer constructing the improvements and paying impact fees. As described earlier, the Town has an impact fee system based on the number of bedrooms in a unit to pay for park and recreation needs. Impact fees are also required by the County to pay for the costs of building County roads, schools and County parks. The Town can waive certain impact fees for affordable housing developments.

In terms of infrastructure for very low, low and moderate income housing, Davie has

provided water and sewer service and roads for one low-income area, the Davie Little Ranches/Potter's Park subdivision. The money used to accomplish this was acquired from a Community Development Block Grant (CDBG) program sponsored by HUD. Future low and moderate income development occurring in this location can take advantage of the infrastructure already in place.

The Davie CRA is promoting the development of new single-family, affordable homes in the Eastside neighborhood of Davie along SW 43rd Street in two blocks located west of SW 55th Avenue. The CRA provides the land at no charge to eligible home buyers, and conventional mortgages through one of the seven (7) participating lenders, are supplemented by a SHIP Program grant to the homeowner of up to \$10,000, depending on income. (The SHIP grant is designed to cover the closing costs.)

Six (6) vacant parcels of land in east Davie were purchased through the Broward County Community Development Block Grant (CDBG) allocation, and turned over to the Davie Community Redevelopment Agency (CRA) for development of single-family homes for low-income families. Additionally, the Town of Davie has turned over two (2) vacant lots to the CRA, to facilitate construction of single-family homes through Habitat for Humanity, Inc.

Only a small portion of Davie's housing stock is substandard, according to the stringent criteria discussed above. The units identified as exhibiting characteristics of the criteria primarily need aesthetic, not structural, improvements. As mentioned above, the Davie Little Ranches/Potter's Park area, which encompasses some of the substandard and weathered housing, benefited from Community Development Block grant money in the early 1980's and 1989 – 1994 planning period. Water and sewer service was extended to this area and road improvements were made. However, the structural and aesthetic condition of these houses still require attention. The single family housing stock in the three (3) target areas identified for improvement utilizing CDBG funds in the Town's adopted Consolidated Plan for Federal Funds, are primarily occupied by lower income families who lack the financial resources to renovate their homes. Implementation of the goals and objectives of the Consolidated Plan will assist these areas with rehabilitation using federal assistance.

~~In response to those needs, the Town has applied for a \$100,000 Community Development grant. The money, which will be funneled through the Broward County Housing Authority, will provide low interest loans to property owners to rehabilitate their homes. Owners in the Davie Little Ranches/Potter's Park area whose income is below the Town's median income may apply for a loan. Finally, continued code enforcement efforts in the Potter's Park and Little Ranches areas will aid in the aesthetic improvement of the housing areas including the removal of derelict vehicles and other items, the removal of trash and debris and the~~

mowing of overgrown lots. These activities have resulted in improved maintenance in recent years. This strategy is expected to continue to have a positive impact on this area. In addition, the Town has adopted a Consolidated Plan in 1997 to further address the Town's Community Development and Housing needs for very low, low and moderate income groups as well as other specialized housing needs.

On October 1, 1997, the Town of Davie became an "entitlement recipient" of federal funds from the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) Program, and State grant funds through the State Housing Initiatives Partnership (SHIP) Program.

In January 1998, the Town hired its first Housing and Community Development Coordinator, to oversee all housing and community development related activities. The Housing and Community Development Coordinator reports to the Development Services Director, thus facilitating close coordination and communication with the Chief Building Official, the Planning & Zoning Manager, the Town Engineering Department, the Chief Code Compliance Officer and others.

There currently exists adequate sites for mobile homes within the Town. As was mentioned earlier, approximately ~~17~~ 14% percent of the Town's Housing Stock consists of mobile homes. In ~~April 1988~~ 1994, mobile homes represented approximately ~~five percent~~ 4.4% of Broward County's housing supply, an amount which, proportionately, is much smaller than the Town's share. ~~Two mobile home parks, Paradise Village Mobile Home Park and Stirling Road Mobile Home Park, contain vacant mobile home sites which, in total, can accommodate an additional 192 mobile homes.~~

During the 1989-1994 planning period, the State of Florida Department of Community Affairs (DCA) adopted a new methodology for the determination of need for affordable housing to be included in all municipal Comprehensive Plans. In order to assist local municipalities with the new assessment methodology, DCA contracted with the Shimberg Center for Affordable Housing of the University of Florida to perform the required affordable housing needs assessment for the entire State of Florida. The purpose the Affordable Housing Needs Assessment prepared by the Shimberg Center was to determine the need for affordable housing in each community in the State of Florida.

The Shimberg Center analyzed demographic information provided by the 1990 U.S. Census and building permit records available through municipal reporting requirements of local building departments. The projections of housing needs were prepared based upon analysis of prior demographic trends pursuant to the methodology contained within the "User's Guide" provided with the 1996 Affordable Housing Needs Assessment. Within the User's

Guide for the Affordable Housing Needs Assessment the Shimberg Center encourages local governments to incorporate local data which is felt to be more accurate than the information available to the Shimberg Center during preparation of the initial assessment. It is expected that the current supply of housing will, for the most part, meet the needs of low and moderate income families. The Shimberg Center's Affordable Housing Needs Assessment has projected deficits in the supply of housing affordable to the very low and low income groups for the Town of Davie. However, based upon review of the Shimberg Center's Housing projections, the Town feels that the Shimberg Center's projections represent unrealistically high population and household projections. Analysis of local building trends, vacancy rates and remaining vacant land yields significantly lower projections as prepared by Broward County's Department of Neighborhood and Comprehensive Planning. Therefore, the projected deficits of affordable housing as prepared by the Shimberg Center were felt to be exceedingly high and were revised by the Town of Davie to incorporate the household projections prepared by Broward County. In order to project the anticipated need for additional housing units, the Town of Davie adjusted the anticipated household projections to include an additional five (5) percent to allow for normal vacancy rates. Aside from this adjustment, the Town utilized the percentages of households in each income group (very low, low, moderate and middle) as projected by the Shimberg Center and the projected percentages of additional housing units affordable to each income group, also as projected by the Shimberg Center and applied these percentages to the household projections prepared by Broward County. The following table provides the projections of Surplus/Deficits of Affordable Housing as initially prepared by the Shimberg Center and revised by the Town of Davie to incorporate Broward County projections consistent with the Town's adopted Evaluation and Appraisal (EAR) Report.

Town of Davie

Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category (households minus units, positive number means deficit of affordable units)

<u>Income Categories</u>		<u>Owne</u>	<u>Rente</u>						
<u>Income Categories</u>		<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>1995</u>	<u>2</u>	<u>2005</u>	<u>2010</u>
30% of median	\$9,171	1,058	1,177	1,274	1,371	610	6 7 8	735	791
Very Low < 50% of median	\$15,286	196	218	237	254	178	1	214	231
Low < 80% of median	\$24,457	201	225	244	260	-1658	-	-1992	-2143
Moderate < 120 % of median	\$36,685	-297	-329	-356	-385	-3,072	-	-2,432	-2,615
200% of median	\$61,142	-1,028	-1,140	-1,236	-1,332	-2,188	- 1	-1,238	-1,331

Source: Shimberg Center of the University of Florida, 1996 "Affordable Housing Needs Assessment", as revised to incorporate local household projections prepared by the Broward County Department of Comprehensive and Neighborhood Planning.

The Town's adopted Consolidated Plan for Federal Funds contains detailed Goals and Objectives which were formulated to provide housing to address all of the Town's needs. Low Very low and low income families will continue to take advantage of the Section 8 Housing Program which subsidizes renters in private housing. As discussed previously, the survey of rental housing performed in May of 1998 revealed higher rental rates in the Town of Davie as compared to Broward County. The Town will continue to evaluate alternative methods to provide assistance to lower income households to increase the supply of affordable rental housing in addition to the Section 8 Program. In addition, the Town will continue to implement its adopted five year strategy to address the Community Development and Housing needs as provided in the 1997 adopted Consolidated Plan. However, there are over 250 146 acres of vacant higher density land (10 to 16 5-22 du/ac) which would be suitable for multi-family development, and over 800 acres of undeveloped land for moderate density (5 dwelling units per acre) single-family homes. This acreage is far in excess of the land required for the 1844 additional 2,704 very low, low and moderate income units needed through the year 2000 2005 to accommodate the projected deficits.

It is the Town's continuing policy to permit the development of group homes and foster care

facilities in appropriately zoned residential areas. At this time, group homes and foster care facilities are permitted by code in four types of residential districts: R-8 and R-10 medium density dwelling districts and R-12 and R-16 medium-high density dwelling districts. The Town is committed to the de-institutionalizing and returning to the mainstream of those individuals requiring some mental, physical assistance or guidance, hence the inclusion of these facilities as a permitted use in residential areas. The vacant land available at higher residential densities ensures an adequate supply for these uses.

The Town's Building Division currently monitors the number of residential alterations and demolitions occurring each month and year. This information should be regularly analyzed and presented in such a form so as to determine at what scale these conservation, rehabilitation and demolition activities are occurring and in which areas. Rehabilitation efforts which may result if the Town ~~is awarded a~~ continues to receive CDBG grant funds and other financial assistance ~~it is currently seeking will be monitored through the building permit process, code enforcement and from information supplied by the Broward County Housing Authority~~ as stated in the Town's adopted Consolidated Plan. ~~This agency~~ The Broward County Housing Authority will continue to be responsible, in part, for processing the low-interest loans to be used for rehabilitating homes.

As for historically significant housing and neighborhoods, the Town does not have a program in place to identify such structures and neighborhoods. Houses 50 years or older are considered to be potentially historically significant. The ~~1980~~ 1990 Census data indicates there were existing ~~86~~ 62 homes built prior to 1940 within the Town. Using Census data and working with the Davie Historical Society, the Town could identify historically significant neighborhoods and historically significant houses. Grant money from the Bureau of Historic Preservation in Tallahassee could be sought to help fund this research.

~~The Redevelopment Study identifies five conservation areas varying by density. They are generally located around the Downtown Davie area. These areas shall be the subject for future study and consideration with respect to conservation and rehabilitation efforts.~~

Housing Element

Goals, Objectives and Policies:

GOAL: Provide opportunities for affordable and adequate housing to meet the needs of the existing and future populations of the Town.

OBJECTIVE 1: ~~No later than December 1, 1989, the~~ The Town shall ~~adopt and continue to~~ implement land development regulations, including subdivision regulations, that will encourage and facilitate residential development in accordance with the Future Land Use Plan, and in an aesthetically and environmentally sound manner.

- Policy 1-1: The Town shall investigate and implement, as appropriate, innovative land development regulations that afford flexibility in developing residential communities while maintaining adequate standards necessary to promote the health, safety and welfare of Town residents.
- Policy 1-2: Land development regulations shall require the maintenance of all properties property and structures and implement this requirement through code enforcement efforts.
- Policy 1-3: Promote the aesthetic enhancement of residential neighborhoods through code enforcement, Community Development Block Grant (CDBG), State Housing Initiatives Partnership (SHIP), Safe Neighborhoods programs, and community awareness efforts.

OBJECTIVE 2 : Facilitate and promote a wide variety of residential development to address the different needs of the projected population.

- Policy 2-1: Provide information and technical assistance to the private sector to maintain housing production capacity sufficient to meet the required needs.

OBJECTIVE 3: Encourage the preservation of identified conservation areas and the rehabilitation of twenty five (25) percent of substandard housing units as identified in this element by the Year 2002.

- Policy 3-1: ~~Seek Community Development Block Grant money to provide low interest loans for housing rehabilitation to home owners in the Davie Little Ranches/Potter's Park area. Publicize program to potential loan recipients.~~ The Town shall continue to implement the Town's adopted Consolidated Plan for Federal Funds 1997-2002, and continue to allocate Community Development Block Grant (CDBG) funds to provide loans and/or grants for housing rehabilitation assistance to income eligible homeowners in Davie.
- Policy 3-2: Promote the conservation and rehabilitation of housing in the Potter's Park area, to improve the quality of life, through code enforcement efforts, CDBG initiatives and the Neighborhood Improvement District program.
- Policy 3-3: Continue to allocate a portion of the Town's annual entitlement allocation of State Housing Initiative Partnership (SHIP) Program Funds for Minor Home Repair Program, for income eligible residents to renovate and improve their homes.

OBJECTIVE 4: Permit housing for very low, low and moderate income families, mobile homes, and specialized housing opportunities in a wide range of residential categories of the Future Land Use Plan.

- Policy 4-1: ~~The Town shall annually review~~ Review and evaluate the Future Land Use Plan and amendments thereto to insure that sufficient sites at sufficient densities to accommodate the Town's need for housing for very low, low and moderate income families, as identified in the Housing Element, and mobile homes are adequately provided for in the residential land use categories.

If the adopted Future Land Use Plan is not found to provide adequate opportunities for affordable housing, the Town shall support land use plan amendments which provide additional opportunities for housing affordable to very low, low, and moderate income households. This policy shall not be construed to require the Town to support land use plan amendments which are inconsistent with other plan policies.

- Policy 4-2: Permit alternative residential facilities, such as group homes,

foster care homes, and congregate living facilities, in residential districts subject to the criteria contained within Chapter 419 Florida Statutes and de-emphasize their placement in non-residential categories.

- Policy 4-3: The Town will continue to implement the Affordable Housing Incentive Strategy adopted April 1, 1998 (revised May 20, 1998), which is designed to facilitate the development of affordable housing initiatives by providing incentives to developers and owners such as: fee waivers, modification of set-back requirements, expedited permit processing, and use of Town-owned land for affordable housing.

- Policy 4-4: Town staff shall continue to work with the Broward County Housing Authority (BCHA) and the U.S. Department of HUD to ensure that there are sufficient Section 8 Certificates, Vouchers and public housing units available to serve the needs of Davie's lower-income residents, and to establish Fair Market Rents (FMR's) that more closely align the market rate rents in Davie, thus facilitating rental assistance to Davie's lower-income residents through programs such as Section 8 Rental Assistance.

- Policy 4-5: The Town shall provide a staff "liaison" for developers of affordable housing, so that their projects can be expeditiously advanced through the development permitting process.

- Policy 4-6: Prior to adoption, the Town will consider all proposed policies and procedures to determine their potential impact on the provision of affordable housing.

- Policy 4-7: The Town of Davie shall continue to support the spatial deconcentration of housing opportunities affordable to the very low, low and moderate income groups consistent with the principles and intent of the Town's Affordable Housing Initiative Strategy as adopted on April 1, 1998.

- Policy 4-8 The Town of Davie shall coordinate with developers during the preliminary stages of development in order to promote development of housing affordable to the very low, low and moderate income groups in areas where existing public facilities and infrastructure are presently or anticipated to be constructed in order to further

reduce the cost of housing for such households.

- Policy 4-9 The Town of Davie shall continue to encourage the development of single family homes affordable to the very low, low and moderate income households within the designated Community Redevelopment Area (CRA).

- Policy 4-10 The Town of Davie shall continue to encourage the integration of housing affordable to very low, low and moderate income groups into existing neighborhoods in a cohesive manner consistent with the adopted Affordable Housing Initiatives Strategy, adopted April 18, 1998 in order to allow for all residents to have access to similar amenities.

- Policy 4-11 The Town of Davie shall continue to encourage the rehabilitation of housing units within the Driftwood Area and other target areas through implementation of the strategies identified in the adopted Consolidated Plan, adopted in 1997 to provide for additional housing opportunities affordable to very low, low and moderate income households.

- Policy 4-12 None of the preceding Policies shall require the Town to approve the placement of high density or otherwise incompatible housing types in the more rural areas of the Town west of Pine Island Road.

- Policy 4-13 The Town of Davie shall continue to implement the "One-Stop" permitting process for review of building permits for identified affordable housing developments.

- Policy 4-14 The Town shall encourage the provision of a sufficient amount of additional housing affordable to very low, low and moderate income households, by 2005, to reduce the total projected deficit of affordable housing as identified in this element for the year 2010 by fifty (50) percent.

OBJECTIVE 5: ~~Identify all historically significant housing in the Town of Davie by 1992.~~ The Town of Davie shall monitor the age of the existing housing stock within the Town to identify structures exceeding and/or approaching fifty (50) years of age which may have

potential historical significance, adopt criteria and implement necessary actions to protect structures which are determined to be significant by the Town Council.

- Policy 5-1: Work with the Davie Historical Society and seek grant money from the Bureau of Historic Preservation to identify historically significant housing in the Town and provide owners with information on improving or maintaining these properties, pursuant to criteria established by applicable regulatory agencies.
- Policy 5-2: Prior to the issuance of building permits, review the Town's adopted list of potential historical structures and prohibit demolition or alteration of the structure or site which would result in the loss of the structure if the structures is deemed to be historically significant (not just more than 50 years old).
- Policy 5-3: During preparation of periodic Evaluation and Appraisal Reports (EAR) of this Comprehensive Plan, the Town shall evaluate the age of the existing housing stock through coordination with the most recent decennial census, the State of Florida Division of Historical Resources, Florida Master Site file and building permit records to identify the presence of structures approaching or exceeding fifty years of age which may be of potential historical significance.

OBJECTIVE 6: The Town shall affirmatively further fair housing choices for Davie residents, and take appropriate actions to overcome known impediments to fair housing choices.

- Policy 6-1: Update the Town's Analysis of Impediments (AI) to Fair Housing Choices as needed, and continue to implement the fair housing education ad outreach action plan contained therein, to remove known impediments to housing choices.
- Policy 6-2: Undertake an educational campaign working with lenders, realtors, housing developers, and others, on the Fair Housing Act in order to ensure that Davie residents have the widest range of housing choices.
- Policy 6-3: The Town shall continue its support of the county-wide efforts

to further fair housing opportunities, and provide in-kind contributions through the participation of it's Housing Community Development Coordinator.

OBJECTIVE 7: Promote the county-wide strategies and efforts aimed at addressing homelessness.

- Policy 7-1: Town Staff will continue to work closely with the Broward County Homeless Initiative Partnership in their Continuum of Care Homeless Assistance.

- Policy 7-2: The Town shall continue its support of the county-wide efforts to address homelessness, and provide in-kind contributions through the participate of it's Housing and Community Development Coordinator.

- **Policy 7-3** The Town shall continue to support and coordinate as necessary with the South Florida Regional Planning Council's efforts to address the needs of the homeless in Broward County.

OBJECTIVE 6 8: Formulate a Housing Implementation Program.

- Policy 6 – 8-1: Compile and monitor the programs and efforts herein described and referenced.

- Policy 6 – 8-2: Review regulatory and permitting processes for improvement and/or streamlining.

Housing Element

Plan Implementation Section: _____

All departments in the Town participating in the implementation of this Element shall be required to operate within the framework established by the Goals, Objectives and Policies. All decision-making with regard to capital improvements and expenditures, shall reflect the Goals, Objectives and Policies. Annual budget review and capital improvement programming shall reflect consideration of needs that have been determined with respect to the Goals, Objectives and Policies. Town land development regulations shall be amended, as necessary, to implement the requirements of this Element.

Housing Element

Monitoring and Evaluation Procedures: _____

The following procedures address the requirement of Chapter 9J-5, F.A.C. to provide monitoring and evaluation procedures for each element:

- Evaluate and, as necessary, amend adopted land development regulations to insure adequate housing opportunities through conventional and innovative zoning techniques (Objective 1).

- Monitor development patterns, to verify the provision of a housing type variety, affordable to the projected population (Objectives 2, and 4).

- Assess maintenance activities associated with housing (Objective 3).

- Coordinate with appropriate agencies to ascertain the location and condition of all historically significant housing (Objective 5).

- Ongoing analysis shall be assured once Objective 6 is completed.

Insofar as the preponderance of data used in this element consisted of ~~1980~~ 1990 Census information, this element should be completely reevaluated subsequent to the receipt of the ~~1990~~ 2000 Census information.

Housing Element:

GLOSSARY

- BCHA, Broward County Housing Authority: is an agency created by the State for the purpose of implementing both federal and State housing assistance programs.
- Census: is the official enumeration by the United States Census Bureau of the characteristic of the population of the United States. The census is conducted on a decennial basis at the beginning of each decade through survey research. Responses to the questionnaires are self-reported.
- Group Home: means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents.
- HRS, FDHRS, Florida Department of Health and Rehabilitative Services : is a State Agency which implements and provides health and social services.
- Mobile Home: is a manufactured, transportable, detached single family dwelling unit designed for long term occupancy and arriving at the site where it is to be occupied as a complete dwelling unit, containing all conveniences and facilities.
- Section 8 Rental Assistance Program: was established by the Housing and Community Development Act of 1974 to provide rental subsidies to eligible low to moderate income families.
- Section 202 Housing Program: provides direct federal loans to assist private non-profit corporations and consumer cooperatives in the development of new or substantially rehabilitated housing and related facilities to serve elderly, physically handicapped, or developmentally disabled adults.
- SMSA, Standard Metropolitan Statistical Area: is a statistical standard developed for use by the Federal agencies for the production, analysis, and publication of data on metropolitan areas.

EXHIBIT "B"

Town of Davie ORC Response, Part I

**TOWN OF DAVIE
EAR-BASED AMENDMENTS
HOUSING ELEMENT
RESPONSE TO DCA ORC REPORT**

(Proposed Amendment 99-1ER)

The Town of Davie provides the following response to the Florida Department of Community Affairs (DCA) Objections, Recommendations and Comments (ORC) Report dated March 12, 1999 relating to the Town of Davie's proposed EAR-Based Amendments (EBA) to the Town's Housing Element as transmitted to DCA by the Town on January 5, 1999.

DCA's ORC Report, dated March 12, 1999 contained the following Objections, Recommendations and Comments relating to the Town of Davie's proposed EAR-Based Amendments:

Housing

Objections

1) **Objection:** The needs analysis does not clearly indicate the projected surplus or deficit of affordable rental and owner-occupied housing based on the utilized methodology, for the 2000, 2005 and 2010 timeframes. Furthermore, the surpluses or deficits were not presented in terms of very-low, low and moderate income ranges. The intent of a statewide affordable housing policy is the coordination of programs and funding for such housing. If an individual Town does not clearly identify its need for affordable housing, it will not be able to effectively utilize the available public and private sector affordable housing funds.

Related to the needs analysis, the Town has not included implementing policies to Objective 4, which incorporate the changes to the Rule since its adoption of the Comprehensive Plan. Revised Objective 4 does not include a implementing policy which provides for sufficient sites at sufficient densities, within the Town's jurisdiction, to accommodate the need for affordable housing over the current five year planning timeframe. In addition this objective does not include an implementing policy which establishes principles and criteria guiding the location of housing for very-low-income, low-income, and moderate-income households. Implementing policies are the guideposts which point the way to achieving the stated objective. An objective without all of the corresponding implementing policies, will most likely not result in any tangible results. [Section 163.3177(6)(f)1.a., d. & g. & 2., F.S., Rule 9J-5.010(2)(b) and 9J-5.010(3)(c)5. & 11., F.A.C.]

Recommendation: Provide, in table format, the projected surplus or deficit of affordable rental and owner-occupied housing based on the utilized methodology, for the 2000, 2005 and 2010 timeframes. The table should identify surplus or deficit housing numbers for very-low, low and moderate income categories. Enclosed with this report (see Attachment 1) is an example of a Surplus/Deficit of Affordable Housing table. In addition, add an implementing policy to Objective 4 which provides for sufficient sites at sufficient densities, within the Town's jurisdiction, to accommodate the need for affordable housing over the current five year planning timeframe. Finally, add an implementing policy which establishes principles and criteria guiding the location of housing for very-low-income, low-income, and moderate-income households.

RESPONSE: During preparation of the proposed EAR-Based Amendments, the Town utilized the Shimberg Center estimates and methodology to assess the need for both renter and owner occupied housing for single and multifamily housing units for the years 2000, 2005 and 2010 based upon monthly housing costs (see Tables V-13 and V-14 of the proposed Housing Element). Therefore, the Town felt that it had sufficiently identified its projected need for affordable housing with a greater deal of specificity than as provided in the Shimberg Center's generalized assessment of surpluses/deficits of affordable housing units based upon (median income/or percentage thereof) and a differentiation of the owner vs. renter units. In order to address DCA's recommendation, the Town proposes to incorporate the following new text and table indicating the projected surplus and deficits of affordable housing based upon the very low, low and moderate income categories as well as a discussion of the methodology utilized to create the table. As discussed in the proposed EAR-Based Amendments, the projections prepared by the Shimberg Center were felt to be unrealistically high by the Town. Therefore, pursuant to the Town's adopted Evaluation and Appraisal Report, the Town incorporated local data and projections (prepared by Broward County) into the Shimberg Center projections (according to the recommendations contained within the Affordable Housing Needs Assessment User's Guide) to arrive at the following new text and table of the projected surpluses or deficits of affordable housing based upon the identified income categories.

The following amendment will be incorporated onto Page V-32 of the proposed Housing Element.

During the 1989-1994 planning period, the State of Florida Department of Community Affairs (DCA) adopted a new methodology for the determination of need for affordable housing to be included in all municipal Comprehensive Plans. In order to assist local municipalities with the new assessment methodology, DCA contracted with the Shimberg Center for Affordable Housing of the University of Florida to perform the required affordable housing needs assessment for the entire State of Florida. The purpose the Affordable Housing Needs Assessment prepared by the Shimberg Center was to determine the need for affordable housing in each community in the State of Florida.

The Shimberg Center analyzed demographic information provided by the 1990 U.S. Census and building permit records available through municipal reporting requirements of local building departments. The projections of housing needs were prepared based upon analysis of prior demographic trends pursuant to the methodology contained within the "User's Guide" provided with the 1996 Affordable Housing Needs Assessment. Within the User's Guide for the Affordable Housing Needs Assessment the Shimberg Center encourages local governments to incorporate local data which is felt to be more accurate than the information available to the Shimberg Center during preparation of the initial assessment. It is expected that the current supply of housing will, for the most part, meet the needs of low and moderate income families. The Shimberg Center's Affordable Housing Needs Assessment has projected deficits in the supply of housing affordable to the very low and low income groups for the Town of Davie. However, based upon review of the Shimberg Center's Housing projections, the Town feels that the Shimberg Center's projections represent unrealistically high population and household projections. Analysis of local building trends, vacancy rates and remaining vacant land yields significantly lower projections as prepared by Broward County's Department of Neighborhood and Comprehensive Planning. Therefore, the projected deficits of affordable housing as prepared by the Shimberg Center were felt to be exceedingly high and were revised by the Town of Davie to incorporate the household projections prepared by Broward County. In order to project the anticipated need for additional housing units, the Town of Davie adjusted the anticipated household projections to include an additional five (5) percent to allow for normal vacancy rates. Aside from this adjustment, the Town utilized the percentages of households in each income group (very low, low, moderate and middle) as projected by the Shimberg Center and the projected percentages of additional housing units affordable to each income group, also as projected by the Shimberg Center and applied these percentages to the household projections prepared by Broward County. The following table provides the projections of Surplus/Deficits of Affordable Housing as initially prepared by the Shimberg Center and revised by the Town of Davie to incorporate Broward County projections

consistent with the Town's adopted Evaluation and Appraisal (EAR) Report.

Town of Davie
Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category (households
minus units, positive number means deficit of affordable units)

Income Categories	Owner-occupied Units				Renter-occupied Units				
	1995	2000	2005	2010	1995	2000	2005	2010	
30% of median	\$8,171	1,058	1,177	1,274	1,371	610	678	735	791
Very Low < 50% of median	\$15,286	196	218	237	254	178	198	214	231
Low < 80% of median	\$24,457	201	225	244	260	-1958	-1838	-1882	-2143
Moderate < 120% of median	\$38,585	-287	-329	-366	-385	-3,072	-2,244	-2,432	-2,515
200% of median	\$61,142	-1,928	-1,349	-1,238	-1,332	-2,188	-1,142	-1,238	-1,331

Source: Shimberg Center of the University of Florida, 1996 "Affordable Housing Needs Assessment", as revised to incorporate local household projections prepared by the Broward County Department of Comprehensive and Neighborhood Planning.

The Town's adopted Consolidated Plan for Federal Funds contains detailed Goals and Objectives which were formulated to provide housing to address all of the Town's needs. Low Very low and low income families will continue to take advantage of the Section 8 Housing Program which subsidizes renters in private housing. As discussed previously, the survey of rental housing performed in May of 1998 revealed higher rental rates in the Town of Davie as compared to Broward County. The Town will continue to evaluate alternative methods to provide assistance to lower income households to increase the supply of affordable rental housing in addition to the Section 8 Program. In addition, the Town will continue to implement its adopted five year strategy to address the Community Development and Housing needs as provided in the 1997 adopted Consolidated Plan. However, there are over 260 146 acres of vacant higher density land (40 to 48 5-22 du/ac) which would be suitable for multi-family development, and over 800 acres of undeveloped land for moderate density (5 dwelling units per acre) single-family homes. This acreage is far in excess of the land required for the 4844 additional 2,704 very low, low and moderate income units needed through the year 2000 2005 to accommodate the projected deficits.

In addition to the incorporation of a table illustrating the projected surpluses/deficits of affordable housing within the Town, DCA stated that the Town's Goals, Objectives and Policies did not incorporate an implementing policy which provides for sufficient sites at sufficient densities, within the Town's jurisdiction, to accommodate the need for affordable housing over the current five year planning timeframe.

In order to address DCA's Objection the Town has revised existing Policy 4.1 consistent with DCA's recommendation as indicated below.

Policy 4-1: The Town shall annually review and evaluate the Future Land Use Plan and amendments thereto to insure that sufficient sites at sufficient densities to accommodate the Town's need for housing for very low, low and moderate income families, as identified in the Housing Element, and mobile homes are adequately provided for in the residential land use categories.

If the adopted Future Land Use Plan is not found to provide adequate opportunities for affordable housing, the Town shall support land use plan amendments which provide additional opportunities for housing affordable to very low, low, and moderate income households.

The Town feels that the revision to Policy 4.1 addresses this portion of DCA's recommendation relating to an implementing policy which provides for sufficient sites at sufficient densities to accommodate the Town's identified need for affordable housing.

The last part of DCA's Objection #1 relates to the inclusion of criteria to guide the location of housing for very-low, low and moderate income groups. In order to address DCA's recommendation, the Town has incorporated the following new Policies establishing criteria and principles to be utilized in the location of affordable housing:

Policy 4-7: The Town of Davie shall continue to support the spatial deconcentration of housing opportunities affordable to the very low, low and moderate income groups consistent with the principles and intent of the Town's Affordable Housing Initiative Strategy as adopted on April 1, 1998.

Policy 4-8 The Town of Davie shall coordinate with developers during the preliminary stages of development in order to promote development of housing affordable to the very low, low and moderate income groups in areas where existing public facilities and infrastructure are presently or anticipated to be constructed in order to further reduce the cost of housing for such households.

- Policy 4-9** The Town of Davie shall continue to encourage the development of single family homes affordable to the very low, low and moderate income households within the designated Community Redevelopment Area (CRA).
- Policy 4-10** The Town of Davie shall continue to encourage the integration of housing affordable to very low, low and moderate income groups into existing neighborhoods in a cohesive manner consistent with the adopted Affordable Housing Initiatives Strategy, adopted April 18, 1998 in order to allow for all residents to have access to similar amenities.
- Policy 4-11** The Town of Davie shall continue to encourage the rehabilitation of housing units within the Driftwood Area and other target areas through implementation of the strategies identified in the adopted Consolidated Plan, adopted in 1997 to provide for additional housing opportunities affordable to very low, low and moderate income households.
- Policy 4-12** None of the preceding Policies shall require the Town to approve the placement of high density or otherwise incompatible housing types in the more rural areas of the Town west of Pine Island Road.

The above policies have been formulated based upon the principles and criteria established within the Town's adopted Consolidated Plan for Federal Funds, the Town's Affordable Housing Initiatives Strategy, the discussion contained within the support documents of the proposed Housing Element and DCA's recommendation. Additionally, the Town feels Policy 4-12 is necessary to protect the unique qualities of western Davie.

The Town feels that the incorporation of the table and discussion relating to the anticipated surpluses/deficits of affordable housing and the incorporation of the policies listed above address all of DCA's Objections and Recommendations as well as Statutory requirements contained within Chapter 163, FS and Rule 9J-5 F.A.C.

2) Objection: Revised Objective 4 states the Town will permit housing for very-low, low and moderate income families, mobile homes and specialized housing opportunities in a wide range of residential categories of the Future Land Use Plan. This objective is not measurable. It does not provide direction for amendments to the future land use map and future land use categories to ensure that a sufficient supply of potential affordable housing sites are designated. The Shimberg Study projects a 2010 combined affordable housing deficit for very-low income households of roughly 4,500 units. However the EAR vacant lands analysis

confirms that only 147 acres, or 2.3 percent, of their remaining vacant land is designated for multi-family and no lands are designated for mobile homes. The multi-family FLU category allows 5-22 d.u.s per acre, resulting in a potential buildout of about 750 to 3,000 units. The wide range for allowable density does not insure a predictable supply. Further, the range also makes it difficult to accurately project the percentage of multi-family units that will be affordable, in that the low end of the range (5du/acre) will tend to produce less affordable units whereas the high end of the range would be more conducive to more such units. [Section 163.3177(6)(f)1.d., F.S., Rule 9J-5.003(86), 9J-5.005(2)(a) and 9J-5.010(3)(b)3., F.A.C.]

Recommendation: Provide direction for amendments to the future land use map and future land use categories to ensure that a sufficient supply of potential affordable housing sites are designated.

RESPONSE: During preparation of the proposed EAR-Based Amendments the Town of Davie utilized the Shimberg Center Affordable Housing Needs Assessment as one basis for the information contained within the proposed Housing Element. In response to DCA's Objection #1, addressed previously in this report, the Town of Davie incorporated a table depicting the anticipated surpluses/deficits of affordable housing into the EBA consistent with statutory requirements.

As discussed previously, the Shimberg Center projected deficits in the supply of housing affordable to the very low and low income groups for the Town of Davie. However, based upon review of the Shimberg Center's Housing projections, it was felt by the Town that the Shimberg Center's projections represented unrealistically high population and household projections. Analysis of local building trends, vacancy rates and remaining vacant land yielded significantly lower household projections prepared by Broward County's Department of Neighborhood and Comprehensive Planning. Therefore, the projected deficits of affordable housing as prepared by the Shimberg Center were felt to be exceedingly high and were revised by the Town of Davie to incorporate the household projections prepared by Broward County.

The resulting table depicting surpluses/deficits in the supply of affordable housing within the Town of Davie (provided earlier in this report), which is proposed to be incorporated into the proposed EBA, projects lower deficits than the Shimberg Center projections. The Town's proposed Housing Element now indicates a total projected deficit of affordable housing in the year 2010 of approximately 2,907 units affordable to very low and low income households as compared

with the 4,500 units projected by the Shimberg Center, as cited by DCA.

Table V-16 of the Town's proposed Housing Element provides a breakdown of the vacant land remaining within the Town of Davie at the time the proposed EBA was prepared. This table indicates that there is more than sufficient acreage remaining within the Town to accommodate the anticipated needs for housing. In addition, as cited by DCA, there are approximately 147 acres of land designated for multifamily use (5-22 DUA) remaining within the Town. Therefore, a total of 3,234 multifamily units could be potentially developed on this acreage which would exceed the anticipated deficit of affordable housing by 327 units. Therefore, the Town's adopted Future Land Use Plan currently provides sufficient land at sufficient densities to provide for the anticipated need for affordable housing.

Additionally, the Town's Future Land Use Plan does not contain a land use category specifically designated for mobile homes. Therefore, the development of mobile homes is permitted in the multifamily land use categories.

It should be noted that since the Town adopted their EAR, several unincorporated mobile home parks totaling 2,152 units were annexed into the Town of Davie.

During preparation of the Town's EAR, the Town felt that the Future Land Use Plan designated sufficient sites and sufficient densities to accommodate the projected needs for affordable housing. Therefore, there were no recommendations contained within the EAR relating to the housing element identifying the need for future land use plan amendments to increase the supply of affordable housing and in turn there were no amendments to the housing element incorporated into the proposed EBA.

In order to address DCA's Objection #1 previously discussed in this report the Town of Davie revised Policy 4.1 to annually review the Future Land Use Plan to insure that sufficient sites at sufficient densities are available to meet the Town's identified needs for affordable housing. In addition, in response to DCA's Objection #2 the Town has modified Policy 4.1 to support future land use plan amendments which would provide additional opportunities for affordable housing if it is determined that, based upon the annual review in Policy 4.1, the Future Land Use Plan does not provide

sufficient sites at sufficient densities to accommodate the Town's identified needs for affordable housing.

A policy may provide a measure or action to implement an Objective according to statutory and rule provisions.

The Town feels that the incorporation of the proposed revisions to the Policy 4.1 address DCA's Objection and Recommendation and are consistent with statutory requirements.

3) Objection: New Policy 4-5 states the Town will provide a staff "liaison" for developers of affordable housing, so that their projects can be expeditiously advanced through the development permitting process. This policy does not fulfill the intent of implementing specific programs and actions to streamline the permitting process for affordable housing. It is important to list all of the specific programs that will be utilized to help streamline the permitting process for affordable housing. [Section 163.3177(6)(f)1.d., F.S. and Rule 9J-5.010(3)(c)2, F.A.C.]

Recommendation: Include all of the Town programs that will be utilized to streamline the permitting process for affordable housing.

RESPONSE: During preparation of the Town's Affordable Housing Initiatives Strategy, the Town of Davie reviewed the existing development Review Process contained with the Town's adopted Land Development Regulations. It was concluded by the Town that the existing development review process did not impose unnecessary delays or additional costs or barriers on proposed applications for affordable housing. However, in order to further streamline the development review and permitting process, to further encourage the development of affordable housing, the Town established a liaison to guide proposed affordable housing development through the development review. The Town of Davie's Housing and Community Development Coordinator was assigned to this task. Primarily the liaison functions as a contact person for the developer of the proposed project to provide a direct contact person to coordinate the reviews of all necessary disciplines within the Town and allow for a significant more expedient processing time for petitions for affordable housing within the Town. In addition to the liaison role of the Community Development Coordinator, the Town of Davie instituted a "One-Stop" permitting process in order to reduce the amount of time necessary to process permits for the development of affordable housing. Although the "One-Stop Permitting Process" was discussed

on page V-28 of the proposed EBA, in order to address DCA's Objection the Town has incorporated the following new Policy 4-13;

Policy 4-13

The Town of Davie shall continue to implement the "One-Stop" permitting process for review of building permits for identified affordable housing developments.

At this time the implementation of the Liaison program and the "One Stop" permitting process are the only programs established by the Town of Davie to streamline the development review process for affordable housing. The Town feels that the implementation of these programs effectively remove any potential unnecessary barriers or delays in the review of development proposals for affordable housing. The Town of Davie feels that the incorporation of proposed Policy 4-13 addresses DCA's recommendation and statutory requirements.

If at some point in the future the Town adopts or implements new programs or processes to further expedite or streamline the review of proposed affordable housing developments, the Town will amend the adopted Comprehensive Plan accordingly.

Comments

- 1) **Objective 3 states the Town will encourage the preservation of identified conservation areas and the rehabilitation of substandard housing as identified in the Housing Element. This Objective is not measurable. It is important to include a numerical target to be achieved by a date certain. This will help the Town evaluate if it was successful in meeting its goals in its next Evaluation and Appraisal Report (EAR) process. Staff recommends the staff include a percentage target of its identified 637 substandard housing units to be raised up to a standard level by a date certain.**

RESPONSE: The Town has revised Objective 3 consistent with DCA's recommendation and has incorporated a twenty (25%) goal to be completed by the year 2002.

OBJECTIVE 3: Encourage the preservation of identified conservation areas and the rehabilitation of twenty five (25) percent of substandard housing units as identified in this element by the Year 2002.

- 4) Revised Objective 5 states the Town shall monitor the age of the existing housing stock within the Town to identify structures that exceed or are approaching fifty years of age, for historical significance. This objective is not fully measurable. It is important to identify potentially historical significant structures to obtain grant funding which may be available from the Florida Department of State - Division of Historical Resources. Staff recommends the Town modify the objective to state the Town will identify and evaluate for historical significance, any structure approaching 50 years of age (which was not previously evaluated) by a date certain (preferably just prior to the Town's next EAR). This is essentially moving the language in Policy 5-3 up into the Objective. Furthermore, staff will recommend the Town contact either Susan M. Harp or Laura Kammerer at the Division of Historical Resources to obtain further technical support regarding identifying potentially historically significant structures.

RESPONSE: The Town feels that the measurability for the identification of structures approaching fifty (50) years of age is adequately provided in Policy 5.3 and therefore does not anticipate further revisions addressing this issue at this time.

- 5) New Objective 6 states the Town shall affirmatively further fair housing choices for Davie residents, and take appropriate actions to overcome known impediments to fair housing choices. This objective is not measurable. Furthermore it is not based on data and analysis contained in the Comprehensive Plan. It is important for the Town to set numerical targets, based on appropriate data and analysis, to guide the efforts to foster the creation of affordable housing which will address identified deficits. Staff recommends the Town revise this objective to include a target number of affordable housing to be provided or as a percentage of all new housing, by a date certain. The target amount of affordable housing should be based on any such deficit identified by the Town in its analysis conducted in accordance with the Department's first Objection. Finally, staff will be attaching a copy of the Florida Affordable Housing Study Commission 1998 Final Report on the State's Affordable Housing Policy. This report contains a section devoted to combating obstacles to affordable housing.

RESPONSE: Objective 6 relates to the removal of impediments to fair housing choices for the residents of Davie. Therefore, the Town is of the opinion that the incorporation of numerical targets for the provision affordable housing would be inappropriate to be added to this Objective.

The Town feels that Objective 6 is made measurable through the implementation of the programs identified in Policies 6-1, 6-2 and 6-3. Therefore, at this time, the Town does not anticipate the incorporation of additional amendments to Objective 6.

In order to address DCA's recommendation relating to a numerical target for the provision of affordable housing units, the Town proposes to incorporate the following new Policy 4.14 in support of Objective 4, wherein, the Town feels it would be most appropriate to provide a numerical target for the provision of affordable housing.

Policy 4-14

The Town shall encourage the provision of a sufficient amount of additional housing affordable to very low, low and moderate income households, by 2005, to reduce the total projected deficit of affordable housing as identified in this element for the year 2010 by fifty (50) percent.

The Town feels that the incorporation of this policy addresses DCA's Objection relating to the incorporation of a numerical target for the provision of affordable housing and is consistent with DCA's recommendation.

- 6) New Objective 7 states the Town will promote the County-wide strategies and efforts aimed at addressing homelessness. This objective is not measurable. Identification of specific County-wide strategies will help coordination, as mentioned in other objections of this report. Staff recommends the Town modify the objective to include the names of specific County-wide strategies to be promoted by a date certain and describe the Town's role in these strategies. The Town should also coordinate with the SFRPC (in particular Bob Daniels and Terri Manning) to identify additional County-wide affordable Housing strategies.**

RESPONSE:

The Town cannot be expected to be aware of all programs to be implemented by Broward County during the planning period to address homelessness. However, the Town wishes to state its commitment to support Broward County in its efforts to address the homelessness problems within Broward County. The Town feels that proposed Policies 7-1 and 7-2 address the issues cited by DCA. At this time it would not be feasible to list the specific role the Town will play in support of the programs or strategies that will be implemented by Broward County. Therefore at this time the Town does not anticipate the incorporation of revisions to proposed Objective 7. However in response to DCA's recommendation to coordinate with the SFRPC in its efforts to address homelessness, the Town

contacted the SFRPC and proposes to incorporate the following new Policy 7-3.

Policy 7-3

The Town shall continue to support and coordinate as necessary with the South Florida Regional Planning Council's efforts to address the needs of the homeless in Broward County.

The Town feels that the incorporation of Policy 7-3 is consistent with DCA's recommendation and that of the SFRPC.

- 7) **The Town's Housing Element does not include an objective and implementing policy to address relocation housing. In circumstances where, because of natural disasters, fire or road improvements, residents are displaced from their residences, it is important for the Town to have a plan to provide these residents with temporary living accommodations. Staff recommends the Town add a relocation objective and implementing policy.**

RESPONSE:

The Town should not be expected to be in the housing business for such occurrences. The American Red Cross and Emergency Management Officials have those responsibilities. When FDOT and/or Broward County acquire right of way, they compensate property owners for the land and/or structures if necessary. If a condemnation occurs, there are requirements of the agency to provide temporary housing until settlement is made. The Town respectfully objects to this comment and does not propose to add any new Objective or Policies.

Consistency with State Comprehensive Plan

The above cited amendments do not further and are not consistent with the following goals and policies of the State Comprehensive Plan (Rule 9J-5.021 and 9J-5.006(3), F.A.C.):

- a. Chapter 187.201 (5)(b)(Housing) Policy 1, 3 and 4

Recommendation

Revise the above cited amendments as recommended for the objections raised above.

RESPONSE: The Town feels that it has addressed the Objections, Recommendations and Comments provided by DCA and is therefore of the opinion that the inconsistency with the State Comprehensive Plan has been addressed.

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EXHIBIT "C"

Town of Davie ORC Response, Part II

**TOWN OF DAVIE
RESPONSE TO DCA'S INFORMAL REVIEW COMMENTS**

The following are responses to the State of Florida Department of Community Affairs' preliminary review comments of the Town of Davie's response to DCA's ORC Report relating to the Town's EAR-Based Amendments to the Housing Element.

Objection 1

During preparation of the proposed EAR-Based Amendments the Town felt that the total number of projected households included in the Shimberg Center's Affordable Housing Needs Assessment was unrealistically high based upon remaining vacant lands and current growth trends. Therefore, pursuant to the Town's EAR, the Town coordinated with Broward County to ascertain household projections based upon current growth trends within Broward County and the Town of Davie and the remaining vacant land within the Town. Pursuant to the User's Guide provided with the Shimberg Center's Affordable Housing Needs Assessment the Town incorporated the locally generated data into the Shimberg Assessment.

The total number of households was the only local data incorporated into the Shimberg Center projections. Aside from the total number of households prepared by Broward County, the Town utilized the relative percentages of future households in each income category, percentages of future housing units affordable to households of different income categories and projected occupancy rates prepared by the Shimberg to calculate the anticipated surplus/deficits in the supply of affordable housing within the Town.

The Town feels that the methodology utilized to incorporate the local data (Broward County household projections) is consistent with the Shimberg Center's User's Guide. However, the Town acknowledges that the projection of needs for affordable housing is a difficult task to perform with a great degree of accuracy. Therefore, in order to address DCA's Objection the Town has incorporated the Shimberg Center's updated table of projected Affordable Housing Surpluses/Deficits (as indicated below) into the proposed EAR-Based Amendments (EBA), in addition to the Town's estimate to provide a reference for comparison. The Town has also revised the discussion provided in the proposed EBA to clarify the methodology utilized by the Town. The Town feels that the inclusion of the Shimberg Updated table is consistent with DCA's Recommendation and Rule 9J-5.010(2)(b).

The following amendments have been incorporated into the proposed EBA.

During the 1989-1994 planning period, the State of Florida Department of Community Affairs (DCA) adopted a new methodology for the determination of need for affordable housing to be included in all municipal Comprehensive Plans. In order to assist local municipalities with the new assessment methodology, DCA contracted with the Shimberg Center for Affordable Housing of the University of Florida to perform the required Affordable Housing Needs Assessment for the entire State of Florida. The purpose the Affordable Housing Needs Assessment prepared by the Shimberg Center was to determine the need for affordable housing in each community in the State of Florida.

The Shimberg Center analyzed demographic information provided by the 1990 U.S. Census and building permit records available through municipal reporting requirements of local building departments. The projections of housing needs were prepared based upon analysis of prior demographic trends pursuant to the methodology contained within the "User's Guide" provided with the 1996 Affordable Housing Needs Assessment. Within the User's Guide for the Affordable Housing Needs Assessment the Shimberg Center encourages local governments to incorporate local data which is felt to be more accurate than the information available to the Shimberg Center during preparation of the initial assessment. It is expected that the current supply of housing will, for the most part, meet the needs of low and moderate income families. The Shimberg Center's Affordable Housing Needs Assessment projected deficits in the supply of housing affordable to the very low and low income groups for the Town of Davie as indicated in the following table.

Town of Davie
Cumulative Surplus/Deficit of Affordable Occupied Units by Income
Category (households minus units, positive number means deficit of
affordable units)

Income Categories		Owner-occupied Units				Renter-occupied Units			
		1995	2000	2005	2010	1995	2000	2005	2010
30% of median	\$9,171	940	1,250	1,578	1,959	559	760	959	1,181
Very Low < 50% of median	\$15,286	902	1,612	2,247	2,965	652	977	1,312	1,061
Low < 80% of median	\$24,457	850	1,960	3,146	4,499	730	-280	214	723
Moderate < 120 % of median	\$36,895	1,037	2,829	4,636	6,632	1,048	-340	337	1,049
200% of median	\$61,142	-98	2,482	1,879	7,366	-2	996	1,938	2,912

Source: Shimberg Center of the University of Florida, 1996 "Affordable Housing Needs Assessment".

Based upon review of the Shimberg Center's housing projections, the Town feels that the Shimberg Center's projections represent unrealistically high population and household projections. In accordance with the Town's adopted Evaluation and Appraisal Report (EAR) and recent amendments to Chapter 163 F.S. relating to intergovernmental coordination the Town of Davie coordinates with the Broward County Department of Comprehensive and Neighborhood Planning for the purposes of population estimation and projection.

The Town provides monthly reports to Broward County relating to building permit and development activity occurring within the Town and provides annual updates on the level of development within the Town to the Broward County Planning Council. Broward County's Department of Neighborhood and Comprehensive Planning analyzes local building trends, building permit/development activity, vacancy rates, remaining vacant land, and existing and future development permitted by the Broward County Future Land Use Plan, combined with accepted demographic principles to estimate and project existing and future population for the individual municipalities and Broward County as a whole.

Analysis of the household projections as prepared by Broward County's Department of Neighborhood and Comprehensive Planning yields lower household projections than the Shimberg Center's Affordable Housing Needs Assessment. Therefore, in accordance with the Shimberg Center's "User's Guide" the projected deficits of affordable housing as prepared by

the Shimberg Center were felt to be exceedingly high and were revised by the Town of Davie to incorporate the household projections prepared by Broward County.

Aside from the total number of households projected by Broward County, the Town utilized the relative percentages of future households in each income category, percentages of future housing units affordable to households of different income categories and projected occupancy rates prepared by the Shimberg Center to calculate the anticipated surplus/deficits in the supply of affordable housing within the Town.

The number of projected households in each income category was calculated by applying the relative percentage of future households in each income category projected by the Shimberg Center to the total number of future households projected by Broward County.

In order to project the anticipated need for additional housing units, the Town of Davie adjusted the anticipated household projections to include an additional five (5) percent to allow for normal vacancy rates. The projected number of housing units affordable to households of different income categories was calculated by applying the percentage of future housing units affordable to different income categories projected by the Shimberg Center to the number of housing units projected by the Town, based upon Broward County's household projections, growth trends and vacancy rates.

The resulting number of households in each income category was then compared with the number of projected housing units affordable to those households in order to identify projected surpluses or deficits in the housing supply. The results of this comparison were incorporated into the Table below.

The following table provides the projections of Surplus/Deficits of Affordable Housing as initially prepared by the Shimberg Center and revised by the Town of Davie to incorporate Broward County projections consistent with the Town's adopted Evaluation and Appraisal (EAR) Report.

Town of Davie
Cumulative Surplus/Deficit of Affordable Occupied Units by Income
Category (households minus units, positive number means deficit of
affordable units)

Income Categories	Owner-occupied Units				Renter-occupied Units				
	1995	2000	2005	2010	1995	2000	2005	2010	
30% of median	\$9,171	1,058	1,177	1,274	1,371	610	678	735	791
Very Low < 50% of median	\$15,285	196	218	237	254	178	198	214	231
Low < 60% of median	\$24,457	201	225	244	250	-1658	-1838	-1992	-2143
Moderate <120 % of median	\$36,685	-297	-329	-358	-385	-3,072	-2,244	-2,432	-2,615
200% of median	\$61,142	-1,028	-1,140	-1,235	-1,332	-2,188	-1,142	-1,238	-1,331

Source: Shimberg Center of the University of Florida, 1996 "Affordable Housing Needs Assessment", as revised to incorporate local household projections prepared by the Broward County Department of Comprehensive and Neighborhood Planning.

Comparison of the table prepared by the Shimberg Center and the above table, prepared by the Town, reveals that discrepancies exist in the two tables relating to the future need for affordable housing for the various income groups. Discrepancies between the two tables are anticipated by the Town to be as a result of household projections prepared by the Shimberg Center which are felt by the Town of Davie to be unrealistically high. The Town should reevaluate the need for affordable housing and the surplus or deficits in the Town's housing stock upon review of the Year 2000 Census and amend the Town's Comprehensive Plan to address any changes in the Town's projected need for affordable housing.

The Town's adopted Consolidated Plan for Federal Funds contains detailed Goals and Objectives which were formulated to provide housing to address all of the Town's needs. Low Very low and low income families will continue to take advantage of the Section 8 Housing Program which subsidizes renters in private housing. As discussed previously, the survey of rental housing performed in May of 1998 revealed higher rental rates in the Town of Davie as compared to Broward County. The Town will continue to evaluate alternative methods to provide assistance to lower income households to increase the supply of affordable rental housing in addition to the Section 8 Program. In addition, the Town will continue to implement its adopted five year strategy to address the Community Development and Housing needs as provided in the 1997 adopted Consolidated Plan. However, there are over 250 146 acres of vacant

higher density land (~~40 to 46~~ 5-22 du/ac) which would be suitable for multi-family development, and over 800 acres of undeveloped land for moderate density (5 dwelling units per acre) single-family homes. This acreage is far in excess of the land required for the 1844 additional 2,704 very low, low and moderate income units needed through the year 2000 2005 to accommodate the projected deficits.

In addition to the discussing the methodology utilized by the Town to modify the Shimberg Center's Affordable Housing Needs Assessment, DCA's Objection indicated that the Town did not elect to amend Objective 6 relating to the provision of a specific numerical target from which to gauge the Town's success in achieving a reduction of the anticipated deficit of affordable housing units.

As provided in the Town's response to DCA's ORC Report (page 13 of Town Response) the Town provided a numerical target in proposed Policy 4-14. Policy 4-14 states that the Town will encourage the provision of a sufficient amount of affordable housing, by 2005, in order to reduce the anticipated 2010 deficit of affordable housing by fifty (50) percent. The Town feels that this numerical Target is sufficient to provide a measure from which to identify the Town's success in encouraging the provision of affordable housing and is consistent with DCA's recommendation and statutory requirements.

The programs and actions the Town will take in order to achieve the provision of additional affordable housing opportunities are provided in the following Policies of the Town's Comprehensive Plan as proposed to be amended by the EAR-Based Amendments (including policies within the Town's Response to DCA's ORC Report). Policy 1-3, Policy 2-1, Policy 3-1, Policy 3-2, Policy 3-3, Policy 4-1, Policy 4-3, Policy 4-4, Policy 4-5, Policy 4-7, Policy 4-8, Policy 4-9, Policy 4-10, Policy 4-11, Policy 4-13, Policy 4-14, 6-1, Policy 6-2, Policy 6-3 Policy 8-1, and Policy 8-1.

The Town feels that the above referenced policies provide the specific actions and programs the Town will undertake in order to achieve the targeted 50% reduction in the identified affordable housing deficits as provided in Policy 4-14. In addition, the Town feels that the above referenced policies state the Town's Commitment toward the provision of affordable housing to meet with identified needs consistent with DCA's Objection Recommendation and statutory requirements.

Objection 2

The Town has revised proposed Policy 4.1 pursuant to DCA's Recommendation relating to land use amendments which provide additional affordable housing opportunities.

Policy 4-1:

The Town shall annually review and evaluate the Future Land Use Plan and amendments thereto to insure that sufficient sites at sufficient densities to accommodate the Town's need for housing for very low, low and moderate income families, as identified in the Housing Element, and mobile homes are adequately provided for in the residential land use categories.

if the adopted Future Land Use Plan is not found to provide adequate opportunities for affordable housing, the Town shall propose and support land use plan amendments which provide additional opportunities for housing affordable to very low, low, and moderate income households. This policy shall not be construed to require the Town to support land use plan amendments which are inconsistent with other plan policies.

Objection 3

The Town has incorporated the last paragraph of the Response provided into proposed Policy 4.14 pursuant to DCA's recommendation.

Policy 4-14:

If the Town adopts or implements new programs or processes to further expedite or streamline the review of proposed affordable housing developments, the Town will amend the adopted Comprehensive Plan accordingly.

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DCA CORRESPONDENCE FOR INFORMATION ONLY

DCA Comments to Proposed ORC Responses
Davie 99-1ORC (Housing Element)

July 16, 1999

Objection 1

NEEDS ANALYSIS: The format of the Cumulative Surplus/Deficit Table included with the ORC response document is acceptable to the Department. However, the differences between the Shimberg Cumulative Surplus/Deficit Table (attached with this document is an updated table which should provide the Town with more accurate numbers) and the Town's corresponding table are significant and the Town has not sufficiently provided justification for the differences. While some of the surplus/deficit numbers in the Town's affordable housing needs analysis does not significantly vary from similar numbers in the Shimberg Center Cumulative Surplus/Deficit Table, others (as listed below) indicate tremendous discrepancies. Since the City has decided not to modify Objective 6 and to address reduction of the specific number of affordable housing deficits (DCA ORC Report Comment 5.) identified in the affordable housing needs assessment, it is important to include an accurate assessment and ensure adequate sites at adequate densities area available to reduce these deficits.

<u>Category</u>	<u>City</u>	<u>Shimberg</u>
Owner-occupied low 2005	Deficit of 244	Deficit of 3,145
Renter-occupied low 2005	Surplus of 1,992	Deficit of 214
Owner-occupied moderate 2005	Surplus of 356	Deficit of 4,636

Staff recommends the City provide the methodology used by the City to incorporate local household projections prepared by the Broward County Department of Comprehensive and Neighborhood Planning. The City should indicate consistency between this methodology and that of the Department's as required by Rule 9J-5.010(2)(b), F.A.C. Staff has included an Internet address for Section 420 Part I, which outlines the State Housing Strategy. The information contained in s. 420 along with that found in 9J-5 should enable the City to compare the methodology used in its ~~Cumulative Surplus/Deficit Table~~ Department's affordable housing needs methodology.

Proposed Policies 4-1 and 4-7 through 4-11 are adequate. Policy 4-12 should be modified to state:

None of the preceding Policies shall require the Town to approve the placement of high density or otherwise incompatible housing types in the more rural areas of the Town west of Pine Island Road which have a Residential (1 to 4 dual) land use category.

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DEPT OF COMM AFFAIRS FAX: 8504883309

There are some areas west of Pine Island Road (I-595 and Flamingo Road) which would support higher density, and referencing a specific exclusionary residential land use category would make the policy more meaningful.

Objection 2

If the Town determines sufficient sites at sufficient densities to accommodate affordable housing needs are not available in the City, it should propose changes in the Future Land Use Map to avoid any internal consistency between the Housing and Future Land Use elements. Otherwise the responses to Objection 2 are adequate.

Objection 3

The additional new Policy 4-13 is acceptable to the Department. Staff recommends the City incorporate the last paragraph of the response, which discusses future actions to develop more programs, into a policy.

Housing Affordability by Income and Tenure, Estimates and Projections, 1998 - 2010

Davis

Income Categories	Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category (Units minus households, negative number indicates a deficit of affordable units)							
	Owner-occupied Units				Renter-occupied Units			
	1998	2000	2005	2010	1998	2000	2005	2010
30% of median = \$9,171	-940	-1,250	-1,578	-1,955	-558	-780	-998	-1,181
50% of median = \$15,286	-692	-1,812	-2,247	-2,888	-652	-977	-1,312	-1,681
80% of median = \$24,457	-850	-1,860	-3,145	-4,499	736	280	-214	-723
120% of median = \$36,685	-1,037	-2,829	-4,638	-6,832	1,048	348	-337	-1,049
200% of median = \$61,142	95	-2,482	-4,879	-7,398	2	-688	-1,938	-3,812

Deerfield Beach

Income Categories	Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category (Units minus households, negative number indicates a deficit of affordable units)							
	Owner-occupied Units				Renter-occupied Units			
	1998	2000	2005	2010	1998	2000	2005	2010
30% of median = \$9,171	-1,546	-1,594	-1,598	-1,812	-821	-873	-901	-1,028
50% of median = \$15,286	730	743	698	652	-891	-888	-1,124	-1,216
80% of median = \$24,457	2,443	2,396	2,193	2,006	329	145	-48	-198
120% of median = \$36,685	2,000	1,769	1,298	884	1,115	828	828	482
200% of median = \$61,142	951	414	-288	-903	0	-472	-738	-917

Ft. Lauderdale

Income Categories	Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category (Units minus households, negative number indicates a deficit of affordable units)							
	Owner-occupied Units				Renter-occupied Units			
	1998	2000	2005	2010	1998	2000	2005	2010
30% of median = \$9,171	-3,538	-3,585	-3,883	-3,748	-4,455	-4,420	-4,463	-4,854
50% of median = \$15,286	-4,815	-4,831	-5,082	-5,304	-3,330	-2,224	-2,152	-2,148
80% of median = \$24,457	-2,582	-2,770	-3,031	-3,397	4,048	4,317	4,575	4,795
120% of median = \$36,685	-883	-782	-1,080	-1,564	3,605	4,040	4,488	4,788
200% of median = \$61,142	95	-363	-620	-1,181	2	623	1,288	1,783

Homestead

Income Categories	Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category (Units minus households, negative number indicates a deficit of affordable units)							
	Owner-occupied Units				Renter-occupied Units			
	1998	2000	2005	2010	1998	2000	2005	2010
30% of median = \$9,171	-2,081	-1,933	-1,794	-1,654	-1,039	-879	-697	-608
50% of median = \$15,286	-1,778	-1,529	-1,284	-1,038	-882	-751	-658	-688
80% of median = \$24,457	-520	-143	223	572	242	372	508	645
120% of median = \$36,685	878	1,359	1,808	2,241	588	730	807	1,101
200% of median = \$61,142	487	955	1,455	1,840	2	194	403	620

Hillsboro Beach

Income Categories	Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category (Units minus households, negative number indicates a deficit of affordable units)							
	Owner-occupied Units				Renter-occupied Units			
	1998	2000	2005	2010	1998	2000	2005	2010
30% of median = \$9,171	-82	-83	-83	-89	-8	-8	-8	-7
50% of median = \$15,286	-125	-130	-127	-121	-15	-17	-18	-18
80% of median = \$24,457	-218	-218	-213	-206	-20	-23	-22	-24
120% of median = \$36,685	-268	-288	-284	-255	-1	-8	-8	-8
200% of median = \$61,142	26	12	13	20	1	-8	-8	-5

PART I

STATE HOUSING STRATEGY

- 420.0001 Short title.
- 420.0002 Legislative findings
- 420.0003 State housing strategy.
- 420.0004 Definitions.
- 420.0005 State Housing Trust Fund.
- 420.0006 Authority to contract with corporation