

5. HOUSING ELEMENT

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5. HOUSING ELEMENT DATA, INVENTORY, AND ANALYSIS

PURPOSE

Local governments are required to prepare and adopt a Housing Element (HE) consistent with the provisions of Chapter 163, Part II, Florida Statutes (F.S.) that is based upon accepted methodologies and best available data and analysis. This Element presents data on housing needs and provides an overview of the existing and projected future conditions pertinent to the Housing Goals, Objectives and Policies found within the Town's Comprehensive Plan (Comp Plan).

The best available data are provided by the 2010 U.S. Census, 2008-2012 American Community Survey (ACS), 2010 Shimberg Center for Affordable Housing, Broward County Property Appraiser and Broward County Metropolitan Planning Organization (MPO), supplemented by local research.

EXISTING HOUSING DATA

Number and Distribution of Dwelling Units

According to the 2008-2012 American Community Survey, there were a total of 36,171 housing units in Davie, 32,376 (89.5%) of which were occupied and 3,795 (10.5%) of which were vacant. Total housing units in Broward County reported by the 2008-2012 American Community Survey were 810,210, of which 665,913 (82%) were occupied and (18%) were vacant. Of the occupied housing units in Davie, 24,052 (74%) were owner-occupied and 8,324 (26%) were rentals. This is a substantially different pattern for the County as a whole, where 447,228 (67%) of occupied housing units were owner-occupied and 218,685 (33%) were rentals.

Table 1 below shows housing types in Davie and Broward County according to number of units in the structure in which the housing unit is located.

Table 1: Number of Housing Units by Number of Units in Structure

Number of Units in Structure/ Type of Unit	Davie		Broward County	
	Number Of Units	% of Total Units	Number of Units	% of Total Units
1, detached	15,774	43.6%	332,959	41.1%
1, attached	3,531	9.8%	65,003	8.0%
2	667	1.8%	22,420	2.8%
3-4	1,533	4.2%	35,645	4.4%
5-9	1,335	3.7%	46,889	5.8%
10-19	2,106	5.8%	56,842	7.0%
20 or more	5,728	15.8%	227,835	28.1%
Mobile Home	5,456	15.1%	22,080	2.7%
Other	41	0.1%	537	0.1%
Total:	36,171	100%	810,210	100%

Source: 2008-2012 ACS

As is evident in Table 1 above, the Town of Davie and Broward County have a similar proportion of single family, detached structures. However, Broward County has a significantly higher percentage of large, multi-family structures of 20 or more units than does the Town. This relationship is reversed, though, with regard to mobile home units.

In terms of the age of the housing stock, the 2008-2012 American Community Survey reported that the majority of the renter occupied housing stock in Davie was constructed between 1970-1979, while the majority of owner occupied units were constructed between 1980-1989. For Broward County, the majority of both renter occupied units and owner occupied units were constructed during 1970-1979. Table 2 below provides further details of when owner- and renter-occupied housing units were built in Davie and Broward County.

Table 2: Year Residential Structures Built by Tenure

Year Built	Renter-Occupied		Owner-Occupied	
	Davie	Broward County	Davie	Broward County
2010-Later	86	701	16	457
2000 to 2009	1,361	28,726	3,580	45,502
1990 to 1999	1,828	34,016	6,081	82,893
1980 to 1989	1,823	41,643	7,916	85,550
1970-1979	2,111	53,810	4,895	117,786
1960-1969	730	32,890	1,209	66,073
1950-1959	304	20,235	342	42,145
1940-1949	81	4,178	13	4,444
1939 or earlier	0	2,486	0	2,378
Totals:	8,324	218,685	24,052	447,228

Source: 2008-2012 ACS

Table 3 provides a comparison of values of owner-occupied housing units between Davie and Broward County. Additionally, Table 4 shows the distribution of housing costs for owner-occupied units in 2000.

Table 3: Values of Owner-Occupied Housing Units

Value	Davie		Broward County	
	Number of Units	% of Owner-Occupied Units	Number of Households	% of Owner-Occupied Units
Less than \$50,000	3,123	13.0%	33,920	7.6%
\$50,000-\$99,999	2,817	11.7%	64,835	14.5%
\$100,000-\$149,999	2,092	8.7%	59,598	13.3%
\$150,000-\$199,999	2,709	11.3%	65,442	14.6%
\$200,000-\$299,999	4,910	20.4%	97,366	21.8%
\$300,000-\$499,999	4,928	20.5%	85,474	19.1%
\$500,000-\$999,999	2,810	11.7%	32,506	7.3%
\$1,000,000 <	663	2.8%	8,087	1.8%
Total:	24,052	100%	447,228	100%

Source: 2008-2012 ACS

Table 4: Housing Costs for Owner-Occupied Units

Household Incomes 2008-2012		
Household Incomes	Number of Households	Percent
Less than \$10,000	2,412	7.6%
\$10,000-\$14,999	1,176	5.7%
\$15,000-\$24,999	2,964	12.0%
\$25,000-\$34,999	3,022	11.8%
\$35,000-\$49,999	4,164	15.3%
\$50,000-\$74,999	5,443	18.5%
\$75,000-\$99,999	3,970	11.2%
\$100,000-\$149,000	4,741	10.6%
\$150,000-\$199,999	2,381	3.6%
\$200,000 or more	2,103	3.7%
Totals:	32,376	100%

Source: 2008-2012 ACS

Table 5 shows the distribution of the number of renter households in Davie and Broward County as of 2012 within various ranges of gross rent.

Table 5: Housing Costs for Renter-Occupied Units

Costs	Davie		Broward County	
	Number of Households	% of Renter-Occupied Units	Number of Households	% of Renter-Occupied Units
Less Than \$200	186	2.4%	1,267	0.6%
\$200-\$299	212	2.7%	2,549	1.2%
\$300-\$499	191	2.4%	4,378	2.1%
\$500-\$749	255	3.2%	15,942	7.6%
\$750-\$999	1,408	17.9%	47,202	22.5%
\$1,000-\$1,499	3,769	47.8%	86,970	41.5%
\$1,500 <	1,866	23.7%	51,178	24.4%
Totals:	7,887	100%	209,486	100%

Source: 2008-2012 ACS

Tables 6 and 7 show the cost burden to households in terms of a percent of area median income and the amount of income paid for housing for 2010 in Davie and Broward County. A household is generally considered to be cost-burdened if it spends more than 30% of its monthly income on housing costs.

Table 6: Households by Income and Cost Burden in Davie in 2010

Income as a percent of AMI	Amount of Income Paid for Housing			Total Cost Burden 30% or More
	<= 30%	30-50%	50% or More	
<= 30% AMI	1,068	413	1,876	3,356
30.01-50% AMI	892	1,012	1,355	3,259
50.01-80% AMI	2,338	2,138	740	5,215
80.01-120% AMI	4,724	1,712	303	6,740
120+% AMI	12,509	1,151	146	13,806
Totals	21,531	6,425	4,420	32,376

Source: Shimberg Center for Affordable Housing, 2010

Table 7: Households by Income and Cost Burden in Broward County in 2010

Income as a percent of AMI	Amount of Income Paid for Housing			Total Cost Burden 30% or More
	<= 30%	30-50%	50% or More	
<= 30% AMI	24,036	8,874	49,754	82,664
30.01-50% AMI	50,405	27,525	27,485	105,415
50.01-80% AMI	20,405	44,086	16,140	80,631
80.01-120% AMI	104,058	30,930	6,113	141,101
120+% AMI	264,957	19,499	2,873	287,329
Totals:	463,861	130,914	102,365	697,140

Source: Shimberg Center for Affordable Housing, 2010

Standard and Substandard Dwelling Units

Table 8 below shows the number and percentage of units – provided by the 2008-2012 American Community Survey – considered to be substandard dwelling units. A unit is considered to be substandard when there is either more than one person per room, a lack of complete kitchen facilities, or a lack of complete plumbing facilities. It is impossible to determine from this data the precise number of substandard units in the Town or the degree of existing substandard dwelling units. Some units may have one deficient measure while other units may have two or three deficient measures. In addition, property conditions and property maintenance are not considered as part of the determination for substandard housing units. However, as presently defined it is clear from the data that overcrowding is the greatest factor contributing to substandard housing units.

Table 8: Condition of Housing Stock

	1.01 or More Persons Per Room	Lacking Complete Kitchen Facilities	Lacking Complete Plumbing Facilities
Number of Units	999	174	80
Percentage of Units	3.10%	0.50%	0.20%

Source: 2008-2012 ACS

Inventory of Subsidized Rental Housing and Group Homes

Table 9 below shows the current inventory of renter-occupied housing developments currently using federal, state or local subsidies. The table also lists the nine (9) Group Homes within the boundaries of Davie and the corresponding number of residents that each accommodates.

Table 9: Affordable Housing Development and Group Homes

Davie Total Housing Units	36,171	
DEVELOPMENT NAME	UNITS	HOUSING PROGRAM
Public Housing		
East Village (formerly Ehlinger)	100	Public Housing
Griffen Gardens	100	Public Housing
El Jardin	233	Section 8 Project Based
Sub Total	433	
Subsidized Housing		
Barc Housing	21	HUD, Rental Sub, State Bonds
Cameron Cove	221	State Bonds
Federation Gardens	80	Rental Assistance, HUD Sec 202
Newport Apartments	219	HUD
Stirling Apartments I&II	147	LIHTC 4%, SAIL
Stirling Road Apartments	15	Rental Assistance, HUD Sec 202
Summerlake Apartments	108	LIHTC 4%, SAIL
Davie Triangle Apts.	69	N/A
East Village	155	LIHTC 4%, SHIP
Town Park Crossing	100	LIHTC, SHIP, HOME
Sub Total	1,135	
Single Family		
Harmony Village	22	Habitat, Broward, SHIP
Key West Style Homes	9	CRA
NSP Rental Units	17	NSP
Sub Total	48	
Group Home		
Stirling Road Apartments	15	
Jones Group Home	6	
Sunrise Opportunities	6	
United Cerebral Palsy	6	
United Cerebral Palsy, #4	15	
United Cerebral Palsy, #3	5	
Diane Harper Group Home	8	
Wesley Group Home	12	
BARC Housing	36	
Sub Total	109	
Broward County Housing Authority		
Section 8 Vouchers	311	
Sub Total	311	
Total		
	2,036 units	
	5.6% of Total Housing Units	

Source: Town of Davie; 2008-2012 ACS

Inventory of Mobile Home Parks

There are currently twenty-nine (29) mobile home communities in Davie providing a total of 6,038 housing units including 3,354 rental units. Mobile homes provide a significant amount of affordable housing within the Town with a reported median rent of \$547 per month. These communities are detailed in Table 10 below.

Table 10: Mobile Home Parks in Davie

Inventory of Owned Mobile Home Parks			
#	Name of Park	Address	Number of Units
1	Alander Subdivision	650 SW 136th Ave	34
2	Carlan Mobile Home Park	13400 SW 7th Place	76
3	Cinnamon Tree Estates	700 SW 134th Way	20
4	Garden Park Estates	13001 SW 7th Court	38
5	Grove Park Estates	1500 SW 130th Ave	20
6	Grove Park Estates Addition	12851 SW 14th Place	13
7	King Manor Estates	12500 State Road 84	314
8	Orange Blossom Mobile Home Court	6651 SW 45th Street	100
9	Park City East	8640 SW 20th Street	1200
10	Rexmere Village	11300 Rexmere Boulevard	775
11	Saga Estates	13200 SW 7th Place	94
Total			2,684

Source: Town of Davie

Inventory of Rental Mobile Home Parks			
#	Name of Park	Address	Number of Units
1	The Anchorage	4631 SW 73rd Ave	8
2	Cheron Village (Tropical Park)	13202 SW 9th Ct	205
3	The Dell Trailer Park	4633 SW 73rd Ave	14
4	Driftwood Acres Mobile Home Park	4800 Griffin Rd	54
5	Everglades Lakes Mobile Home Park	2900 SW 52nd Ave	639
6	Modern Mobile Home Court	4855 SW 82nd Ave	76
7	Moonlight Ranch Mobile Home Park	4651 Griffin Rd	54
8	Orange Park Club Sec. I	841 SW 133rd Ave	82
9	Orange Park Club Sec. II	900 SW 133rd Ave	55
10	Palme Haven Mobile Homes	4791 SW 82nd Ave	80
11	Paradise Village	12850 State Rd 84	450
12	Park City West	10550 State Rd 84	368
13	Ponderosa Mobile Home Park	4701 SW 73rd Ave	19
14	Riverside Mobile Home Park	4615 Griffin Road	37
15	Sunshine Village	13453 SW 5th St	355
16	Swaying Palms	4851 Griffin Rd	80
17	Western Hills Estates	13000 Sw 5th Ct	405
18	Twin Lakes Rental Park	3055 Burriss Rd	373
Total			3,354

Source: Town of Davie

HOUSING ANALYSIS

Housing Projections

Based on 2010 Census Data and the Broward County MPO Traffic Analysis Zone (TAZ) data, the population within the Town of Davie is projected to increase at an average rate of 0.5% per annum. This would put household projections at 33,694 in 2020.

Permanent, non-seasonal resident household growth and housing need projections are summarized for the 2010-2025 period in Table 11, accounting for a 0.5% population growth rate.

Table 11: Households and Housing Unit Projections (2010-2025)

	2010	2015	2020	2025
Households	32,376	32,864	33,694	34,545
Housing Units	35,530	36,066	36,976	37,910

Source: 2008-2012 ACS; Broward MPO

From the above table, it is projected that a total of 37,910 units will be required by 2025 to accommodate projected population growth through the planning period.

Resident household growth projections based on unit type from 2015-2025 are presented in Table 12.

Table 12: Resident Household Growth Projections by Unit Type (2015-2025)

	Owner Units	Renter Units	Total Units
Total Growth 2015-2025	1,145	536	1,681

Source: 2008-2012 ACS; Broward MPO

Table 13 below presents total housing stock projections by residential type for the time period between 2010 and 2030. The projections assume a portion of each type of unit (except mobile homes) remains constant from 2010.

Table 13: Total Housing Stock Projections (2010-2030)

Housing Type	Projected Housing Units by Year*				
	2010	2015	2020	2025	2030
Single-Family ¹	15,774	16,815	18,804	20,725	22,674
Multi-Family ²	14,900	15,883	17,762	19,577	21,418
Mobile Homes	5,456	5,456	5,456	5,456	5,456
Other ³	41	43	49	54	59
Total Units	36,171	38,197	42,071	45,811	49,607

*Assumes proportion of each type of unit except mobile homes remains constant from 2010

1 Growth of 1-unit, detached housing

2 Includes all units other than 1-unit, detached and other than those included in the 'Other' category

3 Includes boats, RVs, etc.

Source: 2008-2012 American Community Survey

AFFORDABLE HOUSING ASSESSMENT

Data for the Affordable Housing Assessment for the Town of Davie was primarily provided by the Shimberg Center for Affordable Housing (“Shimberg”) at the University of Florida, in addition to supplemental data resources such as the 2008-2012 American Community Survey and local research. Because the Shimberg data is prepared in 5-year increments from 2010, data is typically presented for 2010, 2015, 2020, 2025 and 2030. Household growth projections, by income group, are presented in Table 14.

The following are the definitions for the income categories used hereafter:

- Extremely low-income: households with an income less than 30% of the area median income (AMI);
- Low-income: households with an income between 30% and 80% of AMI
- Moderate-income: households with an income over 80% but less than 120% of AMI
- Greater than Moderate-income: households with an income more than 120% of AMI

Table 14: Household Projections by Tenure and Income Group 2010-2030

Owner-Occupied Households					
Year	Extremely-Low Income	Low-Income	Moderate-Income	Greater than Moderate-Income	Total
2010	1,636	5,809	5,363	12,204	25,012
2015	1,925	6,753	5,935	13,145	27,758
2020	2,038	7,843	6,556	14,099	30,535
2025	2,609	8,976	7,207	15,128	33,919
2030	2,954	10,102	7,846	16,112	37,015
Renter-Occupied Households					
Year	Extremely-Low Income	Low-Income	Moderate-Income	Greater than Moderate-Income	Total
2010	1,721	2,664	1,377	1,602	7,364
2015	1,877	2,866	1,450	1,679	7,871
2020	2,038	3,057	1,512	1,740	8,348
2025	2,201	3,251	1,572	1,800	8,823
2030	2,356	3,435	1,624	1,852	9,268

Source: Shimberg Center for Affordable Housing, 2010; 2008-2012 ACS; Lambert Advisory

Table 15 presents a breakdown of projected cost burden by income group for 2010, 2020 and 2030. Households of moderate-income or less who spend more than 30% of their income for housing costs are considered *cost-burdened*. Households of moderate-income who spend more than 50% of their income for housing costs are considered severely cost-burdened.

Table 15: Projected Housing Cost-Burden by Income Group

Household type	Housing Cost as a % of Household Income	2010		2020		2030	
		Count	Percent	Count	Percent	Count	Percent
Extremely low-income	< 30%	1,068	3.3%	1,378	3.5%	1,711	3.7%
	Owners	500	2.0%	693	2.3%	908	2.5%
	Renters	569	7.7%	685	8.2%	803	8.7%
	30%-50%	413	1.3%	583	1.5%	772	1.7%
	Owners	255	1.0%	387	1.3%	534	1.4%
	Renters	158	2.1%	196	2.3%	237	2.6%
	> 50%	1,876	5.8%	2,336	6.0%	2,828	6.1%
	Owners	881	3.5%	1,179	3.8%	1,512	4.1%
	Renters	995	13.5%	1,157	13.8%	1,316	14.2%
Low-income	< 30%	3,229	10.0%	4,496	11.5%	5,828	12.6%
	Owners	2,486	9.9%	3,605	11.7%	4,865	13.1%
	Renters	743	10.1%	891	10.6%	963	10.4%
	30%-50%	3,150	9.7%	3,852	9.8%	4,594	9.9%
	Owners	1,846	7.4%	2,392	7.8%	2,992	8.1%
	Renters	1,304	17.7%	1,460	17.4%	1,602	17.3%
	> 50%	2,095	6.5%	2,587	6.6%	3,116	6.7%
	Owners	1,477	5.9%	1,845	6.0%	2,245	6.1%
	Renters	618	8.4%	742	8.9%	870	9.4%
Moderate-income	< 30%	4,724	14.6%	5,811	14.8%	6,972	15.1%
	Owners	3,574	14.3%	4,552	14.8%	5,624	15.2%
	Renters	1,150	15.6%	1,260	15.0%	1,348	14.5%
	30%-50%	1,712	5.3%	1,911	4.9%	2,109	4.6%
	Owners	1,485	5.9%	1,659	5.4%	1,834	5.0%
	Renters	227	3.1%	252	3.0%	276	3.0%
	> 50%	303	0.9%	346	0.9%	389	0.8%
	Owners	303	1.2%	346	1.1%	389	1.0%
	Renters	0	0.0%	0	0.0%	0	0.0%
Greater than Moderate-income	< 30%	12,509	38.6%	14,408	36.8%	16,396	35.4%
	Owners	10,955	43.8%	12,727	41.4%	14,618	39.5%
	Renters	1,554	21.1%	1,680	20.0%	1,778	19.2%
	30%-50%	1,151	3.6%	1,264	3.2%	1,378	3.0%
	Owners	1,104	4.4%	1,204	3.9%	1,304	3.5%
	Renters	47	0.6%	60	0.7%	74	0.8%
	> 50%	146	0.5%	167	0.4%	191	0.4%
	Owners	146	0.6%	167	0.5%	191	0.5%
	Renters	0	0.0%	0	0.0%	0	0.0%
Totals	Total	32,376	100.0%	39,140	100%	46,283	100.0%
	Owners	25,012	77.3%	30,756	78.6%	37,015	80.0%
	Renters	7,364	22.7%	8,383	21.4%	9,268	20.0%

Source: Shimberg Center for Affordable Housing, 2010; Lambert Advisory

Tables 16 thru 19 show the deficit of affordable housing for occupied units and the growth driven need for affordable owner-occupied and renter-occupied units for the period from 2010-2030.

Table 16: 2015 Deficit of Affordable Housing (Occupied Units)

A. Owner- Occupied Housing		
<i>Income Group</i>	<i>At 30% or More Cost Burden</i>	<i>At 50% or More Cost Burden</i>
Extremely Low	315	1,020
Low	2,102	1,653
Moderate	1,576	324
Subtotal Owner	3,993	2,997
B. Renter- Occupied Housing		
<i>Income Group</i>	<i>At 30% or More Cost Burden</i>	<i>At 50% or More Cost Burden</i>
Extremely Low	175	1,076
Low	1,387	679
Moderate	240	0
Subtotal Renter	1,802	1,755
Total ALL	5,795	4,751

Source: Shimberg Center for Affordable Housing, 2010; Lambert Advisory

Table 17: Growth Driven Need for Affordable Owner-Occupied Units (2010 – 2030)

Income Group	Growth Period		
	<i>2010-2020</i>	<i>2020-2030</i>	<i>2010-2030</i>
<i>Extremely Low</i>	430	481	910
<i>Low</i>	914	741	1,915
<i>Moderate</i>	216	218	433

Source: Shimberg Center for Affordable Housing, 2010; Lambert Advisory

Table 18: Growth Driven Need for Affordable Renter-Occupied Units (2010-2030)

Income Group	Growth Period		
	<i>2010-2020</i>	<i>2020-2030</i>	<i>2010-2030</i>
<i>Extremely Low</i>	201	201	401
<i>Low</i>	281	269	394
<i>Moderate</i>	68	23	23

Source: Shimberg Center for Affordable Housing, 2010; Lambert Advisory

Table 19: Cumulative Deficit of Affordable Occupied Units (2010-2030)

Income Group	Owner- Occupied Units			Renter- Occupied Units		
	<i>2010</i>	<i>2020</i>	<i>2030</i>	<i>2010</i>	<i>2020</i>	<i>2030</i>
<i>Extremely Low</i>	1,136	1,566	2,047	1,152	1,353	1,553
<i>Low</i>	3,323	4,237	5,237	1,921	2,202	2,472
<i>Moderate</i>	1,789	2,005	2,222	227	252	276

Source: Shimberg Center for Affordable Housing, 2010; Lambert Advisory

Since 2008, the Town's median household income has increased from \$47,041 to \$59,362 in 2010 based on the 2008-2012 ACS. As the median household income for the Town has increased, the share of households at the very low and low income scale has declined from 39.7% of total households in 2000 to 29.5% of total households in 2010.

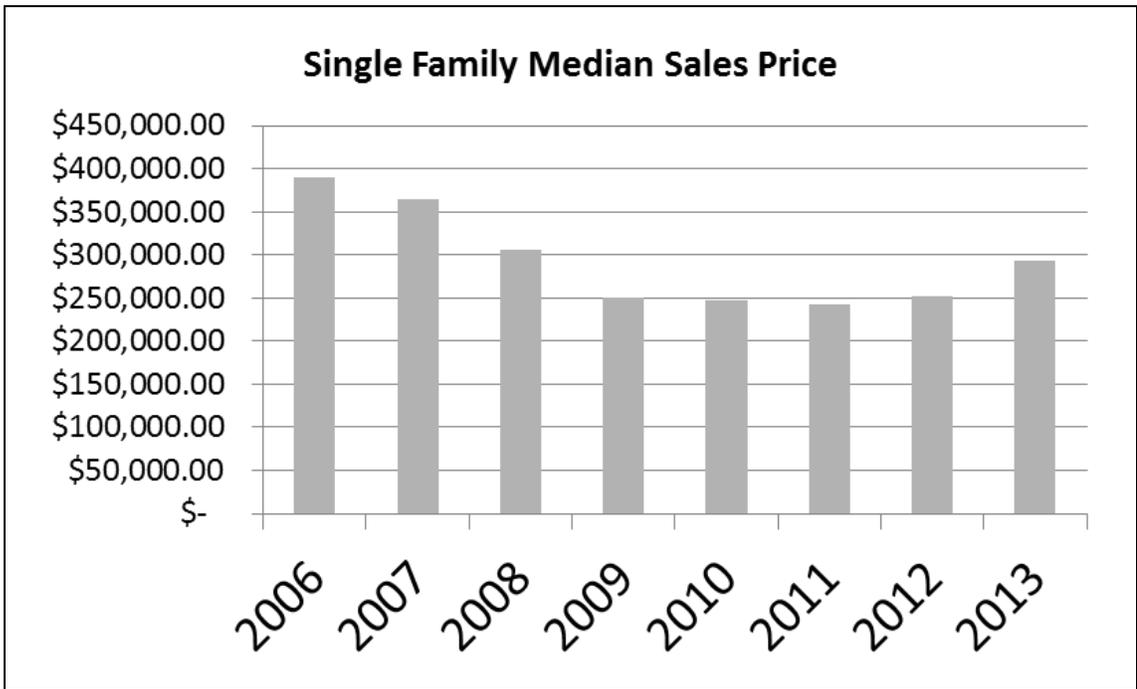
Also since 2008, the housing market has suffered one of its most prolific downturns in history. Single family median home values have decreased from a peak of \$389,785 in 2006 to less than \$250,000 in 2011. The housing market in Davie has shown signs of recovery, with median home sale prices reaching approximately \$290,000 in 2013.

The Town's condominium market followed much the same trends as the single family market, with average sale prices reaching \$200,000 in 2006, before a precipitous decline of more than 50% occurring by 2011. While the Town's condominium market has since strengthened, average pricing remains well below peak period at less than \$100,000 in 2013 – a price affordable to most low income families and moderate income families as well.

The rental market in the Town of Davie stands at 8,324 renter occupied households with an average monthly contract rent of \$1,063, compared to Broward County's monthly contract rent of \$1,104. Notably, 12.1% of the Town's total rental units are below \$450 per month, or the threshold for a 30% housing cost burden for families at 30% of AMI. This compares to only 8.6% for Broward County.

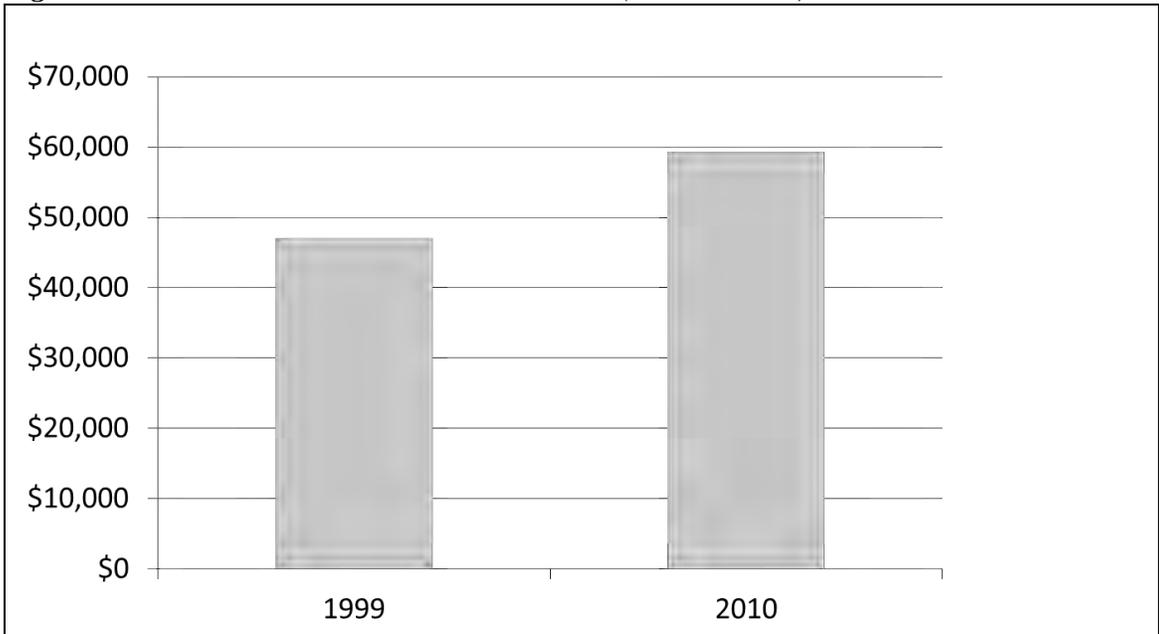
Data shows that a housing affordability gap continues to persist and that housing cost burden has remained relatively unchanged over time, despite the recent housing market crash and lower home sale prices. As a matter of fact, the total cost burden for Davie households earning less than 50% of AMI remained virtually unchanged between 2005 and 2010. Contributing factors include reduced household incomes due to job loss, loss of home equity, rising transportation costs, escalating rents as persons are forced out of foreclosed homes and the preference for rent versus own increases, and tightening of mortgage lending practices within the banking industry. The result is little or no improvement in overall housing affordability for both renters and owners alike, particularly those who fall within the very low and low income categories. This phenomena is not unique to Davie, but is being experienced throughout Florida.

Figure 1: Single Family Median Sales Price in Davie (2006-2013)



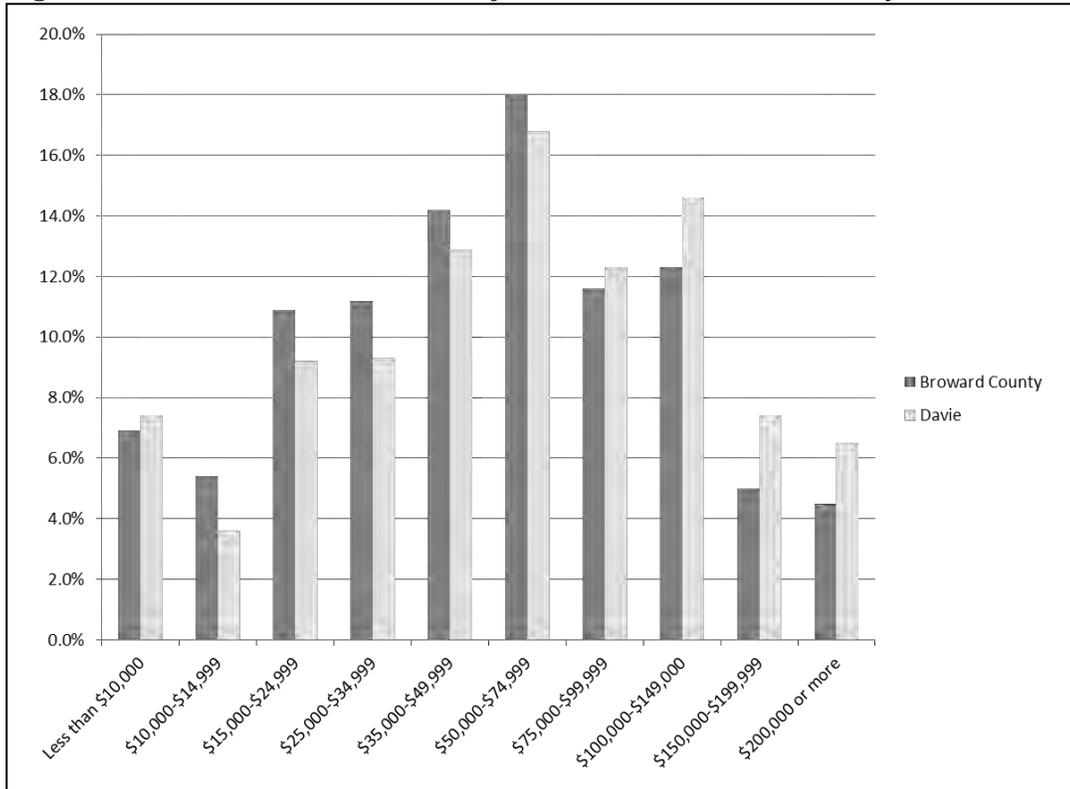
Source: BCPA; Lambert Advisory

Figure 2: Median Household Income in Davie (2000 & 2010)



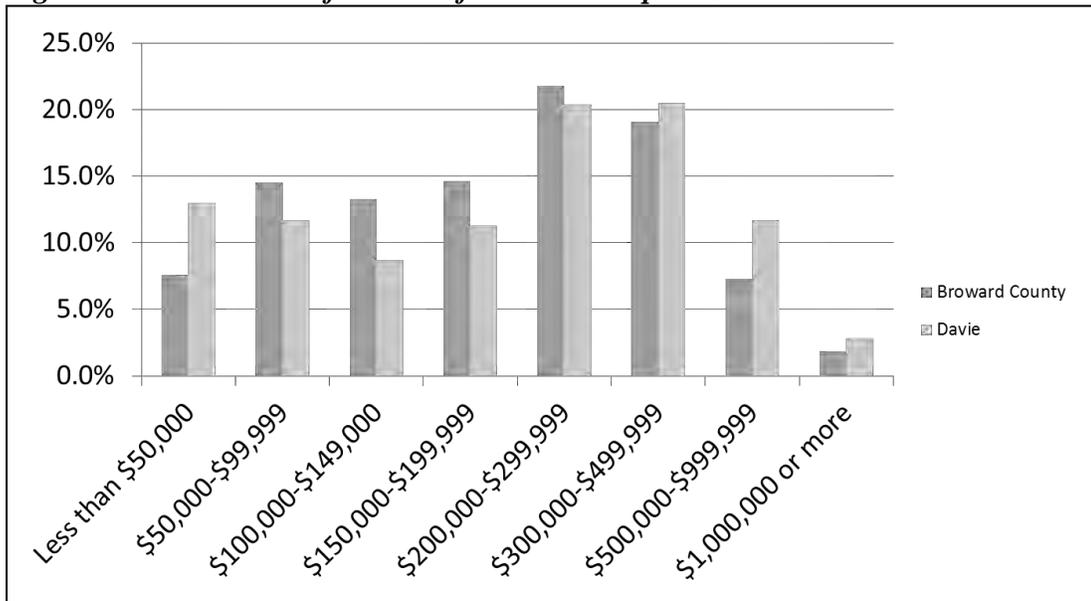
Source: US Census 2000; ACS 2008-2012; Lambert Advisory

Figure 3: 1999 Income Distributions for Davie and Broward County



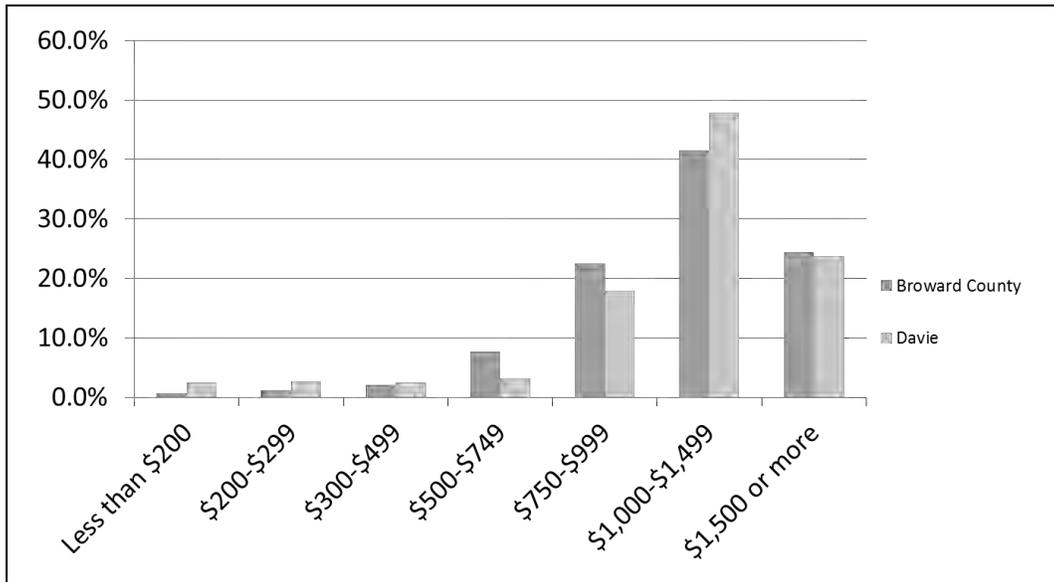
Source: ACS 2008-2012; Lambert Advisory

Figure 4: Distribution of Values of Owner Occupied Units in Davie and Broward County



Source: ACS 2008-2012

Figure 5: Distribution of Rental Units by Gross Rent in Davie and Broward County



Source: ACS 2008-2012

As demonstrated in Figure 2, household income within Davie has increased over the last decade, however Figure 3 show that the increase in income distribution has been skewed primarily towards those who make \$75,000 or more per annum. As such, affordable housing for individuals and families who fall within the Very Low and Low income categories continues to be an issue. Providing adequate housing for the Very Low and Low income groups is a veritable challenge affecting not just the Town, but many other local jurisdictions and the Federal Government.

Consider that in Broward County a family within the Very Low and Low income category paying no more than 30% of their monthly income on housing costs will contribute no more than \$445 per month on a rental unit. However, operating costs alone for a garden style apartment rental is more than \$400 per month. This means that there is virtually no income remaining to support a development’s land costs, construction costs and debt service reduction. As such, providing housing to those that fall within the Very Low and Low income categories essentially requires a full subsidy for land value, construction costs and debt service, placing a tremendous burden and significant pressure on municipal budgets.

Despite such challenges, the Town should continue to endorse policies, programs and initiatives to that both increase and maintain its existing affordable housing supply, particularly for the Very Low and Low income groups.

Existing Programs

As it relates to efforts to provide adequate levels of affordable housing, the Town of Davie has been very proactive in its goal to provide adequate levels of affordable housing to its residents, as well as enhance existing housing standards. The Town currently participates in several programs to address the need for affordable housing and works closely with the Broward County Housing Authority, Housing Finance and Community Development Division, and State and Federal housing programs.

The Town of Davie currently has 38.5% of its housing inventory available to service households within the very low, low and moderate income groups, with an additional 15% to support workforce housing. Since 2000, the Town has provided almost \$12 million in fee waivers, incentives and subsidies in support of expanding and improving affordable housing including but not limited to: New Rental Housing Subsidies and Waivers; Pre-Development and Permit Fees; funding to Habitat for Humanity; Home Purchase Assistance Programs; and Home Improvement Grants. In 2012 alone the Town provided SHIP grant funds, HOME funds, and fee waivers toward the development of 255 affordable LIHTC rental units.

In aggregate, the Town estimates that its contribution to affordable housing through direct development funding, home improvement funding, subsidies, waivers, and community outreach/support has served more than 1,000 households during the past decade or roughly 30% of the total net new household growth in the Town during that period.

RECOMMENDATIONS

While the recent downturn in the real estate market has reduced property values significantly, a housing affordability gap continues to persist and the housing cost burden has remained relatively unchanged. Considering this, the Town will continue with its existing affordable housing goals, policies and objectives along with additional recommendations as identified below. Such actions will help to maintain existing affordable housing stock while providing adequate housing to meet the needs of new resident growth.

1. Maintain and continue to refine land development regulations which promote the availability of affordable housing through the zoning code such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units. The Town's Regional Activity Center (RAC) best exemplifies this effort by allowing for a variety of lot configuration and unit types including vertical mixing of units and at densities that can keep units affordable.
2. Utilize flex units or reserve units for affordable housing projects where appropriate public services, such as public transit, are or will be available.

3. Continue the use of in-lieu fees and/or public funds which provide for the construction of affordable housing or increase the supply of affordable housing.
4. Continue the programs and policies that the Town initiated during the past several years designed to facilitate the maintenance and upkeep of the existing supply of affordable housing stock.
5. Continue to permit incentives and cost cutting procedures for affordable housing such as density bonus provisions and expedited review.
6. Consider the use of appropriate existing public lands or public land-banking to facilitate an affordable housing supply.
7. Consider reinstatement of the Inclusionary Housing ordinance (which is currently suspended) that allows developers to provide affordable housing by way of a “payment in lieu” in cases where building affordable units on-site is not feasible.
8. Continue to monitor the housing market and be in a position to assist families in the event that the housing market continues to strengthen, particularly at a rate which outpaces household incomes.