

## 4.0 HOUSING ELEMENT

### Introduction

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

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

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

## 4.1 HOUSING ELEMENT DATA

### Housing Inventory

This section describes the housing characteristics of the City of Hallandale Beach. The basis for these descriptions is the 2000 Census, except where noted.

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

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

Source: 2000 US Census/AHNA

As identified on Table 4-1, Hallandale Beach had 18,110 occupied units and 1,558 vacant permanent units, for a total of 19,668 units in 2000. Hallandale Beach had an additional

5,430 nonpermanent vacancies constituting 25,098 total units in 2000. Hallandale Beach has had a total vacancy rate of 27.8% and Broward County has a rate of 11.7% in 2000. The City appears to have a high seasonal vacancy rate which has a large impact on the total vacancy rate.

### Housing Units By Type

**TABLE 4-2  
HOUSING UNITS BY TYPE, 2000**

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

Source: 2000 US Census/AHNA

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

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

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

## Housing Units by Tenure (owner or renter)

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

| Tenure   | Number of Units | Share |
|--|-----------------|-------|
| Owner Occupied   | 11,957          | 66%   |
| Renter Occupied  | 6,153           | 34%   |
| <b>Total Occupied Units</b>  | <b>18,110</b>   |       |
| For Rent   | 567             |       |
| For Sale Only  | 392             |       |
| <b>Rented or Sold Not Occupied<br/>Portion of Total - Assumed Use</b>                          |                 |       |
| Owner  | 395             |       |
| Renter   | 204             |       |
| <b>Total</b>   | <b>599</b>      |       |
| <b>Total Units by Intended Use<br/>(Occupied or to be Occupied by<br/>Permanent Residents)</b> |                 |       |
| Owner  | 12,744          |       |
| Renter   | 6,924           |       |
| <b>Total</b>   | <b>19,668</b>   |       |

Source: 2000 US Census/AHNA

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

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

## Housing Units by Gross Rent Levels

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

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

Source: 2000 US Census/AHNA

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

## Owner Housing Units by Value Ranges

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

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

Source: 2000 US Census/AHNA

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

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

## Age of Housing Stock

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

| Year Constructed   | No. of Units  | %             |
|--------------------|---------------|---------------|
| 1939 or earlier    | 384           | 1.5%          |
| 1940 - 1949        | 408           | 1.6%          |
| 1950 - 1959        | 2,112         | 8.4%          |
| 1960 - 1969        | 7,492         | 29.9%         |
| 1970 - 1979        | 10,803        | 43.0%         |
| 1980 - 19849       | 2,975         | 11.9%         |
| 1990 -1994         | 626           | 2.5%          |
| 1995 - March, 2000 | 298           | 1.2%          |
| <b>TOTAL</b>       | <b>25,098</b> | <b>100.0%</b> |

Source: 2000 US Census/AHNA

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

## Monthly Costs

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

### **Mortgage Status and Selected Monthly Owner Costs**

Specified owner-occupied housing units with a mortgage

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

Specified owner-occupied housing units without a mortgage

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

Source: 2000 US Census/AHNA

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

## Rental and Owner Cost

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

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

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

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

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

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

| # of Households | Total<br>Households* | Percent of Households |      | Total |
|-----------------|----------------------|-----------------------|------|-------|
|                 |                      | 30%-34.9%             | 35%+ |       |
| 416             | 5,591                | 7.4%                  | 41.4 | 48.8% |

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

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

\* Does not include "Not Computed" category



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

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

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

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

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

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

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

| # of Households             |      | Total<br>Households* | Percent of Households |       |       |
|-----------------------------|------|----------------------|-----------------------|-------|-------|
| 30%-34.9%                   | 35%+ |                      | 30-34.9%              | 35%+  | Total |
| 240                         | 556  | 2,340                | 10.3%                 | 23.8% | 34.1% |
| *not including Not Computed |      |                      |                       |       |       |

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

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

## Assisted Housing Inventory

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

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

Source: AHNA Quick Report Shimberg Center for Affordable Housing

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

## Group Homes

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

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

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

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

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

**Mobile Homes**

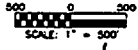
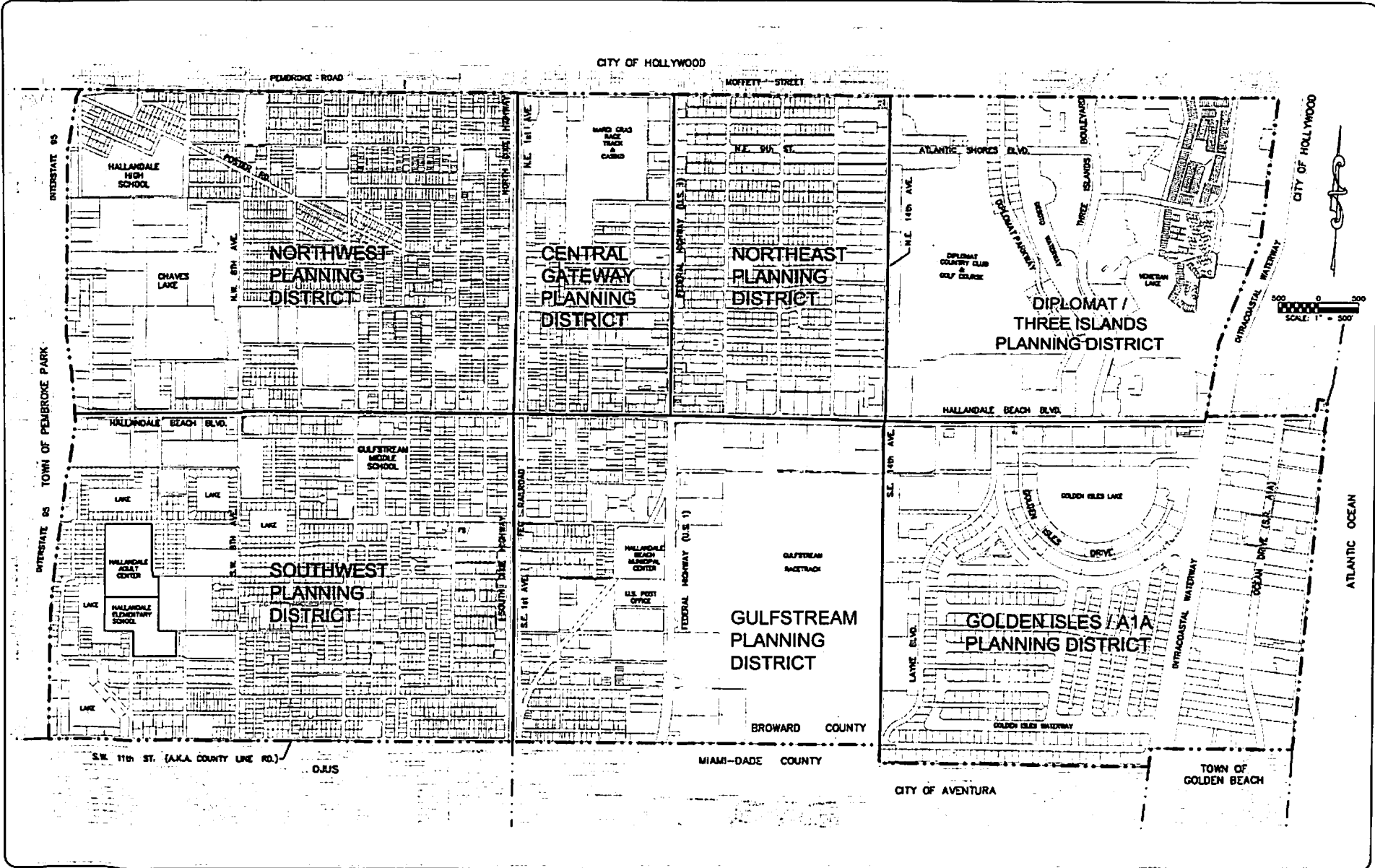
**TABLE 4-10C  
MOBILE HOME PARKS BY PLANNING DISTRICT - 2008  
(DISTRICT LOCATION FIGURE 4-2)**

| <b>Park Name</b>                         | <b>Address</b>            | <b># of Trailers</b> |
|--|---------------------------|----------------------|
| <b>Northwest Planning District</b>       |                           |                      |
| <b>Southwest Planning District</b>       |                           |                      |
| Emerald Isles                            | 150 SW 10 Avenue          | 22                   |
| Home                                     | 480 SW 8 Avenue           | 136                  |
| Hallandale                               | 865 SW 1 Place            | 72                   |
| Golden Trio                              | 700 SW 8 Avenue           | 43                   |
| Sunnydale                                | 915 SW 5 Street           | 64                   |
| Snowbird                                 | 855 SW 7 Street           | <u>54</u>            |
|  |                           | 391                  |
| <b>Central Gateway Planning District</b> |                           |                      |
| Sea Esta                                 | 350 NE 7 Street           | 65                   |
| Van Der Hayden                           | 512 NE 1 Court            | 5                    |
| Sevelle                                  | 426 NE 5 Street           | <u>167</u>           |
|  |                           | 237                  |
| <b>Northeast Planning District</b>       |                           |                      |
| El Rancho                                | 420 North Federal Highway | 13                   |
| <b>Gulfstream Planning District</b>      |                           |                      |
| Gulfstream                               | 227 SE 5 Street           | 20                   |
| Tower                                    | 600 Old Federal Highway   | 80                   |
| Woodbine                                 | 304 SE 8 Street           | 23                   |
| Eastwood                                 | 418 SE 8 Street           | 28                   |
| Sunshine                                 | 130 SE 7 Street           | 8                    |
| Royal Palm                               | 720 South Federal Highway | <u>114</u>           |
|  |                           | 273                  |

**CITY OF HALLANDALE BEACH TOTAL MOBILE HOMES 914**

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

CITY OF HOLLYWOOD



|     |      |          |
|-----|------|----------|
| NO. | DATE | REVISION |
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|     |      |          |
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Drawn: SLM  
 Check: SLM  
 Date: 01/10/00

**MICHAEL MILLER PLANNING ASSOCIATES, INC.**  
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PREPARED FOR  
**CITY OF HALLANDALE BEACH**

**FIGURE 4-1**  
**PLANNING DISTRICTS**

City of Hallandale Beach Planning Districts Map  
 Map No. 01-100  
 Date: 01/10/00  
 Scale: 1" = 500'  
 Project No. 03-002



The City now has 16 mobile home parks, with the greatest concentration of parks located in the Southwest, Central Gateway and Gulfstream Planning Districts.

## **Historical Structures**

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

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

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

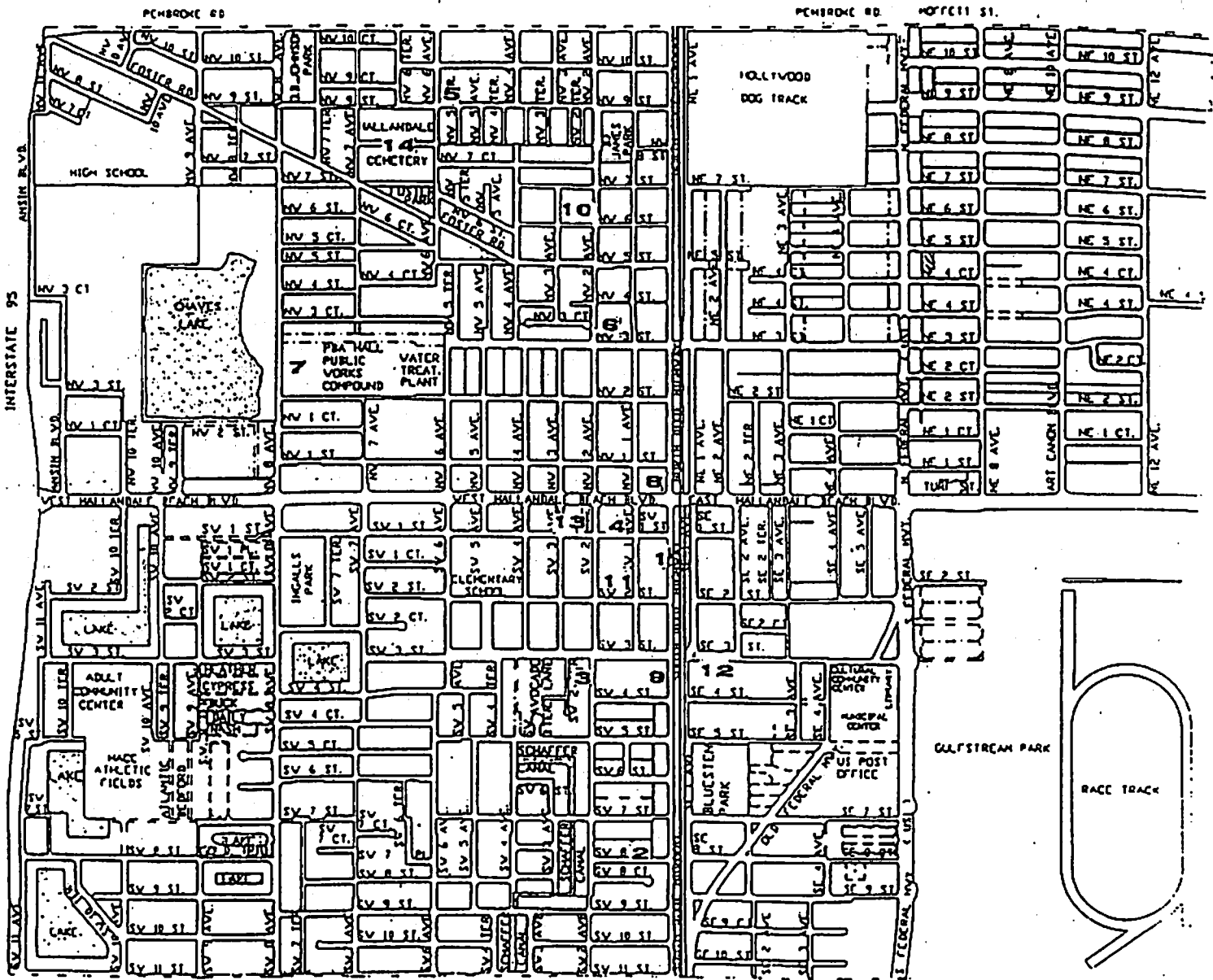
In Addition, the City also has a limited number of buildings or sites which are of "local significance." These are:

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

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

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

# CITY OF HALLANDALE HISTORIC STRUCTURES MAP FIGURE 4-2



### MAP LEGEND

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

## HOUSING UNIT CONDITION

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

### Substandard Indicators

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

| Condition                                   | # of Units | Total Units | %    |
|---|------------|-------------|------|
| Lacking complete plumbing facilities        | 86         | 25,098      | 0.3% |
| Lacking complete kitchen facilities         | 126        | 25,098      | 0.5% |
| No Heating System                           | 850        | 25,098      | 4.7% |
| 1.01 or More Persons Per Room (Overcrowded) | 1,186      | 25,098      | 6.5% |

Source: 2000 US Census/AHNA

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

### Population Projections

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

#### Broward County Planning Services Division (PSD)

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



41.5% increase from 2000. In 2007, Broward County experienced its first recorded population decline and the current municipal projections supplied by the PSD are not reflective of this decline. However, the City and County believe that the current County population decline is a temporary fluctuation and that the County's population will continue to increase. The table below shows in more detail the 2006 PSD population projections for the City of Hallandale Beach and Broward County.

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

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

Sources: US Census and Broward County Planning Services Division

**Bureau of Economic and Business Research (BEBR)**

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

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

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

Sources: US Census and BEBR

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

| Age          | US Census Population |               | Controlled Age Projections |               |               |               | 15 Year Difference |
|--------------|----------------------|---------------|----------------------------|---------------|---------------|---------------|--------------------|
|              | 1990                 | 2000          | 2005                       | 2010          | 2015          | 2020          |                    |
| 0- 4         | 1,073                | 1,371         | 1,417                      | 1,406         | 1,363         | 1,300         | (117)              |
| 5- 9         | 848                  | 1,285         | 1,422                      | 1,488         | 1,427         | 1,372         | (50)               |
| 10-14        | 741                  | 1,215         | 1,286                      | 1,259         | 1,190         | 1,124         | (162)              |
| 15-19        | 857                  | 1,142         | 1,328                      | 1,390         | 1,376         | 1,400         | 72                 |
| 20-24        | 1,180                | 1,331         | 1,535                      | 1,667         | 1,626         | 1,480         | (55)               |
| 25-29        | 1,501                | 1,781         | 1,700                      | 1,806         | 1,830         | 1,770         | 70                 |
| 30-34        | 1,522                | 1,995         | 1,925                      | 1,906         | 1,935         | 1,885         | (40)               |
| 35-39        | 1,271                | 2,073         | 2,076                      | 2,135         | 1,938         | 1,878         | (198)              |
| 40-44        | 1,204                | 2,007         | 2,294                      | 2,237         | 2,082         | 1,984         | (310)              |
| 45-49        | 1,076                | 1,869         | 2,337                      | 2,588         | 2,465         | 2,447         | 110                |
| 50-54        | 1,137                | 1,928         | 2,347                      | 2,811         | 2,985         | 2,806         | 459                |
| 55-59        | 1,416                | 1,894         | 2,468                      | 2,897         | 3,376         | 3,525         | 1,057              |
| 60-64        | 2,134                | 2,129         | 2,541                      | 3,084         | 3,538         | 4,006         | 1,465              |
| 65-69        | 2,868                | 2,333         | 2,244                      | 2,621         | 3,252         | 3,634         | 1,390              |
| 70-74        | 3,189                | 2,691         | 2,388                      | 2,407         | 2,727         | 3,170         | 782                |
| 75+          | 8,979                | 7,238         | 6,408                      | 5,578         | 4,953         | 4,751         | (1,657)            |
| <b>TOTAL</b> | <b>30,996</b>        | <b>34,282</b> | <b>35,716</b>              | <b>37,280</b> | <b>38,054</b> | <b>38,532</b> | <b>2,816</b>       |

Source: US Census/AHNA

### Comparison between PSD and BEBR Data

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

### Household Projections

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

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

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

Source: AHNA Quick Report Shimberg Center for Affordable Housing

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

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

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

Source: AHNA Quick Report Shimberg Center for Affordable Housing

### **Shimberg Center for Affordable Housing Data**

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

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

Owner Occupied Housing Units.

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

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

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

Renter Occupied Housing Units.

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

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

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

Owner Occupied Housing Units.

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

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

Renter Occupied Housing Units.

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

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

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

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

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

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

The only other alternative is to increase government subsidies to households. Table 4-20 A and B indicate that approximately 2,714 households were in need of housing subsidies in 2005. That same number is projected to rise to 2,964 households by 2020.

In February 2008, the City contracted Rutgers University to conduct an Affordable/Workforce Housing Study to help determine what is affordable in Hallandale Beach. This study has two major components, which are; Section I - Determining

Workforce/Affordable Housing Needs - 1. Define Workforce/Affordable Housing in Hallandale Beach and 2. Current and Future Needs; Section II - Modeling Affordable Housing Delivery - 1. Creating a Housing Affordability Model and 2. Implementing a Housing Affordability Model.

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

### Land Area Requirements

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

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

| Planning District     | Approximate<br>Vacant Residential<br>Acreage | Maximum Units<br>Permitted |
|-----------------------|--|----------------------------|
| Diplomat/3 Islands    | 0.0  | 0                          |
| Central Gateway       | 0.60   | 9                          |
| Golden Isles/A1A      | 12.5   | 194                        |
| Gulfstream            | 2.1  | 34                         |
| Northeast             | 1.5  | 18                         |
| Northwest             | 16.7   | 157                        |
| Southwest             | 2.6  | 26                         |
| <b>CITYWIDE TOTAL</b> | <b>36.0</b>                                  | <b>438</b>                 |

Source: MMPA and City of Hallandale Beach Development Services Department

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

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

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

### **Public/Private Sector Housing Market**

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

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

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

According to ESRI Business Analyst, as part of the economic analysis conducted by ERA; the median housing value in Hallandale Beach stood at \$193,400 in 2007. By 2012, median housing values in Hallandale Beach are forecasted to reach \$235,000 and reflect the recent and planned construction of higher-priced condominium and hotel-condominium units.

In Broward County it is unlikely for a very low income person to afford a house or condominium without the assistance of subsidies. A low income household may be able to

find suitable affordable housing. However, the quality of life and the diversity of choice will greatly improve with subsidies. Currently, the City of Hallandale Beach average median income is \$34, 800 per year and is expected to rise to almost \$40,000 per year in 2012.

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

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

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

To assist in the effort to provide affordable housing to low to moderate income families; the CRA and a local developer has entered into the first of many public/private partnerships to develop affordable housing projects. In April 2008, the City approved the Highland Park Village development; a (53) owner-occupied affordable housing project located in the Northwest quadrant of the City. The CRA has committed approximately \$4.4 million dollars to ensure the affordability to the end user. These units will be offered to Hallandale Beach residents first and then to the general public. The prices are anticipated to be around \$160,000 to \$180,000, after the applicable subsidizes.

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

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

### **The Housing Delivery System**

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



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

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

### **4.3 GENERAL RECOMMENDATIONS**

#### **Provision of Adequate Housing**

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

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

#### **Support for Public Housing programs and Inter-governmental Cooperation**

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

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

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

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

Three additional census tracts have been added to the targeted area. They are: #1002, #1003 and the Hallandale Beach portion of census tract #1005. The four census tracts bound the Hallandale Beach ~~CDBG~~ CRA target area. The Hallandale Beach Community Redevelopment Agency has very few City owned lots for construction of affordable homes

for First-Time Home Buyers, however, the CRA is acquiring vacant property strategically located along the Foster Road corridor, for redevelopment purposes. The CRA First Time Homebuyers program is consistent with the project components of the City of Hallandale Beach, comprehensive plan and Broward County's CDBG program, in providing adequate and decent new housing stock to compliment the proposed public works and facility improvements.

The project goals for the Hallandale Beach CRA, a community development organization is to provide direct benefit to very-low, low and moderate income individuals and families by providing affordable housing opportunities through a First-Time Home Buyer program or Neighborhood Redevelopment programs.

## **FUNDING RESOURCES**

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

### **1. CDBG**

The three national objectives for CDBG funding:

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

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

### **2. SHIP PROGRAM**

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

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

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

### **3. HOME PROGRAM**

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

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

The grant funds from Broward County's CDBG, SHIP and HOME programs will compliment the Hallandale Beach CRA efforts, by assisting in addressing the housing needs of the City.

## **MESUARABLE ACTIVITIES**

### **AFFORDABLE HOUSING**

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

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

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

Participation in the program was as follows:

#### FY 2006-07 Participation

|                                   |   |
|-----------------------------------|---|
| Number of new construction closed | 6 |
| Number of existing homes closed   | 3 |

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

When available the Hallandale Beach CRA will convey vacant lots suitable for single family housing from the inventory of City- owned property. These properties will go toward an eligible low/moderate and very low-income applicant through the Hallandale Beach CRA First-Time Home Buyer Program, in an effort to reduce the overall cost to the applicant.

With respect to targeting the very low-income families below 50%, as defined by Broward County area median income, the Hallandale Beach CRA will make every effort to increase the number of very low-income applicant's into the First-Time Home Buyer Program. Therefore, staff has increase the public knowledge regarding CRA programs through multiple media streams.

The City of Hallandale Beach is pursuing CDBG grants for improvements to streets, side walks, drainage systems and landscaping as well as upgrading and expanding community facilities to complement the housing initiatives.

**NEIGHBORHOOD REDEVELOPMENT**

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

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

|                        | FY06/07 | Cumulative |
|------------------------|---------|------------|
| Applications:          | 22      | 899        |
| Applications Approved: | 11      | 805        |
| Loans Closed*:         | 16      | 768        |
| Work Completed:        | 22      | 757        |

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

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

- 1. Broward County Community Development Division**
  - A. Three units per year for a total of fifteen units under the Residential Redevelopment Program.
  - B. Six units per year for a total of thirty units under the Rental Rehabilitation Program.
- 2. Regional Housing Authorities**

There are six (6) housing authorities that serve Broward County. Hallandale Beach residents currently receive assistance from four (4) of the Housing Authorities – Broward County, Hollywood, Dania Beach, and Fort Lauderdale. There are two-hundred and ninety (290) families currently receiving House Choice Vouchers as part of Section 8 assistance. It is anticipated that the number of participants on Section 8 will remain the same for the next five years.

### **Infrastructure**

All areas of the City are serviced by existing public infrastructure. One of the main priorities of the City is to maintain and upgrade existing infrastructure. This is accomplished through a regular maintenance program. Funding for these improvements is available from the water fund, sewer fund or storm water utility, CDBG, Developer Contributions and CRA funding.

### **Elimination of Substandard Housing**

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

### **Adequate Sites**

### **Mobile Homes**

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

### **Manufactured Homes**

The City does not distinguish between manufactured homes, factory built homes and traditionally constructed homes. However, manufactured homes and factory built homes are only permitted if they met all Florida State Statues and Building Codes.

### **Very Low, Low and Moderate Income Housing**

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

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

There are 7 Planning Districts within the City and approximately 116 acres of vacant land of which approximately 36 acres are zoned residential. Within the 5 Planning Districts which comprise the CRA; Northwest, Central Gateway, Northeast, Gulfstream and Southwest there is a majority of the vacant acres. See the Future Land Use Element for more detail on each Planning District.

### **Licensed Group and Foster Homes**

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

### **Rural and Farm worker Housing**

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

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

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

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

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

### **Historically Significant Housing**

In 1992, the City received a grant from the Florida Department of State to prepare a historic properties survey. This survey identified historic properties in the City of Hallandale. The City will use this information to evaluate the need for historic preservation. In addition, a Historical Preservation Ordinance was passed and adopted in May 2005, establishing regulations to preserve significant historic properties in the City of Hallandale Beach.

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

#### **4.4 GOALS, OBJECTIVES AND POLICIES**

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

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

**POLICY 4-1.1.1: Public Sector Coordination and Cooperation in Housing Production.** Hallandale Beach, through the Hallandale Beach Community Redevelopment Agency will continue to support partnerships with local, county, state and regional housing providers.

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

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

**POLICY 4-1.1.4: Form Partnerships with Nonprofit Housing Agencies.** The Hallandale Beach CRA. will partner with various housing agencies to provide new homes in the City of Hallandale Beach.

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

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

**POLICY 4-1.1.7: Support Local Housing Initiative.** The City will provide technical support and guidance to the Hallandale Beach CRA.

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

**POLICY 4-1.1.9: Eliminating Barriers.** The City shall eliminate barriers to the creation of housing, especially affordable housing. This action will include but not be limited to, streamlining the review process, especially in regarding to affordable housing projects.

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

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

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

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

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

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

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

**POLICY 4-1.3.1: Continue the efforts of the Neighborhood Improvement Program.** The City shall continue to actively enforce the Minimum Property Maintenance Code and Minimum Housing Code.

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

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



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

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

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

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

**POLICY 4-1.4.3: Dissemination of Information.** The City shall continue to educate its residents on City administered affordable housing programs.

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

**POLICY 4-1.4.5: Mobile Homes.** The City shall continue to work with park owners to address code and minimum housing standards.

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

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

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

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

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

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

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

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

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

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

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

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