

ADMINISTRATIVE MEMORANDUM NO. 21-053

**TO:** Planning and Zoning Board  
**VIA:** David L. Recor, ICMA-CM, Director of Development Services  
**FROM:** Jennifer Gomez, AICP, Assistant Development Services Director  
Jean Dolan, AICP, Principal Planner  
**DATE:** May 13, 2021



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## Moratorium and Zoning in Progress

On January 26, 2021, the City Commission adopted Ordinance 2021-36, which provided for a four month temporary moratorium on the processing of applications for and the issuance of building permits, development permits, site plan approvals, requests for funding matches or any other official action of the City of Pompano Beach having the effect of allowing further concentration of LIHTC and other state, federal or locally subsidized affordable housing projects (Subsidized Housing). The purpose of the moratorium was to allow time to review, study, hold public hearings and prepare and adopt an amendment or amendments to the City's Consolidated Plan, Zoning Code and Comprehensive Plan or other City regulations. All residential and/or mixed-use residential developments with approved Development Orders were considered automatically vested.

Following the adoption of the moratorium, staff worked with outside consultants to complete a Housing Study, prepare zoning text amendments and have outside legal counsel review the proposed text amendments.

The intent of the public hearing associated with this report is to establish "Zoning In Progress" consistent with the standards of 155.2309. REVIEW OF APPLICATIONS FOR PERMITS AND DEVELOPMENT ORDERS WITH REGARD TO ZONING IN PROGRESS. Staff is currently conducting additional stakeholder engagement to determine if additional incentives should be added to the code in order to encourage the mixing of incomes, and/or if other modifications are recommended. If any significant changes are made to the text amendments prior to City Commission hearing, the package will be brought back for P&Z review and recommendation.

## Housing Study

Following the adoption of the moratorium, Staff engaged Paul Lambert to review the 2017 Housing Study and to provide recommendations for the ordinance. The "update" had a particular focus on providing recommendations for affordable housing policy associated with City's proposed Zoning Code Amendments. The full Update is included in the backup.

Pompano Beach has remained the third highest municipality in terms of proportionate share of total income restricted units to non-restricted housing (4.0%) and is only second to Fort Lauderdale in the volume of income restricted housing and both of which far exceed any other municipality in the County. Most notable, there are 10 municipalities (out of 31+) that do not have any income restricted development. The literature review from US HUD and two other major studies, make it clear why policies which promote the production of rent restricted affordable housing must do so in a way which concurrently encourages deconcentration of that housing. While the affordable housing crisis continues growing in Broward County, so does the concentration of income restricted developments to serve demand for lower income households. This concentration is particularly evident in certain areas of Pompano Beach.

There is an inherent problem with the concentration of housing targeted to lower income families. Given that income restrictions remain in place for multiple decades, the concentration of these units all but assures that the neighborhoods where these units are built are more likely to remain areas of higher poverty for decades to come. Given that important recent national studies cited in our analysis have shown that low income children, in particular, have better outcomes as it relates to earnings when they grow up in mixed income neighborhoods rather than islands of poverty, there is an inherent policy benefit to supporting land use policies that encourage the mix of incomes in neighborhoods and deconcentrating income restricted housing. These efforts, in a City such as Pompano Beach, are likewise in line with affirmatively furthering Fair Housing objectives. To this end, Lambert provided four core recommended policies pertinent to the proposed text amendments to meet the objective of deconcentrating poverty. The policy recommendations are as follows:

1. Continue to encourage the inclusion of affordable housing units in market rate housing developments in more affluent areas of the City through a density bonus structure.
2. Increase the in-lieu-of-fee based on the adopted gap-analysis methodology established in the 2013 Affordable Housing Fee Methodology prepared by RRC Associates, Inc. Based on this accepted methodology, the City's in lieu fee of \$2,333 should be increased to \$6,055 for every unit approved in a project requiring 15% affordable housing (flex and redevelopment units, within the ETOC or DPTOC, Regional Activity Center).
3. The City should continue to embrace and enforce Broward County's affordable housing policies related to strengthening the mix of incomes in market rate housing as new product is developed throughout the City.
4. The City should consider restricting the development of additional income restricted developments within ½ mile of other wholly or nearly wholly income restricted developments in excess of 50 units. The City can require a minimum of 30 percent of the units in newly constructed developments be non-income restricted anywhere in the City.

### **Proposed Ordinance**

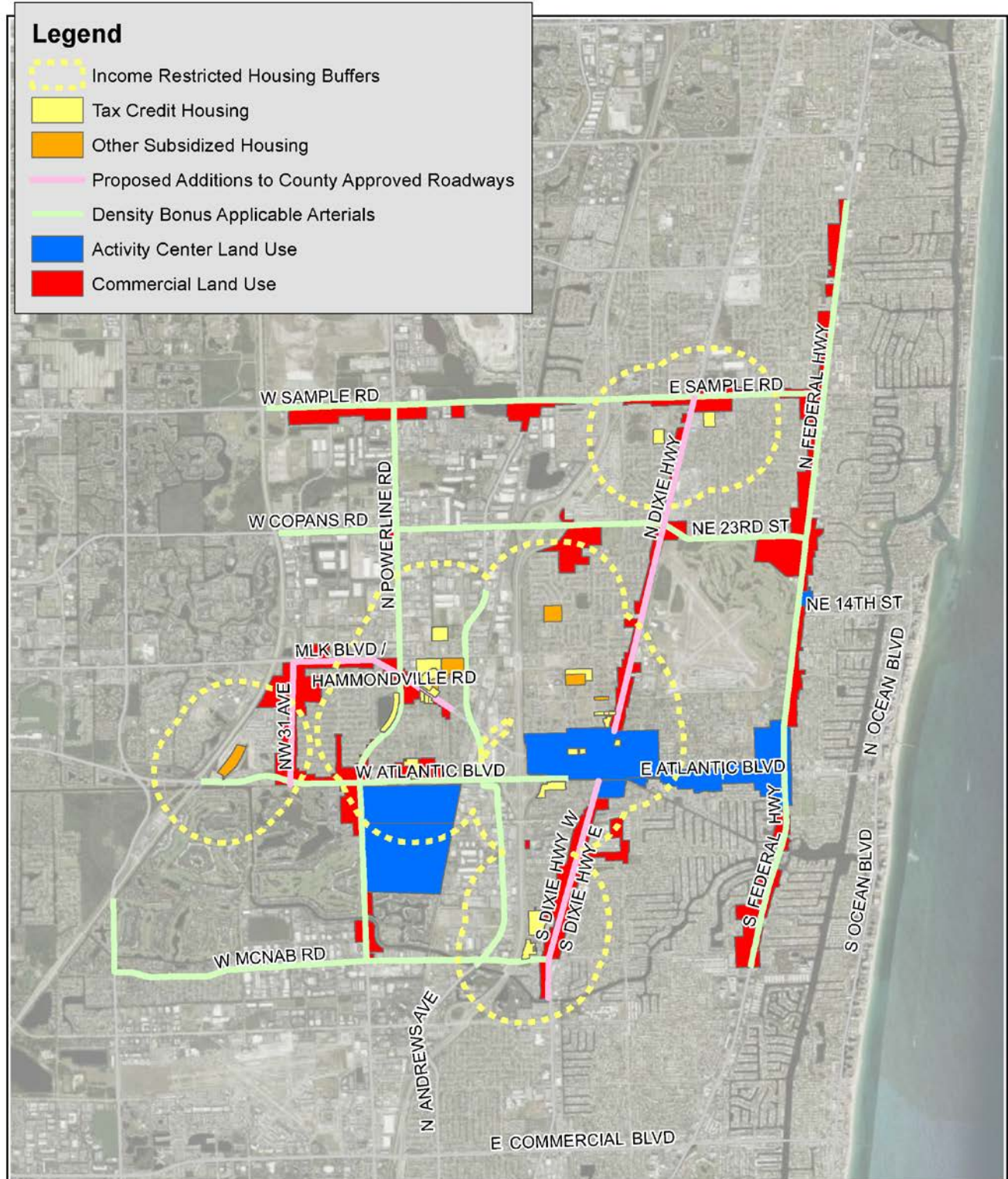
To support the City's goals of affirmatively furthering fair housing, including but not limited to poverty deconcentration, the City has created a zoning standard designed to encourage mixed-income development of housing units within areas of the City where there is a concentration of Income Restricted Units. Concurrently, the City follows Broward County's Policies 2.16.2, 2.16.3 and 2.16.4, to encourage the development of housing units affordable to families below 120 percent of area median income in developments and areas of the City where the concentration of Income Restricted Housing Developments are greater than ½ mile.

1. Promote income mixing by continuing the existing requirement for developers of market rate housing to include a minimum percentage of low cost units in their development plans (already a codified requirement for certain development within TO districts, receiving flex or LUPAs creating more than 100 new units), and/or
2. Reduce concentrations of poverty by establishing a ½ mile radius regulation for development of income-restricted units in concentrated areas having in excess of 50 units, and
3. Promote income mixing by requiring developers of income-restricted housing to include a minimum percentage of market rate units in their development plans when within ½ mile of another income-restricted development.

The map on the following page illustrates the ½ mile buffers around the City's existing income restricted housing. These are the only locations where the proposed mandatory "non-income restricted unit" requirements will apply.

# Land Use and Affordable Housing Analysis Map

Map Updated: May 17, 2021



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The proposed ordinance introduces several key terms including:

- **Income Restricted Units** – Units that are restricted through agreement, deed, or regulation of being rented or sold to families who have incomes below 80 percent of median income.
- **Non-Income Restricted Units** – Units that are not restricted to certain income levels and can be rented or sold at prices based on what the unrestricted private market will bear.
- **One-half Mile Radius of Income Restricted Housing** -The one-half mile radius separating Income Restricted Housing from each other.

The proposed ordinance creates the following new zoning requirements for income mixing. These same income mixing standards are also required for any allocation of flex units when projects are within a ½ mile radius of income restricted housing. For projects not in the ½ mile radius, projects receiving flex units must continue to provide 15% affordable housing or pay into the City's affordable housing trust fund. The proposed text amendments increase that fee from \$2,333 to \$6,055 per unit. Based on the methodology established in the 2013 study creating the affordable housing fee.

The proposed ordinance exempts the following from the newly created mixed income requirements.

1. Any residential and/or mixed-use residential developments with approved Development Orders signed and dated prior to the passage of this ordinance.
2. Any property owned as of the date of the passage of this ordinance, by an entity that is required by the Florida Statutes to construct affordable housing (examples include but are not limited to the Housing Authority of Pompano Beach).

The following projects are greater than 50 units with approved Development Orders within a one-half mile radius of income restricted housing. These projects are considered vested and are not subject to the new requirements.

- Highland Oaks – 138 units
- Aviara East – 355 units
- 30 NE 5th Street - 52 units
- Aloha 1 – 122 units
- Blanche Ely Estates - 102 duplex units (Housing Authority project)
- Pompano Apartments/ Old Town Square – 277 units (will include market rate units per CRA agreement)
- Sonata – 121 units (15 unrestricted units per CRA agreement)
- Marquis Apts – 100 units (under construction)

### **Broward County Density Bonus Program**

The proposed density bonuses are made possible by the Broward County's recent policy changes related to affordable housing.

Broward County Policy 2.16.3 allows additional density in residential land use categories when affordable housing is included. A summary of policy is provided below:

- Allows additional density in residential land use categories for projects that include affordable housing up to 50% of land use density or 100% of land use density if very low and low income units are provided as follows:
  - 19 bonus units for every very low income unit (5% very low income project);
  - 9 bonus units for low income unit (10% low income project);
  - 6 bonus units for every moderate income unit (14.3% moderate income project);
- The affordable housing must be deed restricted for 30 years;
- This policy can be applied everywhere, even on Barrier Island.

Broward County Policy 2.16.4 allows unlimited density (which is actually limited by the zoning district) in “Commerce” and “Activity Center” land use categories for projects on State Road or County Arterials or other roads approved by the County Commission (see map) west of the Intracoastal that include affordable housing using the same density bonuses as in policy 2.16.3:

- 19 bonus units for every very low income unit;
- 9 bonus units for every low income unit;
- 6 bonus units for every moderate income unit.
- 10% of ground floor (excluding parking garage) must be office or retail which is not accessory to the residential use

## Conclusion

The proposed poverty deconcentration zoning approach is intended to implement the recommendations from the 2021 Pompano Beach Housing Study Update prepared by Paul Lambert. As mentioned in the introduction, the City is currently completing stakeholder and public engagement to obtain feedback on the ordinance. If any significant changes are made to the text amendments prior to City Commission hearing, the package will be brought back for P&Z review and recommendation.

Staff recommends approval.

## 155.4202. RESIDENTIAL: HOUSEHOLD LIVING USES

### A. Standards Applicable to Household Living Uses

- I. The following definitions apply to this section.
  1. Income Restricted Housing Development – A multi-family rental or for-sale housing development where greater than 20 percent of units are restricted by agreement, deed or regulation to families with incomes below 80 percent of Area Median Income (AMI).
  2. Income Restricted Units – Units that are restricted through agreement, deed, or regulation of being rented or sold to families who have incomes below 80 percent of median income.
  3. One-half Mile Radius of Income Restricted Housing - The one-half mile radius separating Income Restricted Housing from each other
  4. Non-Income Restricted Units – Units that are not restricted to certain income levels and can be rented or sold at prices based on what the unrestricted private market will bear.
2. Deconcentration of Poverty:
  - a. Purpose: To support the City's goals of affirmatively furthering fair housing, including but not limited to poverty deconcentration, the City has created a zoning standard designed to encourage mixed-income development of housing units within areas of the City where there is a concentration of Income Restricted Units. Concurrently, the City follows Broward County's Policies 2.16.2, 2.16.3 and 2.16.4, to encourage the development of housing units affordable to families below 120 percent of area median income in developments and areas of the City where the concentration of Income Restricted Housing Developments are greater than 1/2 mile.
  - b. Income Mixing Requirements and Incentives:
    - i. Standard:
      1. All new residential and mixed use development projects with a residential component greater than 50 units within One-half Mile Radius of an Income Restricted Housing Development must include a minimum of 30% Non-Income Restricted Units.
    - ii. Exemption: The income mixing requirements are not applicable to the following:
      1. Any residential and/or mixed-use residential developments with approved Development Orders signed and dated prior to the passage of this ordinance, and/or active projects that been reviewed by the Development Review Committee (DRC).
      2. Any property owned, at least in part, as of the date of the passage of this ordinance, by an entity that is required by the Florida Statutes to construct affordable housing (examples include but are not limited to the Housing Authority of Pompano Beach).
    - iii. Incentives:
      1. All such development projects that are required to include the 30% Non-Income Restricted Units shall receive up to a 50% density bonus in accordance with Broward County Policy 2.16.3 or 2.16.4, as applicable. All density bonuses are subject to compliance with the City's Comprehensive Plan and/or Flexibility provisions and may not be possible for every property.
      2. All such developments projects that are required to include the 30% Non-Income Restricted Units, may apply for minor variations, or adjustments, to certain dimensional or numerical standards of this Code based on specific criteria as detailed in Section 155.2421. ADMINISTRATIVE ADJUSTMENT.

iv. Implementation:

1. Any units required by this section must meet the definitions of Non-Income Restricted Units.
2. Owners of development projects that are subject to this section must provide an annual report in a form acceptable to the City verifying compliance with the Non-Income Restricted Unit requirement.
3. All of the Non-Income Restricted Units shall receive certificates of occupancy before an application for certificates of occupancy may be submitted for the final 20% of total units for that Housing Development

**A. B. Dwelling, Live/Work**

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**~~B.~~ C. Dwelling, Mobile Home**

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**~~C.~~ D. Dwelling, Multifamily**

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**~~D.~~ E. Dwelling, Single-Family**

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**~~E.~~ F. Dwelling, Single-Family (Zero Lot Line)**

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**~~F.~~ G. Dwelling, Two-Family**

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**~~G.~~ H. Dwelling, Mixed Use**

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**~~H.~~ I. Family Community Residence**

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**~~I.~~ J. Transitional Community Residence**

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**J. K. Mobile Home Park**

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## **155.9401. MEASUREMENT**

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### **H. Yard Setback**

#### **I. Generally**

Front, side, and rear yard setbacks on a lot shall be determined by measuring the horizontal distance along a straight line extending at a right angle from the lot's front, side, or rear lot line (as appropriate) to the foundation



of the nearest structure on the lot (See [Figure 155.9401.H](#): Lot Dimensions.). Allowable encroachments into required yards shall be ignored when measuring yard setbacks See Section [155.9402.C](#), Allowable Required Yard Encroachments.).

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## 5. Cul-De-Sac Setback.

Where a cul-de-sac occurs at the end of a street, buildings fronting thereon shall be set back from the extended center line a distance equal to half the amount of the width of the ultimate right-of-way plus the distance of the minimum required front yard.

### I. Measuring Required Distances Between Uses or Properties

1. Unless otherwise specified in the code, when a specified distance is required between uses, the distance shall be measured using the shortest possible distance between the two property lines by airline route. City Staff will use computer software capable of performing spatial analysis to approximate the distance between properties & uses.

2. If contested, the applicant (at their expense) may submit a survey illustrating the true distance between property lines for the city to review. On determining that the applicant's survey is accurate, the Development Services Director may accept the survey in lieu of the estimated distance.

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## CHAPTER 154: PLANNING

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### General

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#### § 154.02 DEFINITIONS.

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~~**LOW INCOME HOUSING UNIT.** A housing unit which is affordable by one or more natural persons or a family, with a total annual adjusted gross household income which does not exceed 80% of the median annual adjusted gross income for households within the county in which the person or family resides.~~

~~**MODERATE INCOME HOUSING UNIT.** A housing unit which is affordable by one or more natural persons or a family, with a total annual adjusted gross household income which does not exceed 120% of the median annual adjusted gross income for households within the county in which the person or family resides.~~

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~~**WORKFORCE HOUSING UNIT.** A housing unit which is affordable by one or more natural persons or a family, with a total annual adjusted gross household income which does not exceed 140% of the median annual adjusted gross income for households within the county in which the person or family resides.~~

## ***FLEXIBILITY AND REDEVELOPMENT UNITS AND NONRESIDENTIAL FLEXIBILITY***

### **§ 154.60 DEFINITIONS.**

For the purpose of this subchapter the following words and phrases shall have the meanings herein set forth.

**AFFORDABLE HOUSING.** Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

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**VERY LOW INCOME UNIT.** A unit which is affordable by a person or persons who have a combined income of up to 50% median income of Broward County adjusted for family size.

**LOW INCOME HOUSING UNIT.** A unit which is affordable by a person or persons who have a combined income of 50% to 80% median income of Broward County adjusted for family size.

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**MODERATE INCOME HOUSING UNIT.** A unit which is affordable by a person or persons who have a combined income of 80% to 120% of median income of Broward County adjusted for family size.

### **154.61 REDEVELOPMENT AND FLEXIBILITY UNITS.**

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(C) Procedure for Residential and Nonresidential (Per 5% Rule: Residential to Commercial) Flexibility Allocation and procedure for allowing Commercial Uses in Industrial Land Use Category.

(1) Step 1: Application submittal. The applicant shall submit an application to the Development Services Director as follows:

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(3) Step 3: Advisory body review and recommendation. Applicable to a recommendation by the Planning and Zoning Board based on the Application Review Standards listed in subsection (D) below. ~~(Note: For applications requesting Commercial Uses in an Industrial Land Use Category, the P&Z Board will be the decision-making body and Step 3 will be the last step.)~~

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(D) Application review standards. Flex units and Commercial Flexibility shall be issued at the discretion of the City Commission as a legislative action. An application shall only be presented to the City Commission upon ~~approved on~~ a finding that ~~there is competent substantial evidence in the record~~ all of the following standards are met:

(1) Consistency with applicable goals, objectives and policies of the city's Comprehensive Plan and this chapter.

(2) The use of the redevelopment and flexibility units; and/or the establishment of nonresidential development within a residential land use designation; ~~or the approval of commercial uses in an Industrial Land Use category~~ will produce a reasonable development pattern. The criteria for reasonableness shall include compatibility of adjacent land uses and suitability of the parcel for various development patterns.

(3) Applications for the use of residential flexibility or redevelopment units requires an agreement to provide affordable housing units per subsection (E)(F) below or an in lieu of fee in accordance with § 154.80, except that infill properties which are one-acre or less are exempt from this requirement.

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(F) Deconcentration of Poverty Affordable Housing Requirements

(1) The following definitions in 154.60 apply to this section.

~~—— **LOW INCOME HOUSING UNIT.** A unit which is affordable by a person or persons who have a combined income of up to 80% median income of Broward County~~

~~—— **MODERATE INCOME HOUSING UNIT.** A unit which is affordable by a person or persons who have a combined income of up to 80% of median income of Broward County~~

~~—— **WORKFORCE HOUSING UNIT.** A unit which is affordable by a person or persons who have a combined income of 100% to 120% median income of Broward County.~~

(2) Purpose and intent. The purpose of this section is to promote the deconcentration of poverty ~~construction of affordable housing units in the city and to allow the~~ or the payment of funds in-lieu of constructing affordable housing ~~construction~~ into the Local Affordable Housing Trust Fund through the allocation of flexibility and redevelopment units.

(3) To be eligible for the allocation of flexibility or redevelopment units the applicant must agree to provide the following: affordable housing units on the application site. of any one type or combination of types. Each different type of affordable housing units has a ratio which indicates how many affordable housing units shall be constructed for a specified number of flexibility or redevelopment units. The different types and their respective ratios are:

- i. All new residential and mixed use development projects with a residential component greater than 50 units within One-half Mile Radius of an Income Restricted Housing Development must include a minimum of 30% Non-Income Restricted Units. Those projects that are required to provide 30% Non-Income Restricted are not required to pay into the Local Affordable Housing Trust Fund for the 30% required units.
- ii. All other areas: All projects must include a minimum of 15% Affordable Housing or pay into the Local Affordable Housing Trust Fund for every unit that is not classified as affordable.

—(1) Definitions. The following definitions apply to this section.

—(a) Workforce housing: (100% to 120% median income), for every one workforce housing unit constructed, the applicant may be granted one flexibility or redevelopment unit.

—(b) Moderate income housing: (80% to 100% median income) for every one moderate income housing unit constructed, the applicant may be granted three flexibility or redevelopment units.

—(c) Low income housing: (up to 80% median income) for every one low income housing unit constructed, the applicant may be granted five flexibility or redevelopment units.

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<p><del>—Table 1</del>  <del>—Allocation of Flex and Redevelopment Units for Projects</del>  <del>—Containing Workforce Housing</del></p>		
<p>Ratio of workforce housing units to market units:  1 workforce housing unit to 1 market unit</p>		
<i><b>Total number of housing units proposed</b></i>	<i><b>Number of workfor ee units</b></i>	<i><b>Number of market rate units</b></i>
2	1	1
4	2	2
6	3	3
8	4	4

10	5	5
12	6	6
14	7	7
16	8	8
18	9	9
20	10	10
22	11	11
24	12	12
26	13	13
28	14	14
30	15	15
Note: For housing developments above 30 units continue with the formula above. For housing developments with number of units not shown above, the number of required moderate housing units shall be the resulting whole number of the total number of housing units divided by 2.		

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<b><i>—Table 2</i></b> <b><i>—Allocation of Flex and Redevelopment Units for Projects</i></b> <b><i>—Containing Moderate Housing</i></b>		
Ratio of moderate housing units to market units: 1 moderate housing unit to 3 market units		
<b><i>Total number of housing units proposed</i></b>	<b><i>Number of moderate units</i></b>	<b><i>Number of market rate units</i></b>
4	1	3
8	2	6
12	3	9
16	4	12
20	5	15
24	6	18
28	7	21
32	8	24
36	9	27
40	10	30
44	11	33
48	12	36
52	13	39



Note: For housing developments above 50 units continue with the formula above. For housing developments with number of units not shown above, the number of required moderate housing units shall be the resulting whole number of the total number of housing units divided by 4.

~~Table 3~~

~~Allocation of Flex and Redevelopment Units for Projects  
Containing Low Income Housing~~

~~Ratio of low income housing units to market units:  
5 low income housing units to 1 market unit~~

<del>Total number of housing units proposed</del>	<del>Number of low income units</del>	<del>Number of market rate units</del>
<del>6</del>	<del>1</del>	<del>5</del>
<del>12</del>	<del>2</del>	<del>10</del>
<del>18</del>	<del>3</del>	<del>15</del>
<del>24</del>	<del>4</del>	<del>20</del>
<del>30</del>	<del>5</del>	<del>25</del>

~~Note: For housing developments above 30 units continue with the formula above. For housing developments with number of units not shown above, the number of required low income housing units shall be the resulting whole number of the total number of housing units divided by 6.~~

~~(4) Notwithstanding subsection (D)(2) above, off-site affordable units may be permitted if on-site construction is not found to be feasible, subject to the following. **OFF-SITE**, for the purposes of these provisions, is defined as within the city.~~

~~(5)~~ (4) Affordable housing units must be constructed according to the following guidelines:

(a) The unit mix (bedroom count per unit) of the affordable housing units should be proportional to the unit mix (bedroom count per unit) of the flexibility or redevelopment units.

(b) The affordable housing units may be marginally smaller and have appliances, fixtures and finish, which meet all minimum governmental standards to reduce overall development costs.

(c) The affordable housing units should be incorporated into the general site and design of the overall development and have a compatible exterior design.

(d) The applicant may select whether the proposed development will be owner occupied or renter occupied.

—~~(6)~~ (5) The affordable housing units shall be maintained as such for a period of 15 years (when resulting from flex and redevelopment units) through the use of restrictive covenants. Applicant is required to have such restriction placed in the deed from the applicant.

—~~(7)~~ (6) All of the affordable housing units shall receive certificates of occupancy before application for certificates of occupancy may be submitted for the final 20% of total flexibility or redevelopment units for that Housing Development. ~~the final 10% of the flexibility or redevelopment units obtain certificates of occupancy.~~

(Ord. 2013-34, passed 1-8-13; Am. Ord. 2014-19, passed 2-11-14; Am. Ord. 2016-12, passed 10-27-15; Am. Ord. 2018-06, passed 10-10-17; Am. Ord. 2019-17, passed 1-8-19; Am. Ord. 2019-110, passed 9-24-19; Am. Ord. 2020-22, passed 1-14-20)

## ***AFFORDABLE HOUSING CONTRIBUTIONS***

### **§ 154.80 PROVISION OF REQUIRED AFFORDABLE HOUSING.**

(A) In lieu of providing affordable housing units on-site or off-site as required by regulations within [Chapter 154](#) and [Chapter 155](#) (Zoning) or pursuant to a land use plan amendment, a property owner may elect to contribute a fee in lieu of to be deposited into the city's Local Affordable Housing Trust Fund. If this in lieu of option is taken for the allocation of flex or redevelopment units, the in-lieu of fee, ~~\$6,055~~ \$2,333 per unit (except for those 30% of units required to be Non-Income Restricted pursuant to 154.61(F)(3)(i)), will apply to every flex and redevelopment unit allocated to the project that is not classified as affordable in accordance with the ~~requirements~~ definitions in ~~§ 154.61(E)~~ 154.60.

(B) For projects within an area that is subject to affordable housing requirements established through a Broward County Land Use Plan Amendment process, the in lieu of fee to be paid to the city shall be ~~\$6,055~~ \$2,333 per market-rate unit. If affordable units will be provided, they will meet the definition of affordable housing provided in ~~154.61~~ 154.60 and deed restricted to the proposed range of affordability for a 15 year period.

(C) Projects granted density bonuses, in association with the Broward County Administrative Policy 2.16.3 and 2.16.4 must comply with the fees and standards of the Broward County policy which include a deed restriction of 30-years.

(D) ~~(G)~~ The City's in-lieu fee associated with flex and redevelopment units and Comprehensive Plan amendments that were subject to County policy 2.16.2, shall be paid to the city at the time of building permit.

(E) ~~(D)~~ The City's fee per (D) above shall be reviewed a minimum of once every three years. The fee may be adjusted by the City Commission to reflect updated housing sales costs, development costs, land values and other considerations.

(Ord. 2014-19, passed 2-11-14; Am. Ord. 2018-06, passed 10-10-17; Am. Ord. 2019-17, passed 1-8-19; Am. Ord. 2019-110, passed 9-24-19)



# Pompano Beach Housing Study Update

## Summary Comparison of Key Housing Market Metrics between Original Study (2017) and Update (2021)

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April 2021



# EXECUTIVE SUMMARY

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# Executive Summary

## Key Housing Data Findings

In late 2016, Lambert Advisory (Lambert) was engaged by the City of Pompano Beach (City) to prepare a housing study with the goal of evaluating the City's market rate and affordable housing markets (and referred to herein as the Original Study). There were 3 key elements defining the study, including:

- **Evaluation of Inventory** - aimed at determining both the subsidized and market-rate housing inventory and conditions at the citywide level;
- **Assessment** - analyzed both the subsidized/assisted and market-rate housing inventory and opportunities for investment at the Citywide and neighborhood level; and,
- **Strategy & Policy Recommendations** - providing a road map for addressing the city's needs at the Citywide and neighborhood levels and how to best encourage and sustain market rate and affordable housing investment so that it is accretive to the City's fabric and neighborhood development expectations.

In early 2021, the City re-engaged Lambert to provide an "update" to the original study, with a particular focus on providing recommendations for affordable housing policy associated with City's proposed Zoning Code Amendments. This Technical Memorandum focuses intently on the updated analysis of the first two tasks noted above: Evaluation of Inventory and Assessment. Therefore, as part of this update analysis, Lambert completed an update to all applicable economic, market, and housing inventory and assessment data included within the original study.

The following sections we provide a side-by-side comparison of the key data sets between the two study periods, including a narrative summary of notable trends. However, there are five key points that accentuate the economic and housing conditions both

# Executive Summary (cont.)

locally and regionally that underlie the support for the policy recommendations set forth in subsequent components of this update initiative. These key points are as follows:

1.) The Rental Affordability gap at both the City and County level continues to widen at a significant rate. Specific to the City, the rental affordability gap for low and very low income households (below 58 percent median income), increased more than 25 percent between the Original Study and Update analysis;

2.) In the City of Pompano Beach, the median listing price among single family homes sky-rocketed from \$294,000 to \$529,000 (a 13% average annual increase) between the two study periods. Accordingly, there is 65% less single family inventory now as opposed to 2016. Condo listing prices are up 6% per annum during the past 4 to 5 years and comprise more than 70% of total for-sale housing inventory. Housing price escalation far outpaces income growth and continues to constrain mobility for more moderate income households;

3.) With regard to the rental market, the City's occupancy tightened further from 95 to 96 percent between the two study periods. Moreover, the average monthly rental rates increased from \$1,490 to \$1,830; or, a 5.2% average annual increase which is among the strongest in the County. This trend, in light of the pandemic, clearly illustrates a compounding challenge to affordability for moderate income families;

# Executive Summary (cont.)

4.) Since 2016, there has been 5 total market rate developments (895 units) and 3 new income-restricted developments (319 total units) within the City. This represents nearly 35 percent of the City's new multifamily housing comprising income restricted development. Comparatively, the County added more than 15,000 new market rate units and of which approximately 12% were income restricted;

5.) Pompano Beach has remained the third highest municipality in terms of proportionate share of total income restricted units to non-restricted housing (4.0%) and is only second to Fort Lauderdale in the volume of income-restricted housing – and both of which far exceed any other municipality in the County. Most notable, there are **10 municipalities (out of 31<sub>+</sub>)** that **do not** have any income restricted development; and,

6.) Based upon literature review from US HUD and two other major studies make it clear why policies which promote the production of rent restricted affordable housing must do so in a way which concurrently encourages deconcentration of that housing. These long term studies, which have tracked low income children who grew up in poor neighborhoods vs. low income children who grew up in middle income neighborhoods clearly found that, everything else being equal, a low income child who grows up in a middle income neighborhood will have significantly more earnings as an adult than if that same child was to grow up in a low income neighborhood.

# Executive Summary (cont.)

## Policy Recommendations

While the affordable housing crisis continues grow in Broward County, so does the concentration of income restricted developments to serve demand for lower income households.

This concentration is particularly evident in certain areas of Pompano Beach, and a surprisingly limited number of neighborhoods throughout Broward County.

There is an inherent problem with the concentration of housing targeted to lower income families. Given that income restrictions remain in place for multiple decades, the concentration of these units all but assures that the neighborhoods where these units are built are more likely to remain areas of higher poverty (and historically, racially segregated) for decades to come. Given that important recent national studies cited in our analysis have shown that low income children, in particular, have better outcomes as it relates to earnings when they grow up in mixed income neighborhoods rather than islands of poverty, there is an inherent policy benefit to supporting land use policies that encourage the mix of incomes in neighborhoods and deconcentrating income restricted housing and concurrent racial desegregation. These efforts, in a City such as Pompano Beach, are likewise in line with affirmatively furthering Fair Housing objectives.

To this end we have five core recommended policies to meet the objective of deconcentrating poverty including:

# Executive Summary (cont.)

1. *Continue to encourage the inclusion of affordable housing units in market rate housing developments in more affluent areas of the City* through a density bonus structure. The bonus structure provides density bonuses for either including affordable units as part of a development or paying into an affordable housing fund for the development of additional affordable units. Given the recently passed State legislation which restricts municipalities from enacting inclusionary zoning unless municipalities cover the difference in value to developers of building a market rate vs. affordable unit, the bonus system is the only practical method remaining of encouraging the development or funding of affordable units as part of new housing construction;
2. *Increase the per unit bonus cost to a level which approaches the actual difference in value to building vs. paying into a fund.* The City's fee to developers of \$2,333 per affordable unit to obtain the bonus is well below the actual marginal financial impact to developers of actually building an affordable unit. We recommend a fee in the range of \$6,000 to \$6,100 per every unit in a proposed development with the fee revisited every three (3) years in light of prevailing market conditions at the time the fee is reviewed.
3. *The City should continue to embracing and enforce Broward County affordable housing policies related to strengthening the mix of incomes in market rate housing as new product is developed throughout the City.*
4. *The City should either place a radius restriction between new wholly or nearly wholly income restricted developments or require the inclusion of a significant number of non-income restricted housing in otherwise income restricted developments built in areas where a concentration of income restricted housing already exists.* Using the 1/2 mile radius envelope consistent with (although for alternative policy objectives) the Florida Housing Finance Agency's Mandatory Distance Requirement for Miami-Dade and



# Executive Summary (cont.)

Broward County, the City should consider restricting the development of additional income restricted developments within ½ mile of other wholly or nearly wholly income restricted developments in excess of 50 units. Alternatively, and possibly with greater long term benefit to achieving the goal of mixed income neighborhoods, the City can require a minimum of 30 percent of the units in a newly constructed developments are non-income restricted anywhere in the City. Just as our earlier recommended policies outlined above are aimed at deconcentrating poverty and racial segregation through encouraging the construction and funding of affordable units in more affluent neighborhoods, this policy is aimed at allowing/encouraging families who have incomes above a level which do not qualify for income restricted units to move into areas of higher concentration of poverty. Given the existing concentration of income restricted units and poverty in the areas where income restricted units are most likely to be developed, practically, the occupancy of non-income restricted units by middle income families may take some time as neighborhoods evolve, but with 40 or 50 years of restriction placed on income restricted units, an evolution to mixed income communities will be highly unlikely to take hold for up to a half century without a policy which mandates the inclusion of non-income restricted units.

5. *The City should advocate at the County and State for policies that strongly encourage the development of 15 to 20 percent of income restricted units in developments built in middle income and affluent neighborhoods, particularly in jurisdictions that have a very limited number of income restricted units already.* The affordable housing crisis is not a crisis only of the older cities with legacy low income neighborhoods. The crisis impacts all communities as it relates to workforce and the deconcentration of low income families has clearly been shown to be beneficial to low income children who grow up in middle and more affluent neighborhoods. As is the case with a number of other States, policies should be advocated for to insure that all jurisdictions equally share in the deconcentration policy objectives.



# APPENDIX

...

FIGURE 1: BROWARD COUNTY RENTAL AFFORDABILITY  
SOURCE: CENSUS ACS 2018

Based upon US Census – American Community Survey (ACS) data from 2014 (in the original study) and 2018 data (the most recent available for this update), it is quite clear that the gap in affordable rental units for very low and low income households has increased notably during this timeframe. As illustrated below, for households below 68 percent median income levels, the affordability housing gap increased collectively by more than 75 percent. For workforce-level income (97 and 145 percent of median income levels), the increase was less intense; however, the gap still measured a roughly 10 percent increase.

2014

Affordable To Which Households?	Demand	Units At Affordable Rents	Gap Or Excess Of Units (+=Gap; -= Excess)	Gap Or Excess As % Of Total Demand
Up to 20% of median	25,499	14,683	10,816	42%
Up to 30% of median	45,534	17,107	26,427	61%
Up to 50% of median	80,822	30,700	50,122	62%
Up to 68% of median	114,700	89,003	25,697	22%
Up to 97% of median	157,737	173,099	-15,362	-10%
Up to 145% of median	202,158	237,703	-35,545	-18%

2018

Affordable to Which Households?	Demand	Units at Affordable Rents	Gap or Excess of Units (+ = gap; - = excess)	Gap or Excess as % of Total Demand
Up to 20% of median	23,578	4,594	18,984	81%
Up to 30% of median	38,506	7,135	31,371	81%
Up to 50% of median	71,544	16,392	55,152	77%
Up to 68% of median	104,282	53,018	51,264	49%
Up to 97% of Median	148,708	134,622	14,086	9%
Up to 145% of Median	199,005	227,672	(28,667)	-14%

FIGURE 2: POMPANO BEACH RENTAL AFFORDABILITY  
SOURCE: CENSUS ACS 2018

Though not as pronounced as the County, the rental affordability gap for low and very low income households (below 58 percent median income), increased more than 25 percent between the two period. For the more moderate income households (81 to 115 percent of median) there was a shift from surplus affordable housing (1,317 units) in 2014 to a gap/deficit (3,762 units) in 2018.

Note: The median household increased roughly 15% between 2014 and 2018. Therefore, the number of households within select income cohorts shifted because of increasing income which doesn't provide a true data comparison; but, nonetheless, provides adequate data to support the increasing gap.

2014				
Affordable To Which Households?	Demand	Units At Affordable Rents	Gap Or Excess Of Units (+=Gap; -= Excess)	Gap Or Excess As % Of Total Demand
Up to 23% of median	2,380	1,434	946	40%
Up to 35% of median	3,867	1,548	2,319	60%
Up to 58% of median	7,441	3,498	3,943	53%
Up to 81% of median	10,693	10,151	542	5%
Up to 115% of median	14,562	16,421	-1,859	-13%
Up to 173% of median	18,400	19,321	-921	-5%

2018				
Affordable to Which Households?	Demand	Units at Affordable Rents	Gap or Excess of Units (+ = gap; - = excess)	Gap or Excess as % of Total Demand
Up to 23% of median	1,802	287	1,515	84%
Up to 35% of median	3,176	495	2,681	84%
Up to 58% of median	6,263	1,433	4,830	77%
Up to 81% of median	9,075	5,339	3,736	41%
Up to 115% of Median	12,103	12,129	-	0%
Up to 173% of Median	15,642	16,871	-	-8%



FIGURE 3: POMPANO BEACH CENSUS TRACTS  
POVERTY RATE TRENDS  
SOURCE: US CENSUS (ACS)

According to ACS data, the number of census tracts in the City with a poverty rate greater than 30 percent has decreased to level of 20-30 percent (or even less) and particularly the multitude of neighborhoods generally west of I-95. The explanation in this trend may at least be in part attributed to more moderate and/or workforce income level households seeking neighborhoods with moderately priced housing as the broader market, especially, within the eastern sector experiencing value growth well in excess of income growth – and explained further below. However, it is important to note that the decline in poverty rates within certain areas (particularly select neighborhoods west of I-95) may also be attributed to the fac that most recent ACS data that is being analyzed late in the Census cycle and subject to variability compared to the more comprehensive decennial survey.

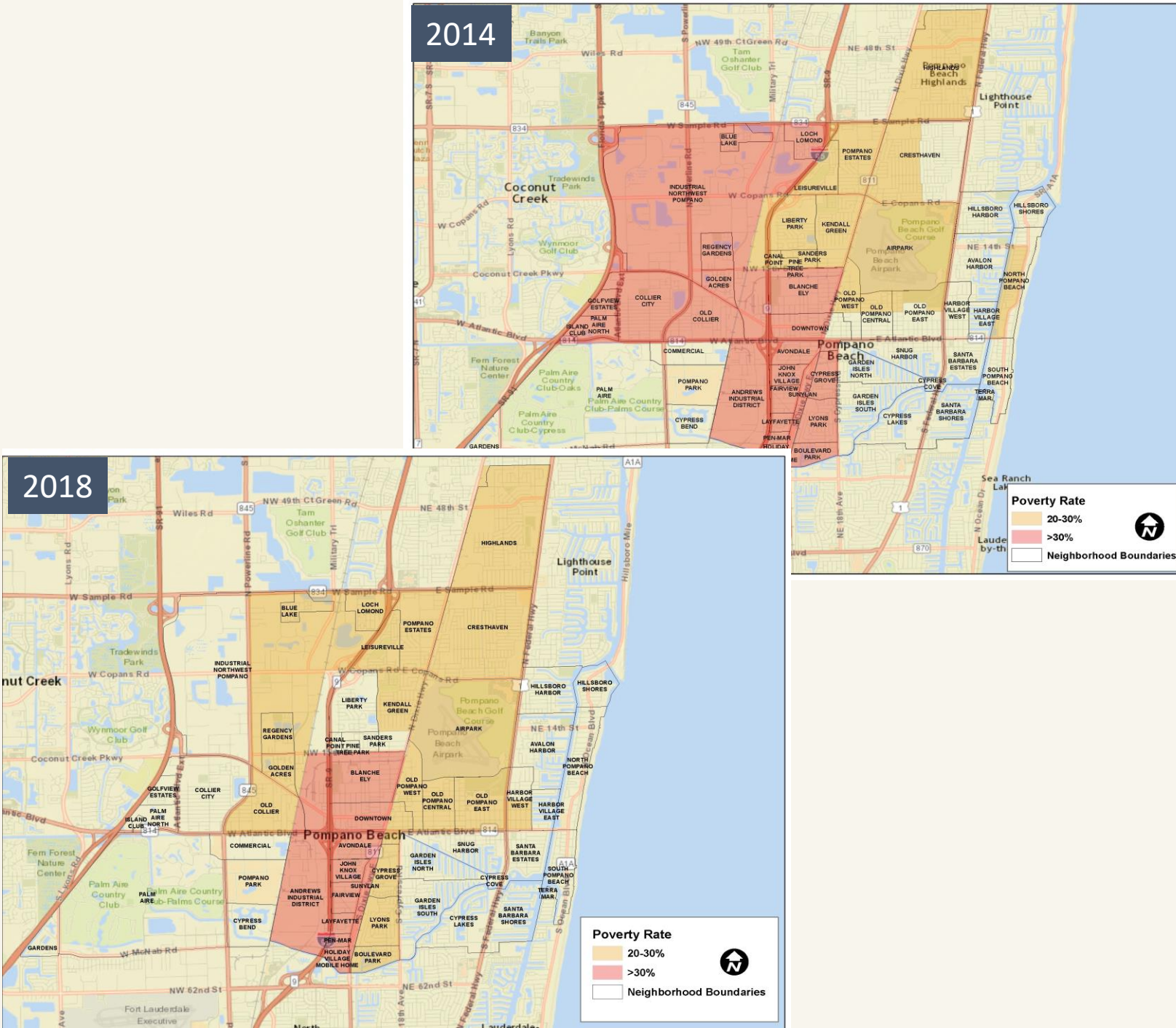


FIGURE 4: FOR-SALE LISTINGS BY PRICE BAND, BROWARD COUNTY AND POMPANO BEACH, 1<sup>st</sup> Qtr 2021

SOURCES: REALTOR.COM; LAMBERT ADVISORY

This analysis focuses on the median listing price for all for-sale product for both County and the City between the 2<sup>nd</sup> Quarter of 2016 (Original Study) and the 1<sup>st</sup> Quarter of 2021 (Update). In the County, the median listing price among all for-sale product types increased from \$291K in 2016 to \$300K in 2021; or, marginally 0.7% average annual increase. Accordingly, the amount of inventory for sale is today is nearly half of that 5 years prior. The exception being inventory for homes prices greater than \$1M.

The City’ median listings have increased considerably more during this time, from \$215K to \$287K (6.3% average annual growth). As with the County, though, the level of available inventory is notably lower except for the highest value brackets.

For both the County and City, the diminishing level of available for-sale housing is indicative of the constraints that very high housing value growth and, especially, within the City puts on the ability for more moderate income levels to move out of their existing homes.

Broward County		2 <sup>ND</sup> Qtr 2016		Pompano Beach	
Price Bands	Total	%	Total	%	As a % of Broward
< \$150,000	3,736	22.8%	343	27.1%	9.2%
\$150,000-\$199,000	1,693	10.3%	249	19.7%	14.7%
\$200,000-\$249,000	1,505	9.2%	135	10.7%	9.0%
\$250,000-\$299,999	1,516	9.3%	96	7.6%	6.3%
\$300,000-\$399,999	2,426	14.8%	153	12.1%	6.3%
\$400,000-\$499,999	1,486	9.1%	80	6.3%	5.4%
\$500,000-\$599,000	940	5.7%	64	5.1%	6.8%
\$600,000-\$,749,999	863	5.3%	54	4.3%	6.3%
\$750,000-\$999,000	787	4.8%	38	3.0%	4.8%
\$1.0 Million & up	1,410	8.6%	54	4.3%	3.8%
Total	16,362	100.0%	1,266	100.0%	7.7%
Median Price	\$291,130		\$215,185		

Broward County			1 <sup>st</sup> Qtr 2021	Pompano Beach		
Price Bands	Total	%		Total	%	As a % of Broward
< \$150,000	1,965	22.11%		69	10.22%	0.78%
\$150,000-\$199,999	946	10.64%		99	14.67%	1.11%
\$200,000-\$249,999	765	8.61%		96	14.22%	1.08%
\$250,000-\$299,999	793	8.92%		87	12.89%	0.98%
\$300,000-\$399,999	1,222	13.75%		110	16.30%	1.24%
\$400,000-\$499,999	725	8.16%		55	8.15%	0.62%
\$500,000-\$599,999	441	4.96%		27	4.00%	0.30%
\$600,000-\$,749,999	445	5.01%		34	5.04%	0.38%
\$750,000-\$999,999	475	5.34%		37	5.48%	0.42%
\$1.0 Million & up	1,112	12.51%		61	9.04%	0.69%
Total	8,889	100.00%		675	100.00%	7.59%
Median Price	\$300,000			\$287,000		

FIGURE 5: FOR-SALE LISTINGS BY PRICE BAND AND PRODUCT TYPE, POMPANO BEACH, 1<sup>st</sup> Qtr 2021

SOURCES: REALTOR.COM; LAMBERT ADVISORY

The two tables herein highlight the for-sale listing trends among the three primary housing product types (single family, townhome and condominium) within the City between 2016 and 2021. As previously noted, the median listings prices among all product type increased 6.3% average annually. However, the median listing price among single family homes sky-rocketed from \$294K to \$529K (a 13% average annual increase). Accordingly, there is 65% less single family inventory now as opposed to 2016.

Condo listing prices are up 6% per annum during the past 4-5 years and comprise more than 70% of total housing inventory compared to a 56% proportionate share of total existing housing inventory within the City).

Again, housing price escalation that far outpaces income growth continues to constrain mobility for more moderate income households.

2<sup>nd</sup> Qtr 2016

1<sup>st</sup> Qtr 2021

Price Bands	Total All Product Type	Pompano Beach								
		Single Family			Townhomes			Condominiums		
		Total	% of Single Family	% of All Product	Total	% of Town-homes	% of All Product	Total	% of Condos	% of All Product
< \$150,000	343	82	20.3%	23.9%	33	27.3%	9.6%	228	30.8%	66.5%
\$150,000-\$199,000	249	68	16.8%	27.3%	21	17.4%	8.4%	160	21.6%	64.3%
\$200,000-\$249,000	135	36	8.9%	26.7%	11	9.1%	8.1%	88	11.9%	65.2%
\$250,000-\$299,999	96	18	4.5%	18.8%	25	20.7%	26.0%	53	7.2%	55.2%
\$300,000-\$399,999	153	42	10.4%	27.5%	20	16.5%	13.1%	91	12.3%	59.5%
\$400,000-\$499,999	80	32	7.9%	40.0%	1	0.8%	1.3%	47	6.3%	58.8%
\$500,000-\$599,999	64	30	7.4%	46.9%	5	4.1%	7.8%	29	3.9%	45.3%
\$600,000-\$749,999	54	32	7.9%	59.3%	1	0.8%	1.9%	21	2.8%	38.9%
\$750,000-\$999,999	38	25	6.2%	65.8%	1	0.8%	2.6%	12	1.6%	31.6%
\$1.0 Million & up	54	39	9.7%	72.2%	3	2.5%	5.6%	12	1.6%	22.2%
Total	1,266	404	100.0%	31.9%	121	100.0%	9.6%	741	100.0%	58.5%
Median Price	\$215,815		\$294,400			\$229,545			\$194,530	

Price Bands	Total All Product Type	Pompano Beach								
		Single Family			Townhomes			Condominiums		
		Total	% of Single Family	% of All Product	Total	% of Town-homes	% of All Product	Total	% of Condos	% of All Product
< \$150,000	69	0	0.00%	0.00%	0	0.00%	0.00%	69	13.91%	10.22%
\$150,000-\$199,000	99	6	4.23%	0.89%	0	0.00%	0.00%	93	18.75%	13.78%
\$200,000-\$249,000	96	13	9.15%	1.93%	4	10.81%	0.59%	79	15.93%	11.70%
\$250,000-\$299,999	87	16	11.27%	2.37%	5	13.51%	0.74%	66	13.31%	9.78%
\$300,000-\$399,999	110	23	16.20%	3.41%	7	18.92%	1.04%	80	16.13%	11.85%
\$400,000-\$499,999	55	12	8.45%	1.78%	6	16.22%	0.89%	37	7.46%	5.48%
\$500,000-\$599,999	27	8	5.63%	1.19%	4	10.81%	0.59%	15	3.02%	2.22%
\$600,000-\$749,999	34	13	9.15%	1.93%	5	13.51%	0.74%	16	3.23%	2.37%
\$750,000-\$999,999	37	15	10.56%	2.22%	3	8.11%	0.44%	19	3.83%	2.81%
\$1.0 Million & up	61	36	25.35%	5.33%	3	8.11%	0.44%	22	4.44%	3.26%
Total	675	142	100.00%	21.0%	37	100.00%	5.48%	496	100.00%	73.48%
Median Price	\$287,000		\$529,000			\$439,000			\$255,000	



FIGURE 6: SHARE OF HOMESTEAD AND NON-HOMESTEAD CONDOMINIUM UNITS, BY ZIP CODE  
POMPANO BEACH, 2020  
SOURCES: BROWARD COUNTY PROPERTY APPRAISER;  
LAMBERT ADVISORY

Specific to condominium product, the percent of homestead properties within the City increased from 34% to 37% between the study periods. Comparatively, the County’s current homestead rate is 65%.

The increase in homestead properties generally applies to all area/zip codes within the City.

The relevance of this trend indicates a shrinking pool of rental housing inventory and, likely, for more moderate income families.

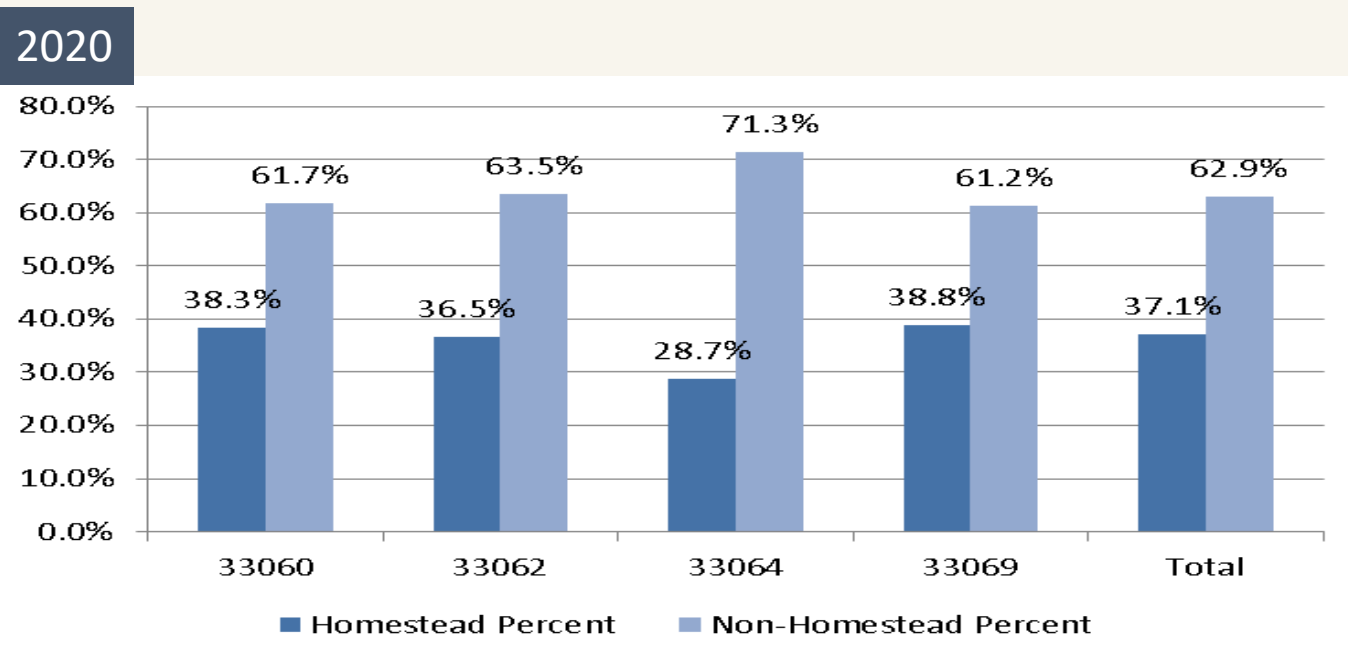
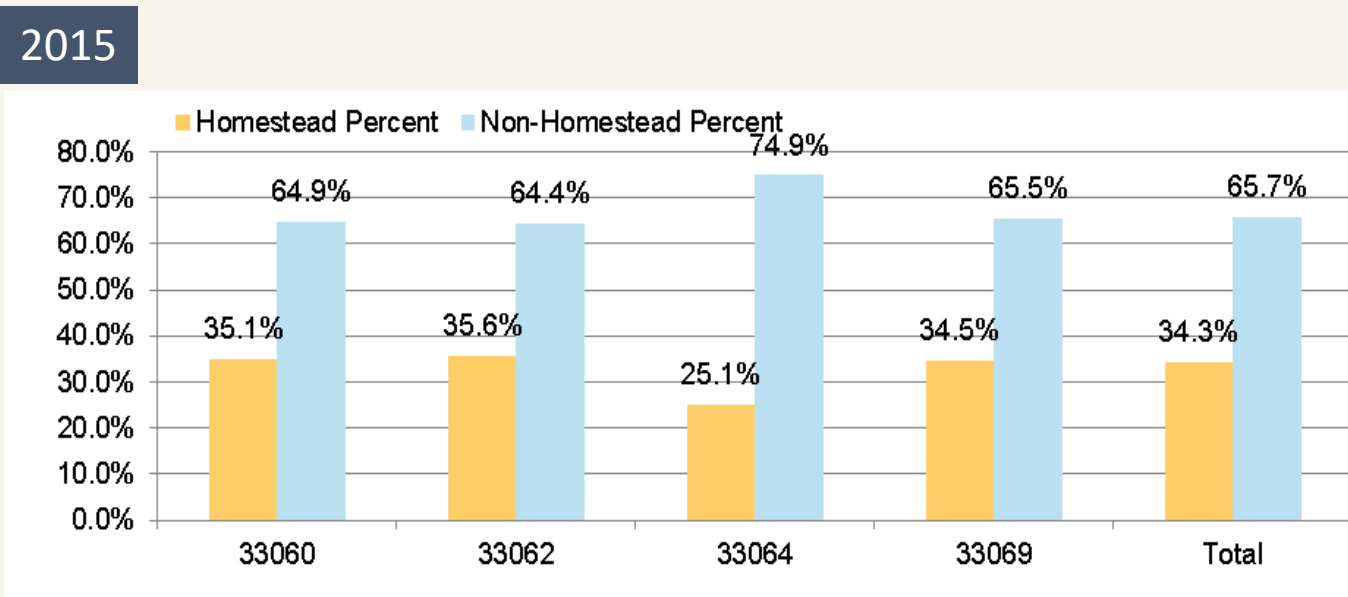


FIGURE 7: FORECLOSURES AND PRE-FORECLOSURES,  
BROWARD COUNTY AND POMPANO BEACH, 1<sup>st</sup> Qtr  
2021

SOURCES: REALTYTRAC; LAMBERT ADVISORY

In spite of the challenges and pressures that a rapidly strengthening housing market puts on more moderate income families, foreclosures are down significantly in both the County and City between 2016 and today. However, there is the looming factor of a foreclosure moratorium resulting from COVID-19.

Nonetheless, pre-foreclosures (for which no action is taken) portend well for this more positive outlook; and, certainly, in contrast to the housing crisis following the Great Recession in 2008.

2 <sup>nd</sup> Qtr 2016					
Market Area	Foreclosures				Pre-foreclosures
	Auction	Bank-owned	For-sale	Total Foreclosures	
Broward County	1,120	6,860	6,720	14,700	5,880
Pompano Beach	140	670	830	1,640	560
Percent Pompano Bch.	12.5%	9.8%	12.4%	11.2%	9.5%

1 <sup>st</sup> Qtr 2021					
Market Area	Foreclosures				Pre-foreclosures
	Auction	Bank-owned	For-sale	Total Foreclosures	
<b>Broward County</b>	213	740	4,115	5,068	3,307
<b>Pompano Beach</b>	13	36	434	483	209
<b>Percent Pompano Bch.</b>	<b>6.1%</b>	<b>4.9%</b>	<b>10.5%</b>	<b>9.5%</b>	<b>6.3%</b>

FIGURE 8: OCCUPANCY & RENTAL RATE TRENDS BY SELECT SUBMARKETS

BROWARD COUNTY, POMPANO BEACH 2 Q 2016 TO 4 Q 2020

SOURCES: RPW; LAMBERT ADVISORY

As part of the Original study, an occupancy and rental rate assessment was prepared for the major submarkets throughout the County. It effectively covered a 12 month period between 3Q 2015 and 2Q 2016. At that time, occupancy Countywide and for the City remained relatively strong at 95+%. Rental rates increases were also fairly strong. In the Pompano Beach submarket, average monthly rent increased from \$1,430 to \$1,490 during the 12 month period (or 4.2% growth).

As part of the update, the assessment covers a longer time period from Q2 2016 to Q4 2020. For Pompano, occupancy tightened to 96 percent with average monthly rental rates increasing considerably to \$1,830. This represents a 5.2% average annual rental rate growth and among the strongest in the County.

This trend, in light of the pandemic, clearly illustrates a compounding challenge to affordability for moderate income families.

3Q 2015 TO 2Q 2016											
Market Area	Occupancy			Avg. Base Rent			Annual Avg % Change 3Q 2015 to 2nd Q 2016	Avg. Base Rent/Sq. Ft.			Annual Avg % Change 3Q 2015 to 2nd Q 2016
	3rd Qtr. 2015	4th Qtr. 2015	2nd Qtr. 2016	3rd Qtr. 2015	4th Qtr. 2015	2nd Qtr. 2016		3rd Qtr. 2015	4th Qtr. 2015	2nd Qtr. 2016	
Broward County	96.3%	96.6%	96.4%	\$1,535	\$1,555	\$1,604	4.5%	\$1.49	\$1.50	\$1.55	4.0%
Pompano Beach	96.8%	96.9%	95.3%	\$1,430	\$1,462	\$1,490	4.2%	\$1.69	\$1.73	\$1.76	4.1%
Coral Springs/Coconut Creek/Parkland	96.7%	95.9%	96.2%	\$1,534	\$1,560	\$1,617	5.4%	\$1.38	\$1.38	\$1.43	3.6%
Davie/Cooper City	96.4%	96.9%	95.9%	\$1,638	\$1,585	\$1,597	-2.5%	\$1.54	\$1.49	\$1.51	-1.9%
Deerfield Beach	98.4%	98.4%	97.2%	\$1,221	\$1,220	\$1,310	7.3%	\$1.22	\$1.22	\$1.31	7.4%
Ft. Lauderdale	96.0%	96.5%	96.0%	\$1,999	\$2,077	\$2,146	7.4%	\$1.89	\$2.03	\$2.05	8.5%
Hollywood/Hallandale	97.1%	97.4%	96.7%	\$1,469	\$1,491	\$1,463	-0.4%	\$1.61	\$1.63	\$1.60	-0.6%
Miramar/Pembroke Pines	94.9%	95.8%	96.8%	\$1,669	\$1,673	\$1,722	3.2%	\$1.55	\$1.55	\$1.60	3.2%
Plantation	95.5%	96.5%	96.1%	\$1,676	\$1,692	\$1,732	3.3%	\$1.63	\$1.65	\$1.69	3.7%
Sunrise/Lauderhill	95.6%	96.3%	95.9%	\$1,269	\$1,272	\$1,303	2.7%	\$1.28	\$1.28	\$1.31	2.3%
Average	96.4%	96.7%	96.3%	\$1,544	\$1,559	\$1,598	3.5%	\$1.53	\$1.55	\$1.58	3.5%

2 Q 2016 TO 4 Q 2020								
Market Area	Avg. Base Rent				Annual Avg % Change 2Q 2016 to 4Q 2020	Avg. Base Rent/Sq. Ft.		
	2nd Qtr. 2016	4th Qtr. 2020	2nd Qtr. 2016	4th Qtr. 2020		2nd Qtr. 2016	4th Qtr. 2020	Annual Avg % Change 2Q 2016 to 4Q 2020
Broward County	96.40%	96.70%	\$1,604	\$1,880	4.05%	\$1.55	\$1.81	3.95%
Pompano Beach	95.30%	96.00%	\$1,490	\$1,830	5.27%	\$1.76	\$2.11	4.65%
Coral Springs/Coconut Creek/Parkland	96.20%	96.40%	\$1,617	\$1,857	3.52%	\$1.43	\$1.68	4.06%
Davie/Cooper City	95.90%	96.10%	\$1,597	\$1,944	5.03%	\$1.51	\$1.88	5.59%
Deerfield Beach	97.20%	96.40%	\$1,310	\$1,643	5.83%	\$1.31	\$1.57	4.58%
Ft. Lauderdale	96.00%	96.50%	\$2,146	\$2,367	2.48%	\$2.05	\$2.26	2.46%
Hollywood/Hallandale	96.70%	95.80%	\$1,463	\$2,040	8.66%	\$1.60	\$2.11	7.12%
Miramar/Pembroke Pines	96.80%	95.70%	\$1,722	\$1,948	3.13%	\$1.60	\$1.83	3.46%
Plantation	96.10%	96.00%	\$1,732	\$1,881	2.09%	\$1.69	\$1.83	2.00%
Sunrise/Lauderhill	95.90%	97.20%	\$1,303	\$1,573	4.83%	\$1.31	\$1.60	5.12%
Average	96.25%	96.28%	\$1,598	\$1,896	4.49%	\$1.58	\$1.87	4.30%

**FIGURE 9: LISTING OF SIGNIFICANT MULTIFAMILY RENTAL PROJECTS, POMPANO BEACH**  
**SOURCES: COSTAR; LAMBERT ADVISORY**  
**REVISED FIGURE**

There are more than 8,000 multifamily rental units within significant multifamily developments (defined herein as greater than 50 units) in the City including both market-rate and income restricted. The original study profiled a select group of developments to utilize to assess the competitive market.

Since 2016, there has been 5 total market rate developments (1,110 units) and 3 new income-restricted developments (319 total units). Considering this, nearly 22 percent of the City’s new multifamily housing has been income restricted development.

Comparatively, the County overall indicates roughly 15,000 new market-rate rental units and 1,775+ new income restricted units during the same period; or, a 12 percent prorated share for the affordable product.

Market Rate Projects			Income Restricted Projects		
Name of Project	Year Built	Number of Units	Name of Project	Year Built	Number of Units
Boardwalk Apts.	1969	124	St. Elizabeth Gardens	1970	150
Boardwalk West Apts.	1970	102	Fairview Apts.	1974	104
Banyan Club East-Fractured	1973	180	Golden Villas	1979	120
Breezes at Palm-Aire-Fractured	1986	125	Island Club Apartments	1988	52
Island Club Apts.	1988	260	Golden Acres	1989	173
Windward Lakes	1992	104	Oaks at Pompano	1998	224
St. Andrews @ Palm Aire	1995	208	Regency Gardens	2002	94
Residences at Bayview	2004	225	Eagle Pointe Apts.	2003	192
Palm Island	2012	300	Laguna Point	2004	188
Windsor Forest	2013	320	Pinnacle Village Apts.	2005	148
Linden Pointe	2015	249	Atlantic Palms	2005	145
Jefferson Lighthouse Point	2015	243	Golden Square	2009	182
Luzano (Formerly Residences at Palm Aire)	2016	404	Captiva Cove	2013	352
Atlantico at Palm Aire	2018	210	St. Josephs Manor	2015	62
Avery Pompano Beach	2019	144	Residences at Crystal Lake	2017	92
Oceanside	2019	211	City Vista	2018	111
Envy Pompano Beach	2020	214	Heritage at Pompano Station	2020	116
Morea	Q1 2021	331			
Built After 2016 Sub Total		1,110	Built After 2016 Sub Total		319
Grand Total		3,954	Totals		2,505

FIGURE 10: RENTER OCCUPIED HOUSEHOLDS BY AGE OF HOUSEHOLDER, COMPARATIVE ANALYSIS, 2018

SOURCES: US CENSUS, AMERICAN COMMUNITY SURVEY (ACS), LAMBERT ADVISORY

According to ACS data from 2014 (original study) and 2018 (update), the City’s median age decreased notably from 45.5 to 42.3. This trend is similar for the County overall.

2014

	Broward County	Pompano Beach	Coral Springs	Davie	Deerfield Beach	Fort Lauderdale	Hollywood	Miramar	Pembroke Pines	Plantation	Sunrise
Renter occupied:	236,902	18,316	15,034	9,279	11,767	34,496	22,402	9,675	15,153	11,247	9,515
Householder 15 to 24 years	4.6%	4.8%	3.4%	8.6%	4.9%	4.7%	4.9%	3.7%	3.4%	5.3%	5.2%
Householder 25 to 34 years	25.2%	20.8%	23.1%	30.5%	25.2%	25.6%	22.8%	30.5%	24.2%	31.6%	29.3%
Householder 35 to 44 years	24.1%	20.8%	30.1%	21.7%	22.2%	21.0%	23.1%	31.7%	25.1%	25.3%	24.2%
Householder 45 to 54 years	20.8%	18.7%	24.3%	20.4%	18.9%	21.7%	21.2%	21.2%	19.5%	18.4%	17.1%
Householder 55 to 64 years	13.2%	15.6%	9.4%	9.6%	12.7%	15.8%	14.6%	8.6%	14.1%	11.1%	10.1%
Householder 65 to 74 years	6.2%	5.7%	5.4%	6.7%	5.7%	7.1%	7.3%	2.5%	6.5%	3.6%	7.9%
Householder 75 to 84 years	3.4%	5.4%	3.1%	2.1%	5.6%	2.4%	3.6%	0.8%	5.1%	2.5%	3.6%
Householder 85 years and over	2.6%	8.2%	1.2%	0.4%	4.8%	1.6%	2.5%	1.0%	2.2%	2.2%	2.6%
Householder 65 years and over	12.2%	19.3%	9.7%	9.2%	16.1%	11.1%	13.4%	4.3%	13.8%	8.3%	14.1%
Total	100.0%	100.0%	100.0%	100.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Median Age	43.0	46.9	44.7	40.3	45.6	44.1	45.5	42.4	46.5	42.1	44.1

Accordingly, the age cohort of 25-34 and 55-64 experienced the largest gains in renter households within the City, and a reversal in trend compared to the County overall.

To an extent and, particularly, for the younger age cohort, this implies a continuing challenge within the City to access homeownership and the benefits of building wealth that generally comes with it.

2018

	Broward County	Pompano Beach	Coral Springs	Davie	Deerfield Beach	Fort Lauderdale	Hollywood	Miramar	Pembroke Pines	Plantation	Sunrise
Renter occupied:	261,368	19,458	16,451	11,720	13,000	35,263	24,519	12,622	16,647	12,240	11,136
Householder 15 to 24 years	4.1%	4.6%	3.0%	8.5%	4.0%	3.3%	3.3%	5.8%	3.3%	3.9%	3.7%
Householder 25 to 34 years	23.2%	22.5%	19.5%	31.1%	21.4%	26.7%	21.4%	25.1%	23.5%	32.2%	24.7%
Householder 35 to 44 years	23.0%	18.6%	31.7%	19.0%	23.7%	19.9%	22.7%	29.2%	22.1%	21.3%	21.7%
Householder 45 to 54 years	20.7%	18.6%	23.6%	22.5%	16.3%	18.6%	24.0%	19.1%	21.1%	18.5%	22.1%
Householder 55 to 64 years	15.0%	16.2%	13.9%	11.1%	16.1%	17.0%	15.8%	11.6%	10.8%	13.1%	14.7%
Householder 65 to 74 years	7.8%	7.8%	5.4%	5.2%	8.6%	9.2%	8.0%	6.5%	9.0%	5.5%	8.1%
Householder 75 to 84 years	3.8%	5.3%	1.9%	2.2%	3.7%	4.2%	2.8%	2.6%	6.8%	2.7%	2.2%
Householder 85 years and over	2.5%	6.4%	1.0%	0.3%	6.1%	1.2%	2.1%	0.2%	3.3%	2.9%	2.7%
Householder 65 years and over	14.1%	19.5%	8.3%	7.7%	18.4%	14.6%	12.9%	9.2%	19.2%	11.1%	13.0%
Total	100.0%	100.0%	100.0%	100.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Median Age	40.1	42.3	37.3	37.2	42.6	42.8	41.7	36.2	40.5	39.4	38.3

FIGURE 11: RENTER OCCUPIED HOUSEHOLDS BY SIZE OF HOUSEHOLD, COMPARATIVE ANALYSIS, 2018

SOURCES: US CENSUS, AMERICAN COMMUNITY SURVEY (ACS), LAMBERT ADVISORY

Since 2014, the average renter household size in City increased from 2.45 to 2.7 and a trend comparative to the County overall – albeit at a more modest rate for the County.

Accordingly, one-person households in the City decreased by nearly 20% while three-person households increased nearly 15% and five-person households increased 25%.

This is evidence of larger families/households moving into rental housing as a result of increasing homeownership price levels, as well as “doubling-up” among single person households as a result of price escalation in the rental market.

2014

Size of Renter Occupied Households	Broward County	Pompano Beach	Coral Springs	Davie	Deerfield Beach	Fort Lauderdale	Hollywood	Miramar	Pembroke Pines	Plantation	Sunrise
Renter occupied:	236,902	18,316	15,034	9,259	11,767	34,496	22,422	9,574	15,153	11,247	9,515
1-person household	33.8%	39.9%	20.6%	29.3%	32.6%	48.9%	38.5%	24.5%	32.5%	28.5%	24.8%
2-person household	27.9%	29.7%	26.2%	26.1%	30.3%	25.5%	28.0%	21.2%	26.5%	35.9%	32.4%
3-person household	16.4%	13.8%	24.3%	20.9%	15.9%	11.5%	15.3%	20.9%	16.6%	17.2%	17.8%
4-person household	12.7%	9.7%	17.1%	16.2%	11.2%	6.7%	10.0%	18.7%	14.4%	10.0%	16.4%
5-person household	5.7%	3.7%	7.6%	5.1%	7.0%	4.7%	5.5%	8.3%	6.1%	6.0%	5.2%
6-person household	2.3%	1.9%	2.5%	2.3%	1.9%	1.3%	1.9%	4.7%	3.1%	2.2%	2.4%
7-or-more person household	1.2%	1.3%	1.6%	0.1%	1.0%	1.5%	0.7%	1.7%	0.7%	0.2%	0.8%
5 or more person household	9.2%	6.9%	11.7%	7.5%	9.9%	7.4%	8.2%	14.7%	9.9%	8.4%	8.5%
Total Average Size Household	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	2.67	2.45	3.05	2.79	2.69	2.25	2.47	3.21	2.69	2.63	2.82

2018

Size of Renter Occupied Households	Broward County	Pompano Beach	Coral Springs	Davie	Deerfield Beach	Fort Lauderdale	Hollywood	Miramar	Pembroke Pines	Plantation	Sunrise
Renter occupied:	258,772	19,237	17,062	11,246	12,976	34,809	24,551	12,064	16,046	12,694	10,962
1-person household	32.1%	34.8%	21.5%	25.8%	37.1%	44.2%	37.6%	22.9%	30.4%	27.4%	25.2%
2-person household	28.8%	30.3%	27.0%	30.3%	27.0%	30.0%	27.5%	26.6%	28.1%	33.6%	29.6%
3-person household	17.1%	15.8%	20.1%	22.6%	18.8%	12.4%	16.7%	21.9%	17.0%	20.0%	16.4%
4-person household	12.7%	10.1%	18.0%	11.6%	9.0%	7.2%	12.6%	14.3%	14.2%	10.5%	18.4%
5-person household	5.9%	5.8%	8.5%	8.0%	4.7%	3.6%	3.1%	10.2%	6.2%	6.8%	6.9%
6-person household	2.1%	1.9%	2.5%	1.4%	1.8%	1.1%	1.8%	2.5%	3.4%	1.6%	2.6%
7-or-more person household	1.2%	1.4%	2.4%	0.2%	1.6%	1.5%	0.8%	1.6%	0.8%	0.2%	0.9%
5 or more person household	9.2%	9.1%	13.4%	9.7%	8.1%	6.2%	5.7%	14.2%	10.3%	8.6%	10.5%
Total Average Renter Size Household	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	2.78	2.7	3.21	2.88	2.6	2.36	2.54	3.22	2.84	2.74	3.05

FIGURE 12: BROWARD COUNTY AFFORDABLE HOUSING INVENTORY  
SOURCE: HUD

Within Broward County, there has been modest addition to public housing units, LIHTC units and Section vouchers during the past 4 to 5 years.

- 108 net new public housing units (2.5% average annual)
- 1,468 net new LIHTC units (2.7% average annual)
- 756 net new vouchers (1.6% avg. annual)

Though average annual growth in supply, particularly among Public Housing and LIHTC product, it is not nearly in-step with the growing gap in affordable housing detailed in preceding sections.

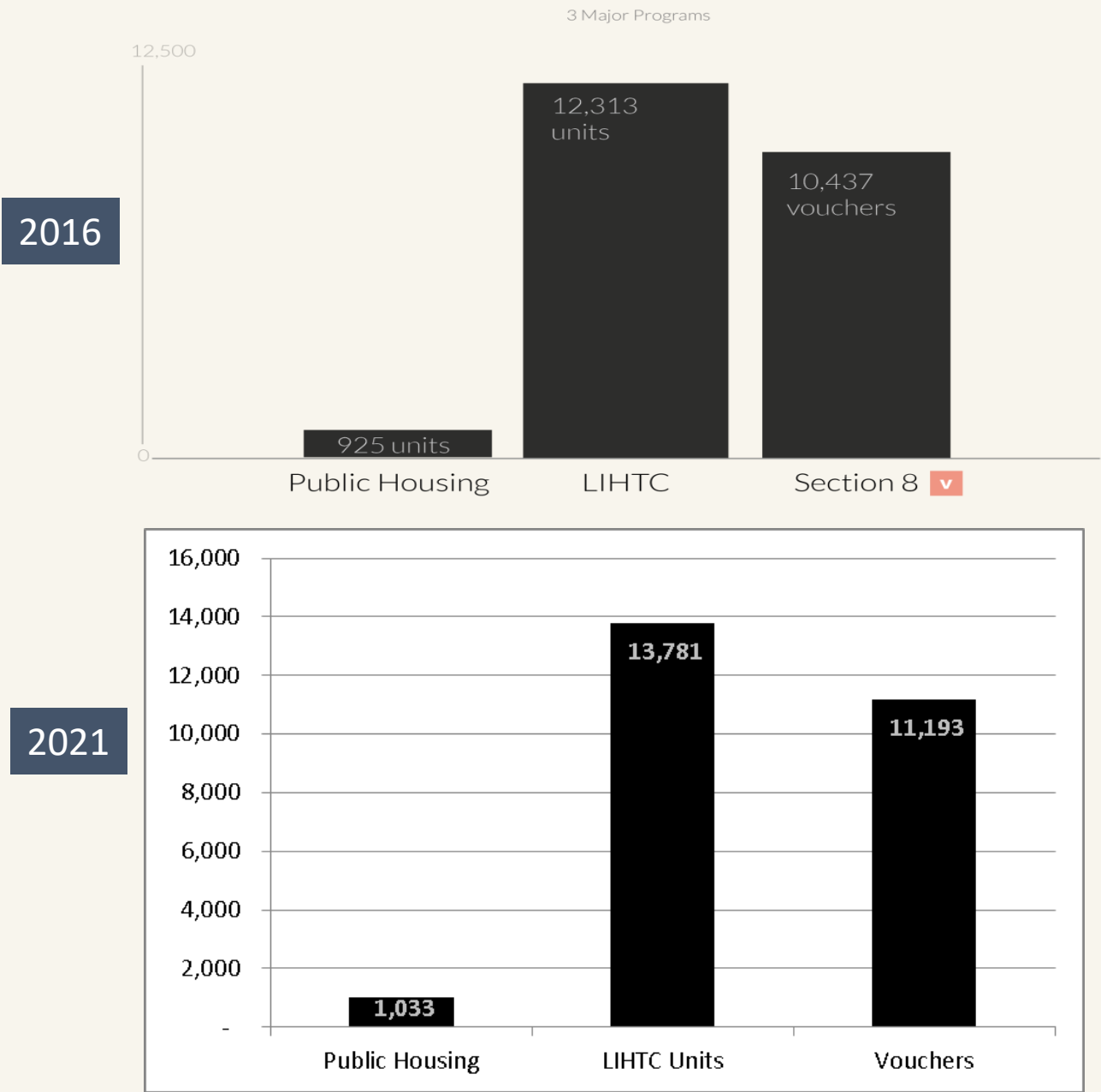




FIGURE 13: HUD - BROWARD COUNTY  
CITIES WITH INCOME RESTRICTED  
PROPERTIES  
SOURCE: HUD

The tables herein highlight the municipalities within Broward County with income restricted units. According to HUD database, the County’s inventory remained virtually between 2014 and 2018 likely the result of many older units being taken off-line.

Pompano Beach has remained the third highest municipality in terms of proportionate share of income restricted units to non-restricted housing (4.0%) and is only second to Fort Lauderdale in the volume of restricted housing – and both of which far exceed any other municipality in the County.

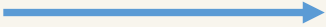
Most notable, there are **10 municipalities (out of 31+)**that do not have any income restricted development.

2018					
City	Properties	Income Restricted	Est. 2018 Housing Units	Inc. Restricted Unit: Total Unit Ratio	Percent Income Restricted
Pembroke Park	3	620	3,647	1:6	17.0%
Lauderhill	3	1166	26,483	1:23	4.4%
Pompano Beach	13	2,140	54,163	1:25	4.0%
Lauderdale Lakes	3	528	14,197	1:27	3.7%
North Lauderdale	2	532	14,496	1:27	3.7%
Cooper City	1	300	11,712	1:39	2.6%
Ft. Lauderdale	14	1,941	96,444	1:50	2.0%
Miramar	3	772	44,205	1:57	1.7%
Oakland Park	1	312	18,615	1:60	1.7%
Hallandale Beach	2	450	28,021	1:62	1.6%
Hollywood	7	1,063	69,710	1:66	1.5%
Weston	1	300	25,041	1:83	1.2%
Coconut Creek	1	300	27,294	1:91	1.1%
Deerfield Beach	5	347	41,609	1:120	0.8%
Sunrise	2	300	37,394	1:125	0.8%
Tamarac	1	240	31,084	1:130	0.8%
Dania Beach	1	96	15,433	1:161	0.6%
Margate	1	159	26,799	1:169	0.6%
Coral Springs	1	219	44,720	1:204	0.5%
Davie	2	127	39,239	1:309	0.3%
Plantation	1	87	37,731	1:434	0.2%
Total	68	11,999	708,037	1:59	2.4%

2014					
City	Properties	Income Restricted	Est. 2014 Housing Units	Inc. Restricted Unit: Total Unit Ratio	Percent Income Restricted
Lauderdale Lakes	6	972	14,763	1:15	6.6%
Pembroke Park	1	180	4,028	1:22	4.5%
Pompano Beach	12	1,854	55,962	1:30	3.3%
Lauderhill	1	814	28,599	1:35	2.8%
Oakland Park	2	437	19,705	1:55	2.2%
North Lauderdale	1	292	13,963	1:48	2.1%
Ft. Lauderdale	15	1,917	94,610	1:49	2.0%
Hallandale Beach	4	578	28,687	1:50	2.0%
Davie	6	683	37,427	1:55	1.8 %
Hollywood	8	1,128	70,719	1:63	1.6%
Deerfield Beach	7	666	41,842	1:63	1.6%
Coconut Creek	1	300	26,408	1:88	1.1%
Miramar	2	450	41,388	1:92	1.1%
Coral Springs	1	438	44,246	1:101	1.0%
Sunrise	3	360	36,973	1:103	1.0%
Pembroke Pines	5	497	63,098	1:127	0.8%
Tamarac	1	240	31,783	1:132	0.8%
Dania Beach	2	108	15,701	1:145	0.7%
Margate	1	160	24,579	1:154	0.7%
Total	79	12,074	694,481	1:58	1.7%

FIGURE 14: RESIDENTIAL BUILDING PERMITS  
 BROWARD COUNTY AND POMPANO BEACH, 2005 –  
 JUNE 2019  
 SOURCE: US CENSUS, BUILDING PERMIT SURVEY

- Permit trends among all product types have been generally steady during the past three to 4 years – both County and City



Year	Single Family		2-4 Units		MF- 5-Units or More		Total	
	Broward County	Pompano Beach	Broward County	Pompano Beach	Broward County	Pompano Beach	Broward County	Pompano Beach
2005	3,609	133	279	4	3,045	186	6,933	323
2006	3,550	334	164	4	3,002	174	6,716	512
2007	1,754	96	160	6	2,019	0	3,933	102
2008	908	42	75	2	1,181	10	2,164	54
2009	563	29	134	0	352	0	1,049	29
2010	979	11	14	0	175	0	1,168	11
2011	1,446	46	14	0	984	0	2,444	46
2012	1,923	69	30	0	2,503	264	4,456	333
2013	1,434	51	54	0	2,982	312	4,470	363
2014	1,181	83	26	0	1,225	198	2,432	281
2015	1,494	248	52	2	3,906	672	5,452	922
2016	1,535	27	74	2	2,496	189	4,105	218
2017	1,748	38	78	0	3,208	681	5,034	719
2018	1,580	55	78	0	1,674	279	3,332	334
2019	1,635	75	45	0	3,450	333	5,130	408

FIGURE 15: MULTIFAMILY UNITS BY ZIP CODE MAP  
POMPANO BEACH AS OF YEAR-END 2020  
SOURCES: BROWARD COUNTY PROPERTY APPRAISER;  
LAMBERT ADVISORY

- MF units in zip code 33060 increased by 2 percentage points (“pp’s”)
- 33069 increased by 1.5 pp’s
- while in 33064 they decreased by nearly 4 pp’s

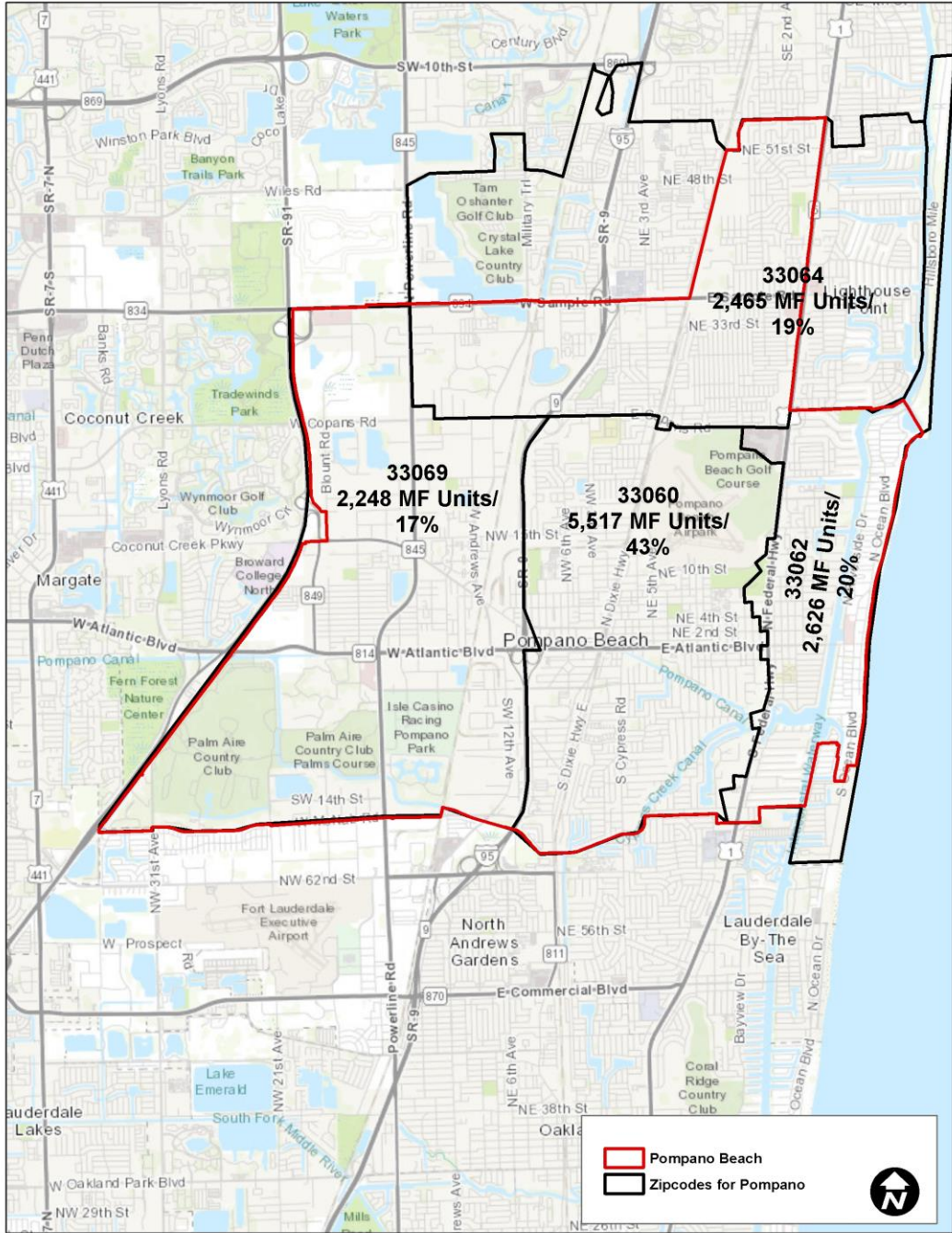
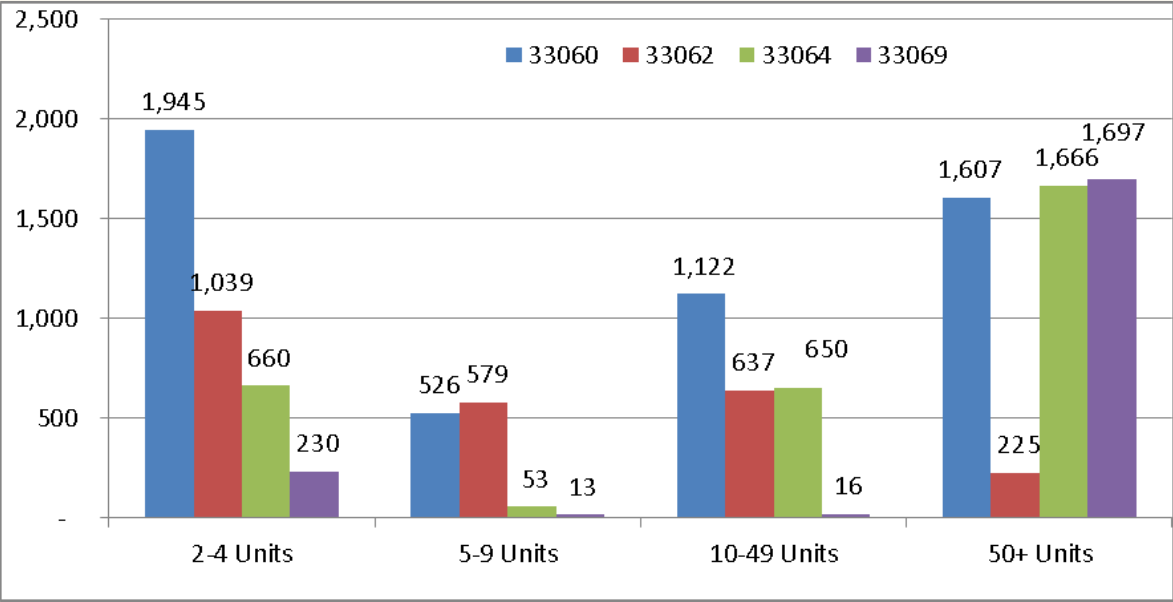


FIGURE 16: MULTIFAMILY UNITS BY UNITS IN  
STRUCTURE AND ZIP CODE POMPADNO BEACH, PRE-  
1970 TO 2020  
SOURCES: BROWARD COUNTY PROPERTY APPRAISER;  
LAMBERT ADVISORY

- 5-9 units saw a decrease in units in 33060 and 33062
- 10-49 units saw the largest increase across all zips except 33069
- 50+ units decreased in 33060 by nearly 500 units and in 33064 by 700 units.
- There are a total of 12,068 units, compared to 12,675 units in 2015

PRE-1970 TO 2015



PRE-1970 TO 2020

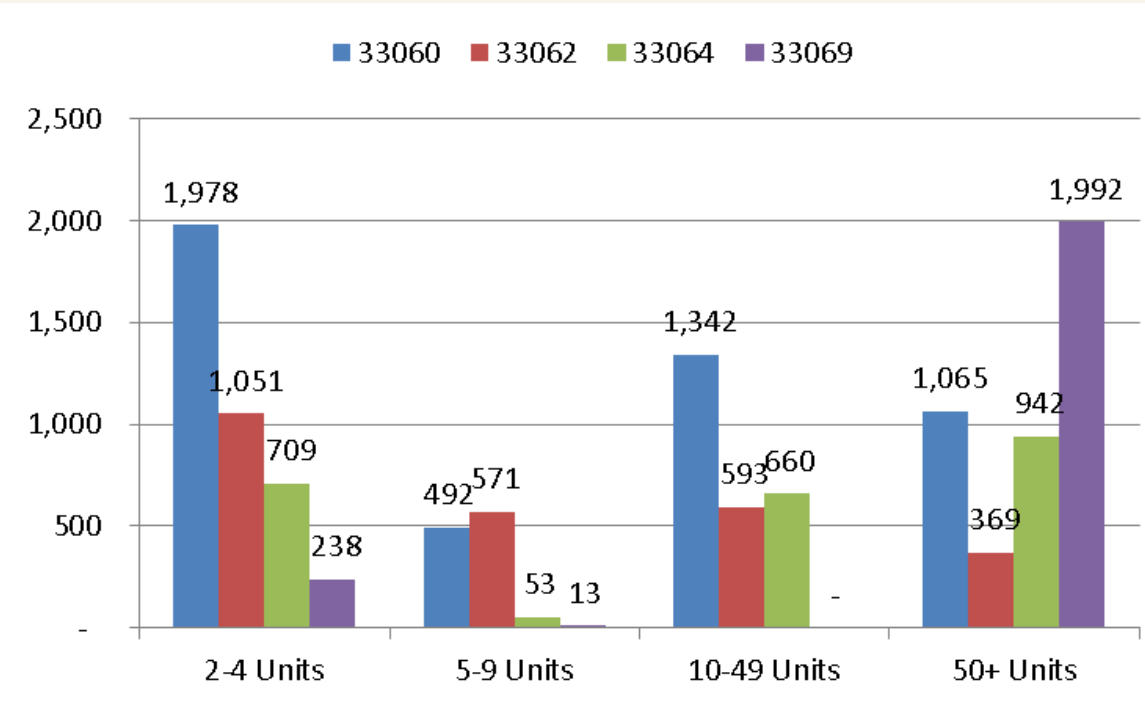


FIGURE 17: MULTIFAMILY UNITS IN BUILDINGS OF 50  
UNITS OR MORE BY AGE OF INVENTORY  
POMPANO BEACH, PRE-1970 TO 2020  
SOURCES: BROWARD COUNTY PROPERTY APPRAISER;  
LAMBERT ADVISORY

- Between 2016-2020 there were only 850 units in 50+ unit buildings constructed

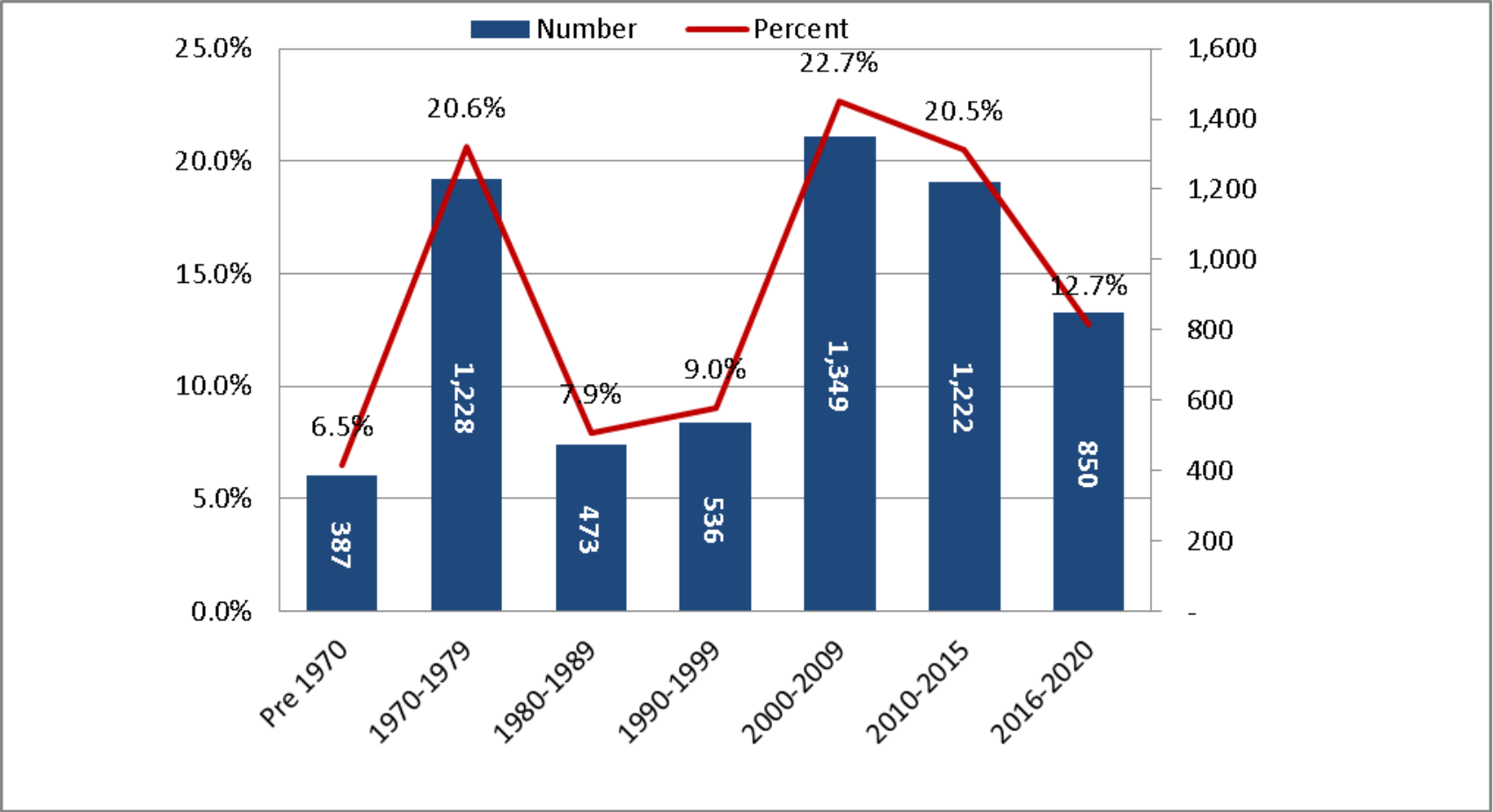




FIGURE 18: UNIT SIZE AND PRICE COMPARISONS FOR THE SHADOW MARKET FOR POMPANO BEACH AND SELECT COMMUNITIES IN BROWARD COUNTY, AS OF 1Q 2020

SOURCES: MLS, LAMBERT ADVISORY

2Q 2016

- Pompano Beach had 1.5% median annual monthly rent growth 2016-2020
  - \$/SF increase notably from \$1.60 to \$2.52
- Median monthly rent actually decreased in Deerfield and Coral Springs

1Q 2020

Pompano Beach	Size - Sq. Ft. Living Area				Monthly Rent			Monthly Rent/Sq. Ft.		
	Low	High	Avg.	Low	High	Avg.	Median	Low	High	Avg.
Total/Avgs.	640	2,538	1,281	\$1,101	\$4,535	\$2,043	\$1,793	\$0.92	\$3.82	\$1.60
Deerfield Beach	Size - Sq. Ft. Living Area				Monthly Rent			Monthly Rent/Sq. Ft.		
	Low	High	Avg.	Low	High	Avg.	Median	Low	High	Avg.
Total/Avgs.	757	2,261	1,262	\$954	\$5,238	\$2,138	\$1,850	\$1.01	\$3.31	\$1.73
Coral Springs	Size - Sq. Ft. Living Area				Monthly Rent			Monthly Rent/Sq. Ft.		
	Low	High	Avg.	Low	High	Avg.	Median	Low	High	Avg.
Total/Avgs.	876	3,429	1,570	\$1,180	\$2,646	\$1,872	\$1,650	\$0.79	\$1.87	\$1.23
Parkland	Size - Sq. Ft. Living Area				Monthly Rent			Monthly Rent/Sq. Ft.		
	Low	High	Avg.	Low	High	Avg.	Median	Low	High	Avg.
Total/Avgs.	1,465	6,811	3,091	\$2,100	\$11,469	\$4,481	\$3,800	\$1.01	\$2.26	\$1.47
Ft. Lauderdale	Size - Sq. Ft. Living Area				Monthly Rent			Monthly Rent/Sq. Ft.		
	Low	High	Avg.	Low	High	Avg.	Median	Low	High	Avg.
Total/Avgs.	517	5,233	1,105	882	\$2,225	\$1,616	\$1,595	\$0.99	\$2.56	\$1.49
Pompano Beach	Size - Sq. Ft. Living Area				Monthly Rent			Monthly Rent/Sq. Ft.		
	Low	High	Avg.	Low	High	Avg.	Median	Low	High	Avg.
Total/Avgs.	470	4,855	1,207	\$1,069	\$12,303	\$2,390	\$1,898	\$1.14	\$4.18	\$2.52
Deerfield Beach	Size - Sq. Ft. Living Area				Monthly Rent			Monthly Rent/Sq. Ft.		
	Low	High	Avg.	Low	High	Avg.	Median	Low	High	Avg.
Total/Avgs.	682	2,715	1,072	\$1,121	\$12,985	\$2,208	\$1,666	\$1.18	\$4.64	\$2.12
Coral Springs	Size - Sq. Ft. Living Area				Monthly Rent			Monthly Rent/Sq. Ft.		
	Low	High	Avg.	Low	High	Avg.	Median	Low	High	Avg.
Total/Avgs.	661	1,624	1,093	\$1,179	\$2,374	\$1,644	\$1,589	\$1.03	\$2.00	\$1.54
Parkland	Size - Sq. Ft. Living Area				Monthly Rent			Monthly Rent/Sq. Ft.		
	Low	High	Avg.	Low	High	Avg.	Median	Low	High	Avg.
Total/Avgs.	3,295	6,803	2,638	\$2,464	\$8,627	\$4,194	\$3,486	\$1.22	\$2.84	\$1.68
Ft. Lauderdale	Size - Sq. Ft. Living Area				Monthly Rent			Monthly Rent/Sq. Ft.		
	Low	High	Avg.	Low	High	Avg.	Median	Low	High	Avg.
Total/Avgs.	499	3,501	1,346	\$1,080	\$15,015	\$3,751	\$2,727	\$1.25	\$9.20	\$3.06

FIGURE 19: SIGNIFICANT MULTIFAMILY RENTAL PROJECTS MAP, POMPANO BEACH  
SOURCES: COSTAR; LAMBERT ADVISORY

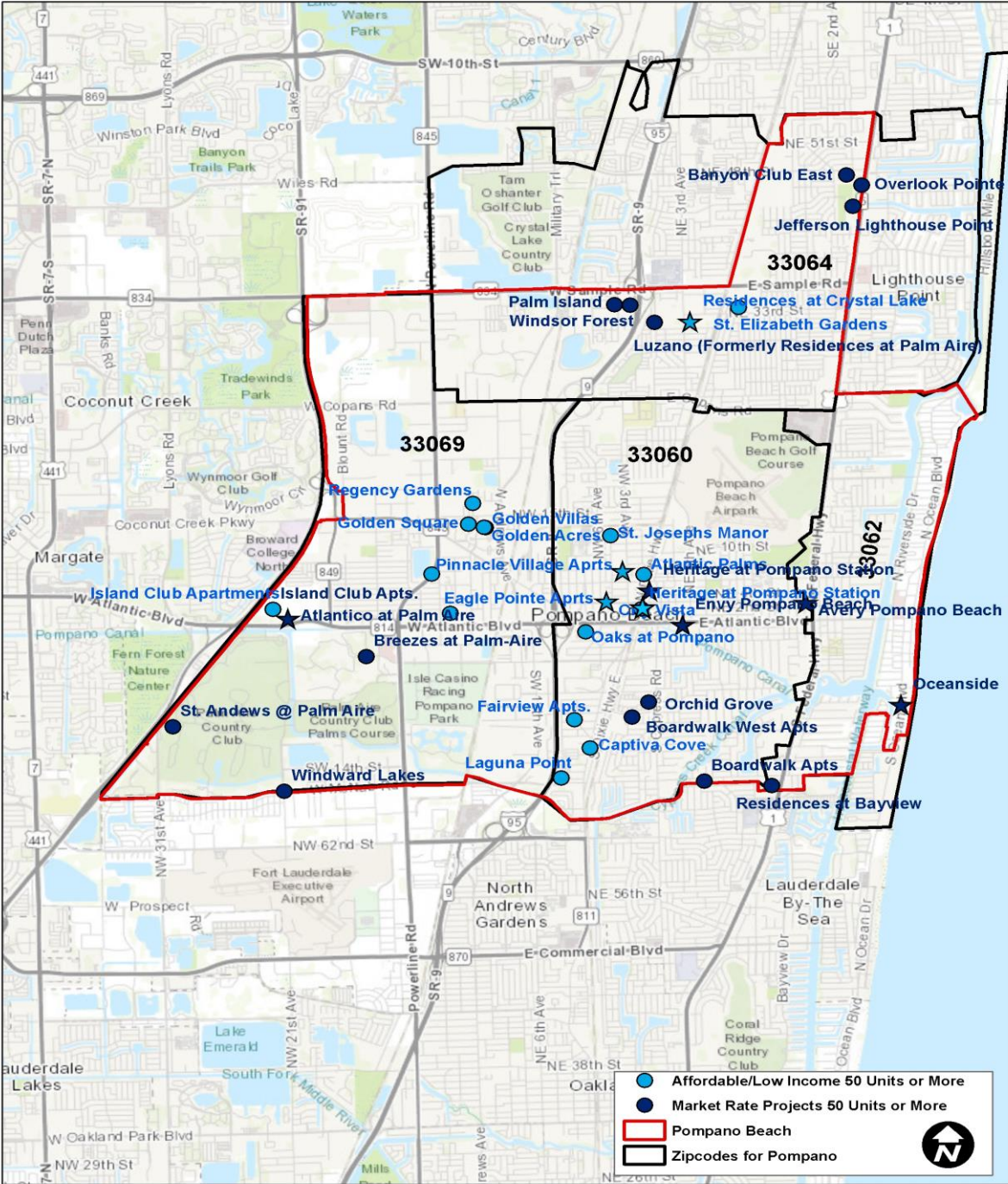




FIGURE 20: COMPARISON OF HOUSEHOLD TENURE AMONG  
BROWARD COUNTY MUNICIPALITIES  
2005, 2010, 2014 and 2018  
SOURCES: US CENSUS, AMERICAN COMMUNITY SURVEY  
(ACS)

- Pompano Beach owner occupied tenure went down from 2014 by 2 pp’s in 2018 as was the case in most market areas.

Market Area	Owner Occupied				Renter Occupied			
	2005	2010	2014	2018	2005	2010	2014	2018
Broward County	70.0%	69.3%	64.5%	62.1%	30.0%	30.7%	35.5%	37.9%
Pompano Beach	65.2%	62.5%	55.5%	53.2%	34.8%	37.5%	44.5%	46.8%
Coral Springs	67.9%	68.9%	62.9%	58.9%	32.1%	31.1%	37.1%	41.1%
Davie	74.7%	75.7%	72.0%	77.8%	25.3%	24.3%	28.0%	22.2%
Deerfield Beach	66.8%	68.1%	62.8%	59.3%	33.2%	31.9%	37.2%	40.7%
Fort Lauderdale	58.0%	58.4%	52.9%	53.1%	42.0%	41.6%	47.1%	46.9%
Hollywood	63.6%	63.1%	59.9%	56.6%	36.4%	36.9%	40.1%	43.4%
Miramar	80.2%	76.0%	74.2%	69.7%	19.8%	24.0%	25.8%	30.3%
Pembroke Pines	78.0%	78.8%	73.1%	71.7%	22.0%	21.2%	26.9%	28.3%
Plantation	75.1%	72.5%	66.4%	62.2%	24.9%	27.5%	33.6%	37.8%
Sunrise	72.8%	75.9%	69.6%	65.6%	27.2%	24.1%	30.4%	34.4%

FIGURE 21: RENTER HOUSEHOLDS BY UNITS IN STRUCTURE,  
POMPANO BEACH, 2005, 2010, 2014, 2018  
SOURCES: US CENSUS, AMERICAN COMMUNITY SURVEY (ACS), LAMBERT ADVISORY

- Renter households increased as a whole since 2005.
- Since 2014 renter HH decreased nearly 2 pp’s.
- The largest gain was renter HH in 50+ units at 55.5% followed by SF units at 52.3%

	2005	2010	2014	2018	% Change 2005-2018
Single Family-All HHs	16,052	14,815	14,416	14,328	-10.7%
Renter HHs	2,333	2,496	3,417	3,552	52.3%
% Renter HHs	14.5%	16.8%	23.7%	24.8%	
SF Attached-All HHs (1)	1,771	1,640	1,812	1,813	2.4%
Renter HHs	840	556	681	755	-10.1%
% Renter HHs	47.4%	33.9%	37.6%	41.6%	
Multifamily					
2-4 Units-All HHs	4,706	4,147	3,554	3,778	-19.7%
Renter HHs	3,533	3,509	3,185	3,465	-1.9%
% Renter HHs	75.1%	84.6%	89.6%	91.7%	
5-19 Units-All Units	4,838	5,445	5,899	5,515	14.0%
Renter HHs	3,359	3,891	4,184	4,322	28.7%
% Renter HHs	69.4%	71.5%	70.9%	78.4%	
20-49 units-All Units	5,154	5,387	5,200	4,923	-4.5%
Renter HHs	3,254	2,480	3,020	3,022	-7.1%
% Renter HHs	63.1%	46.0%	58.1%	61.4%	
50+ Units-All HHs	9,976	8,840	9,205	6,924	-30.6%
Renter HHs	1,731	2,336	3,624	2,691	55.5%
% Renter HHs	17.3%	26.4%	39.4%	38.9%	
Total Multifamily-All HHs	24,674	23,819	23,858	21,140	-14.3%
Renter HHs	11,868	12,219	14,005	13,500	13.8%
% Renter HHs	48.1%	51.3%	58.7%	63.9%	
Mobile Homes-All HHs	1,078	1,055	886	653	-39.4%
Renter HHs	74	203	157	149	101.4%
% Renter HHs	6.9%	19.2%	17.7%	22.8%	
Other-All HHs (2)	66	60	166	134	103.0%
Renter HHs	0	31	48	0	0%
% Renter HHs	0.0%	51.7%	28.9%	0.0%	
Total-All HHs	43,641	41,389	41,138	38,068	-12.8%
Renter HHs	15,187	15,521	18,306	17,956	18.2%
% Renter HHs	34.8%	37.5%	44.5%	47.2%	

FIGURE 22: RENTER HOUSEHOLDS BY UNITS IN STRUCTURE, COMPARATIVE ANALYSIS, 2018

SOURCES: US CENSUS, AMERICAN COMMUNITY SURVEY (ACS), LAMBERT ADVISORY

2014

	Broward County	Pompano Beach	Coral Springs	Davie	Deerfield Beach	Fort Lauderdale	Hollywood	Miramar	Pembroke Pines	Plantation	Sunrise
Units in Structure											
Single Family % Renter Occp	14.4%	23.7%	7.4%	8.0%	19.9%	21.9%	15.9%	11.8%	10.6%	7.9%	12.7%
% of All Renter HHs	18.6%	18.7%	10.5%	13.1%	16.8%	19.0%	19.9%	30.7%	20.4%	11.8%	18.4%
SF Attached % Renter Occp	29.5%	37.6%	35.5%	20.8%	25.7%	47.4%	40.5%	32.5%	26.1%	26.6%	18.6%
% of All Renter HHs	7.3%	3.7%	6.9%	8.5%	6.0%	5.3%	5.4%	17.9%	13.2%	8.1%	7.0%
5-19 Units % Renter Occp	72.3%	70.9%	75.7%	67.6%	62.7%	85.2%	82.3%	71.8%	74.8%	78.1%	70.7%
% of All Renter HHs	25.9%	21.8%	38.3%	25.4%	31.2%	23.7%	23.8%	18.6%	29.1%	32.8%	29.6%
20-49 Units % Renter Occp	50.2%	58.1%	71.9%	54.1%	43.7%	59.1%	58.5%	68.0%	47.2%	55.2%	29.7%
% of All Renter HHs	15.0%	16.5%	14.7%	18.9%	16.7%	9.8%	14.6%	13.7%	16.0%	15.0%	18.5%
50+ Units % Renter Occp	45.0%	39.4%	76.3%	73.4%	34.4%	42.0%	50.4%	83.1%	36.4%	67.9%	64.2%
% of All Renter HHs	15.6%	19.8%	10.2%	13.2%	14.7%	16.7%	16.2%	9.0%	16.6%	23.2%	16.9%
Total-All HHs	667,578	41,138	40,554	33,170	31,687	73,279	55,823	37,439	56,308	33,521	31,343
Renter Occp. HHs	236,902	18,316	15,034	9,279	11,767	34,496	22,402	9,675	15,153	11,247	9,515
% Renter Occp	35.5%	44.5%	37.1%	28.0%	37.1%	47.1%	40.1%	25.8%	26.9%	33.6%	30.4%

- As a whole the percentage of renter occupancy increased by over 2 pp's in Pompano Beach since 2014.
- 5-19 units saw the largest gain by nearly pp's
- 50+ units saw a drop of nearly 1 pp

2018

	Broward County	Pompano Beach	Coral Springs	Davie	Deerfield Beach	Fort Lauderdale	Hollywood	Miramar	Pembroke Pines	Plantation	Sunrise
Units in Structure											
Single Family % Renter Occp	15.9%	24.6%	9.8%	9.5%	16.8%	20.9%	19.8%	15.4%	11.9%	9.3%	16.7%
% of All Renter HHs	19.2%	18.5%	12.1%	13.3%	12.5%	18.0%	22.1%	35.1%	21.7%	12.1%	19.3%
SF Attached % Renter Occp	32.0%	41.4%	37.9%	25.5%	29.2%	44.3%	30.2%	37.4%	27.1%	29.3%	28.5%
% of All Renter HHs	7.5%	4.0%	7.8%	10.0%	6.9%	5.4%	3.4%	12.5%	13.4%	8.4%	10.7%
5-19 Units % Renter Occp	74.8%	74.5%	81.9%	77.7%	68.6%	86.2%	81.7%	84.8%	75.8%	82.9%	72.9%
% of All Renter HHs	26.0%	24.8%	39.1%	29.2%	32.9%	23.9%	23.3%	24.2%	27.1%	28.3%	29.4%
20-49 Units % Renter Occp	53.9%	60.9%	72.2%	67.2%	52.0%	57.7%	68.6%	76.9%	47.3%	68.6%	23.0%
% of All Renter HHs	14.8%	16.3%	11.9%	23.7%	17.6%	10.0%	16.1%	9.4%	13.1%	16.6%	12.0%
50+ Units % Renter Occp	47.8%	38.8%	74.8%	63.9%	38.7%	45.3%	46.2%	91.1%	35.8%	75.6%	64.8%
% of All Renter HHs	15.0%	16.9%	9.2%	6.7%	14.2%	18.4%	13.4%	7.3%	14.8%	23.1%	18.0%
Total-All HHs	682,088	41,084	41,560	35,096	31,863	74,160	56,542	39,759	56,788	33,610	31,909
Renter Occp. HHs	258,772	19,237	17,062	11,246	12,976	34,809	24,551	12,064	16,046	12,694	10,962
% Renter Occp	37.9%	46.8%	41.1%	32.0%	40.7%	46.9%	43.4%	30.3%	28.3%	37.8%	34.4%

FIGURE 23: RENTER HOUSEHOLDS BY FAMILY TYPE  
 POMPANO BEACH, 2005, 2010, 2014, 2019  
 SOURCES: US CENSUS, AMERICAN COMMUNITY SURVEY  
 (ACS), LAMBERT ADVISORY

- Family renter HH’s increased from 48.8% in 2014 to 55.2% in 2019
- Nonfamily HH’s decreased from 51.2% in 2014 to 44.8% in 2019

Household Type	2005	2010	2014	2019
Total Households:	43,641	41,389	41,138	41,727
Total Renter Occp HHs:	15,198	15,521	18,316	19,458
Family Renter HHs:	46.7%	50.6%	48.8%	55.2%
Married Couple Renter HHs:	25.4%	23.8%	23.4%	27.4%
Male householder no wife present Renter HHs:	6.0%	7.2%	5.4%	7.8%
Female householder no Husband present Renter HHs:	15.3%	19.5%	20.1%	20.0%
Nonfamily HHs:	53.3%	49.4%	51.2%	44.8%
Nonfamily HHs living alone:	38.5%	38.6%	39.9%	34.8%
Nonfamily HHs Not Living Alone:	14.8%	10.8%	11.2%	10.0%
Totals	100.0%	100.0%	100.0%	100.0%

FIGURE 24: RENTER OCCUPIED HOUSEHOLDS BY FAMILY TYPE, COMPARATIVE ANALYSIS, 2019 SOURCES: US CENSUS, AMERICAN COMMUNITY SURVEY (ACS), LAMBERT ADVISORY

- Since 2014 Broward County saw an increase in Family renter HH’s from 56.8% to 57.3% in 2019
- Nonfamily HH’s in Broward County also decreased from 43.2% to 42.7%

Household Type	Broward County	Pompano Beach	Coral Springs	Davie	Deerfield Beach	Fort Lauderdale	Hollywood	Miramar	Pembroke Pines	Plantation	Sunrise
Total Households:	667,578	41,138	40,554	33,170	31,667	73,279	55,823	37,439	56,308	33,521	31,343
Total Renter Occp HHs:	236,902	18,316	15,034	9,279	11,767	34,496	22,402	9,675	15,513	11,247	9,515
Family Renter HHs:	56.8%	48.8%	73.7%	57.8%	54.2%	38.9%	51.1%	68.1%	63.6%	58.7%	64.5%
Married Couple Renter HHs:	28.8%	23.4%	35.6%	30.7%	26.5%	19.0%	28.1%	34.6%	37.2%	31.8%	36.0%
Male householder no wife present Renter HHs:	6.4%	5.4%	9.1%	5.8%	7.8%	5.7%	5.0%	4.3%	6.6%	5.6%	6.8%
Female householder no Husband present Renter HHs:	21.5%	20.1%	29.0%	21.4%	19.9%	14.1%	18.0%	29.1%	19.7%	21.3%	21.7%
Nonfamily HHs:	43.2%	51.2%	26.3%	42.2%	45.8%	61.1%	48.9%	31.9%	36.4%	41.3%	35.5%
Nonfamily HHs living alone:	33.8%	39.9%	20.6%	29.5%	32.6%	48.9%	38.6%	25.2%	32.5%	28.5%	24.8%
Nonfamily HHs Not Living Alone:	9.4%	11.2%	5.7%	12.7%	13.2%	12.2%	10.3%	6.7%	3.9%	12.7%	10.7%

Household Type	Broward County	Pompano Beach	Coral Springs	Davie	Deerfield Beach	Fort Lauderdale	Hollywood	Miramar	Pembroke Pines	Plantation	Sunrise
Total Households:	690,050	41,727	41,715	35,393	32,105	74,567	56,461	41,263	57,323	33,788	33,250
Total Renter Occp HHs:	261,368	19,458	16,451	11,720	13,000	35,263	24,519	12,622	16,647	12,240	11,136
Family Renter HHs:	57.3%	55.2%	70.7%	59.3%	52.3%	41.2%	54.6%	65.4%	59.2%	61.5%	63.4%
Married Couple Renter HHs:	29.5%	27.4%	37.1%	27.0%	28.0%	20.4%	27.6%	33.8%	33.4%	33.5%	32.7%
Male householder no wife present Renter HHs:	7.0%	7.8%	9.2%	7.6%	5.8%	5.1%	8.7%	7.9%	6.1%	6.7%	7.7%
Female householder no Husband present Renter HHs:	20.8%	20.0%	24.3%	24.7%	18.4%	15.6%	18.3%	23.7%	19.7%	21.3%	23.1%
Nonfamily HHs:	42.7%	44.8%	29.3%	40.7%	47.7%	58.8%	45.4%	34.6%	40.8%	38.5%	36.6%
Nonfamily HHs living alone:	32.9%	34.8%	22.6%	24.0%	36.5%	43.9%	38.2%	24.8%	30.7%	28.2%	28.2%
Nonfamily HHs Not Living Alone:	9.8%	10.0%	6.7%	16.7%	11.2%	14.9%	7.3%	9.8%	10.1%	10.4%	8.3%



FIGURE 25: POMPANO BEACH  
NEIGHBORHOODS AND CENSUS BLOCK GROUP  
BOUNDARIES  
SOURCE: CITY OF POMPANO BEACH AND 2014-  
2018 AMERICAN COMMUNITY SURVEY, U.S.  
CENSUS BUREAU

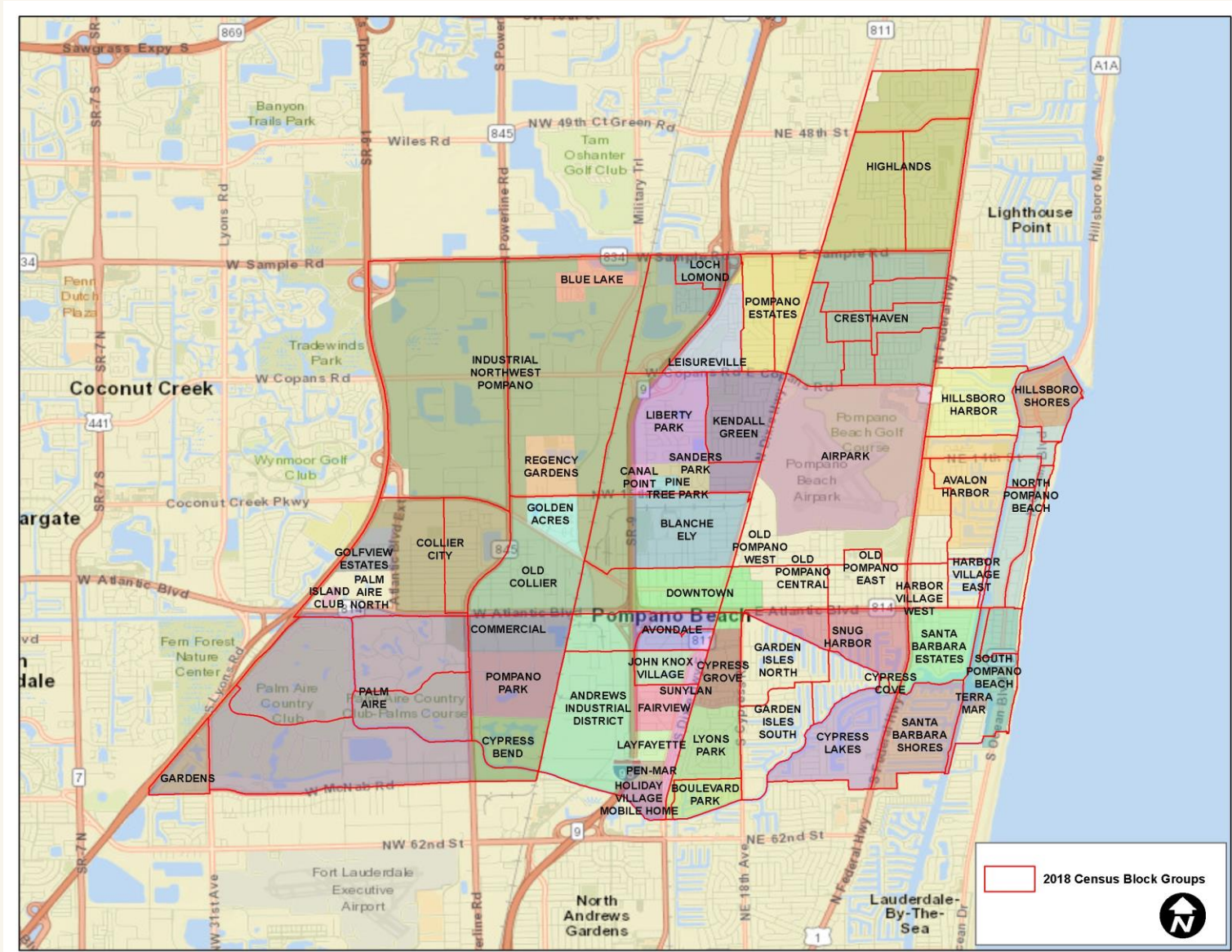




FIGURE 26: POMPANO BEACH  
2010-2014 AND 2014-2018  
TOTAL POPULATION  
SOURCE: 2010-2014, 2014-2018  
AMERICAN COMMUNITY  
SURVEY

- The total population in Pompano Beach increased from 103,200 (2014) to 108,749 in (2018).
- Concentrations of populations increased to the north and to the south-west.

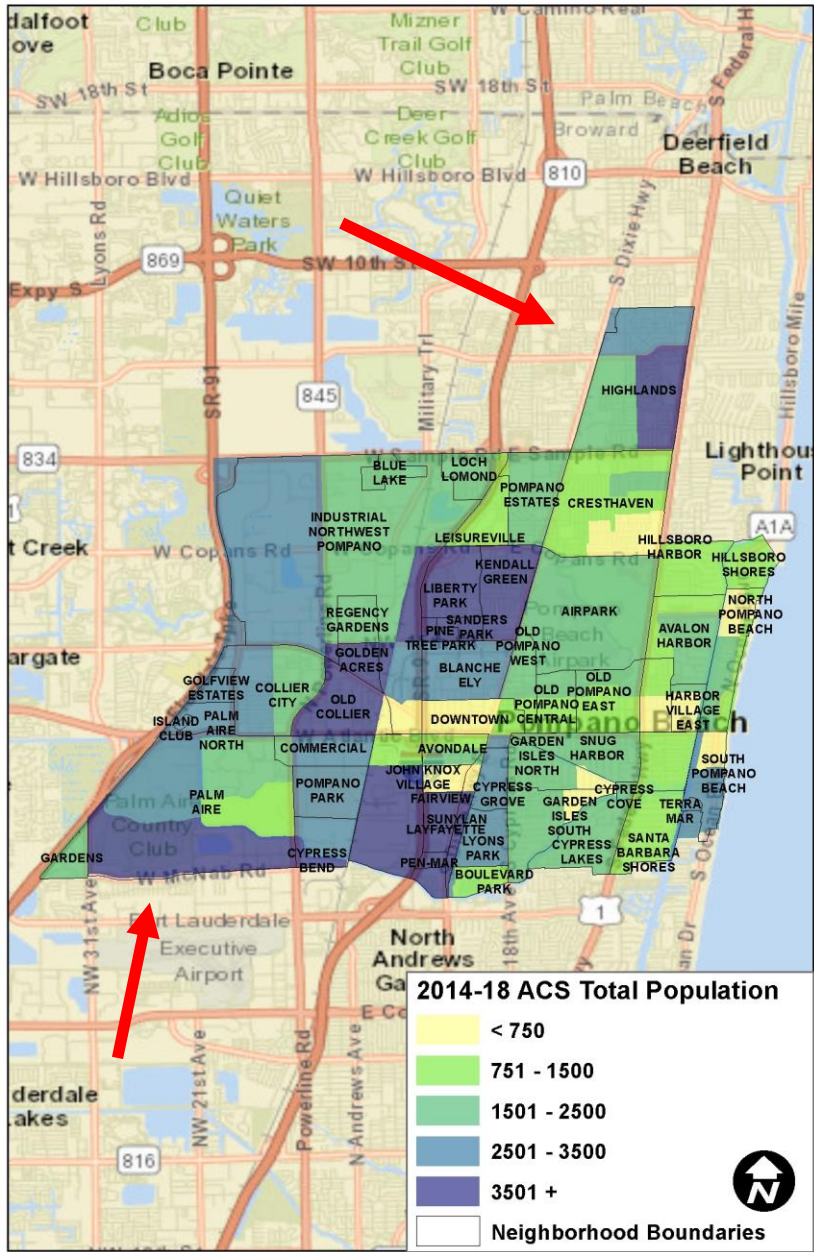
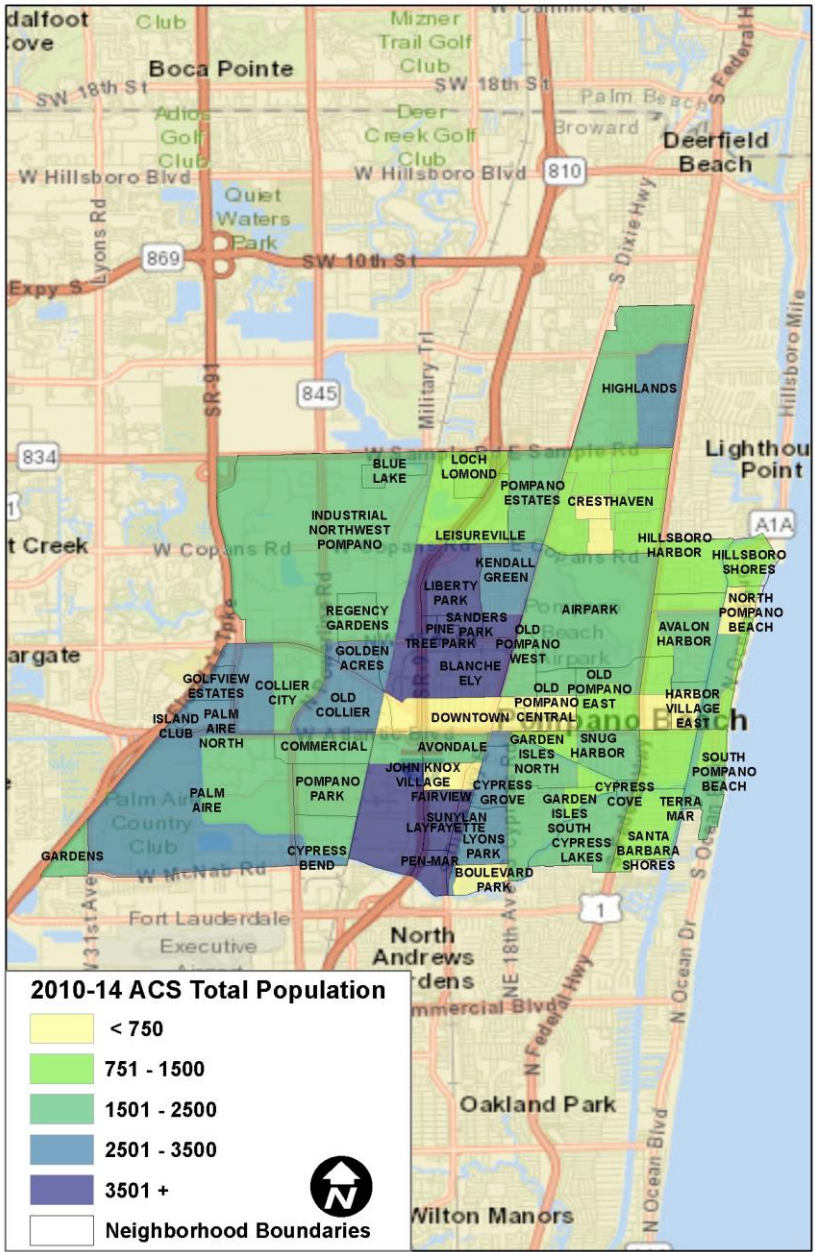
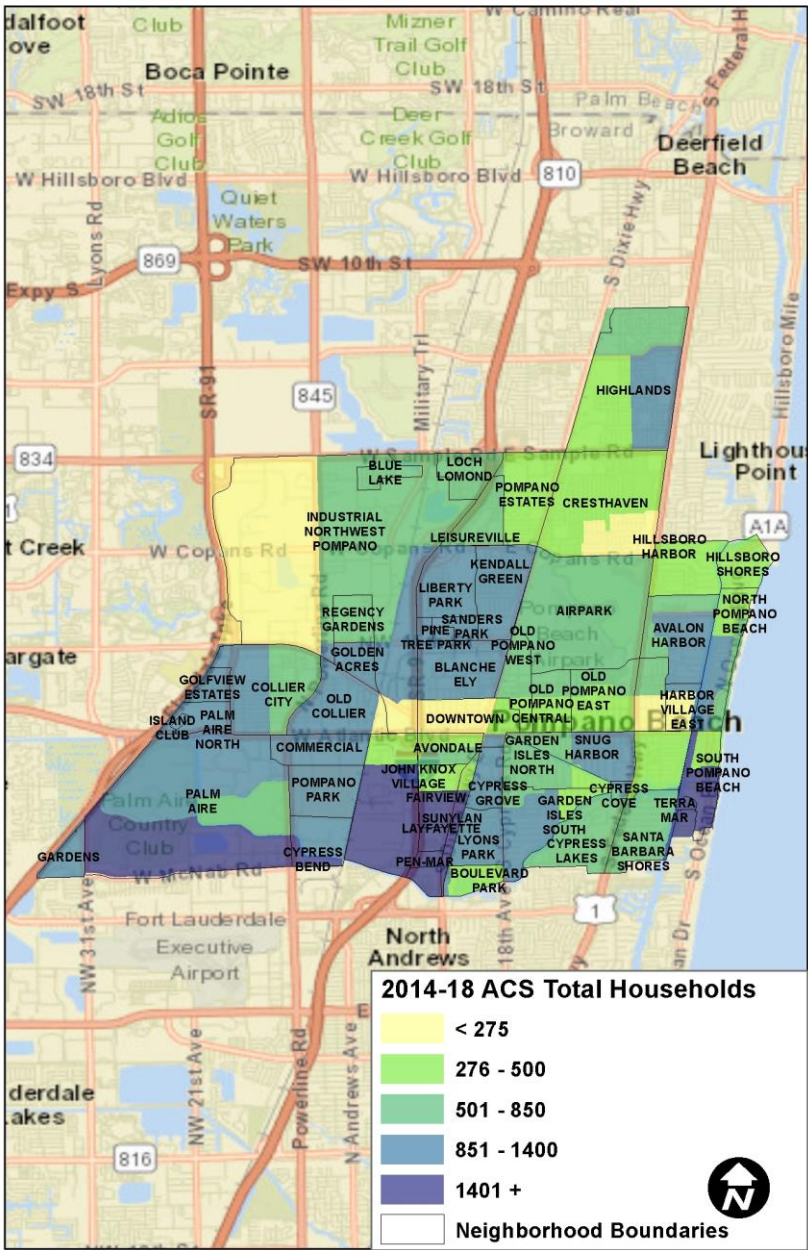
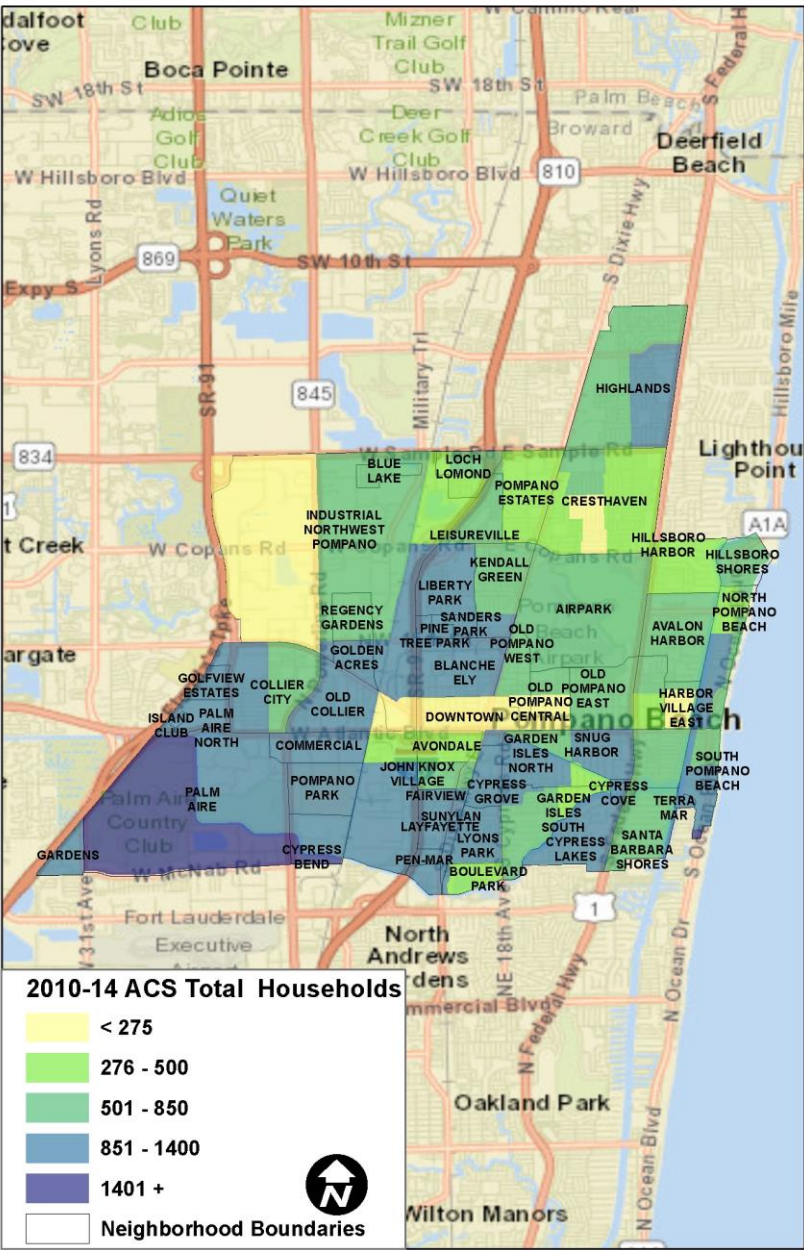




FIGURE 27: POMPANO BEACH  
2010-2014 AND 2014-2018  
TOTAL HOUSEHOLDS  
SOURCE: 2010-2014, 2014-2018  
AMERICAN COMMUNITY  
SURVEY

- Households in Pompano Beach decreased slightly from 41,108 (2014) to 40,998 (2018)
- Potentially attributed to larger households in light of escalating housing prices





**FIGURE 28: POMPANO BEACH**  
**2010-2014 AND 2014-2018**  
**MEDIAN HOUSEHOLD INCOME**  
**SOURCE: 2010-2014, 2014-2018**  
**AMERICAN COMMUNITY**  
**SURVEY**

- In 2014 the median household income average for Pompano Beach was \$42,666
- In 2018 it increased to \$49,060 and more neighborhoods to the north and west have increased incomes.

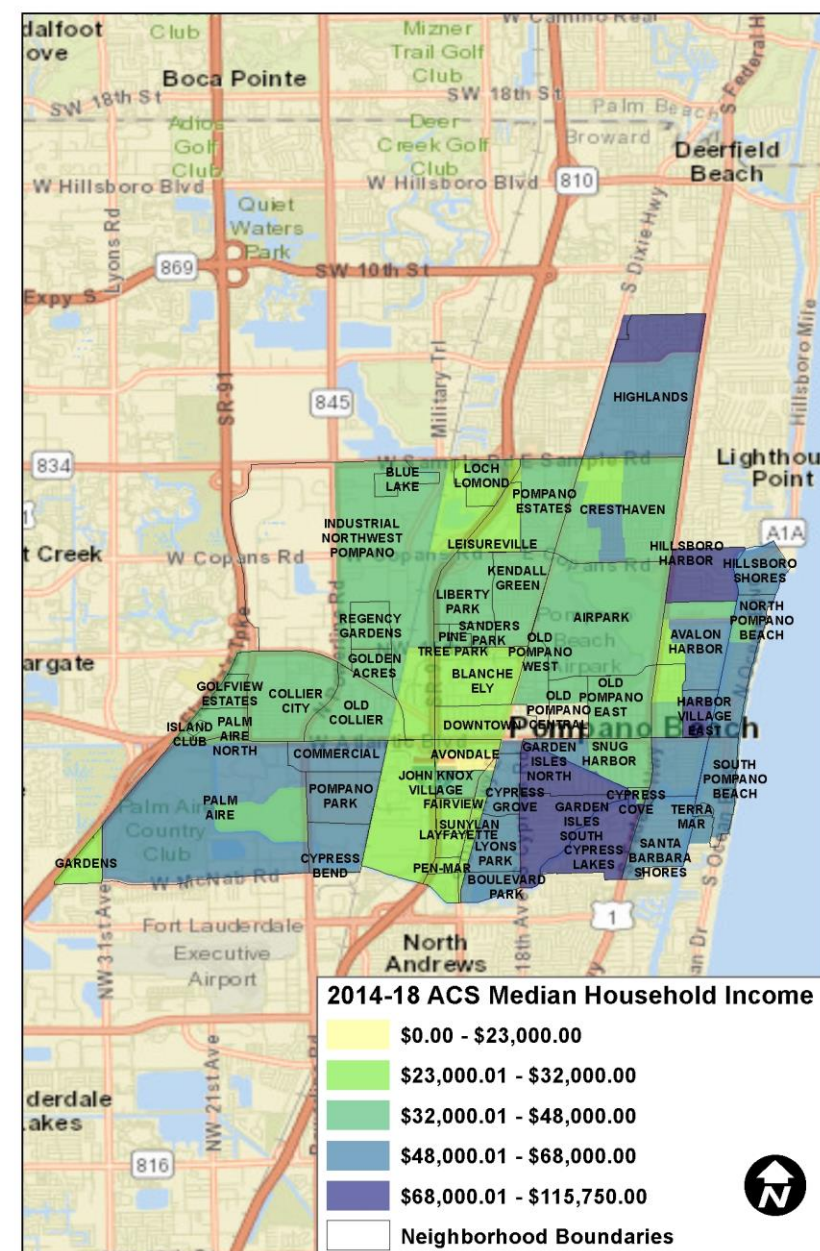
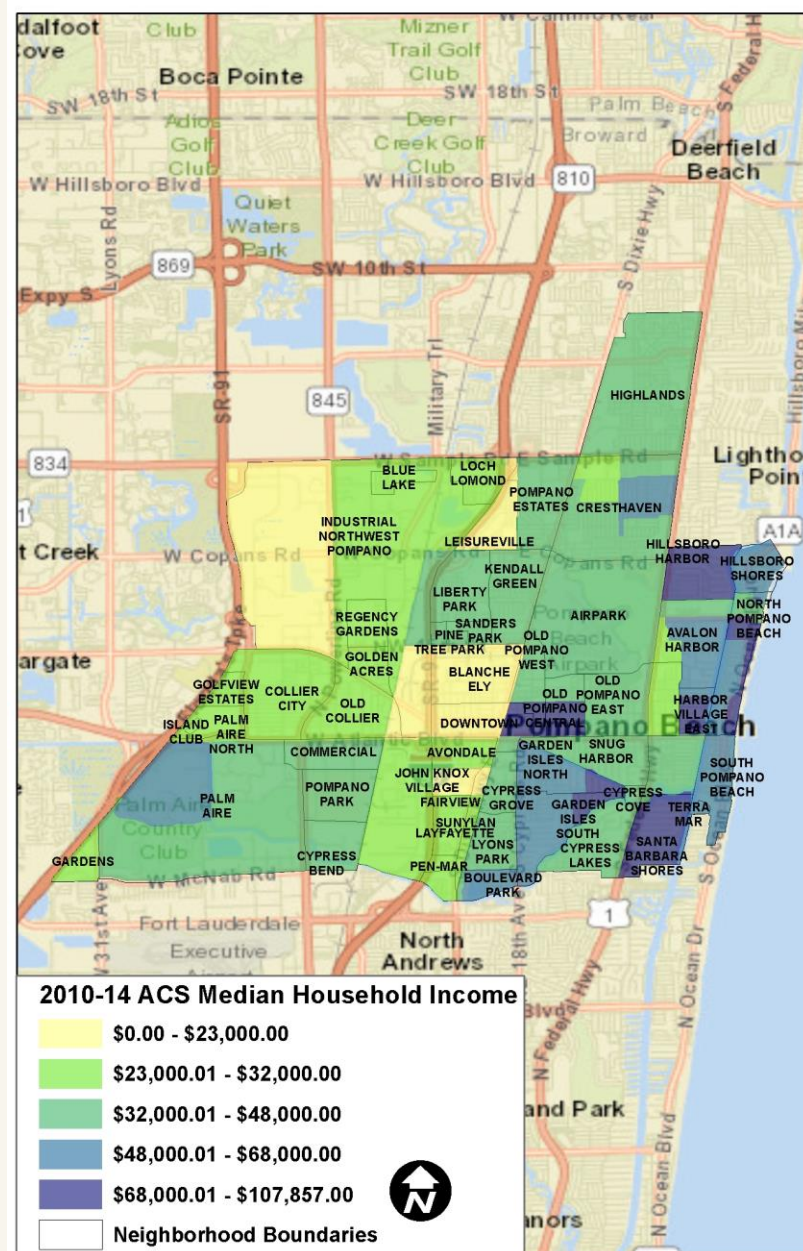
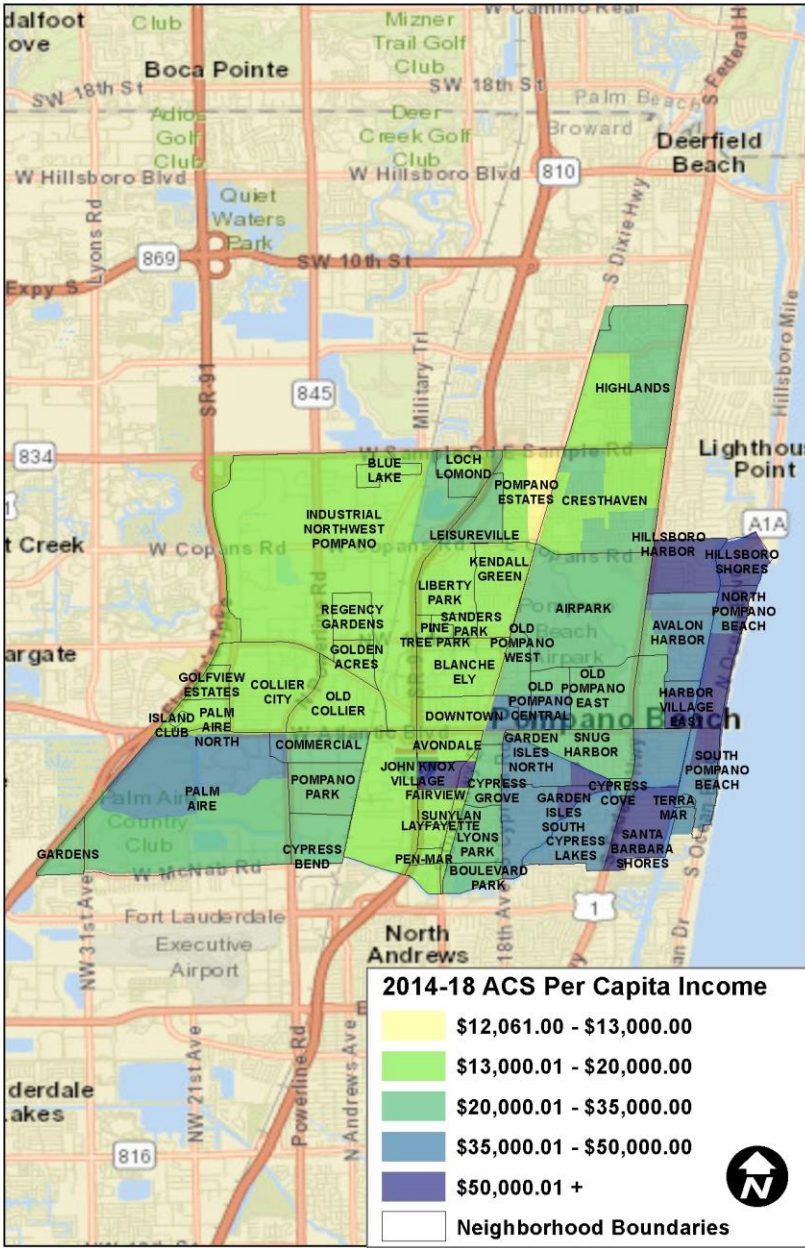
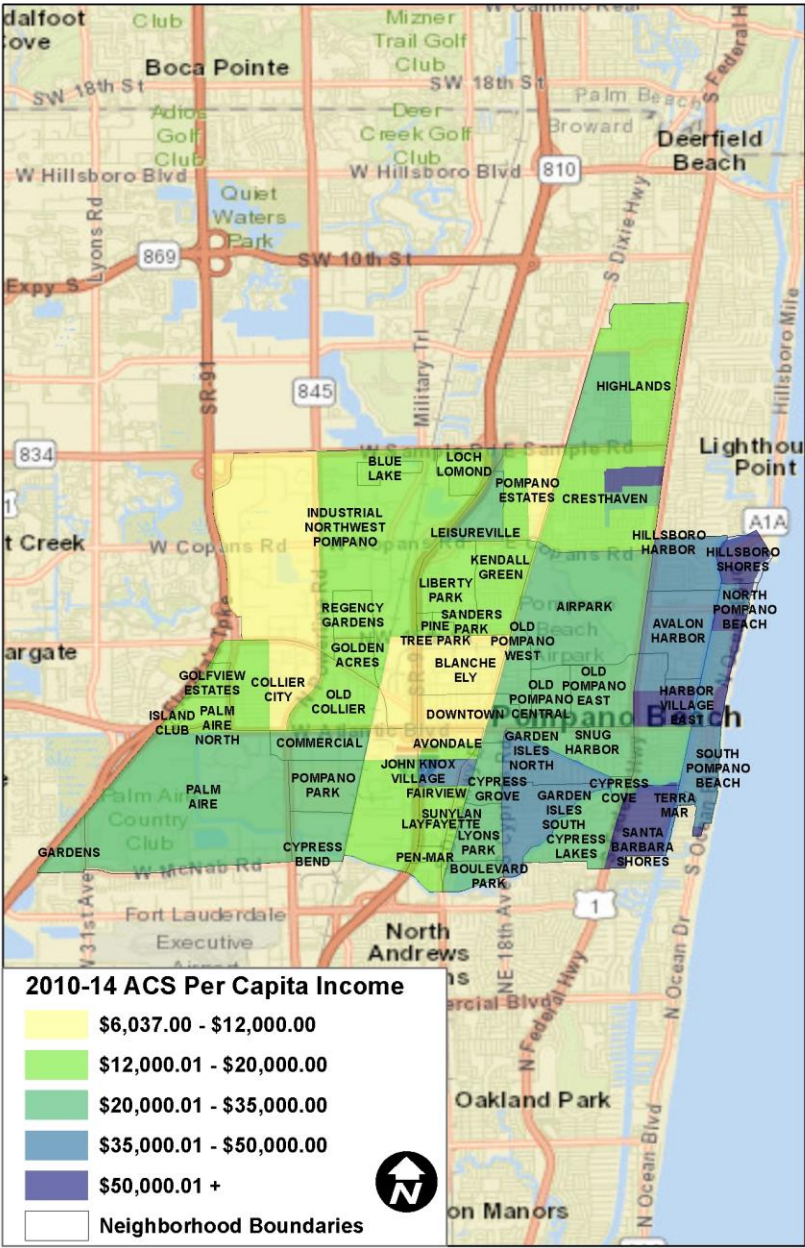




FIGURE 29: POMPANO BEACH  
2010-2014 AND 2014-2018 PER  
CAPITA INCOME  
SOURCE: 2010-2014, 2014-2018  
AMERICAN COMMUNITY SURVEY

- In 2014 the average per capita income for Pompano Beach was \$24,773
- In 2018 it increased to \$27,165 and more neighborhoods to the east increased incomes while the west remains lower.





**FIGURE 30: POMPANO BEACH**  
**2010-2014 AND 2014-2018**  
**MEDIAN AGE**  
**SOURCE: 2010-2014, 2014-2018**  
**AMERICAN COMMUNITY SURVEY**

- In 2014 the median age for Pompano Beach was 45.5 vs. 42.3 in 2018
- The north experienced younger age influx, while coastal areas had an aging population

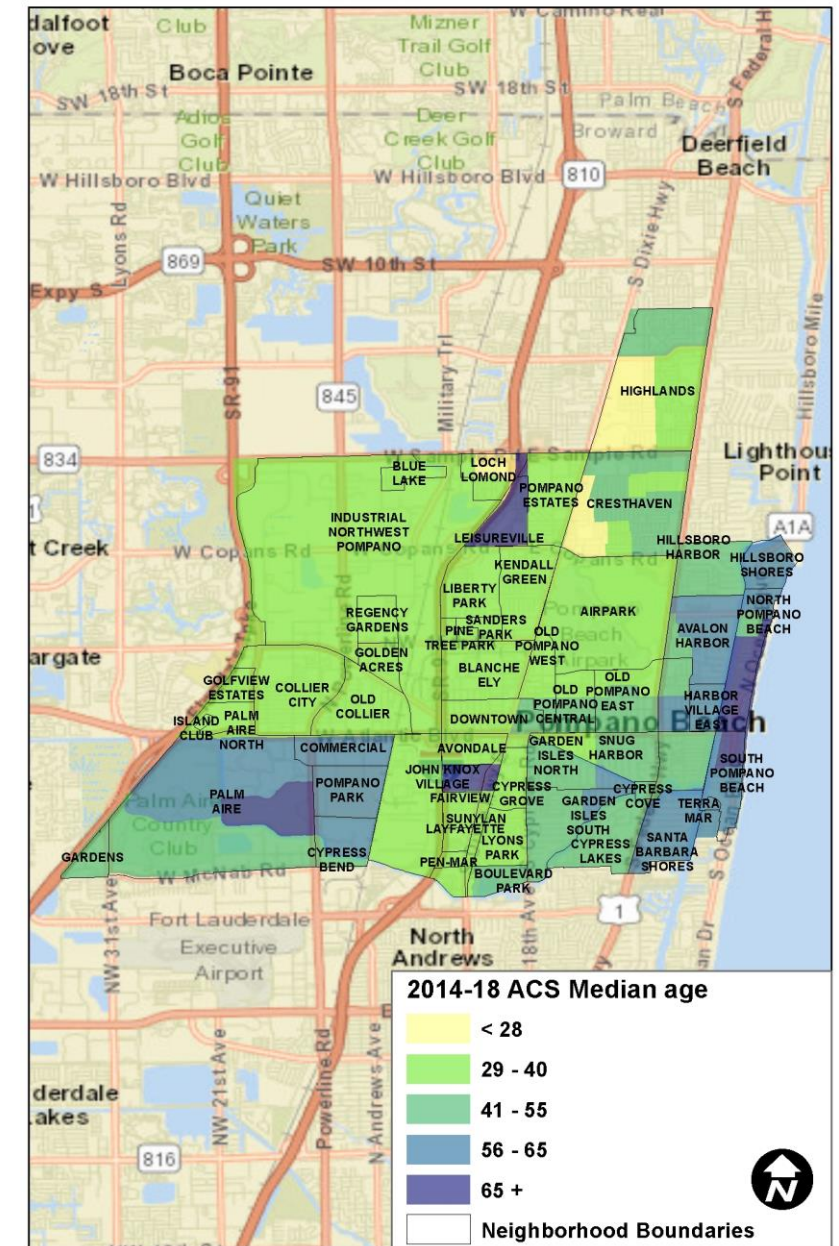
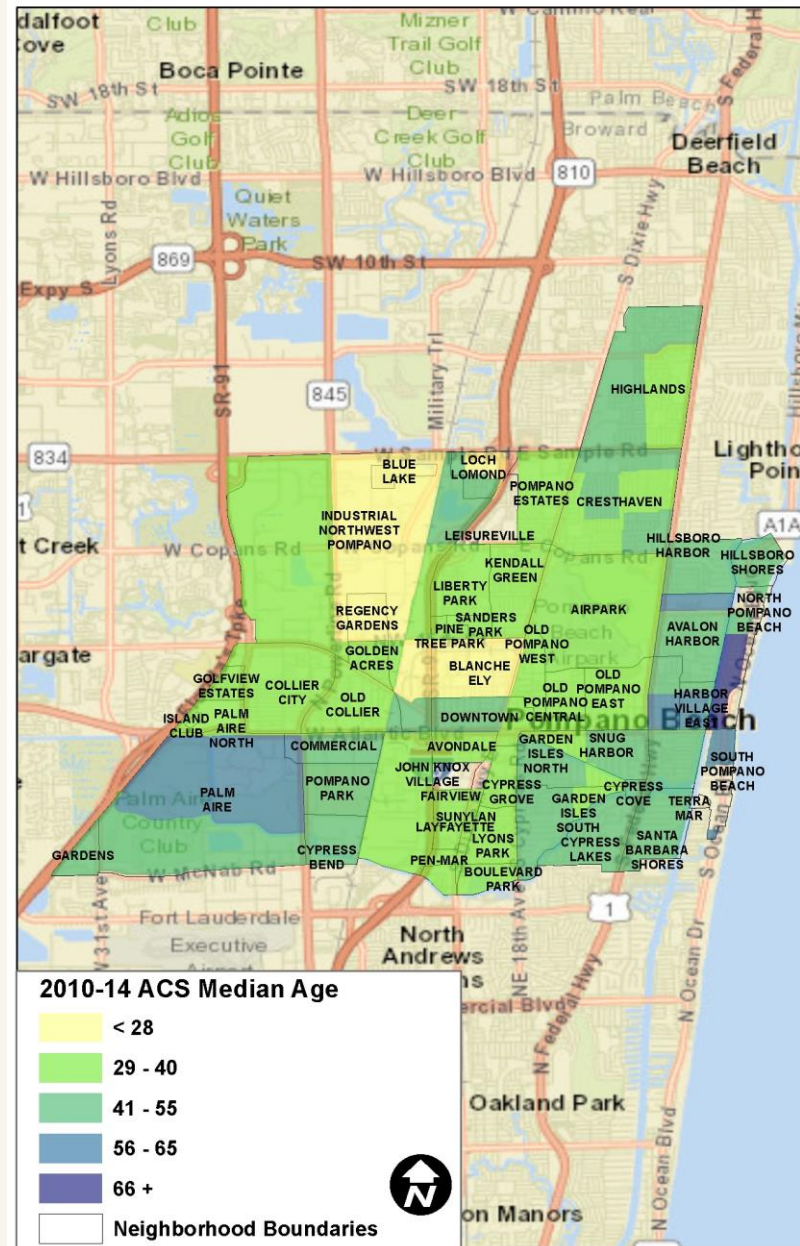




FIGURE 31: POMPANO BEACH  
2010-2014 AND 2014-2018  
OWNER OCCUPIED HOUSING  
SOURCE: 2010-2014, 2014-2018  
AMERICAN COMMUNITY SURVEY

- In 2018 tenure of homeowner was at 53% compared to 55% in 2014

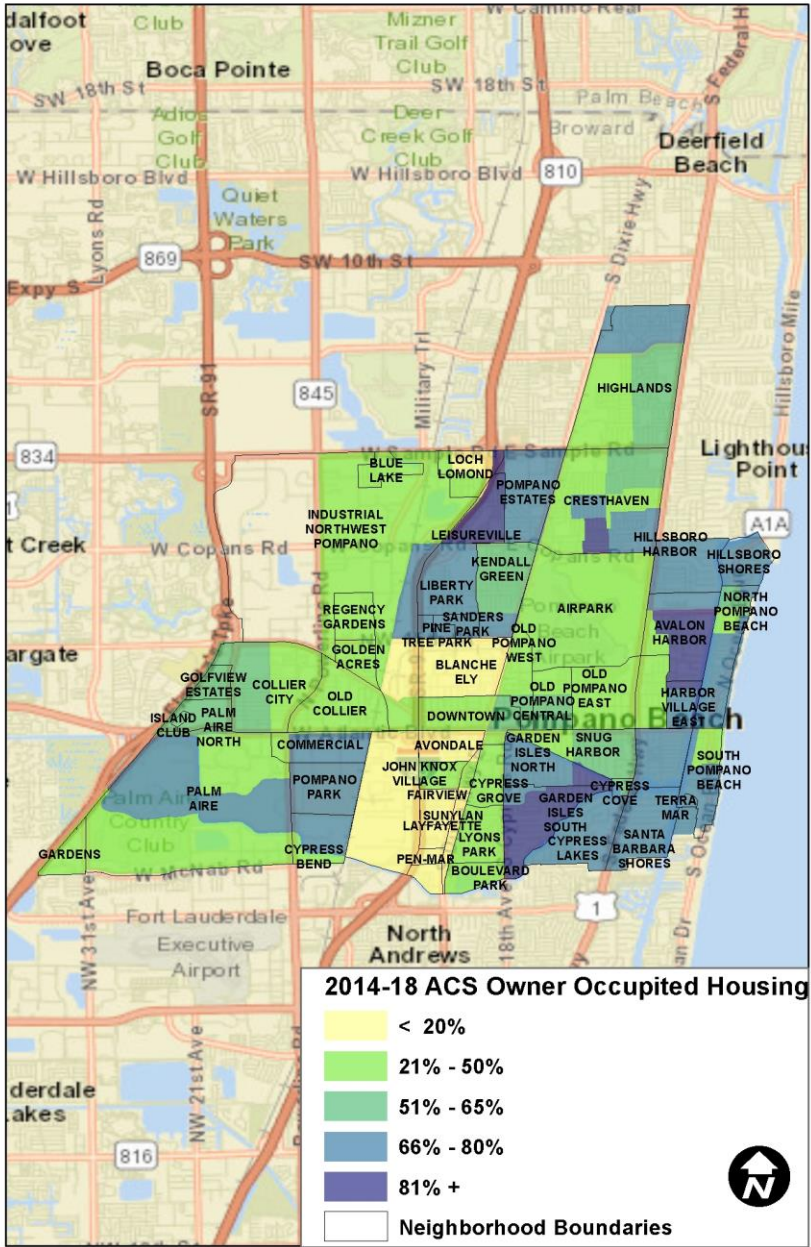
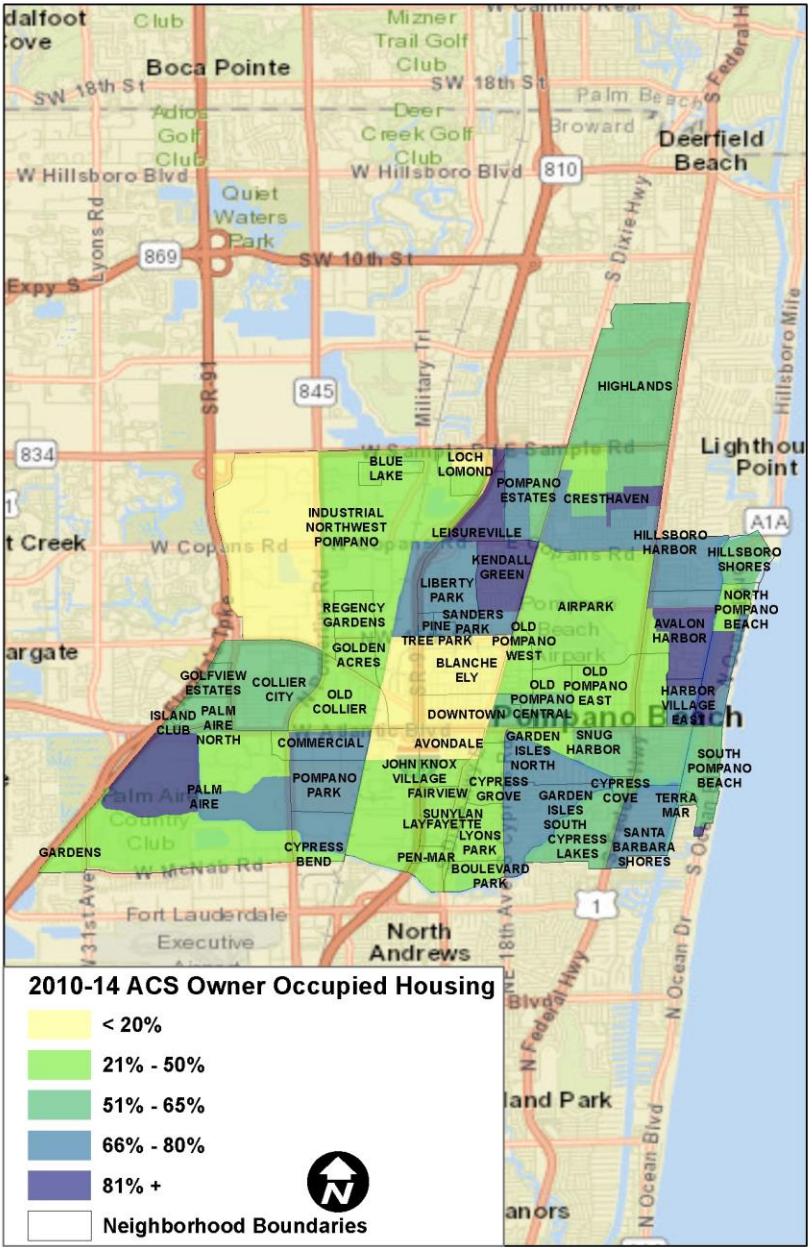
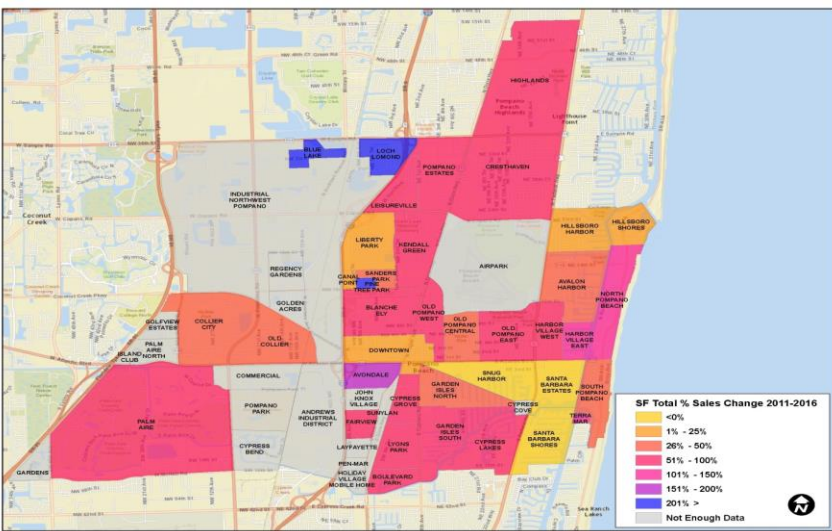




FIGURE D32: POMPANO BEACH  
2016-2020 SINGLE FAMILY  
HOUSING % SALES CHANGE  
SOURCE: CITY OF POMPANO BEACH  
AND BROWARD COUNTY PROPERTY  
APPRAISER

2011-2016



- House sales prices in many neighborhoods increased by more than 25% between 2016-2020.
- However, the rate of growth in sale prices was higher between 2011-2016 compared to 2016-2020
  - Likely the result of emergence from Great Recession

2016-2020

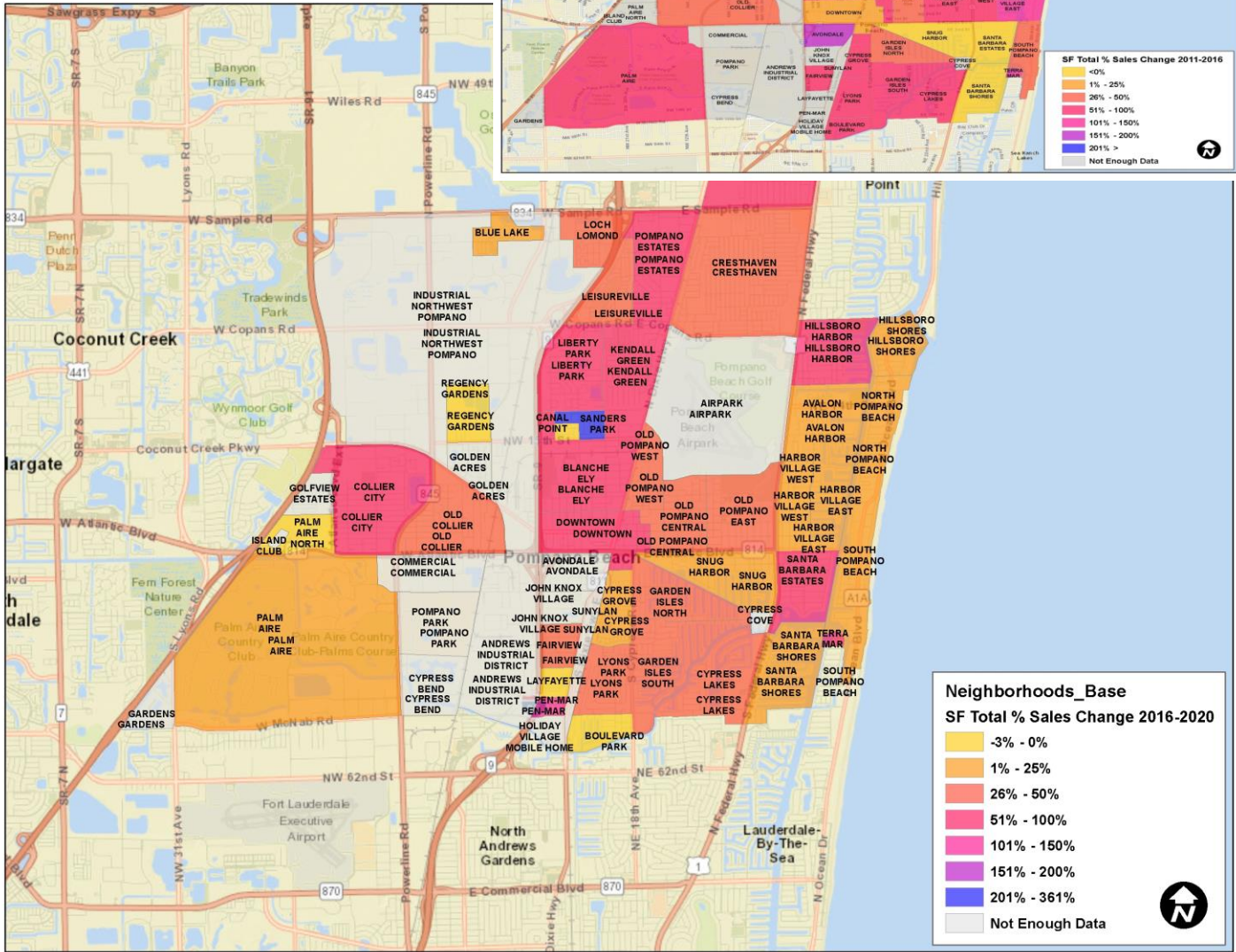


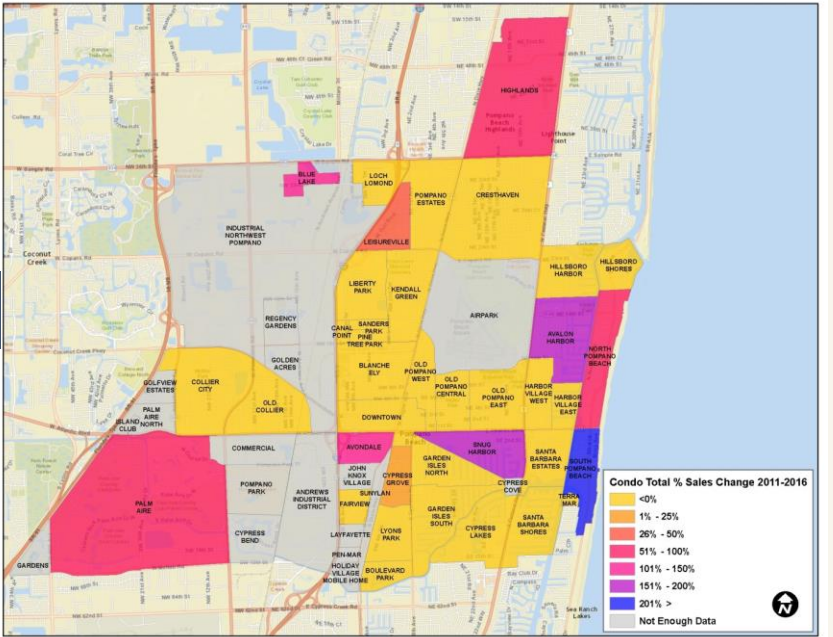


FIGURE 33: POMPANO BEACH 2016-2020 CONDOMINIUM % SALES CHANGE

SOURCE: CITY OF POMPANO BEACH AND BROWARD COUNTY PROPERTY APPRAISER

- Condo sales prices in many neighborhoods along the beach and southwest increased by more than 25% between 2016-2020.

2011-2016



2016-2020

