

**HOUSING ELEMENT
OF THE CITY OF PEMBROKE PINES
COMPREHENSIVE PLAN**

RULES 9J-5.010, FAC

City of Pembroke Pines, Florida

SUPPORT DOCUMENT

HOUSING ELEMENT

Housing Element - Table of Contents

		Section*	Page
Support Document			
I.	Introduction.....	.S	1-3
II.	Data Requirements.....	S	4
	A. Population Characteristics and Trends.....		4
	B. Housing Inventory		5
	C. Housing Stock.....		7
	D. Housing Needs.....		8
III.	Analysis.....	S.....	9
	A. Housing Needs.....		9
	B. Housing Programs and Funding Sources.....		12
IV.	Appendix – Tables.....	AT.....	1
	Table 3-1– Projected Total Population, 2002-2015.....	AT	1
	Table 3-2 –Median Sales Price for Single Family Homes & Condominiums, 2001-2005.....	AT	1
	Table 3-3 - Households by Monthly Rent Paid, 2000.....	AT	1
	Table 3-4 – Households by Cost Burden.....	AT	1
	Table 3-5- Households by Homeowner/Renter Status & Cost Burden, 2005.....	AT	1
	Table 3-6- Households by Income & Cost Burden, 2005.....	AT	1
	Table 3-7 – Elderly Households By Age & Cost Burden 2005.....	AT	1
	Table 3-8- Households by Size & Cost Burden, 2005.....	AT	1
	Table 3-9 – Housing Units by Type of Structure, 2002.....	AT	2
	Table 3-10- Year Structure Built, 2000.....	AT	2
	Table 3-11 – Households by Tenure, 2002.....	AT	2
	Table 3-12 – Housing Condition Characteristics, 2000.....	AT	2
	Table 3-13- Inventory of Federal, State and/or Local Assisted Rental Housing.....	AT	2
	Table 3-14- Households by Household Size, 1990-2025.....	AT	3
	Table 3-15- Households by Household Income, 1990-2025.....	AT	3
	Table 3-16- Housing Need by Type (Projected Demand), E2005-2025.....	AT	3
	Table 3-17 – Projected Construction Need by Type 2002-2015.....	AT	3
	Table 3-18 – Projected Demand by Tenure, 2002-2025.....	AT	3
	Table 3-19 – Affordable Housing Need Summary, 2002-2025...AT.....	AT	4
	Table 3-20 – Construction need for Low-Income Households By Income as a Percentage of AMI.....	AT	5
V.	Appendix – Lists (Group Homes)	AL	1

Housing Element - Table of Contents Continued

	Section*	Page
Adoption Document		
VI. Goals, Objectives and Policies.....	A	1-11

*Section Legend

- S - Support Document
- A- -Adoption Document
- AL - Appendix Lists
- AT - Appendix-Tables

Housing Element – List of Tables

	Section*	Page
Table 3-1– Projected Total Population, 2002-2015.....	AT	1
Table 3-2 –Median Sales Price for Single Family Homes & Condominiums, 2001-2005.....	AT	1
Table 3-3 - Households by Monthly Rent Paid, 2000.....	AT.....	1
Table 3-4 – Households by Cost Burden.....	AT	1
Table 3-5- Households by Homeowner/Renter Status & Cost Burden, 2005.....	AT	1
Table 3-6- Households by Income & Cost Burden, 2005.....	AT	1
Table 3-7 – Elderly Households By Age & Cost Burden 2005.....	AT.....	1
Table 3-8- Households by Size & Cost Burden, 2005.....	AT	1
Table 3-9 – Housing Units by Type of Structure, 2002.....	AT.....	2
Table 3-10- Year Structure Built, 2000.....	AT	2
Table 3-11 – Households by Tenure, 2002.....	AT	2
Table 3-12 – Housing Condition Characteristics, 2000.....	AT	2
Table 3-13- Inventory of Federal, State and/or Local Assisted Rental Housing.....	AT	2
Table 3-14- Households by Household Size, 1990-2025.....	AT	3
Table 3-15- Households by Household Income, 1990-2025.....	AT	3
Table 3-16- Housing Need by Type (Projected Demand), E2005-2025.....	AT	3
Table 3-17 – Projected Construction Need by Type 2002-2015.....	AT.....	3
Table 3-18 – Projected Demand by Tenure, 2002-2025.....	AT.....	3
Table 3-19 – Affordable Housing Need Summary, 2002-2025...AT.....	AT.....	4
Table 3-20 – Construction need for Low-Income Households By Income as a Percentage of AMI.....	AT.....	5

*Section Legend

AT - Appendix-Tables

HOUSING ELEMENT - Support Document

I. INTRODUCTION

A. General. The purpose of the housing element is to provide guidelines for the City to: 1) meet identified or projected deficits in the supply of housing for moderate income, low income, and very low income households, group homes, foster care facilities, and households with special housing needs; 2) improve the quality of the existing housing stock; 3) provide safe and adequate housing for all residents of various income levels; 4) provide a range of housing opportunities and a balance of land uses so that housing opportunities are within a reasonable commuting distance to employment centers; 5) analyze housing conditions and trends to identify housing problems; 6) identify any existing or projected housing supply needs; 7) develop appropriate plan and program alternatives to accomplish its housing goals; and 8) enhance and revitalize its residential neighborhoods.

The Support Document includes the introduction, data requirements and analysis sections. The data requirements section identifies population characteristics and trends as well as the status of the housing stock in the City. Rule 9J-5.010, FAC, requires that the housing element be based on inventories which utilize the last United States Census or more recent estimates including the Florida Housing Data Clearinghouse affordable housing needs assessment, when available. The affordable housing needs assessment study prepared by the Florida Housing Data Clearinghouse was utilized pursuant to Rule 9J-5, FAC, and the recommendation of the EAR.

The analysis requirements section includes a review and status of affordable housing needs and demands based on the data prepared by the Florida Housing Data Clearinghouse, as well as the availability of housing programs and funding sources. The Adoption Document which includes the Goals, Objectives and Policies section, follows the analysis requirements section and will help insure commitment to long-term programs. All of the objectives are followed by an evaluation measure.

B. Service Area. The Housing Element service area consists of the entire City of Pembroke Pines.

C. Planning Horizons. The Housing Element planning horizons are 2002, 2005, 2010, 2015, and 2025.

D. Definitions. Each definition below is defined by Section 420.0004, Florida Statutes (1991).

1. **Adjusted for Family Size.** Means adjusted in a manner which results in income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United State Department of Housing and Urban Development.
2. **Adjusted Gross Income.** All wages, regular cash or non-cash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.
3. **Affordable Housing.** Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons. For purposes of this document, affordable housing is related to very low, low, and moderate income households..
4. **Low Income Household.** One or more natural persons or a family, the total adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
5. **Moderate Income Household.** One or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

6. **Very Low Income Household.** One or more natural persons or a family, the total annual adjusted gross household income of which is less than 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

7. **Workforce-Income Household.** One or more natural persons or a family , not including students, that has a total annual anticipated income for the household that does not exceed 140 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Workforce-Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.

HOUSING ELEMENT SUPPORT DOCUMENT

II. DATA REQUIREMENTS

The information developed in this section of the Housing Element is primarily obtained from the Florida Data Clearinghouse, which was founded in 2000 to provide public access to data including housing needs and supply, and household demographics. Sources of the data include but are not limited to the United States Census, and the City of Pembroke Pines Evaluation and Appraisal Report, February 2006.

The Housing Element data is based on population characteristics and trends, and housing stock. The Housing Element analysis is based on housing needs, housing programs, and housing resources.

A. Population Characteristics and Trends. The City of Pembroke Pines is a suburban community located in South Florida. The City is also a home to many retirees, although according to the 2005 U.S. Census Bureau American Community Survey, the percentage of the population over 65 years of age has decreased from 19 percent in 1990 to 14 percent in 2005. At the time of the City's incorporation in 1960, the City of Pembroke Pines had 1,429 residents. In 1995, the City's population grew to 87,463, which is an increase of approximately 34 percent over the 1990 population of 65,566. In contrast, according to the Bureau of Economic and Business Research at the University of Florida, the population of Broward County grew about 5 percent during the same time period. The 2005 U.S. Census Bureau American Community Survey estimated the City's population to be 159,422, which is a 143 percent increase since 1990 and during same time period, the county's population increased by 62 percent. According to the EAR, population growth is expected to continue through the year 2025.

As mentioned in the Future Land Use Element, in 1995, residential development represented approximately 10,500 acres of the City's 22,176 total acres or 47% of the City's total acres. Of this amount, single family homes were the predominate type of residential development which represented approximately 84% of the residential component of the built environment within Pembroke Pines. The balance of the residential component consisted of a variety of townhouses, garden apartments and mid-rise condominiums. The multi-family category grew by 713 acres, from 841 in 1984 to 1,554 acres in 1995. The multi-family category represented approximately 4% of the City's total acreage and 24% of all residential designated land in 1984, and 7% of the City's total acreage and 15% of all residential designated land in 1995. Although the multi-family category grew in number of acres and as a percentage of the City's total acreage, it decreased as a percentage of the City's residential designated lands.

According to the EAR, adopted February 2006, residential development accounted for approximately 12,960 acres or 58 percent of the City's total acres. Single family homes accounted for 10,148 acres of total residential acres, 78 percent of the residential acreage, and 45 percent of the City's total acres. Multi-family homes accounted for 2,689 acres of total residential acres or 21 percent of the residential acreage, while mobile homes accounted for 122 acres or 1 percent of the residential acreage. Although the total acres for single family homes increased from 8,804 in 1995 to 10,148 in 2005, it decreased as a percentage of the total residential acres during the same time period (84 percent in 1995, 78 percent in 2005). Single family homes also decreased as a percentage of the City's total acreage (47 percent in 1995, 45 percent in 2005). Multi-family acreage increased from 1,484 in 1995 to 2,689 in 2005. Multi-family homes accounted for 15 percent of the City's total residential acreage in 1995, 21 percent of the City's total residential acreage in 2005, and 12 percent of the City's total acreage in 2005. Therefore, multi-family homes increased as a percentage of the City's total acreage and residential acres during the same time period.

Tables 3-1 through 3-16 of the last adopted Comprehensive Plan Housing Element have been replaced in their entirety with Tables 3-1 through 3-20 (see HE Appendix – Tables). Tables 3-1 and 3-2 show projected total population from 2002 through 2025, and median sales price for single family homes and condominiums from 2001 through 2005. Tables 3-3 through 3-8, 3-13, 3-14 and 3-15, provide housing inventory information. Tables 3-9 through 3-12 provide housing condition/stock information, and Tables 3-16 through 3-18 provide housing need information.

B. HOUSING INVENTORY

In 2005, the median sales price for condominiums in the City of Pembroke Pines was 173,000 (see Table 3-2). The 2005 median sales price for condominiums in the city was \$14,000 less than the median sales prices for condominiums in Broward County. The 2005 median sales price for single family homes in the City of Pembroke Pines was \$340,000, which is \$30,000 more than the 2005 median sales price for single family homes in Broward County (\$310,000). Table 3-3 shows that the majority of rental households in the city paid \$750 to \$999 in monthly rent in 2000. The median rent paid by Broward County households in 2000 was \$757. The majority of rental households in the county paid \$500 to \$749. The statewide median rent in 2000 was \$641.

Cost burdened households pay more than 30 percent of income for rent or mortgage costs. Table 3-4 (Households by Cost Burden, 2005) indicates that 31 percent of the city's households pay more than 30 percent of income for rent or mortgage costs. By comparison, 33 percent of the county's households and 28 percent of the state's households pay more than 30 percent of income for rent or

mortgage costs. Table 3-4 further provides that 12 percent of the city's households pay more than 50 percent of income for housing which is consistent with the percentage of county households paying more than 50 percent of income for housing. Table 3-5 provides cost burden information by owner/renter status in 2005.

Table 3-6 shows households by income and cost burden in 2005. Household income is measured as a percentage of the median income for the county, adjusted for family size. In Broward, the HUD estimated median income for a family of four was \$60,600 in 2006. In the City of Pembroke Pines, the estimated median income for a family of four was 69,267 in 2005 (US Census Bureau American Community Survey). Although the city's median single family home sales prices and median rent are higher than the average for the state and county, the percentage of households paying more than 30 percent of income for rent or mortgage costs are below the average for the county and state due to the city's median income being 12.5 percent higher than the median income for the county and 27 percent higher than the median income for the state (\$50,465).

Table 3-7 shows elderly households by age and cost burden for 2005. In the City of Pembroke Pines, 15,136 households are headed by a person 65 or older (24 percent of all households). By comparison, 24 percent of all households in the county and 27 percent of all households in the state are headed by a person 65 or older. In addition, 30 percent of the elderly households pay more than 30 percent of income for rent or mortgage costs. By comparison, 32 percent of the county's elderly households pay more than 30 percent of income for rent or mortgage costs.

Tables 3-8, 3-14, and 3-15 show households by size and cost burden, households by household size, and households by household income. According to the data, 56 percent of the city's households are made up of 1-2 persons in 2005 and 32 percent of these households pay more than 30 percent of income for rent or mortgage costs. By comparison, 62 percent of the county's households are made up of 1-2 persons in 2005, 34 percent of which pay more than 30 percent of income for rent or mortgage costs. Among the total households in the city, 34 percent are made up of 3-4 persons in 2005, and 29 percent of these households pay more than 30 percent of income for rent or mortgage costs. By comparison, 28 percent of the county's households are made up of 3-4 persons, and 30 percent of these pay more than 30 percent of income for rent or mortgage costs. Among the total households in the city, 10 percent are made up of 5 or more persons in 2005, and 31 percent of these households pay more than 30 percent of income for rent or mortgage. By comparison, 9 percent of the county's households are made up of 5 or more persons, and 33 percent of these households pay more than 30 percent of income for rent or mortgage.

Table 3-13 provides an inventory of Federal, State and/or local assisted rental housing. The table shows a total of 933 units for assisted rental housing utilizing Section 202 Rental Assistance or Section 8 (non-insured) rental assistance/HUD.

There is no historically significant housing as listed on the Florida Master Site file, National Register of Historic Places or designated as historically significant by or in accordance with any local ordinances within the City of Pembroke Pines or Broward County; however Policy 2.4 under Objective II provides for the initiation of a historically significant housing list within the current five year planning timeframe. Policy 2.4 provides further that the City will adopt standards for improving the stock of historically significant housing upon their identification as an amendment to the Housing Element.

There are currently 19 licensed group homes located within the City of Pembroke Pines (see list of licensed group homes – HE – Appendix – Lists). Objective VI and its implementing Policies 6.1 and 6.2 provide for adequate sites for group homes and foster care facilities consistent with Chapter 419, F.S.

C. HOUSING STOCK/CONDITIONS

Table 3-9 shows housing units by type in 2002. In 2002, 64 percent of the city's housing stock consisted of single family, 35 percent consisted of multi-family, and 1 percent consisted of mobile homes. By comparison, 52 percent of the County's housing stock consisted of single family, 45 percent consisted of multi-family, and 3 percent consisted of mobile homes. Table 3-10 shows housing units by year built (1939 and earlier – 1990's) and the majority of homes in the city were built in the 1990's. By comparison, the majority of homes in the county were built in the 1970's.

Table 3-11 shows households by tenure. In 2002, 80 percent of the city's households owned their home. By comparison for the same year, 70 percent of the county's households owned their own home. Table 3-12 shows housing condition characteristics for 2000. Housing units are considered to be substandard if they are overcrowded (1.01 or more persons per room), do not have heat (no heating fuel), or lack complete kitchens or plumbing. In 2000, 5.5 percent of the city's occupied housing units were overcrowded, 2.4 percent were without heating fuel, .1 percent lacked complete kitchen facilities, and .2 percent lacked complete plumbing facilities. By comparison, 7.4 percent of the county's occupied housing units were overcrowded, 3 percent were without heating fuel, .5 percent lacked complete kitchen facilities and .4 percent lacked complete plumbing facilities. The percentage of substandard units in the city is below both county and statewide percentages, more than likely due to the fact that the majority of homes in the city were built in the 1990's.

HE Objective II has been updated for the new planning horizons and provides for a 25 percent reduction in the number of substandard units through the year 2010. Proposed HE Policy 2.8 provides for increases or improvements to the existing supply of adequate affordable housing through the stabilization and revitalization of existing neighborhoods. In 1992, the City adopted LDR's pertaining to property maintenance (Section 150.95, Code of Ordinances). HE Objective II provides for the structural and aesthetic improvement of existing housing. HE Policies 2.1, 2.2, and 2.3 under Objective II, and FLU Objective VIII and Evaluation Measure for FLU Objective VIII reflect the City's continued code enforcement efforts and implementation of LDR's which address the quality of the housing stock, stabilization of neighborhoods, and strengthening of the City's code enforcement capabilities since 1990. HE Policies 2.5, 2.6, and 2.7, and FLU Policy 8.4 reflect additional and ongoing strategies to maintain and improve residential neighborhoods in the City of Pembroke Pines.

D. HOUSING NEEDS

Tables 3-16, 3-17, 3-18, 3-19, and 3-20 provide housing demand and need information based on the Florida Housing Data Clearinghouse population projections. Table 3-16, Housing Need by Type, projected that between 2002 and 2005, the housing need for single family homes was an additional 4,732 units. The housing need for multi-family homes was an additional 2,605 units. Between 2005 and 2010, the housing need for single family homes is projected to be an additional 8,494 units. The housing need for multi-family homes during the same time period is projected to be an additional 4,614. Between 2010 and 2015, the housing need for single family homes is projected to be an additional 9,127 units. The housing need for multi-family homes during the same time period is projected to be an additional 4,958. Between 2015 and 2020, the housing need for single family homes is projected to be an additional 9,711 units. The housing need for multi-family homes during the same time period is projected to be an additional 5,276 units. Between 2020 and 2025, the housing need for single family homes is projected to be an additional 9,991 units. The housing need for multi-family homes during the same time period is an additional 5,426 units.

Table 3-17 – Projected Construction Need by Type indicates that from 2002 to 2015, an additional 42,055 single family and 22,879 multi-family units will be needed to accommodate the projected population. In general, the demand for housing is projected to be significantly greater than the projected supply without accounting for needs based on income. Table 3-18 shows the projected demand by tenure (owner or renter). Tables 3-19 and 3-20 provide information on the number of severely cost burdened households with incomes less than 80 percent of the area median income (AMI) by tenure, and the construction need for low income households by income as a percentage of AMI. In 2005, approximately 10 percent of the City's households were severely cost burdened.

In 2010, 10.4 percent of the City's total households are projected to be severely cost burdened. In 2015, 10.5 percent of the City's total households are projected to be severely cost burdened. In 2020, 10.6 percent of the City's total households are projected to be severely cost burdened, and in 2025, 10.7 percent of the City's total households are projected to be severely cost burdened. The above data indicates a relatively slow rate of growth of severely cost burdened households from 2005 to 2025. By comparison, the county's rate of growth of cost burdened households is similar; however, the county's percentage of cost burdened households is from 11.8 to 12.1 during the same time periods.

According to Table 3-20, Construction Need for Low Income Households, from 2002 to 2010, a total of 7,005 units are projected to be needed for households with incomes less than 80 percent of AMI. An additional 5,000 units are projected to be needed in 2015, with 5,648 additional units needed in 2020, and 6,107 units needed in 2025.

III. ANALYSIS

A. Housing Needs. Tables 3-16 thru 3-20 show the Florida Housing Data Clearinghouse projected demand for households and need for households by tenure 2002-2025; projected demand and need for housing by building type 2002-2015; and projected demand and need for permanent (non-seasonal) housing 2005-20125. The tables reflect the following: In 2005, among the projected 62,183 households, 83 percent of the households are projected to need owner occupied housing and 20 percent are projected to need renter occupied housing; in 2010, among the projected 74,863 households, 83 percent of the households are projected to need owner occupied housing and 20 percent are projected to need renter occupied housing.

As anticipated during the 1995 EAR preparation process, the average household size has increased since 1990 from 2.4 to 2.7 persons per household. The City's expectations were based in large part to the Survey and Population Challenge of the 1990 US Census Bureau data submitted to and accepted by the University of Florida Bureau of Economic and Business Research, as well as the literature on the effects of Hurricane Andrew as discussed in the Future Land Use Element.

According to the Florida Housing Data Clearinghouse, Table 3-17 – Projected Construction Need by Type indicates that from 2002 to 2015, an additional 42,055 single family and 22,879 multi-family units will be needed to accommodate the projected population. In general, the demand for housing is projected to be significantly greater than the projected supply without accounting for needs based on income. Table 3-18 shows the projected demand by tenure (owner or renter). The City prepared a vacant land survey by flexibility zone in October 1999). Results of the survey indicated that there were approximately 1,880 acres of residential and agricultural land use designated vacant land remaining within the community. In 2005, less than 1,000 acres remained. In

accordance with FLU Policy 7.7, the City has updated the vacant land analysis in coordination with the Transportation Element in order to determine if there are adequate sites at sufficient densities to accommodate identified affordable housing needs, and provide direction for amendments to the future land use map and future land use categories. Results of the analysis are provided below.

There are a total of 88 vacant acres (13 parcels) that are located within ¼ mile of the nearest existing and future transit service routes (the public transit functional area coverage - FAC) which account for approximately nine (9) percent of the City's total vacant acreage (987 acres). Therefore, approximately 91 percent of the City's remaining vacant parcels are currently not located within the public transit FAC. In addition, the majority of remaining parcels are privately owned and designated for commercial development. Map No. FLU-4 has been updated and shows remaining vacant land within the public transit functional area.

Table 3-13 shows an inventory of assisted housing via federal, state or local programs. In addition to the inventory shown, the City's Local Activity Center will provide an additional 250 "moderate affordable housing units" and an additional 200 units or 400 sleeping rooms are planned for the City's senior housing development at the Pines Health Park property. Recognizing that suitable vacant land is in short supply, HE Proposed Policies 1.8, 1.9, 1.10, 1.11, 1.12, 1.13, 1.14, 3.10, 3.12, 3.13, 3.14, 3.15, 3.16, 7.4, and 7.5 are additional policies to address existing and future affordable housing needs of the city's residents.

Utilizing the Florida Housing Data Clearinghouse data and the updated vacant land survey, it is evident that in general, the projected demand for affordable housing units for the next planning horizons will significantly exceed the projected supply. The results of the vacant land analysis indicate that there is a significant deficiency of potential vacant sites at sufficient densities to accommodate the need for affordable housing.

The maximum number of dwelling units per acre permitted under the residential land use is 25 in the City of Pembroke Pines, and 50 in Broward County. Assuming a maximum density of 50 dwelling units per acre for all 88 acres, the maximum number of affordable housing units that can be constructed is 4,400, which is approximately 7 percent of the projected units needed in 2015. However, all but one of the 13 vacant parcels are currently designated for nonresidential development and it is not feasible or reasonable for the City to initiate a change in land use designation from nonresidential to residential for those parcels that are privately owned and do not desire to change the land use on their properties. Although parcels 12 and 13 are designated residential and owned by the City of Pembroke Pines, the parcels are located within the East Coast Buffer area of the South Florida Water Management District which permits conservation uses. Therefore, it is reasonable to assume that no additional affordable housing units will be constructed on the remaining vacant land that is located within the mass transit functional area coverage.

The City Commission adopted Ordinance No. 1575 which provides for an affordable housing program in accordance with HE Policy 1.8. As the supply of suitable vacant land is expended, implementation of city policies will shift in the future to redevelopment as a means of addressing the affordable housing needs. With redevelopment potential in the near future, the City is proposing three additional land use designations pursuant to the adopted Broward County EAR amendments which include, Mixed Use Residential, TOC, and TOD. All three land use categories are intended to enhance opportunities in the provision of affordable housing.

Housing Element Policy 3.8 has been modified to state that based upon a vacant land assessment, the City will determine if there are adequate sites at sufficient densities to accommodate as much as possible the need for affordable housing, mobile and manufactured homes and adequate sites in residential areas for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families, through the current planning timeframe. Housing Element Policy 3.9 provides for the City to include recommendations regarding density increases, amendments to the future land use map and future land use categories as part of the vacant land assessment in order to accommodate affordable housing needs. Housing Element Policy 3.6 under Objective III provides an alternative strategy to address the gap between the projected demand and supply of vacant land.

Based on the above information, it is apparent that density increases and land use plan amendments are no longer feasible in the new development of remaining vacant parcels as a means of reducing the affordable housing needs by the desired margins; therefore alternative methods and policies need to be explored. Broward County has adopted a policy which establishes a “pool of affordable housing units (AHU)” that may be distributed within each Flexibility Zone. As of May 2007, a total of 141 AHUs are available within the entire City. HE Policy 3.10 was modified to reflect the changes in the County’s Flexibility Rules to be consistent with the requirements and definitions contained within the Administrative Rules Document of the Broward County Land Use Plan. HE Policy 3.11 and TE Policy 2.5.2. (6) provide for the City to continue to coordinate with BCt in expanding the FAC’s so that there are increased opportunities to reduce the affordable housing need.

Table 3-20 shows the Florida Housing Data Clearinghouse data for construction needs for low income households by income as a percentage of area median income (AMI). According to the data, between 2002 and 2005, the City was estimated to have deficits in housing for all households with incomes from less than 20% of AMI to over 120% of AMI with the most severe deficit for households between 60 and over 120 percent of the median income. From 2002 – 2010, the City is projected to have deficits for all income levels with the most severe deficit for households with incomes less than 20 percent of the median income, and for incomes from 50% to over 120% of median income. From 2002-2015, the City is

projected to have deficits again for all income levels with the most severe deficit for households with incomes between 60 and over 120 percent of the median income. From 2002-2020 and from 2002-2025, the City is projected to have deficits for all income levels with the most severe deficit for owner households with incomes between 60 and over 120 percent of the median income.

According to Tables 3-19 and 3-20, the data indicates that in general, the highest deficits in housing units are projected to occur for households with the higher incomes in the City of Pembroke Pines and for households with incomes less than 20 percent of AMI. According to Table 3-20, the number of severely cost burdened households (50%+) with incomes less than 80% AMI by tenure indicates that from 2005 through 2025, the number of owner households that are severely cost burdened is about 50 percent more than the number of renter households of the same income status.

The data indicates there is a need for affordable housing for all household income levels. In order to address these needs, and Chapter 163, F.S. and Rule 9J-5, FAC requirements, many modifications were needed to the Housing Element Adoption Document which includes the goals, objectives, and policies as mentioned previously in this section

B. Housing Programs and Funding Sources. The Broward County Housing Authority (BCHA) contracts with “Pembroke Towers” (rental apartments) for the provision of housing assistance for elderly residents. Under this contract, the BCHA provides “Section 8” assistance for 100 elderly residents. In addition, the BCHA also provides “Section 8” assistance throughout the City of Pembroke Pines through the “Section 8 Voucher.”

To expand the availability of elderly housing within its jurisdiction, the City constructed a 190-unit rental apartment complex (“Senior Residential Towers”). The project was completed through the utilization of a bond program without the use of available State or Federal funds.

In 1992, the City began receiving State funds under the State Housing Initiatives Partnership (SHIP) Program. During this time, the City exercised its option to contract with Broward County for the administration of these funds under an “Interlocal Agreement.” In 1995, the City opted out of its interlocal agreement with the County, and on July 1, 1995, the City received its first annual allocation of \$462,988 directly from the State of Florida under the SHIP program.

In 1994, under the United States Department of Housing and Urban Development (HUD), the City became an “Entitlement Jurisdiction.” This status provided the City with an option of receiving its share of eligible HUD funds directly from HUD. Prior to becoming designated as an entitlement jurisdiction, the City competed with other municipalities in Broward County for a share of HUD funds through the Community Development Division of the County. Due to

its population, the City of Pembroke Pines is only eligible to receive Community Development Block Grants (CDBG) under HUD programs. The City's first year of activity under the CDBG program began on October 1, 1994, and continued through September 30, 1995. With a budget of \$448,000 its first year under the CDBG, the City undertook several projects to assist the low and moderate-income households. In 1995, the City combined funds from SHIP and CDBG to provide a greater source of funding for housing assistance projects. These projects concentrated on the provision of minor home repairs, and down payment and closing cost assistance for eligible applicants.

Housing Element Objective VII, along with adopted policies 7.1 through 7.2, updated policy 7.3, and proposed policies 7.4 and 7.5, reflect ongoing and proposed activities the City intends to continue in the administration of housing assistance programs and resource distributions for the needy populations of the City of Pembroke Pines.

As stated earlier, the City has a limited amount of vacant land remaining to address projected affordable housing demands. The lack of vacant land suggests the need to approach affordable housing needs not only on the municipal/local level but also on a regional basis. FLU Policy 8.3, Housing Element Objectives I and VI and Policies 3.1, 3.3, and 6.2, reflect the City's commitment to participate in regional efforts to address affordable housing needs as a means of supplementing the City's efforts. Policies 1.1, 3.2, 3.4, 3.5, and 4.1 provide for a coordinated effort among both private sector and other non-profit agencies.

IV. HOUSING ELEMENT - APPENDIX - TABLES

2002	2005	2010	2015	2020	2025
144,790	165,760	198,755	230,566	259,471	287,885

Housing Type	2001	2002	2003	2004	2005
Condo	70,000	83,000	98,000	120,000	173,000
Single Family	175,000	206,000	230,000	265,000	340,000

No Cash Rent	> 200	200-299	300-499	500-749	750-999	1,000-1,499	< 1,500
459	90	85	204	1,302	4,300	3,342	515

0-30%	30 - 50%	50% or more
43,007	12,008	7,168

	0-30%	30 - 50%	50% or more
Owner	36,241	9,006	4,865
Renter	6,766	3,002	2,303

Household Income as % of AMI (Area Median Income)	0-30%	30 - 50%	50% or more
> 30%	1,419	814	3,178
30-59.9%	3,160	3,306	2,580
60 - 79.9%	3,608	2,398	705
80% or more	34,820	5,490	725
Total	43,007	12,008	7,168

Age of Householder	0-30%	30 - 50%	50% or more
65 - 74	4,413	1,060	806
75 or older	6,130	1,494	1,233

No. of Persons/Household	0-30%	30 - 50%	50% or more
1 to 2	23,705	6,451	4,612
3 to 4	14,869	4,221	1,901
5 and more	4,433	1,336	655

Source: Tables 3-1 thru 3-8, Florida Data Clearinghouse

Single-Family (Attached/Detached)	Multi-Family	Mobile Home	Total
36,385	20,028	549	56,962

1939 and earlier	1940's	1950's	1960's	1970's	1980's	1990's
80	90	684	3,447	9,011	14,246	27,735

Owner	Renter	Total
43,655	10,729	54,384

Occupied Units where 1.01 or more persons per room	% of occupied units	Occupied units with no Heating Fuel Used	% of occupied units	Occupied Units lacking complete kitchen facilities	% of occupied units	Occupied Units lacking complete plumbing facilities	% of occupied units
2,853	0.055	1,241	0.024	58	0.001	118	0.002

Development Name	Assisted Units	Housing Program	Target Population
DGN Towers	95	Section 202; Rental Assistance/HUD	Elderly
DGN II	52	Section 202	Elderly
Pembroke Towers	100	Section 8 NonInsured; Rental Assistance HUD	Elderly
St Boniface Gardens	96	Section 202; Rental Assistance/HUD	Elderly
SW Focal Point	190	Section 8 NonInsured; Rental Assistance HUD	Elderly
Pines Health Park	800 Sleeping Rooms	Section 8 NonInsured; Rental Assistance HUD	Elderly

Source: Tables 3-9 thru 3-12, Florida Data Clearinghouse, Table 3-13, FDC and 2006

Size	1990	2000	2002	2005	2010	2015	2020	2025
1 to 2	17,099	29,094	30,411	34,768	42,370	51,529	61,730	72,262
3 to 4	7,782	17,562	18,396	20,991	24,812	28,093	31,245	34,470
5 and more	1,724	5,310	5,577	6,424	7,681	8,853	9,998	11,133

Income	1990	2000	2002	2005	2010	2015	2020	2025
< 20%	1,420	2,547	2,663	3,066	3,727	4,496	5,349	6,216
20-29.9%	1,157	1,982	2,071	2,345	2,844	3,470	4,237	5,147
30-39.9%	1,358	2,470	2,580	2,936	3,554	4,297	5,175	6,177
40-49.9%	1,296	2,381	2,493	2,837	3,433	4,117	4,905	5,785
50-59.9%	1,435	2,699	2,832	3,253	3,960	4,762	5,641	6,545
60-79.9%	3,005	5,636	5,891	6,711	8,129	9,745	11,507	13,347
80-119.9%	5,579	10,879	11,372	2,948	15,580	18,456	21,461	24,475
120+%	11,355	23,372	24,482	28,089	33,636	39,132	44,698	50,173

2002 Estimated Units by Type		2005		2010		2015		2020		2025	
Single Family	Multi-Family	SF	MF								
36,934	20,028	41,666	22,633	50,160	27,247	59,287	32,205	68,998	37,481	78,989	42,907

2002-2005		2002-2010		2002-2015		2002-2020		2002-2025	
SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
4,732	2,605	13,226	7,219	22,353	12,177	32,064	17,453	42,055	22,879

2002		2005		2010		2015		2020		2025	
Owner	Renter										
43,655	10,729	51,613	12,686	62,135	15,272	73,441	18,051	85,471	21,008	97,846	24,050

Source: Tables 3-14 thru 3-18, Florida Data Clearinghouse

Table 3-19
AHNA Affordable Housing Need Summary 2002-2025

Number of Severely cost burdened (50%+) households with income less than 80% AMI by
tenure

Tenure	2002	2005	2010	2015	2020	2025
Owner	3,639	4,183	5,091	6,121	7,266	8,460
Renter	1,997	2,260	2,708	3,175	3,665	4,190

Source: FHDC, UFL, 2002

Table 3-20
Construction Need for Low-Income Households by Income as a Percentage of Area
Median Income (AMI)
(2002 = Base Year)

Household Income as % of AMI	2002-2005	2002-2010	2002-2015	2002-2020	2002-2025
<20%	362	1018	1755	2572	3425
20 - 29.9%	277	777	1354	2037	2836
30 - 39.9%	346	971	1677	2489	3403
40 - 49.9%	335	938	1607	2359	3187
50 - 59.9%	384	1081	1859	2713	3606
60 - 79.9%	792	2220	3803	5533	7353
80 -119.9%	1528	4255	7203	10320	13484
120+%	3314	9186	15272	21494	27641
Total	7338	20446	34530	49517	64935

Source: FHDC,UFL, 2002

V. HOUSING ELEMENT - APPENDIX - LISTS

Licensed Group Homes, 2007

Name	Address
Assisted Living of Pembroke Pines	1985 NW 179th Ave
Meadow View Progressive Care	9440 Johnson Street
Colchris Care	601 NW 85th Way
Sunrise Opportunities	721 SW 100th Terrace
Sunrise Opportunities	9820 SW 13th Court
Assisted Living of Broward	17646 SW 10th Street
Dolores Gant Group Home	7511 NW 1st Street
Bayview Center (DART)	1301 Poinciana Drive
Bayview Center (Fast Track)	8455 S Palm Drive
Lisa Rankine AFCH	1145 NW 92nd Avenue
Bayview Transitions	1300 Hibiscus Drive
Bayview Start Program	8375 S. Palm Drive
Adams Group Home	7131 SW 16th Street
Shibor Group, Inc.	6641 SW 8th Street
Betsy Loving Home Inc.	309 SW 68th Avenue
Twenty Four Seven	741 SW 72nd Avenue
A Loving Heart, Inc	2350 NW 83rd Avenue
Paradise Villa	11300 Sheridan Street
Briar Patch Group Home	16222 NW 14th Court

Source: City of Pembroke Pines City Clerk's Office, 2007