

**HOUSING ELEMENT**  
Inventory Analysis

## INVENTORY

### Age of Housing Stock

Table 2.25 shows when Plantation's housing stock was constructed. The latest available data with this kind of breakdown is 2000. Plantation had only very sparse development prior to 1960; each succeeding decade showed increases over the prior one in terms of total construction and owner occupied units. The only exception was a spurt of rental construction in the 1970-74 period.

**Table 2.25**  
**Number of Dwelling Units by Age,**  
City of Plantation, 2000

Year Structure Built	Number of Units(1)
1999-2000	191
1995-1998	2,724
1990 to 1994	5,350
1980 to 1989	10,072
1970 to 1979	10,612
1960 to 1969	4,331
1940 to 1959	1,717
1939 or earlier	91
TOTAL:	35,088

Source: U.S. Department of Commerce, Bureau of the Census, 2000

## Type of Dwelling Units

As Table 2.26 shows, in 1980, Plantation's housing was about two-thirds single family, mostly single-family detached. By 1990, the sizable number of apartment, condominium and other kinds of multifamily projects has reduced the ratio to almost a 50-50 ratio, in 2000 a positive trend continues. The percentage of mobile homes has steadily decreased.

**Table 2.26**

### Type of Units

City of Plantation, 1980, 1990, and 2000

	<b>1980</b>		
<b>Type of Unit</b>	<b>Number</b>	<b>Percent</b>	
Single-family, Detached	10,285	57.4	
Single-family, Attached	1,408	7.9	
Multi-family	5,691	31.7	
Mobile homes and other	552	3.0	
	-----	-----	
	17,936	100%	
			<b>1990</b>
Single-family, Detached	13,899	47.3	
Single-family, Attached	3,718	12.6	
Multi-family	11,015	37.5	
Mobile homes and other	763	2.6	
	-----	-----	
	29,395	100%	
			<b>2000</b>
Single-family, Detached	16,966	48.35%	
Single-family, Attached	4,213	12.00%	
Multi-family	13,368	38.10%	
Mobile Homes	541	1.55%	
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	35,088	100%	

Sources: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, and 2000.

## Owner-Renter Occupancy Patterns

As of 2000, the City's housing stock was over 70 percent owner-occupied. Current estimates suggest there has been little change in this ratio.

Table 2.27 shows the tenure characteristics for the City as of 2000.

**Table 2.27**  
**Tenure Characteristics of the Housing Stock**  
City of Plantation, 2000

<b>Tenure</b>	<b>City of Plantation</b>
Tenure by Race and Origin of Householder	
Occupied housing units	33,244
Owner-occupied	23,852
Percent owner-occupied	71.7%
White	85.9%
Black	9.2 %
Other	4.9 %
Renter-occupied	9,392
Percent renter-occupied	28.3%
White	73.0%
Black	17.2%
Other	9.8%
Vacancy Status	
Vacant Housing Units	1,755
Homeowner Units	313
Renter Units	513

Source: U.S. Department of Commerce, Bureau of the Census,  
2000

## The Cost of Housing

With a 2000 median value of \$158,000, it is apparent that the typical cost of owner occupied housing is relatively high. As of 2000, less than one percent of Plantation's units were valued at less than \$50,000. (See Table 2.28.)

Table 2.29 reflects these values in that the predominant range of 2000 monthly mortgage payments was of \$1,000 - \$1,500 per month or more, with a median of \$1,374.

The next table (Table 2.30) shows 2000 monthly gross rent for the City. Again, the relatively high cost of housing is shown by the median rent figure of \$705 in the City. The predominant (49 percent of the units) rental range was over \$500 per month with a negligible number of units below \$200 per month.

**Table 2.28**  
**Value of Owner-Occupied Housing**

City of Plantation, 2000

Value	City of Plantation	
	Dwelling Units	
	Number	Percent
Less than \$ 50,000	168	0.9
\$50,000 to \$99,999	3,197	17.2
\$100,000 to \$149,999	4,926	26.5
\$150,000 to \$199,999	5,565	29.9
\$200,000 to \$299,999	3,288	17.7
\$300,000 to \$499,999	1,089	5.8
\$500,000 or more	383	2.0
TOTAL	14,499	
Median Value	\$158,000	100.0%

Source: U.S. Department of Commerce, Bureau of the Census, 2000

**Table 2.29**  
**Monthly Owner Costs of**  
**Owner-Occupied Housing Units**  
 City of Plantation, 2000

<b>Mortgage Status and Selected</b> <b>Monthly Owner Costs</b>	<b>City of</b> <b>Plantation</b>
Specified Owner-occupied housing units	18,616
With a mortgage	14,904
Less than \$300	14
\$300 to \$499	105
\$500 to \$699	692
\$700 to \$999	2,388
\$1,000 to \$1,499	5,659
\$1,500 to \$1,999	3,237
\$2,000 or more	2,809
Median (dollars)	1,374
Not mortgaged	3,712
Median (dollars)	447

Source: U.S. Department of Commerce, Bureau of the Census, 2000

**Table 2.30**  
**Monthly Gross Rent**  
 City of Plantation, 2000

<b>Gross Rent</b>	<b>Plantation</b>	
	<b>No./Units</b>	<b>Percent</b>
Less than \$200	50	.5
\$200 to \$299	0	0
\$300 to \$499	144	1.5
\$500 to \$749	1,248	13.1
\$750 to \$999	4,182	44.0
\$1,000 to \$1,499	2,969	31.2
\$1,500 or more	672	7.1
No. cash rent	242	2.5
Total units	5,866	100%
Median monthly rent	\$938	

Source: U.S. Department of Commerce, Bureau of the Census, 2000

Table 2.31 shows the percentage of income devoted to rental housing costs in Plantation. Most of the households with lower incomes were devoting more than one-third of their income for rent, which is generally considered too high. Conversely, most of those with higher incomes were devoting less than 25 percent of their income for rent, a more acceptable level.

**Table 2.31**  
**Household Income by Gross Rent**  
**As Percent of Total Income**

City of Plantation, 2000

Income	Total Computed
Less than 15%	1429
15.1% to 19.9%	1059
20.0% to 24.9%	1390
25.0% to 29.9%	961
30.0% to 34.9%	631
35% or more	3524
Not Computed	513

Source: U.S. Department of Commerce, Bureau of the Census 2000

## Condition of Housing Stock

Again, the 2000 U.S. Census provides the most recent data on internal housing conditions (see Table 2.32).

**Table 2.32**  
**Internal Housing Conditions**  
City of Plantation, 2000

Condition	Number of
	Dwelling Units Plantation
Lacking complete plumbing	112
Lacking complete kitchens	130
Lacking fuel	359
Overcrowded owner housing *	1,270
No telephone in unit	210

\* More than one person per room

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

With total housing stock of some 35,088 units, these numbers are relatively small, and lack of fuel is not a serious problem in South Florida. Obviously, one unit could have several of the listed problems.

Other indicators of the City's quality housing stock include the fact that 98.9 percent of the units have air conditioning and over 90 percent are on public sewer.

A "windshield survey" of external housing conditions of single-family houses in the area east of the Florida Turnpike determined that out of 1,874 total housing units (occupied or unoccupied), only less than 10 were considered to be in a deteriorating condition. There were no homes found in a substandard condition. General locations of deteriorating housing units are shown on Figure 2.30. The majority are in the neighborhood north of Broward Boulevard (Park East). A few are in the neighborhood south of Broward Boulevard (Country Club Estates). The conditions exhibited in these homes are consistent with the types of repairs being done to homes through the City's SHIP (State Housing Initiatives Partnership) Home Repairs Program.

## Low and Moderate Income Housing

Although the Federal Government has significantly reduced its program of housing subsidies for low and moderate-income households, several remain.

The Broward County Housing Authority operates a program whereby households can receive a rent subsidy certificate to use in a private market unit. Currently, no Plantation households are using the HUD "Section 8 Existing Housing Assistance Program."

The Broward County Community Development Division makes low interest rate housing rehabilitation loans, funded through HUD's Community Development Block Grant program. Currently, no Plantation households are participating in the program. The value of the housing and household incomes appear to be the constraints.

The Broward County Housing Finance Authority has funded four apartment projects in Plantation:

	Total Units	20% for Low-Moderate Income
Southern Point	292 units	58 units
Jacaranda Village	296 units	59 units
Los Prados	400 units	80 units
Harbor Town	280 units	56 units

The State Housing Finance Authority has also financed several apartment developments in Plantation.

Plantation Colony	256 units	256 units
The Waves	280 units	280 units
Mar Lago	216 units	216 units

These bond financing programs require that 20 percent of the units be set aside for low and moderate-income housing. This means that 508 households with incomes below the City median are living in relatively new apartment units as a result of the County program.

## **Licensed Adult Living Facilities**

The following licensed adult living facilities (ALF's) in Plantation.

St. Thomas Retirement	Southwest 40th Ave.	30 units
Covenant Village	Broward Blvd.	540 units
Plantation Community Home	Northwest 8th St.	120 units
Classic Residence by Hyatt	Sunrise Blvd.	270 units
West Broward Care Center	Broward Blvd.	120 units

Group homes are permitted in single family and multi-family residential districts consistent with site plan approval by the City Council, as required.

## **Mobile Home Parks**

There are two mobile home parks in the City, located near the west terminus of Broward Boulevard, between Commodore Drive and NW 136th Avenue. There is a total of 212 units in this park. The second is located on Peters Road just west of State Road 7 and is currently developed with 28 trailers.

## **Historically Significant Housing**

As noted at the outset of this Element, there are 117 houses constructed prior to 1939. Most of these houses are located in the area just west of the Turnpike and north of Broward Boulevard. Even though not on the State's Master file nor a candidate for National Register Historic District status, the area deserves careful monitoring to assure preservation of these houses.

## **Housing Construction Activity**

Table 2.33 shows the kind of housing construction that has occurred since the 2000 U.S. Census. During this period, 65% of the units constructed were single-family, compared with 35% multi-family.

This reverses the trend that occurred in the years preceding the 2000 Census. Demolitions and conversions were too small in number to be significant.

**Table 2.33**  
**Housing Unit Construction**

City of Plantation, 1995-2006

Housing Units	Single Family	Multiple Family	Total
1995	232	345	577
1996	475	90	1,142
1997	315	346	661
1998	164	216	380
1999	143	0	143
2000	102	71	173
2001	148	96	244
2002	132	16	148
2003	163	0	163
2004	153	46	199
2005	115	0	115
2006	68	0	68
Total	2,210	1,226	3,436
Percentage	65%	35%	100%

Source: City of Plantation, 2006

## ANALYSIS

### Household Projections

Table 5.10 shows the projections of the number of households by size for the target years 2000 to 2025. The calculation of households by size begins with a 2000 special tabulation of Census data on households by age of householder by size provided by the U.S. Census. The results of the special tabulation are combined with the household projections to develop a projection of households by size.

Table 2.34 shows the same projections broken down by income and tenure.

The realities of the central Broward County real estate market and lack of deep subsidy programs means that Plantation's lower income population will not increase as much as its higher income brackets.

**Table 2.34**  
**Household Projections**

City of Plantation, 2000-2025

<b>Household Size</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
1 to 2 persons	20,108	21,495	23,765	26,320	28,993	31,584
3 to 4 persons	10,425	10,966	11,384	11,574	11,612	11,555
5 and more persons	2,724	2,885	2,969	2,973	2,966	2,943
<b>TOTAL:</b>	<b>33,257</b>	<b>35,346</b>	<b>38,118</b>	<b>40,867</b>	<b>43,571</b>	<b>46,082</b>

Source: Shimberg Center for Affordable Housing, University of Florida, 2000

**Table 2.35**  
**Household Projections by Income and Tenure**  
 City of Plantation, 2000-2025

Owner Households						
%Income	2000	2005	2010	2015	2020	2025
<20%	941	1,044	1,180	1,329	1,495	1,660
20-29.9%	765	852	990	1,143	1,343	1,546
30-39.9%	929	1,035	1,187	1,358	1,564	1,781
40-49.9%	913	1,008	1,143	1,282	1,457	1,635
50-59.9%	1,077	1,189	1,336	1,491	1,662	1,820
60-69.9%	2,297	2,520	2,814	3,115	3,441	3,746
70-79.9%	4,713	5,079	5,553	6,016	6,460	6,860
80-119.9%						
Total	23,859	25,845	28,239	30,514	32,809	34,938

Source: Shimberg Center for Affordable Housing, University of Florida, 2000

**Table 2.36**  
**Household Projections by Income and Tenure**  
 City of Plantation, 2000-2025

Renter Households						
%Income	2000	2005	2010	2015	2020	2025
<20%	803	832	878	938	993	1,053
120+%	2,469	2,463	2,525	2,609	2,658	2,704
20-29.9%	484	501	546	594	654	720
30-29.9%	640	664	700	748	803	852
40-49.9%	632	651	683	723	765	803
50-59.9%	682	698	736	773	804	827
60-79.9%	1,352	1,360	1,414	1,485	1,546	1,599
80-119.9%	2,336	2,332	2,397	2,483	2,539	2,586
Total	9,398	9,501	9,879	10,353	10,762	11,144

Source: Shimberg Center for Affordable Housing, University of Florida, 2000

**Projected Housing Needs**

Estimates of the future number of housing units by type that will be demanded and needed to accommodate these households are shown in Table 2.37. All households in the City are considered to be urban, with no rural or farm worker households.

**Table 2.37**  
**Housing Demand and Need**  
 City of Plantation, 2005-2025

**Projected Construction Need 2005-2025**

	2005	2010	2015	2020	2025
SF	1,158	2,940	4,718	6,452	8,077
MF	698	1,764	2,825	3,862	4,832

Source: Shimberg Center for Affordable Housing, University of Florida, 2000

## Land Requirements for Estimated Housing Need

Table 2.38 provides an inventory of vacant land by existing land use category and projected dwelling unit deliveries based upon permitted densities plus existing dwelling units.

**Table 2.38**  
**Dwelling Unit and Population Capacity**  
**By Residential Density Category**  
**City of Plantation, 2005**

<b>Residential Density Category In Units Per Acre</b>	<b>Gross Vacant Acres</b>	<b>Total Acres on Land Use Plan i.e., Buildout Acreage</b>	<b>Number of Dwelling Units at Buildout</b>	<b>Population at Buildout</b>
Single Family:				
1	229	1,195	1,195	3,107
3	71	3,052	9,156	23,805
5	0	830	4,150	10,790
Multi-Family:				
10	3	795	7,950	20,670
16	0	547	8,752	22,755
25	4	266	6,650	17,290
<b>TOTAL:</b>	<b>307</b>	<b>6,685</b>	<b>37,853</b>	<b>98,417</b>

Source: City of Plantation Planning Department, 2005

## **The Private Sector and Housing Need; a Synthesis**

Realistically, Plantation must be considered as part of the larger west-central Broward County housing market. Therefore, a Plantation "need" becomes very difficult to pinpoint.

The projection of Plantation's current housing mix is one indicator (Table 2.38), i.e., the kind of households and housing units currently in the City. Between January 1995 and December 2006, the private sector developed 2,210 single-family units and 1,226 multi-family units.

It is recognized that some of the central Broward "need" generated by Plantation's present population may have problems finding affordable units within the City, e.g., a young newly-married couple with entry level jobs. However, within a three-mile radius of Plantation, households in this category can find a wider range of choice in terms of housing costs.

In conclusion, the private market is expected to accommodate most of the Plantation "need", i.e., a healthy mix of owner-rental units and housing types ranging from single-family detached to high rise units, including bond-funded apartment development.

## **The Housing Delivery System**

**Land:** There are some 307 acres of vacant residentially designated land remaining in Plantation. This includes land designated for the full range of residential densities and housing types, and in several sections of the City. However, by far the largest quantity of vacant residentially zoned land is in the lower density categories (three dwelling units per acre or less) and located in the western third of the City. Because of this constricted geographic area where most of the vacant land is located, land costs have an increasing impact on affordable housing.

**Services:** All of the major vacant land areas are easily accessible by water, sewer and the existing street system. In short, this is not a factor in the delivery of housing.

**Regulation:** The Zoning Code does not appear to pose any obstacles to housing delivery. Given the City's goal of achieving good site planning and landscaping, the review and approval process can be lengthy. Individual manufactured housing units are permitted as a matter of right; mobile homes in mobile home districts. The only local impact fee is a modest one for parks.

## **Governmental Responsiveness**

There is not much that governmental entities can do to deal with the housing market delivery constraints noted above. In fact, it might be argued that governmental services and facilities have made Plantation such an attractive place to live (compared to many other cities in the County) that it is pricing housing out of the reach of many young households.

The one area (and this is not unusual) where City officials need to monitor their performance is the speed with which various kinds of housing permits or applications are processed. For

example, four boards must approve some development plans. Major delays add to the cost of housing.

### **Financing and the Private Real Estate Market**

The following shows the typical 2005 cost of housing in Plantation:

<b>Type</b>	<b>Cost Range</b>		<b>Typical</b>
	<b>Low</b>	<b>High</b>	
Single-family detached	\$200,000	\$1,000,000	\$350,000
Condo, town or patio home	\$75,000	\$200,000	\$150,000

This indicates that although the typical suburban Broward County range of housing costs are available, the predominant unit cost is on the high side.

Discussions with local real estate and mortgage loan officer representatives indicates the following points about the dynamics of the market:

- Plantation realtors find that most of their customers are looking for houses within the City limits and in Coral Springs. However, given commuting patterns, Plantation is part of a County wide housing market.
- The vacancy or turnover rate is typical, except that condominium units (as opposed to townhome or villa units) seem to have higher vacancy rates/slower turnover.
- Based upon consumer views, the following kinds of units are in greatest demand:
  - a. single-family detached houses in the \$200,000-\$350,000 range
  - b. well-designed townhomes and villas or zero lot line houses
  - c. apartments
  - d. condominium units in high rise structures.
- Financing does not seem to cause significant problems given the kind of units on the market.
- The typical 1997 monthly rental rates in newer units are:

1 bedroom apartment	\$709
2 bedroom apartment	870
3 bedroom apartment or house	1,163

### **Provision of Supporting Infrastructure**

As previously noted, supporting infrastructure components include paving, drainage, stormwater management, and water/sewer facilities. It is the intent of the City to ensure continued provision of these components in a timely, systematic manner, consistent with the Capital Improvements Program.

The City also intends to continue providing efficient and responsive police and fire protection services, increasing these services as growing population demands dictate.

### **Anticipated Replacement/Rehabilitation of Substandard Housing**

The City anticipates continuing its active participation in the State Housing Initiatives Partnership Program.

### **Provision of Housing for Low and Moderate Income Households**

The City will continue to provide housing assistance to low and moderate-income families by aggressively pursuing maximum funding from SHIP, and by publicizing the types of housing assistance programs available from the Broward County Community Development Division and the Broward County Housing Authority.

### **Provision of Adequate Sites for Group and Foster Homes**

Provisions to allow group and foster homes consistent with Florida State Statute within all residential districts, including single-family zones, are included in the City Future Land Use Element.

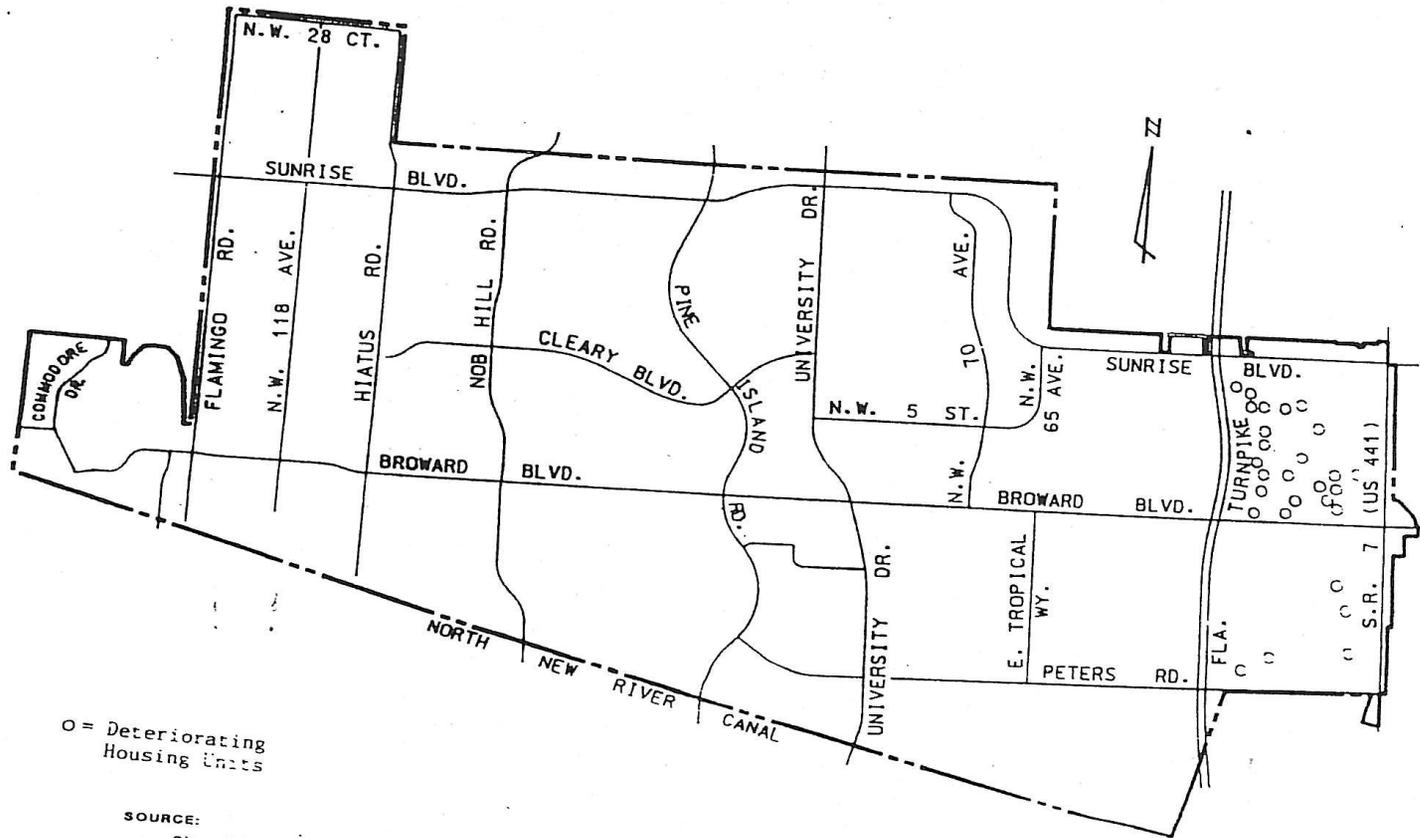
### **Preservation of Historically Significant Housing**

The City will make efforts to preserve and maintain housing structures and neighborhoods that may be deemed in the future to have historical significance.

The City will also encourage similar efforts by private or non-profit civic groups and organizations.

Figure 2.30

# EXTERNAL HOUSING CONDITIONS CITY OF PLANTATION



O = Deteriorating  
Housing Units

SOURCE:  
City of Plantation Planning Dept. Survey.