City of Cooper City
Comprehensive Plan

Chapter 3
Housing Element

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Prepared by:

Leigh Robinson Kerr and Associates, Inc.
808 East Las Olas Boulevard, suite 104
Fort Lauderdale, FL 33301
Phone: 954-497-6308, Fax: 954-467-6309
E-Mail: lkerr808@bellsouth.net

Updated November 2008 by
Leigh Robinson Kerr & Associates, Inc.
808 E. Las Olas Blvd #104
Fort Lauderdale, Florida 33301
Phone: 954-467-6308

HOUSING ELEMENT

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CHAPTER 3

HOUSING ELEMENT

I. INTRODUCTION

The Housing Element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6)(f), Florida Statutes, establishes the Housing Element requirements and Chapter 9J-5.010, Florida Administrative Code, establishes minimum criteria to guide its preparation.

This element contains a summary of the data, analysis and support documentation necessary to form the basis for the future housing goal, objectives and policies.

In keeping with the requirements of Chapter 9J-5.05 and 9J-5.010, Florida Administrative Code, the Housing Element is structured with the following sections:

- Housing Data
- Housing Analysis
- Goal, Objectives and Policies

Data and analysis are presented in a manner to meet Chapter 9J-5 requirements. The Housing Goal, Objectives and Policies are provided in support of the data and analysis. Specifically, the analysis will identify any projected deficits in the supply of housing for all the City's residents including moderate, low and very low income households as well as those who require group homes, foster care and other special housing needs. The affordable housing needs assessment is based on the model prepared by the Shimberg Center for Affordable Housing, University of Florida.

II. HOUSING DATA SUMMARY

An overview of conditions pertinent to the preparation of the housing goal, objectives and policies are presented in the sections that follow.

A. Housing and Household Characteristics

The City is approximately 90% developed at this time with only 392 acres of vacant land remaining, of which 294 are currently designated residential on the Future Land Use Map. The City's housing stock consists primarily of single-family homes (95%), with the balance (5%) being multiple family units. See Table 3-1A.

B. Housing and Residential Development

New housing growth, as evidenced by data provided in Table 3-1B has been relatively modest in recent years; however, activity was substantial during the 1990 - 1994 period, averaging slightly more than 300 units per year. City records indicate there were a total of 8,935 housing units in Cooper City in 1996. Based upon 2000 Census data, there were 9,229 housing units in Cooper City at the time of the Census which reflects a 26% increase in the City housing stock during the period 1990 – 2002 and a 3% increase between 1996-2000.

The 2000 Census reflects that approximately 95% of housing units in the City are single-family attached and detached units and approximately 5% are multi-family units. The Census data also reflects 9 mobile homes in the City. However, the City staff is not aware of any mobile homes within the City limits.

The housing stock within Cooper City constitutes a small share of the countywide total. Approximately 1.2% of the total units reported in Broward County are located in Cooper City. See Table 3-2.

C. Household Characteristics

Characteristics of housing within the City, including type, tenure, rent, value, monthly cost and cost-to-income ratio are examined in this section and compared with those characteristics exhibited countywide. The most current statistics available for an inventory and analysis of this type are presented in the 2000 Census.

Comparative tenure statistics are presented in Table 3-2. Of the 9,086 occupied housing units reported in 2000 by the U.S. Census, 8,381 units, or 92%, were owner-occupied, while 705 units or 8% were renter-occupied.

Of the total units in Cooper City, only 143 units, or 1.5%, were classified as vacant. Of the vacant units, 57 were held for seasonal or occasional use.

In relation to total housing stock, the City's housing unit occupancy rate of 98% is greater than Broward County's rate of 94%. This very high occupancy rate reflects that Cooper City remains a very desirable place to live in Broward County and this trend is projected to continue as Cooper City continues to provide a high level of community services to its residents.

Comparative monthly gross rent data for Broward County and Cooper City are presented in Table 3-4. The median monthly rent for renter-occupied units in Cooper City was $988 per month in 2000, as compared to $757 per month for Broward County. Approximately 87% of all rents were $500 per month or more in the City as compared to 83% in the County.

Comparative housing value data for Broward County and Cooper City are presented in Table 3-5A. The median value of specified owner-occupied units reported in 2000 was $154,200 in Cooper City, as compared to $128,600 for Broward County.

The Florida Department of Community Affairs considers that housing costs should fall below 30% of a family's income: a rent-to-income ratio of more than 30% is indicative of an excessive amount of household expenditure for housing costs.

As reflected in Table 3-6, only 275 households or 40% of the total paid 30% or more of household income for gross rent in 2000. Further, only 1,974 owner households, or 25% of the total paid 30% or more of household income for gross housing costs in 2000. These figures indicate that the majority of housing within the City is affordable to its residents.

The 2000 Census reported a median monthly cost of owner-occupied housing in Cooper City of $1,462 for those units with a mortgage, and a median cost of $474 per month for those units not mortgaged. See Table 3-5B.

D. Household Income Characteristics And Groups

Income group definitions published by the U.S. Department of Housing and Urban Development (HUD) are provided below.

1. Very-low income households are those with a household income of less than 50% of the Countywide median income.

2. Low-income households are those with a household income of 51% to 80% of the Countywide median income.

3. Moderate-income households are those with a household income of 81% to 120% of the Countywide median income.

The 2000 Census reports the median household income in Broward County to be approximately $ 41,691 and approximately $ 75,166 in Cooper City. Income distribution data for Cooper City is provided in Table 3-7. This data indicates that the majority of households in Cooper City fall in the above moderate income range.

E. Housing and Living Conditions

There are several measures which can be used to evaluate housing stock and living conditions within the City, including: age of structure; over-crowding; the lack of certain necessary facilities; structural integrity; and Florida Building Code

requirements. For the purpose of this analysis, specific indicators of substandard housing or living conditions include the following:

1. Age of Structure_- A housing unit constructed prior to 1940, which is valued at less than $25,000 could be considered substandard.

2. Over-Crowding - 1.01 persons per room or more within a dwelling unit.

3. Lacking Facilities - A housing unit lacking complete plumbing facilities, heating and cooking facilities and/or complete kitchen facilities.

The following discussion outlines the rationale used for preparing definitions of “standard” and "substandard" living conditions in terms of the criteria listed and discussed above.

From Table 3-5A, it is observed that there were only 47 units in Cooper City valued at less than $50,000 in 2000. Table 3-3 indicates there are no units in Cooper City that were built prior to 1940. It is therefore concluded that “Age of Structure” does not, in itself, raise any issues regarding overall substandard living and housing conditions within the City.

An over-crowded condition is normally defined to occur when there are more than 1.01 persons per room in a dwelling unit (Note: excluding bathrooms, open porches, utility rooms, unfinished attics, etc. - rooms not used for “living" purposes). In 2000, there were 346 units, or 3.7% of the total, reporting occupancy of more than 1.0 person per room in Cooper City. Due to the low rate, it is concluded that “over-crowding” does not, in itself, raise any issues regarding overall substandard living and housing conditions within the City.

The 2000 Census reported that high percentages of the housing stock had complete plumbing facilities (99.8%) and complete kitchen facilities (99.9%). Due to the high level of availability, it is concluded that "Lack of Facilities" does not, in itself, raise any issues regarding overall substandard living and housing conditions within the City. See Table 3-8.

Data and analysis provided above regarding current housing conditions indicate that substandard living and housing conditions are not an issue within the City at this time. This data will continue to be monitored through the Comprehensive Plan Evaluation and Appraisal Report process to determine if additional steps are necessary to maintain adequate housing conditions.

F. Subsidized Housing

There are currently no renter-occupied housing developments within the City using ederal, state, or local subsidy programs. All the rental units in the City have been constructed by the private sector using private funding.

G. Group Facilities and Homes

The Florida Department of Children and Families licenses group homes and Broward County licenses child care facilities. An inventory of group homes and childcare facilities in Cooper City is presented in Table 3-9.

H. Mobile Homes

The 2000 Census indicated 9 mobile homes currently located within the City. However, the City has no record of these units.

I. Historically Significant Housing

There are no residential structures in the City at this time listed on the Florida Master Site File or the National Register of Historic Places, nor have any been so designated by Cooper City.

III. HOUSING ANALYSIS

A. Housing Projections

Anticipated housing needs and development are determined based on population projections and the number of dwelling units allowed by the Future Land Use Map. Population projections utilized for this analysis are consistent with those developed in the Future Land Use Element. The 2000 Census reports the City's population as 27,939 with 9,229 total dwelling units. The number of households or occupied units is reported as 9,086 or 98% of the total dwelling units. The number of seasonal units is reported to be 57 or .6% of the total dwelling units. These housing characteristics for the City were applied to the projected population developed in the Future Land Use Element to determine the number of dwelling units needed to accommodate the projected population. The results are provided below:

Housing Needs (2000-2015)			
	2000	**2006**	**2015**
Population	27,939	29,649	38,368
Housing Units	9,229	9,883	10,695
Households*	9086	9,685	10,547
Seasonal Units**	59	60	64

* - 98% of housing units
** -. 6% of housing units

From the above table, it is projected that 654 units will be required during the 2000 - 2006 period to accommodate the City's housing needs, and an additional 812 units will be required to accommodate housing needs during the 2006 - 2015 period.

The 2000 Census reflects that 92% of the occupied units were owner occupied and 8% were renter occupied. Based upon the assumption that historical renter versus owner splits are maintained, the dwelling unit growth by occupancy type is provided in the following table:

Dwelling Unit Growth by Occupancy Type		
Growth Period	**Rented Units**	**Owned Units**
2000 – 2006	53	601
2006 – 2015	65	747
TOTAL GROWTH 2000 - 2015	117	1,349

The vacant residential land analysis provided in the Future Land Use Element indicates the remaining dwelling unit buildout potential of 714 units. The results of the analysis are summarized below.

Future Land Use Map Growth Potential	
Land Use Classification	**Potential Dwelling Units**
Estate	206
Residential (3)	93
Residential (5)	155
Residential (10)	260
TOTAL	714

When existing housing stock (9,229 units) is added to remaining buildout potential (714 units) a total of 9,982 dwelling units would be available to serve the projected population, based on the Future Land Use Map. However, at buildout of the City 10,768 units would be required to accommodate the projected population. This analysis reflects a potential housing deficit of 786 units.

B. Projections of Housing and Household Characteristics

As indicated previously, approximately 90% of the land area in Cooper City is developed. Therefore, it is unlikely that there will be significant changes in the housing characteristics in the City during the short (2006) or long (2015) range planning horizons. Assuming that the current trends continue, future housing growth is projected to have the following characteristics.

1. Of the total growth projected between 2000 and 2015, 92% of the dwelling units are projected to be owner occupied with the remaining 8% renter occupied.

2. The number of rental units will increase by 117 and owner occupied units will increase by 1,349 between 2000 and 2015.

3. Single-family units will constitute 95% of the new dwelling units with the remaining 5% being multi-family units.

Data from the 2000 Census regarding household income provided in Table 3-7 was applied to the projected number of households to determine the household income characteristics in the short and long range planning periods. These projections are provided in Table 3-10.

Table 3-11 summarized household size for owner and renter units as reported by the 2000 Census. That data was then applied to the projected number of households to determine household size for the short (2006) and long (2015) range planning periods.

Due to the age and condition of the housing stock, as evaluated in the Housing and Living Conditions section of this Element, it is concluded that normal maintenance of residential properties during the short and long range planning periods will preclude that need for any replacement activities. Utilizing CDBG finds, the City has implemented a minor home repair program to help maintain the housing stock.

Further, due to the character of the City and its removed relationship from agricultural areas of the county; there is no need to anticipate the provision of rural farm worker housing.

C. Housing Delivery Process

Housing stock in the City has historically been totally constructed by the private sector. High income levels and housing values and rents, low vacancy rates and good quality of the housing stock in the City lead to the conclusion that the private sector will continue to be the primary provider of housing units.

Most future residential development will consist of “in-fill” within existing, established residential neighborhoods or currently vacant, but platted, residential subdivisions whose character has established the pattern for remaining growth. Additional dwelling units will also be provided on vacant land that will be annexed into the city. There is also a potential for additional units resulting from redevelopment of existing uses.

During the past decade, the private sector provided on average 180 units per year to accommodate residential growth. In order to accommodate the growth projected between 2000 and 2006, the private sector would need to construct 109 units per year or 654 dwelling units. The City has development approval procedures in place that will facilitate approval and development of these required units. Further, the City has sufficient vacant land designated Residential on the Future Land Use Map to accommodate the 654 dwelling units. Between 2006 and 2015, 812 dwelling units would be required to accommodate the projected residents. This total translates to 90 units per year that is in line with production in previous years. However, the Future Land Use Map does not currently accommodate the projected total required. The City will continue to monitor population growth and evaluate these population projections and the Future Land Use Map to determine if changes are required to accommodate future growth in the long range planning period. It is concluded that the private sector housing delivery process has capably fulfilled City housing needs and has the capacity to meet defined needs throughout the short and long-range planning periods, subject to the availability of vacant land.

The rental housing demand in the City will continue to be met primarily by investor-owned supply, as opposed to subsidized rental apartments. However, the City has entered into an inter-local agreement with the Broward County Housing Authority to provide for subsidized rental housing within Cooper City.

D. Alternative Housing Issues

As the elderly population continues to grow, it is expected that a large portion of very-low income households will consist of the elderly. Many elderly who purchase a home do so without a mortgage, therefore reducing housing costs to affordable levels; however, it is recommended that the City encourage the development of rental housing alternatives for the elderly. Adult day-care and congregate living facilities are alternatives, which should also be further pursued. The City’s land development regulations currently allow these uses.

Based on the preceding analysis, including the limited land availability due to existing approvals, and relatively small remaining future growth potential in the City, lead to the conclusion that current demographic and housing characteristics will remain relatively consistent throughout the short term and long-range planning periods. Elderly housing alternatives may be promoted by incorporating them within mixed-use developments or within designated commercial areas.

E. Availability of Services

The City's responsibilities in the housing delivery process will continue to be focused upon the provision of services. City responsibilities include providing an adequate, safe potable water supply and treatment of wastewater. The City has

defined an infrastructure service area boundary, within which these services will be provided.

The City's potable water system consists of a water treatment plant, water wells and storage tanks.

The City's wastewater system collects wastewater through a network of gravity collection sewers and pump stations. All effluent is disposed through deep well injection.

The disposal of solid waste is handled through a contact with Broward County as part of a countywide system. A private carrier, through a City franchise agreement, handles local garbage pick-up.

Drainage is managed and controlled on an area wide basis, which includes Cooper City, by both the Central Broward Water Control District and the South Florida Water Management District. Cooper City requires that all construction designs for development be in compliance with standards established by these agencies prior to issuing a permit.

The City also provides municipal police and fire protection to all residents. These services protect the health and safety of City residents and also help to maintain property values.

F. Affordable Housing Assessment

Discussions in the Housing Delivery section of this element led to a conclusion that the private sector delivery process has adequately provided housing to accommodate the needs of City residents at various income levels. It is anticipated that this will be the case throughout the short-term and long-range planning periods. However, Chapter 9J-5.010(2)(b) requires that an affordable housing assessment be performed using a methodology established by the Florida Department of Community Affairs.

Some assumptions built into the Shimberg Model are based on 1990 Census data. The 1990 Census indicates that there were 652 mobile home or trailer units in Cooper City (i.e. 8.9% of the total housing stock, according to the 1990 Census), while the current inventory reveals that there are none. Further, according to the Cooper City Growth Management Department, there have been no demolitions or removal of units since the 1990 Census, indicating that mobile home units were mistakenly included within the City’s inventory in 1990. This partly explains the difference in current housing stock estimate prepared by Cooper City versus that presented in the Shimberg Model.

The misappropriation of mobile units to Cooper City not only effects estimates and projections of housing stock, but also the Shimberg Model affordability

assessment. Since mobile homes are generally priced at levels considerably less than conventional housing, affordable units (i.e. to the lower income groups) are effectively removed from the supply side of the Shimberg Model analysis (i.e. based upon property appraiser's records of the City's current housing stock).

However, demand for affordable units, based upon the extrapolated 1990 distribution of household income ranges, has not been similarly adjusted (i.e. by declining households residing in the mobile homes included by the 1990 Census from the current distribution of households, by household income). As a result, and due to the probability that mobile home households generally fall within the lower income groups, the Shimberg Model likely overstates the current extent of excessive cost burden (i.e. payment in excess of 30% of household income for gross housing costs) among Cooper City households.

In this regard, the Shimberg Model is a useful general indicator of current housing conditions. However, it should not be used as the sole basis to drive housing policy for the following reasons:

1. Many of the assumptions used in the model were derived for 1990 Census data. These data may no longer represent current conditions. For example, interest rates were considerably higher at the time of the Census. Owner households paying in excess of 30% of income for housing expenses at the time of the Census have had the opportunity to refinance mortgages at considerably lower rates. Therefore, households previously paying in excess of 30% of income may no longer be in that situation.

2. The assignment of income groups (e.g. 50% of median) is not adjusted for household size. Therefore, both large and small households may have erroneously been placed in the wrong income group category.

3. The effects of the erroneously included mobile home residents upon the affordability analysis cannot be accurately calculated.

4. From Table 3-5B, it is observed that a high percentage of owner-occupied units in the City which were surveyed by the Census in 1990 were not mortgaged. In these instances, if income is compared to housing value, an erroneous conclusion may be derived that households are living in homes, which are not affordable, based upon the application of the 30% criterion.

A summary of the results of the Shimberg analysis is provided in Table 3-12. Clearly, the model overestimates the projected demand and the City's ability to accommodate this demand. The Shimberg Model is in the process of being revised to correct existing deficiencies. The Shimberg Model may produce more accurate data that could be utilized in the next Comprehensive Plan Evaluation and Approval Report process.

G. Group Homes

Group home facilities are permitted under City codes at present. It is concluded that no further special measures need to be incorporated to accommodate additional group home uses. The group homes currently operating in Cooper City are listed in Table 3-9.

H. Conservation Activities

The City currently employs Code Compliance Officers to monitor the condition of housing units. Mechanisms are in place through the Code Compliance program to ensure that all housing units are safe for residents and are adequately maintained to provide stable property values in the City. Conservation, rehabilitation or demolition activities are not anticipated unless an emergency arises.

The designation of historically significant housing is not anticipated; however, the need should be reassessed at the time of each required, periodic Comprehensive Plan update.

IV. GOAL, OBJECTIVES AND POLICIES

GOAL: To ensure that an adequate amount of housing is provided to meet the needs of all income levels of the present and future residents of the City through a coordinated effort of private and public sector initiatives.

OBJECTIVE 3.1

In order to provide a complete range of affordable housing to accommodate all segments of the City's present and future population, The City shall continue to facilitate the addition of affordable housing and housing for households with special needs to the existing inventory through actions and programs such as the provision of adequate sites, increased availability of loan/grant subsidies and expedited permitting,.. (BCO 1.07.00)

Policy 3.1.1

The City will be involved with both the private and public sector to assist coordination among participants involved in housing production.

Policy 3.1.2

By 2004, The City will review the ordinances, codes, permitting processes and regulations to ensure that the City has an effective and efficient system to support the affordability of housing and that works on an expedited basis with the private sector to provide housing that meets the needs of the community. (BCP 1.07.02)

Policy 3.1.3

Through inter-local agreement, The City shall coordinate with the Broward County Housing Finance Authority, to facilitate or make available Section 8, Rental Housing Assistance, and

participate in the Broward County Community Development Block Grant (CDBG) Program.

Policy 3.1.4
The City shall work with the Florida Housing Finance Agency to obtain State Apartment Incentive Loan (SAIL) Program funding for affordable housing in addition to other available finance authorities for single-family housing.

Policy 3.1.5
To begin to address the potential long-term need (year 2010 and beyond) for housing affordable to the elderly, identified in the element data and analysis, the City will investigate potential assistance programs and housing options available which might be feasible for implementation in the next planning period.

OBJECTIVE 3.2
Ensure that all housing units in the City continue to meet minimum code standards and to the extent feasible, are enhanced and maintained to provide a pleasant aesthetic quality and safe living conditions.

Policy 3.2.1
The City shall review and implement if necessary architectural control standards to protect and maintain the quality of housing and stabilization of neighborhoods.

Policy 3.2.2
Encourage individual homeowners to increase private reinvestment by disseminating literature and appropriate code enforcement practices. In addition, explore and implement appropriate housing programs, which provide financial and/or technical assistance for maintenance and renovation of homes.

Policy 3.2.3
Cooper City will continue to utilize Code Compliance mechanisms to monitor and implement regulations included in the South Florida Building Code, Broward Edition, (as amended), relative to adherence to minimum building codes and structural integrity.

Policy 3.2.4
Continue to implement the minor home repair program using CDBG funds.

OBJECTIVE 3.3
The City shall, by periodic amendment of this Comprehensive Plan and appropriate Land Development Regulations, continue to ensure the availability of a sufficient number of sites to meet the community need based upon the data and analysis, suitable for housing very low, low and moderate income families, to include mobile homes and group homes and foster care facilities.

Policy 3.3.1
The City Manager will continue to periodically meet with private and public officials involved in providing affordable housing units and facilities for all age groups and advise the Commission of possible revisions to the City's code and ordinances in order to increase the availability in the housing stock and improve current regulatory practices.

Policy 3.3.2
Implement established procedures and criteria for the use of vacant parcels to determine their suitability as sites for affordable housing. These criteria will include but not be limited to:

1. Public facilities are in place or available and meeting required levels of service standards;

2. The site has immediate access to public transportation infrastructure, which serves the City;

3. Fire protection services, shopping, recreational facilities and schools must be accessible and within a two mile radius; and

4. The designated site shall be compatible with surrounding land uses or be of appropriate size and configuration to allow for buffers.

Policy 3.3.3
The City will evaluate and assess the availability and appropriateness of federal, state and local subsidy and infrastructure programs to provide affordable housing opportunities and funds for neighborhood improvements. These programs include but are not limited to Community Development Block Grants, the State Housing Initiative Program (SHIP), Urban Development Action Grants and community redevelopment tax increment funds.

Policy 3.3.4
The City shall permit, consistent with existing land development regulations, sites for housing very low, low and moderate-income families, to include mobile homes, in a variety of residential locations to avoid clustering in a single neighborhood.

Policy 3.3.5
Group homes of six or fewer residents which otherwise meet the statutory definition of a "community residential home" shall be permitted as a matter of right in any residential area, provided that such homes shall not be located within a radius of 1000 feet of another such home with six or fewer residents, consistent with applicable State statutory requirements.

Policy 3.3.6
Continue to implement procedures for permitting group homes for 7 to 14 unrelated residents ("community residential home") in areas designated in the Future Land Use Map for multi-family within future land use categories low medium, medium and medium high and as described in the Land Development Regulations.

Policy 3.3.7
Continue to implement procedures for permitting group homes for 15 or greater unrelated residents ("community residential home") in areas designated in the Future Land Use Map for multi-family within future land use categories low medium, medium and medium high and as described in the Land Development Regulations.

OBJECTIVE 3.4
Continue to monitor the housing implementation program for the purpose of coordinating housing construction activity with housing need.

Policy 3.4.1
Provide a forum for local government and private sector housing providers to discuss the needs of the community and the ability of developers to meet those needs.

OBJECTIVE 3.5
Prior to adopting any plans or programs that would involve displacement of any City residents, the City shall implement adopt provisions to ensure adequate treatment for those persons displaced by Cooper City.

Policy 3.5.1
Prior to displacement of any residents, the City shall assure that reasonably located, standard housing at affordable cost is available to persons displaced through public action prior to their displacement.

Policy 3.5.2
Prior to the displacement and relocation of any residents, the City shall adopt uniform and equitable guidelines that address the provision of relocation housing.

OBJECTIVE 3.6
The City shall reduce the deficit in the supply of affordable housing units by: at least five (5) units by the year 2006; and at least 25 units by the year 2015.

Policy 3.6.1
Continue to implement and encourage mixed-use developments as permitted in the Future Land Use Element.

Policy 3.6.2
Continue to implement density bonuses for affordable housing development through the allocation of Affordable Housing Units (AFU's) consistent with the Future Land Use Element and the Broward County Planning Council Administrative Rules.

Policy 3.6.3
Providing demographic information and other assistance to the private sector in and effort to meet the existing and future housing needs.

V. TABLES

Table 3-lA Dwelling Unit Types, 2000		
Dwelling Unit Type	**Number**	**Percent**
Single family detached	7,378	80
Single family attached	1,421	15
Multi family	421	5

Note: Excludes mobile home units per City records.
Source: U.S. Department of Commerce, Bureau of the Census, 2000 Table DP-4

Table 3-lB Total Dwelling Units, 1990 - 2000	
Year	Dwelling Units
1990	7,348
1991	7,502
1992	7,768
1993	8,219
1994	8,621
1995	8,859
1996	8,935
2000	9,229

Source: University of Florida, Bureau of Business and Economic Research; U.S. Census, 1990; U.S. Census, 2000

Table 3-2 Housing Totals, Cooper City And Broward County				
	COOPER CITY		BROWARD COUNTY	
	UNITS	*PERCENT*	*UNITS*	*PERCENT*
Total Units	9,229	100	741,043	100
Year-round housing units	9,172	99	694,573	94
Occupied housing units	9,086	98	654,745	94
Owner-occupied units	8,381	92	4 454,750	69
Renter-occupied units	705	8	199,695	31
Vacant housing units	143	1.5	86,598	12
Vacant for-sale	60	42	12,129	14
Rented or Sold, Not Occupied	21	15	5,636	7
Vacant for-rent	5	3	13,975	16
Held for seasonal or occasional use	57	40	46,470	53
Other vacant	0	0	8,376	10

Sources: 1) U.S. Bureau of the Census, 2000: Table QT-H1.
2) Leigh Robinson Kerr and Associates, Inc.

Table 3-3 Housing Units by Age		
Year Built	**Number of Units**	**Percentage of Total**
1990-March 2000	132	1.4
1995-1998	384	4.2
1990-1994	2,358	25.5
1980-1989	3,280	35.5
1970-1979	2,306	25.0
1960-1969	630	6.8
1940-1959	139	1.5
1939 or earlier	-	-
Total Units	9,229	99.9

Source: 1) U.S. Bureau of the Census, 2000. Table DP-4..

Table 3-4 2000 Monthly Gross Rent Of Specified Renter-Units				
Gross Monthly Rent Range	COOPER CITY		BROWARD COUNTY	
	Units	Percent	Units	Percent
Less than $200	0	0	3,892	2
$200 - $299	0	0	3,515	2
$300 - $499	20	3	17,640	9
$500 - $749	153	22	69,173	34
$750 - $999	151	21	62,862	31
$1,000 – $1,499	168	24	28,298	14
$1,500 or more	145	20	7,376	4
No Cash Rent	68	10	6,809	3
Totals	705	100	199,565	100
Median rent per month	$988		$757	

Source: U.S. Department of Commerce, Bureau of the Census, 2000 DP-4

Table 3-5 A 2000 Value Of Specified Owner-Occupied Housing Units				
	COOPER CITY		BROWARD COUNTY	
Value Range	Units	Percent	Units	Percent
Less than $50,000	47	.5	5,428	1.8
$50,000 - $99,000	858	10.7	90,604	30.3
$100,000 - $149,00	2,807	35	90,622	30.3
$150,000 - $199,000	2,748	34.2	54,293	18.2
$200,000 - $299,000	1,162	14.5	34,833	11.7
$300,000- $499,999	398	5	15,769	5.3
$500,000 - $999,999	9	.1	5,596	1.9
$1,000,000 or more	0	0	1,580	.5
Totals	8,029	100.0	299,725	100.0
Median Value	$154,200		$128,600	

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Table DP-4

Table 3-5 B 2000 Monthly Owner Costs Of Owner-Occupied Units Mortgaged Units				
Mortgage Status & Selected Monthly Owner Costs	COOPER CITY		BROWARD COUNTY	
	Units	Percent	Units	Percent
Less than $300	0	0	552	.2
$300 - $499	30	.4	3,942	1.3
$500 - $699	132	1.6	14,323	4.8
$700 - $999	908	11.3	53,572	17.9
$1,000 – $1,499	2,586	32.2	91,265	30.6
$1,500-1,999	1948	24.3	45,215	15.1
$2,000 and more	1294	16	34,945	11.7
Totals	6,898	86	243,814	81.6
Median per month	1,462		1,296	

Units Without A Mortgage				
	COOPER CITY		BROWARD COUNTY	
	Units	Percent	Units	Percent
	1,126	14	54,911	18.4
Median per month	$474		$399	

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Table DP-4

Table 3-6 2000 Comparative Cost Burden Characteristics Gross Rent As A Percentage of Household Income				
	COOPER CITY		BROWARD COUNTY	
	Units	Percent	Units	Percent
Less than 15%	62	8.8	25,538	12.8
15% - 19.9%	62	8.8	25,648	12.9
20% - 24.9%	148	21.0	26,370	13.2
25% - 29.9%	66	9.4	21,821	10.9
30% - 34.9%	52	7.4	16,105	8.1
35% and more	223	31.6	70,862	35.5
Not computed	92	13.0	13,221	6.6
Totals	705	100.0	199,565	100.0

Selected Monthly Owner Costs As A Percentage Of Household Income				
	COOPER CITY		BROWARD COUNTY	
	Units	Percent	Units	Percent
Less than 15%	1,812	22.6	70,943	23.7
15% - 19.9%	1,639	20.4	49,937	16.7
20% - 24.9%	1,538	19.2	47,012	15.7
25% - 29.9%	1,043	13.0	34,596	11.6
30% - 34.9%	456	5.7	23,143	7.7
35% and more	1,518	18.9	69,818	23.4
Not computed	18	.2	3,276	1.1
Totals	8,024	100.0	298,725	100

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Table DP-4

Table 3-7 Household Income For Occupied Units 2000						
Income	Total	Percent	Owner Occupied	Percent	Renter Occupied	Percent
Less than $5,000	81	1	47	1	34	5
$5,000 to $9,999	170	2	117	1	53	8
$10,000 to $14,999	219	2	211	3	8	1
$15,000 to $19,999	233	3	207	2	26	4
$20,000 to $24,999	243	3	162	2	81	11
$25,000 to $34,999	520	6	436	5	84	12
$35,000 to $44,999	1,030	11	904	11	126	18
$50,000 to $74,999	2,081	23	1,924	23	157	22
$75,000 to $99,999	1,970	22	1,879	22	91	13
$100,000 to $149,999	1,698	19	1,675	20	23	3
$150,000 or More	841	9	819	10	22	3

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

Table 3-8 Plumbing And Kitchen Facilities By Tenure	
	Total Housing Units
Total. Units:	9,229
Complete Facilities:	
Plumbing	9,214
Kitchen	9,221
Lacking Complete Facilities:	
Plumbing	15
Kitchen	8

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

Table 3-9 Inventory of Group Homes	
Name	**Type**
St. Catherine TLC	Elderly Assisted Living Facility
Benediction Adult Care	Elderly Assisted Living Facility
53 Court Group Home	Group Home
Schott Center	Group Home
Sunrise Community Home	Developmentally Hdcp.
Rock Creek Academy	Childcare Center
Southwind School	Childcare Center
Stirling Academy	Childcare Center
Chesterbrook Academy	Childcare Center
Temple Bel Emet Early Childhood	Childcare Center
Shunshine After Care	Childcare Center

Source: Florida Department of Children and Families; Broward County Department of Childcare
Leigh Robinson Kerr & Associates, Inc.

Table 3-10
Projected Household Income For Occupied Units

2006						
Income	**Total**	**Percent[1]**	**Owner Occupied**	**Percent[1]**	**Renter Occupied**	**Percent[1]**
Less than $5,000	86	1	50	1	36	5
$5,000 to $9,999	181	2	125	1	56	8
$10,000 to $14,999	233	2	225	3	8	1
$15,000 to $19,999	248	3	220	2	28	4
$20,000 to $24,999	259	3	172	2	87	11
$25,000 to $34,999	554	6	463	5	91	12
$35,000 to $44,999	1,098	11	961	11	137	18
$50,000 to $74,999	2,218	23	2,046	23	172	22
$75,000 to $99,999	2,100	22	1,998	22	102	13
$100,000 to $149,999	1,810	19	1,781	20	29	3
$150,000 or More	898	9	869	10	29	3
2015						
Income	**Total**	**Percent[1]**	**Owner Occupied**	**Percent[1]**	**Renter Occupied**	**Percent[1]**
Less than $5,000	94	1	54	1	40	5
$5,000 to $9,999	197	2	136	1	61	8
$10,000 to $14,999	254	2	244	3	10	1
$15,000 to $19,999	270	3	240	2	30	4
$20,000 to $24,999	282	3	240	2	42	11
$25,000 to $34,999	603	6	504	5	99	12
$35,000 to $44,999	1,196	11	1,047	11	149	18
$50,000 to $74,999	2,415	23	2,227	23	188	22
$75,000 to $99,999	2,287	22	2,175	22	112	13
$100,000 to $149,999	1,971	19	1,939	20	32	3
$150,000 or More	978	9	895	10	83	3

[1] Rounded Numbers

Sources: U.S. Department of Commerce, Bureau of the Census, 2000. Leigh Robinson Kerr & Associates, Inc.; Broward County DPEP.

Table 3-11
2000 To 2015 Projections Of Household Growth
By Tenure And Household Size

Owner Occupied Housing			
Household[1] Size	**2000**	**2006**	**2015**
1	877	932	1015
2	2300	2445	2663
3	1961	2085	2270
4	2166	2303	2508
5	892	948	1033
6	141	150	163
7+	44	47	51
Subtotals	8381	8910	9701
Renter Occupied Housing			
Household [1] Size	**2000**	**2006**	**2015**
1	95	104	114
2	187	206	224
3	130	143	156
4	202	222	242
5	74	81	89
6	7	8	8
7+	10	11	12
Subtotals	705	775	846
Total Occupied Housing			
Household	**2000**	**2006**	**2015**
1	972	1036	1129
2	2487	2651	2887
3	2091	2229	2462
4	2368	2524	2750
5	966	1030	1122
6	148	158	172
7+	54	57	63
Total	9086	9685	10547

[1] Persons/Dwelling Unit

Sources: Census 2000 Summary File 1 (SF1) QT-H2.Tenure, Household Size and Age of Householder**;** Leigh Robinson Kerr & Associates, Inc.**;** Broward County DPEP.

Table 3-12
Cumulative Deficit/Surplus Of Affordable Occupied Units
Shimberg Model

Income Group	Owner Occupied Units					Renter Occupied Units			
	1995	2000	2005	2010		1995	2000	2005	2010
Very-Low	-121	-217	-339	-485		-61	-72	-84	-96
Low	-234	-442	-692	-992		-84	-127	-161	-194
Moderate	5,198	4,085	2,832	1,387		200	9	-158	-168
Above Moderate	1,414	-60	-1,528	-3,020		-2	-234	-444	-663

Source: Shimberg Model 0